

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

---

Application	General Data	
<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>Planning Commission Hearing:</b>	February 2, 2021
	<b>City Council 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)

**PLANNING COMMISSION ACTION, FEBRUARY 2, 2021:** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission moved to recommend approval of the request with an amendment to condition #1 subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis, with the exception of the lot modification related to the rear yard setback.

Commissioner Brown inquired about the possibility of granting authority to the Director of Planning and Zoning to allow compact parking spaces in place of standard parking spaces without the need for an SUP. Director Moritz replied that it would be possible with City Council approval of a text amendment.

Vice Chair McMahon asked staff if the inability to count open space on above ground level was unique to the RM zone. Staff replied that some zones allow above ground open space to count

toward the open space total while other zones do not. A department workplan item is scheduled to address inconsistencies related to open space across zones.

Chair Macek said he would have preferred to see the rear yard setback align with the adjacent dwellings on North Pitt Street, but overall supported the project as it fit within the existing development pattern of the corners at the intersection.

Commissioner Lyle expressed support for the application, including the rear setback modification, as the design is in keeping with the neighborhood design patterns, especially at the other three corners. She found the proposed design to contribute to an improved streetscape and to open space.

Commissioner Brown expressed support for the parking reduction and lot modifications for vision clearance, open space and parking area, but not for the rear yard setback. Staff confirmed that if the rear yard setback complied with the zoning ordinance requirement, there would be no need for a modification to the area for parking in the rear yard.

Commissioner Koenig agreed with Commissioner Brown's assessment. Although he recognized that the proposed rear yard setback impact would be indistinguishable, he supported a rear yard setback that complied with the Zoning Ordinance requirement as it was not necessary for the design.

Vice Chair McMahon also agreed with Commissioner Brown and said that the lot modification for the rear yard setback wasn't needed for good site design, but she supported all other modifications and the parking reduction.

Likewise, Commissioner Goebel said he also was inclined to not support the rear yard setback modification as it was not critical to the overall design, however, he was supportive of the other lot modifications and the parking reduction.

Speakers:

Elizabeth Mulry, 506 Oronoco Street, spoke in opposition of the request. She said there was no need for the rear lot modification. She also said proper notification was not done to ensure neighbors had the opportunity to respond.

Ashley Leichner, 508 Oronoco Street, spoke in opposition of the request, saying a reasonable townhouse could be constructed without any modifications, as the applicant is leveraging the SUP to ask for the modifications.

Sean Patrick Dwyer, 508 Oronoco, spoke in opposition of the request, expressing concerns with relocation of the curb cut, parking impacts, changes to the alley and reduction in open space.

Catherine Hess, 426 S. Pitt Street, spoke in general support of the request, but said she wanted to ensure they would be protected from any construction damage as the building will be attached to their existing house.

Tom Miller, 428 Oronoco, spoke in support of the request. He expressed concerns regarding the construction process as he experienced problems when townhouses were constructed on the north

side of the 500 block of Oronoco a number of years ago.

Robert Brant, attorney representing the applicant, spoke in support of the request. The proposed residential use would replace a non-complying commercial use. In addition to the augmentation of open space, he cited improvements to the streetscape with the narrowing of the curb cut and the potential for additional on-street parking spaces. A shadow analysis for the rear of the building indicated that the impacts of the proposed rear yard setback were negligible when compared to a rear yard setback that complied with the Zoning Ordinance.



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

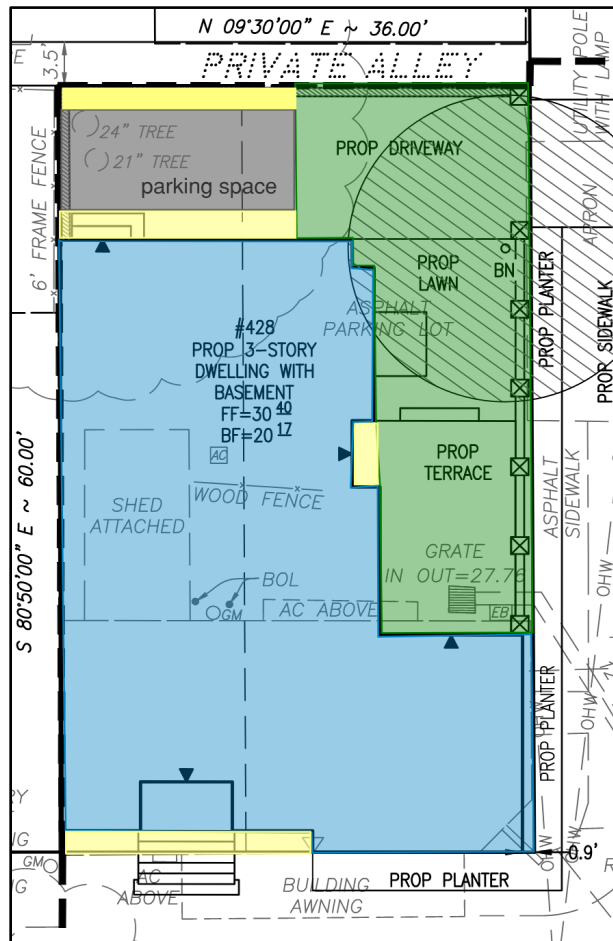
#### *Parking Reduction*

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.*

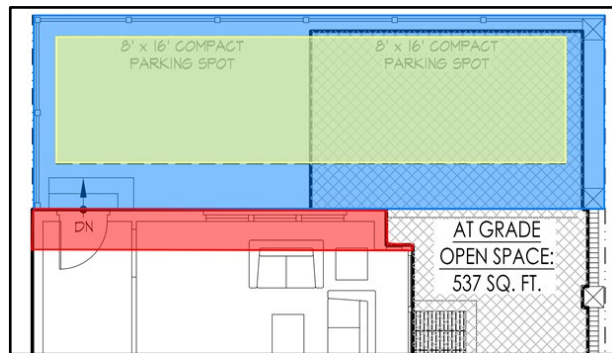
*Green = 584 sq. ft. of open and usable space or 27% open space*

*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, an 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

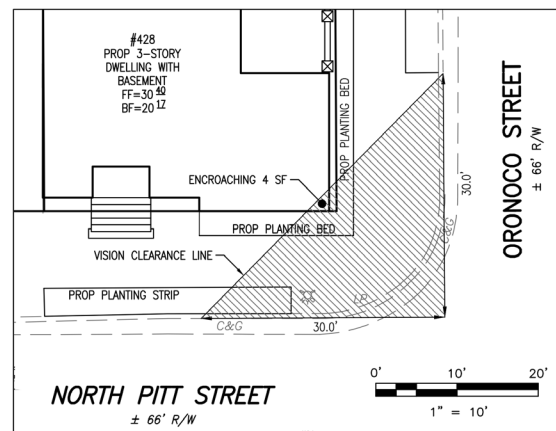
red= area of proposed dwelling that falls within the required 14.92 required rear setback

### 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).

#### 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.



**Figure 5: Proposed Vision Clearance Encroachment**

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)

---

*\*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. **CONDITION AMENDED BY PLANNING COMMISSION:** The footprint of the dwelling shall be substantially consistent with the illustrations submitted on November 9, 2020, with the exception of the proposed rear yard setback. ~~(P&Z)~~(PC)
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

---

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

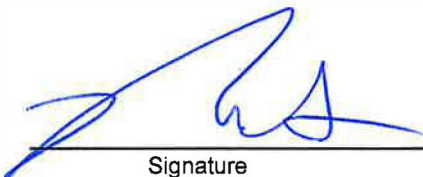
Walsh Colucci Lubeley & Walsh PC 2200 Clarendon Blvd Suite 1300

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

---

---

---

---



## 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

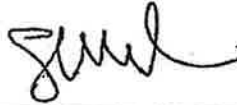
Karl Moritz  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

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: TRUSTEE

☐ **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. The paper appears to be a standard notebook page or a sheet of stationery. 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.

---

---

---

- 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.

---

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.

---

C. How often will trash be collected?

As often as necessary.

---

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

Not applicable to the proposed residential use.

---

- 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

---

- 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?  
Not applicable to the proposed residential use.

---

---

---

## **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

---

---

---

---

## 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?
<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?

---

**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?
<input type="checkbox"/> Yes <input type="checkbox"/> 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.

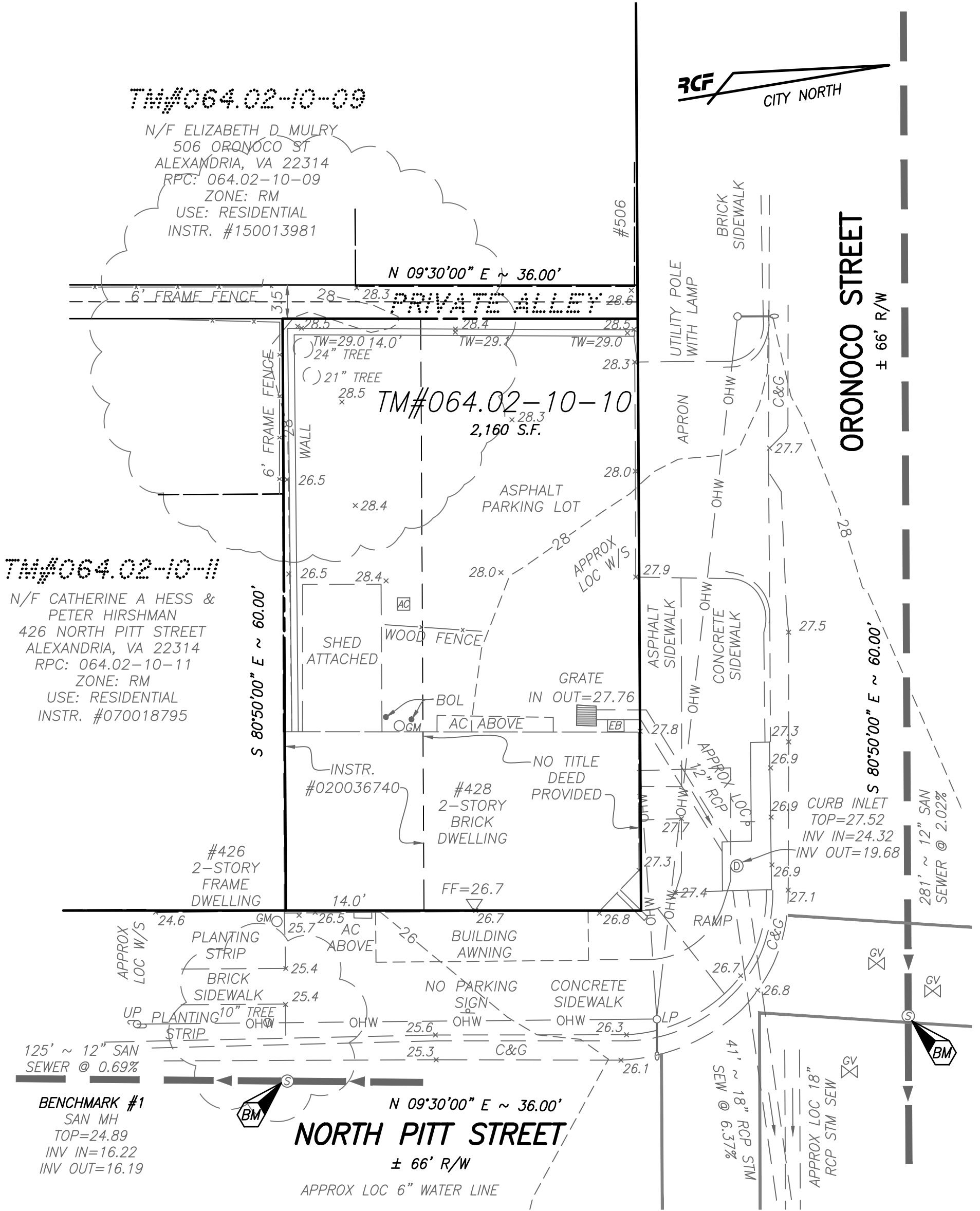
\*As discussed in the Statement of Justification, the Applicant proposes to remove the existing commercial building and associated surface parking lot on the Property and construct a townhouse dwelling.

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**  
**& ASSOCIATES, INC.**

ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220  
Alexandria, Virginia 22314

www.rcfassoc.com  
(703) 549-6422

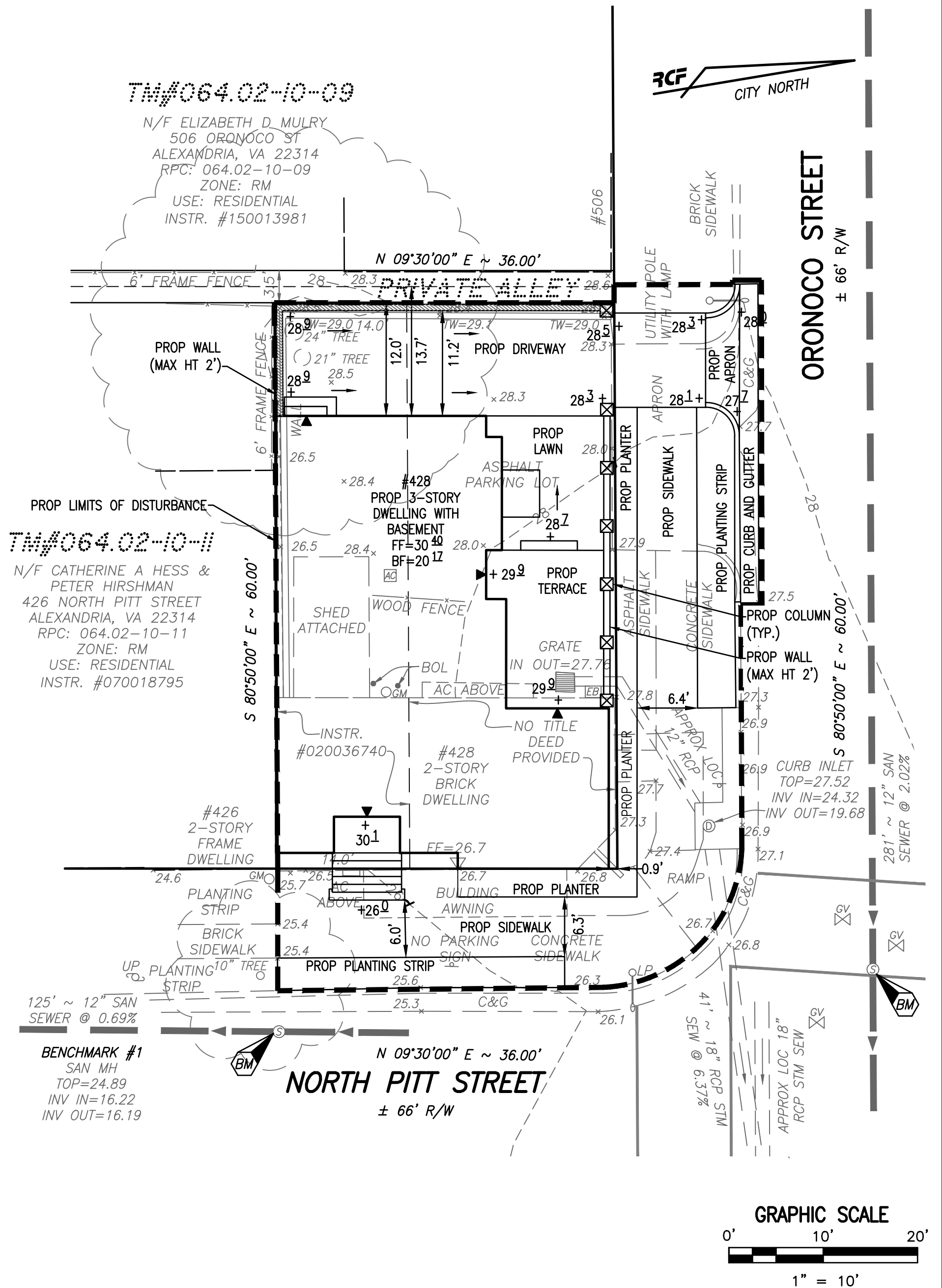
EXISTING CONDITIONS PLAT  
PROPERTY LOCATED AT  
**428 NORTH PITT STREET**  
(INSTR. #020036740)  
**CITY OF ALEXANDRIA, VIRGINIA**

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



**RC FIELDS**  
**& ASSOCIATES, INC.**

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220      [www.rcfassoc.com](http://www.rcfassoc.com)  
Alexandria, Virginia 22314      (703) 549-6422

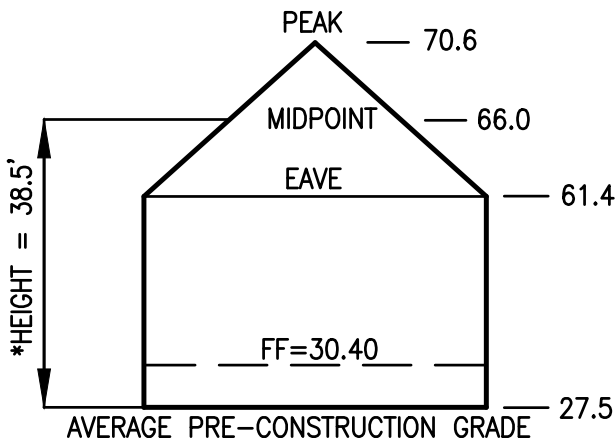
SPECIAL USE PERMIT PLAT  
PROPERTY LOCATED AT  
**428 NORTH PITT STREET**  
(INSTR. #020036740)  
CITY OF ALEXANDRIA, VIRGINIA

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

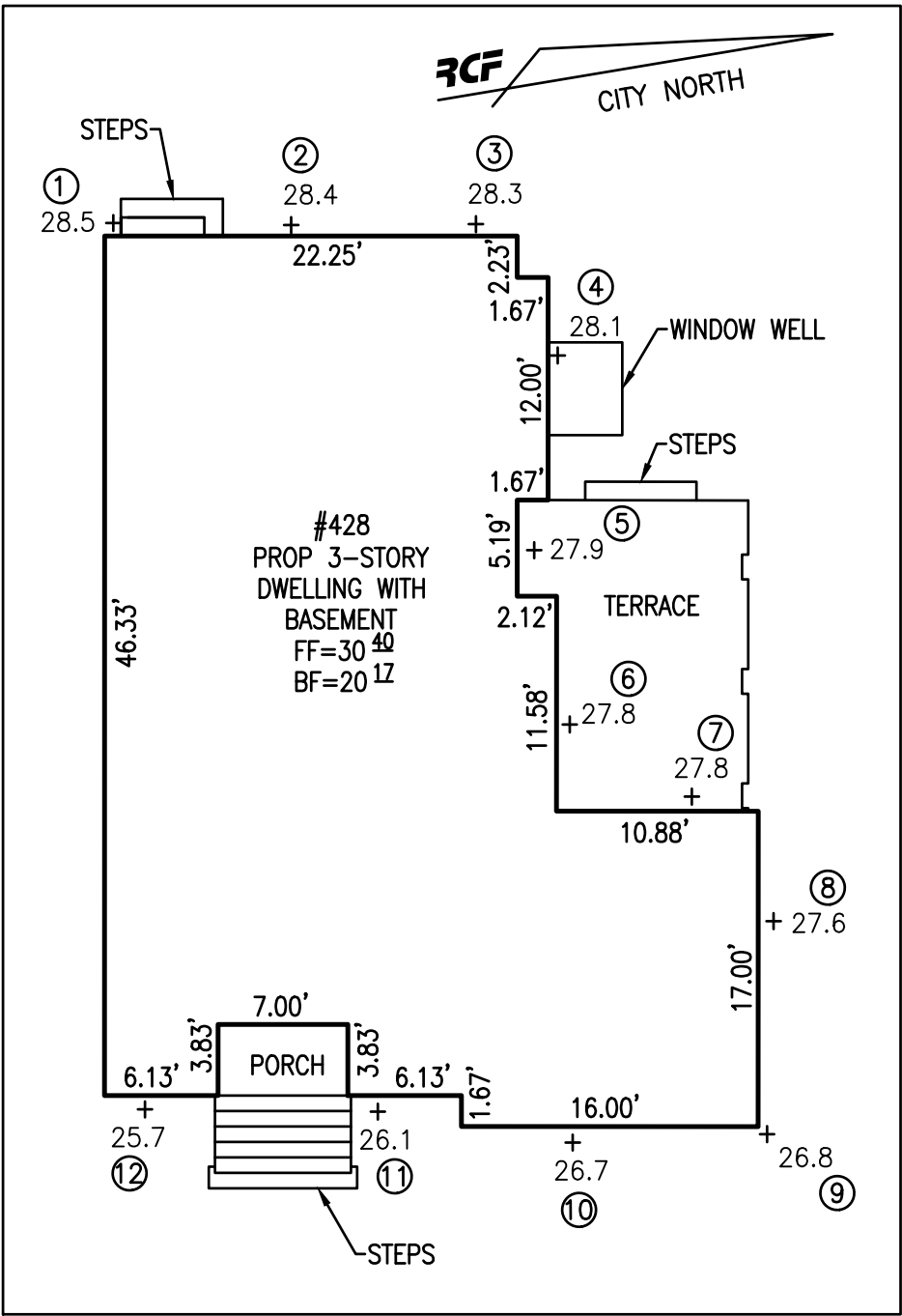
TAX ASSESSMENT MAP NUMBER: 064.02-10-10  
PLAT SUBJECT TO RESTRICTIONS OF RECORD  
INST. #200036740  
TOTAL SITE AREA = 2,160 SF OR 0.0496 AC

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

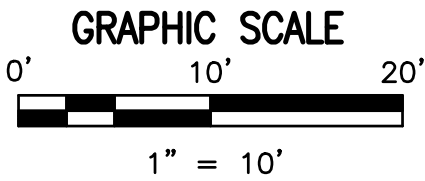
DWELLING HEIGHT DETAIL



\*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'

**RCFIELD**  
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING  
700 S. Washington Street, Suite 220  
Alexandria, Virginia 22314

www.rcfassoc.com  
(703) 549-6422

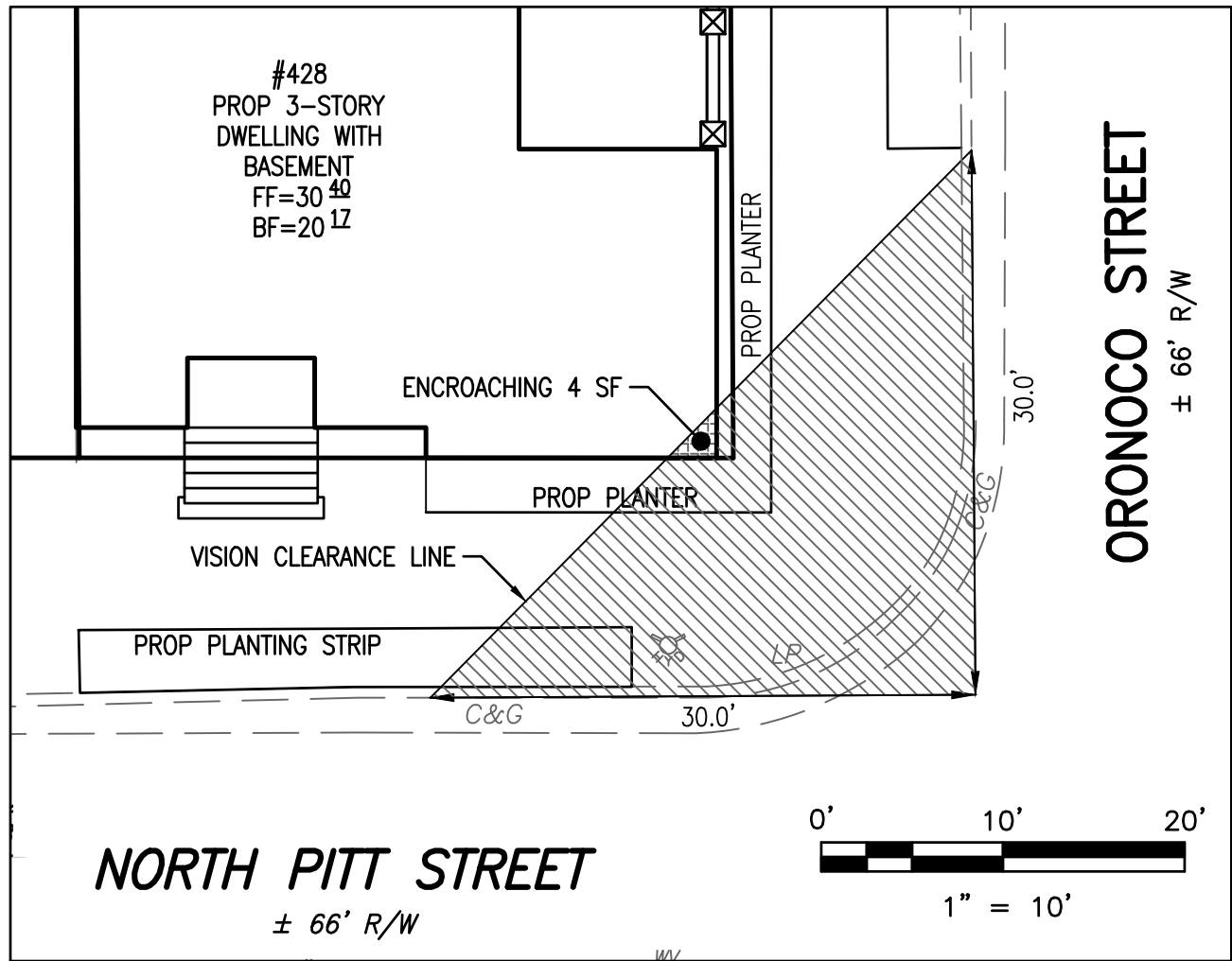
ZONING DATA  
PROPERTY LOCATED AT  
**428 NORTH PITT STREET**  
(INSTR. #020036740)  
**CITY OF ALEXANDRIA, VIRGINIA**

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

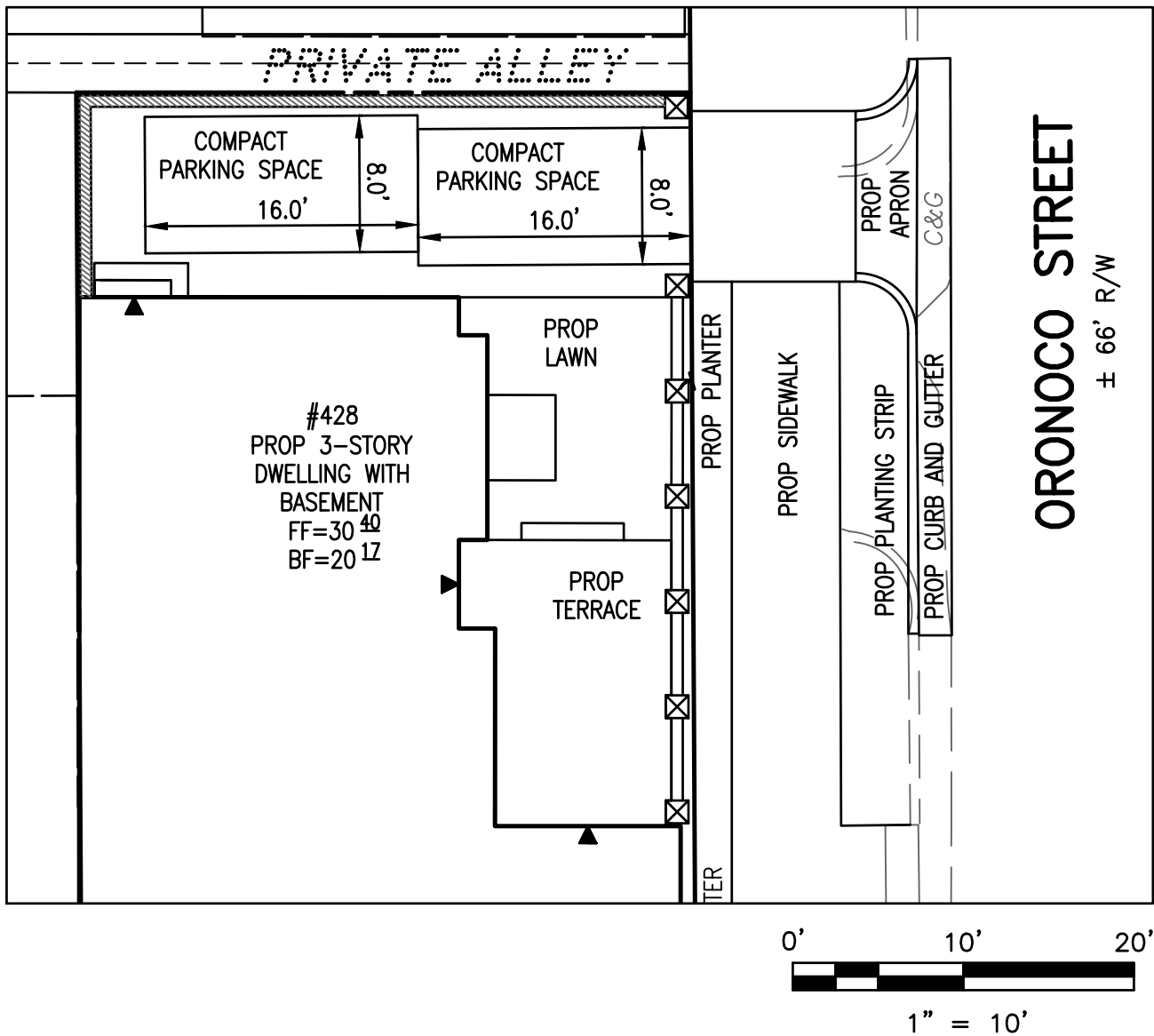
FILE: **20-169**  
SHEET **3** OF **5**

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

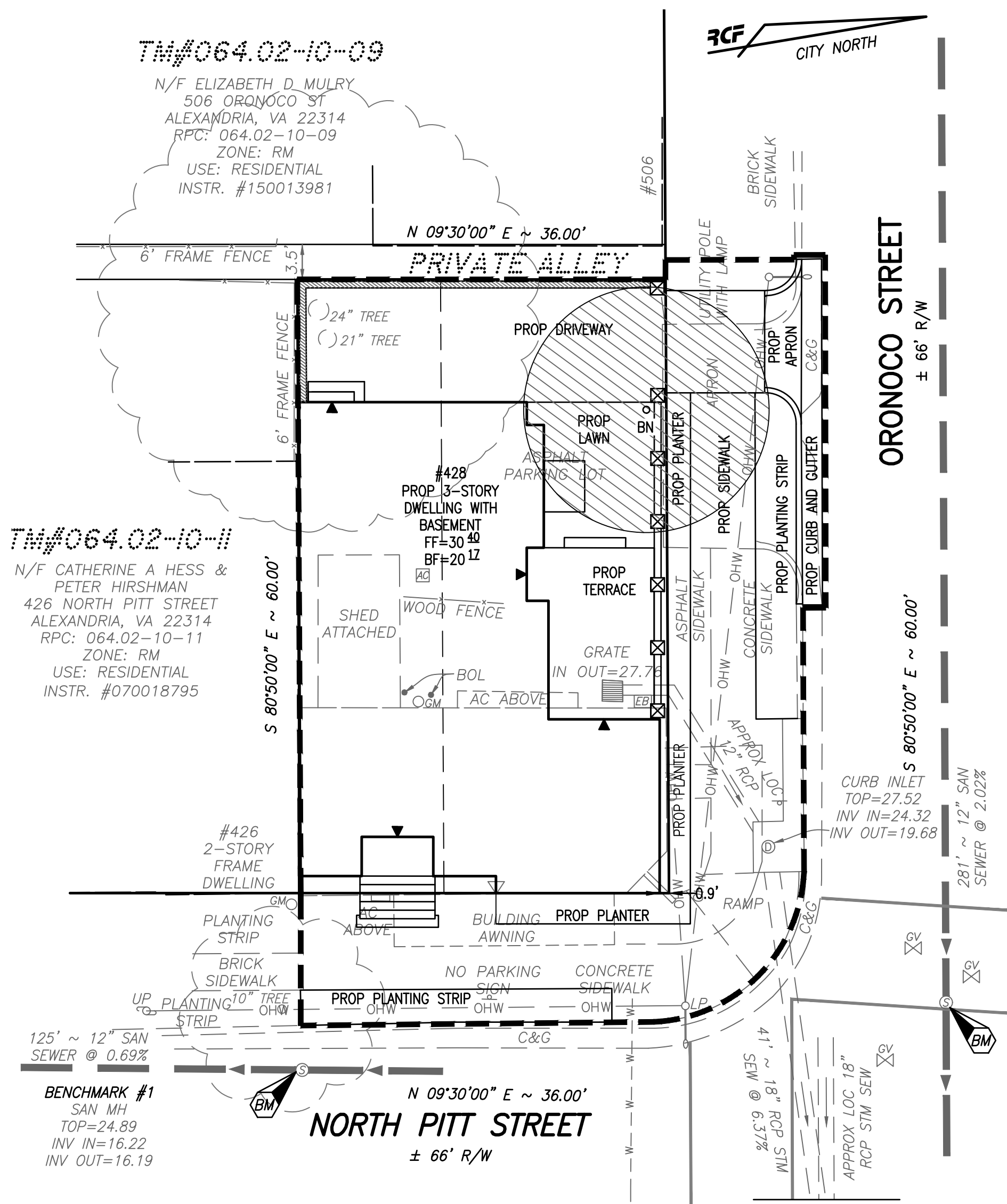
VISION CLEARANCE DETAIL  
(SCALE: 1" = 10')



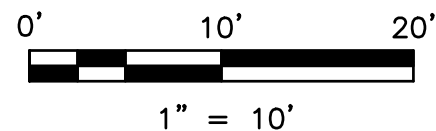
PARKING REQUIREMENT DETAIL  
(SCALE: 1" = 10')



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%



**RC FIELDS**  
**& ASSOCIATES, INC.**

ENGINEERING • LAND SURVEYING • PLANNING

700 S. Washington Street, Suite 220      [www.rcfassoc.com](http://www.rcfassoc.com)  
Alexandria, Virginia 22314      (703) 549-6422

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.

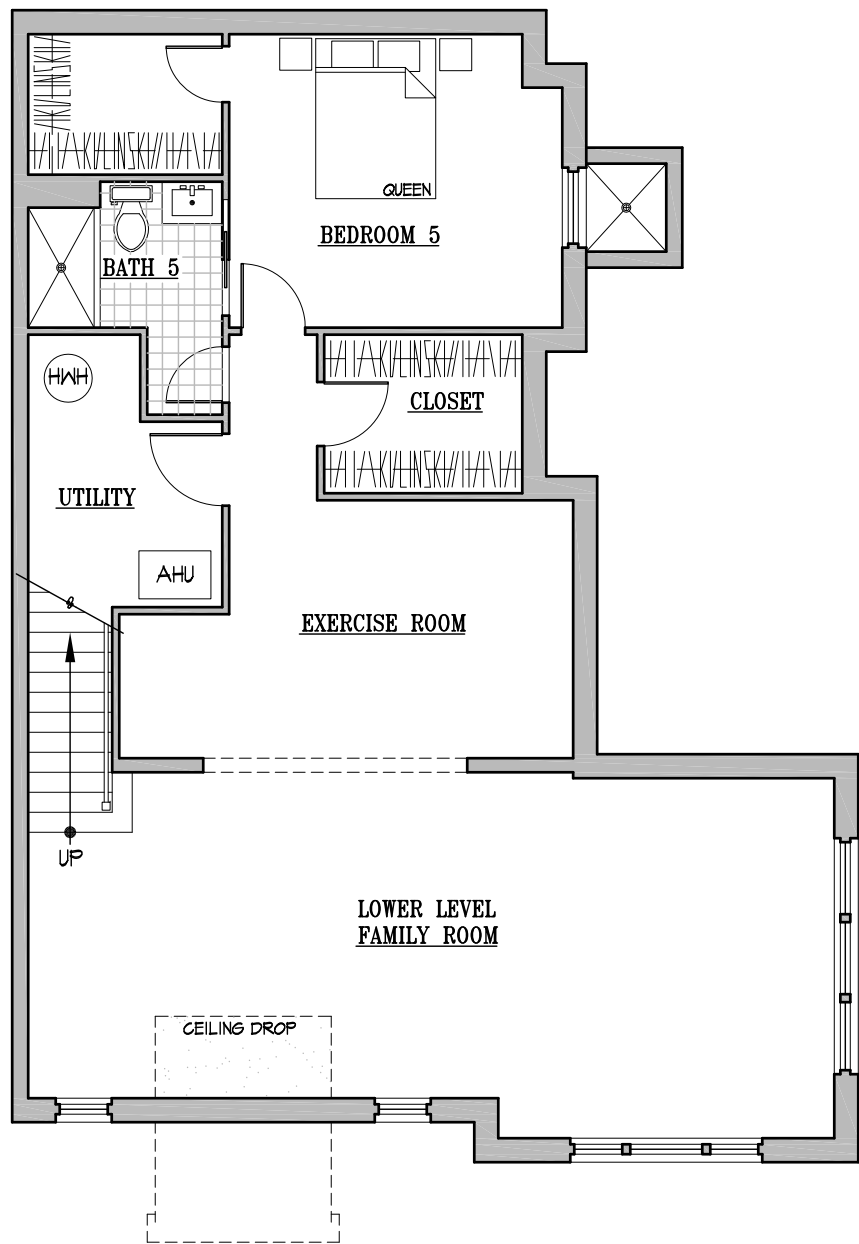
\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

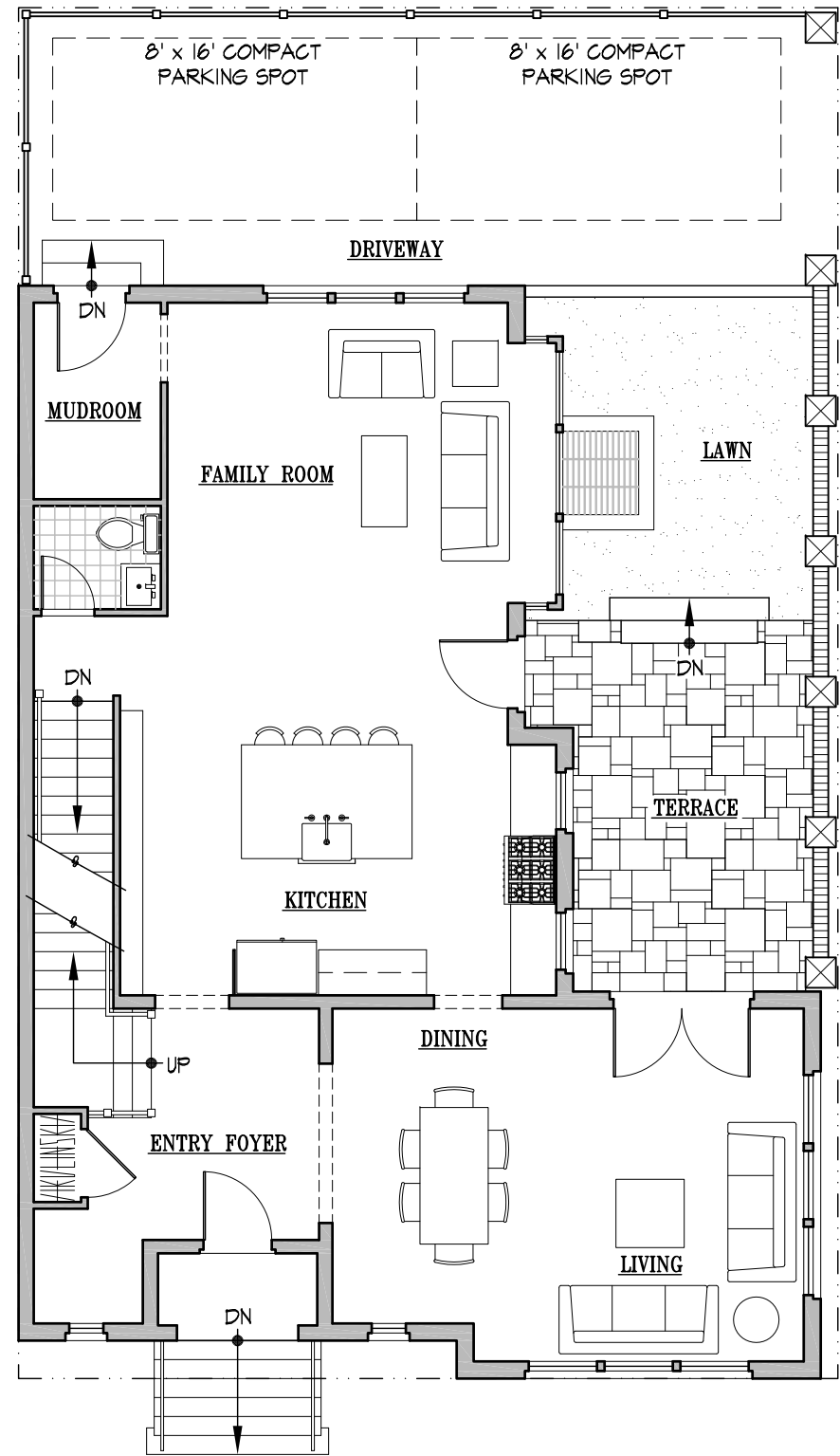
Signature: 

Date: 11/9/2020

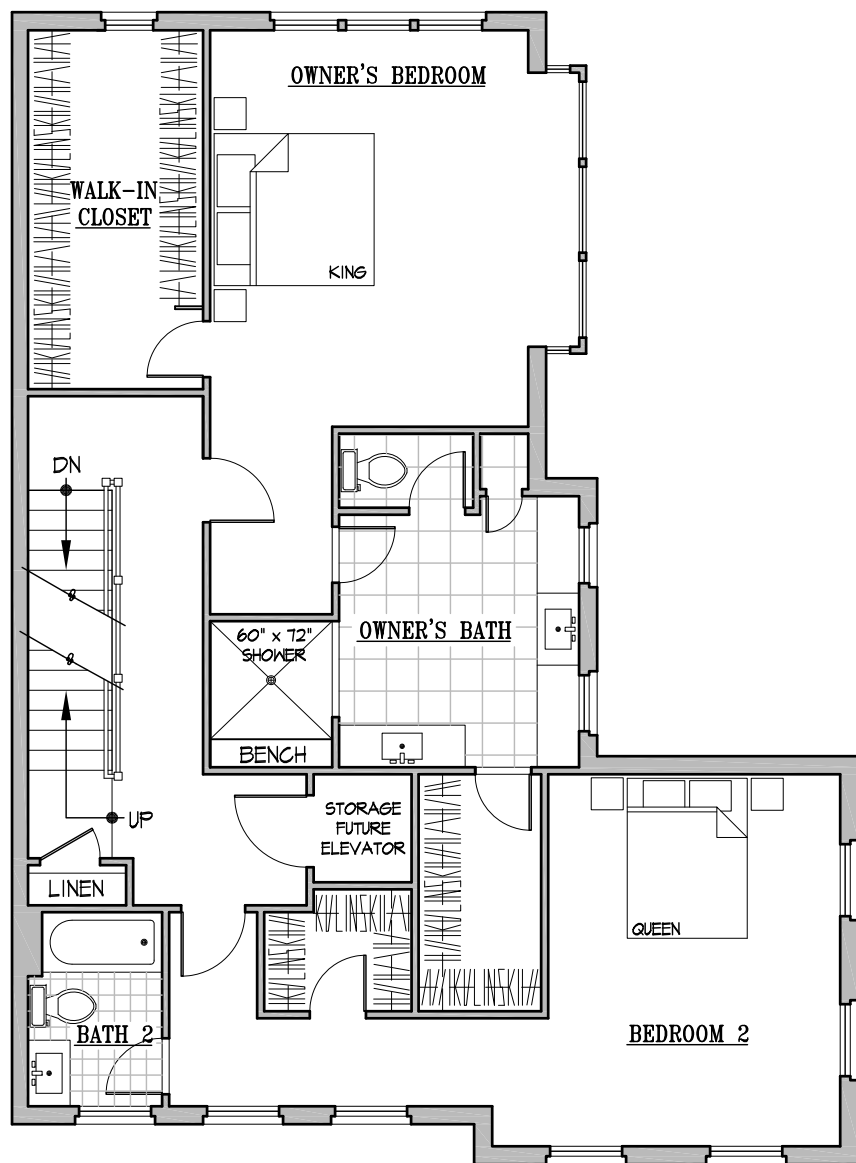




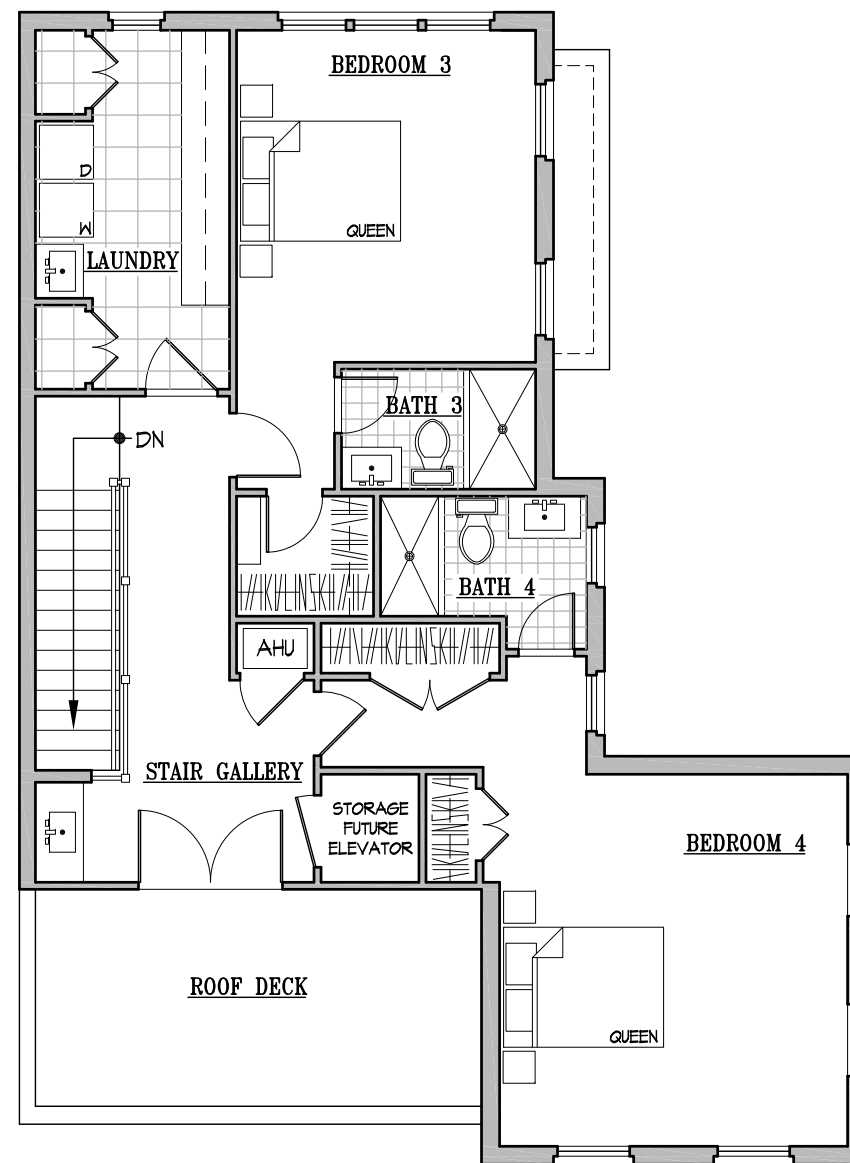
**1** PROPOSED BASEMENT PLAN  
A1 SCALE: 1/8" = 1'-0"



**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



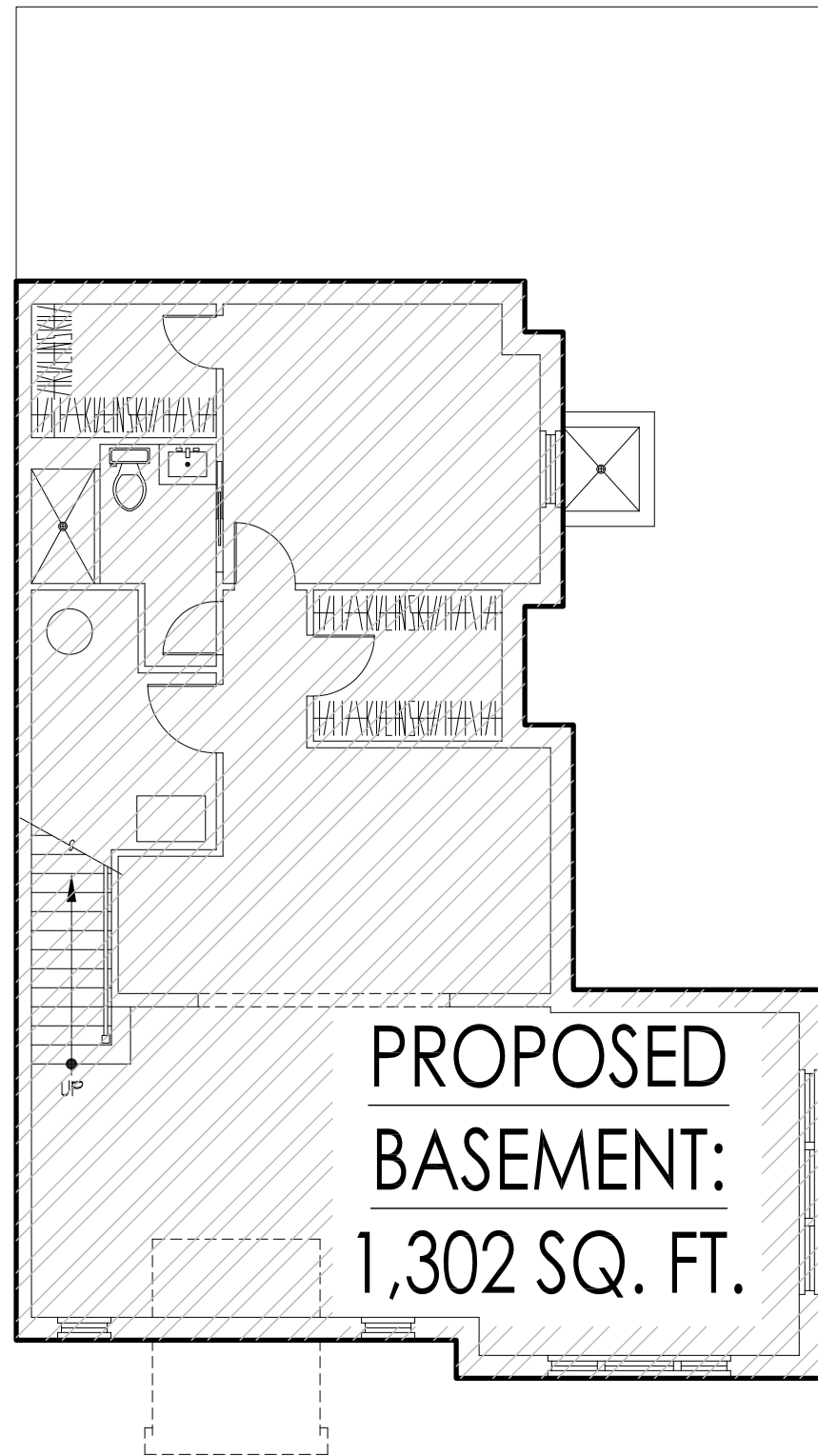
1 PROPOSED RIGHT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

428 N. PITT STREET - NEW CONSTRUCTION  
428 N. PITT STREET ALEXANDRIA, VA 22314

PROPOSED ELEVATIONS

SHEET NUMBER

A4



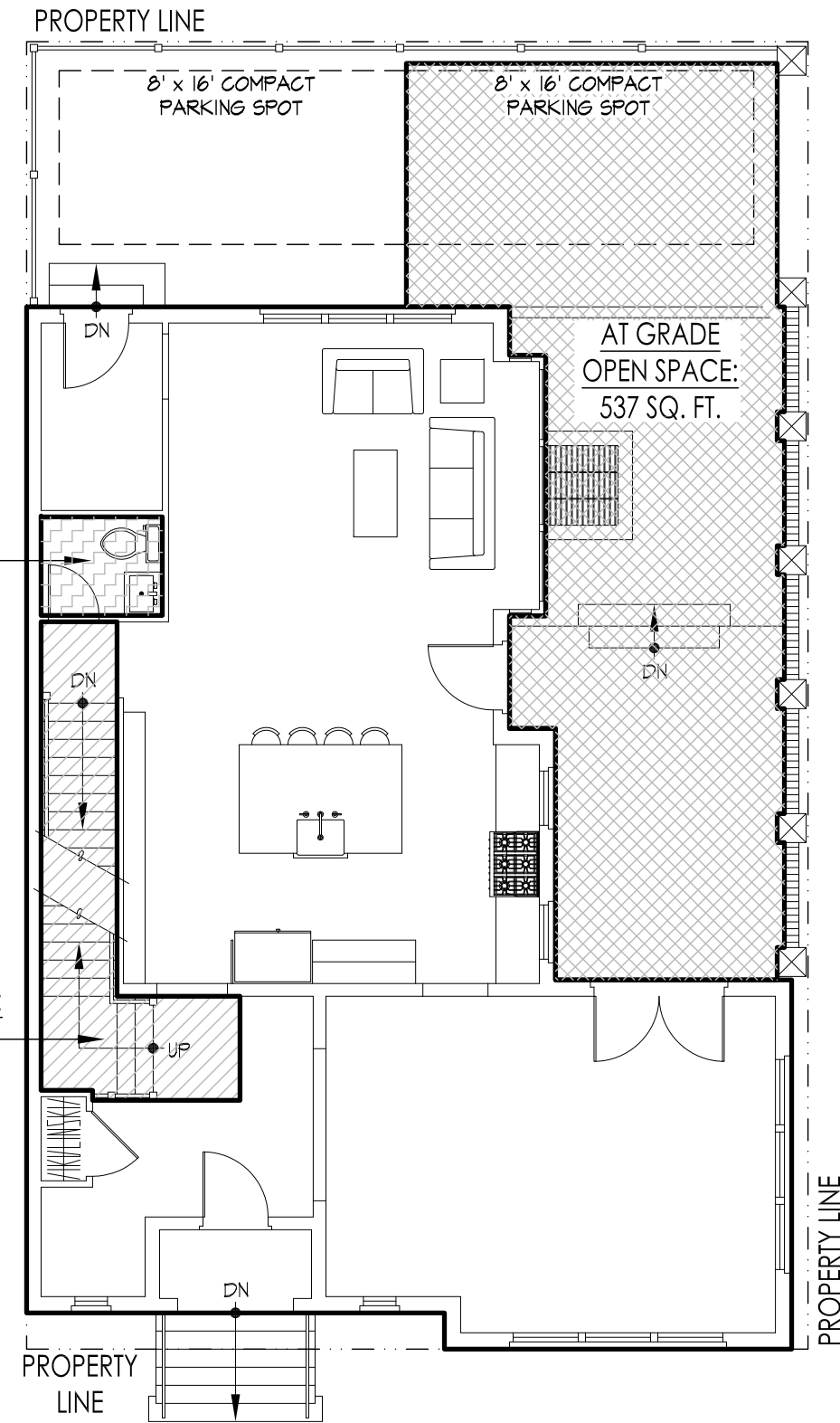
**1**  
Z1 **BASEMENT F.A.R. DIAGRAM**  
SCALE: 1/8" = 1'-0"

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.

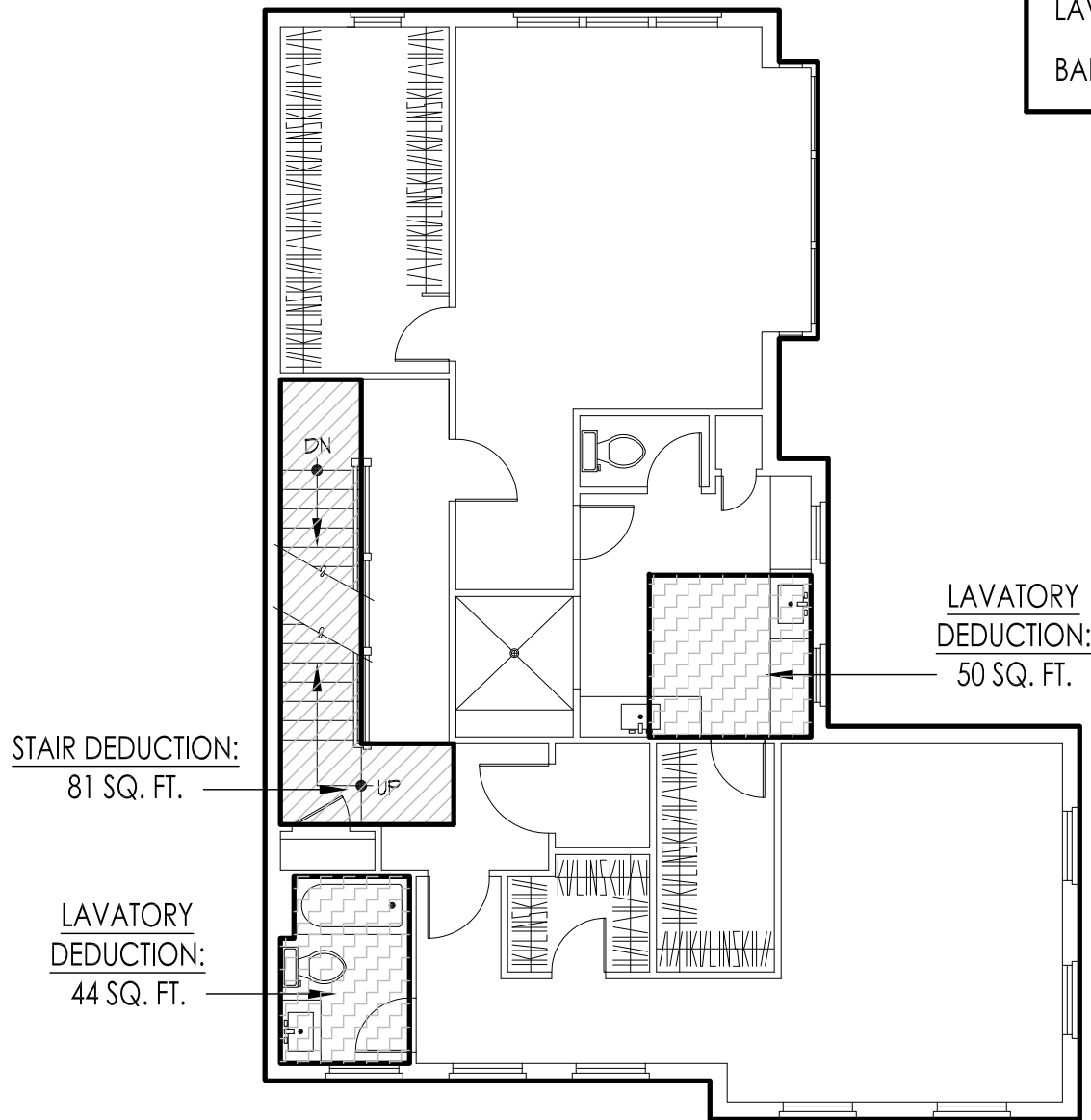
STAIR DEDUCTION:  
103 SQ. FT.



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

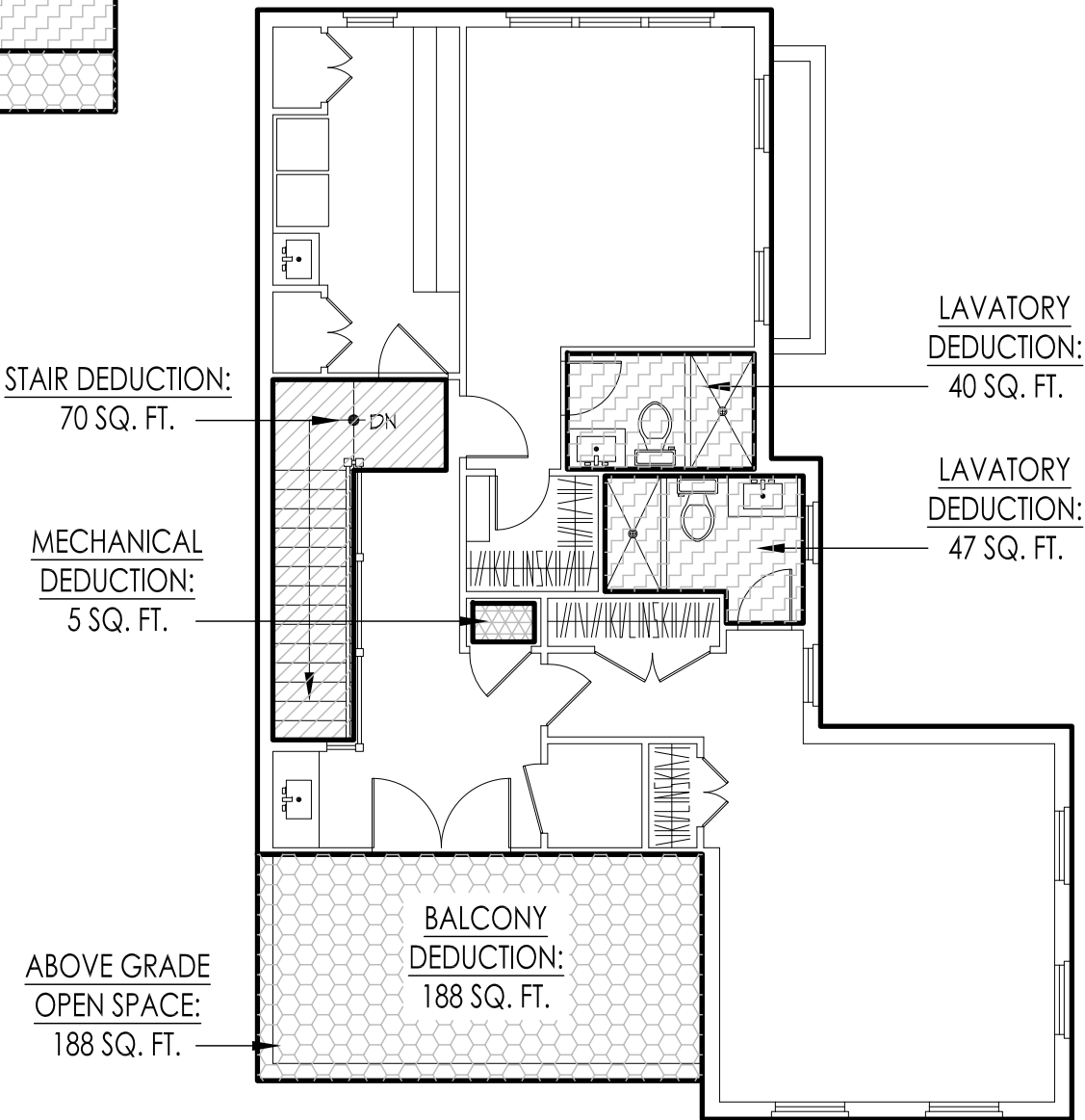
# PROPOSED SECOND FLOOR: 1,302 SQ. FT.

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

KULINSKI  
GROUP ARCHITECTS P.C.





MODEL IMAGE  
428 N. PITT STREET



---

**From:** Elizabeth Mulry <[mmmtcm@gmail.com](mailto:mmmtcm@gmail.com)>

**Sent:** Friday, January 29, 2021 1:59 PM

**To:** Margaret O. Cooper <[Margaret.Cooper@alexandriava.gov](mailto:Margaret.Cooper@alexandriava.gov)>; [ann.horowiz@alexandriava.gov](mailto:ann.horowiz@alexandriava.gov)

**Subject:** [EXTERNAL]

Dear Ms. Cooper and Ms. Horowitz,

I am writing to request an opportunity to speak at the upcoming hearing in this matter. It is my understanding that Mr. Bannister wishes to build a "marketable townhouse dwelling" and to do so he needs exceptions to numerous zoning regulations that the city of Alexandria has in place to protect its constituents. Exceptions to the city's zoning include a substantial 22.7% reduction in the open space requirement, a substantial exception to the rear yard setback, (which backs up to my property), an exception to the percentage of a rear yard that can be used for parking, and finally an exception to the vision clearance zoning regulations. I am not sure why all of these exceptions are being made prior to the building of this townhouse. The only reason listed is that the owner, Mr. Bannister, wants to build a "marketable townhouse dwelling".

On another note, I as an adjacent property owner should have received notification that this permit was being requested. I received no such notification. As a "consent agenda item" I would think that the city would have made sure that all adjacent property owners had been notified. I am the party who is most impacted by all of the exceptions that this individual is requesting.

Please respond to this email so that I know that you have received my request to speak about the case at the hearing.

Thank you in advance for your help with this matter,

Sincerely,

Elizabeth Dunning Mulry  
506 Oronoco Street  
Alexandria, VA 22314  
540 336 6236

---

**DISCLAIMER:** This message was sent from outside the City of Alexandria email system.  
**DO NOT CLICK** any links or download attachments unless the contents are from a trusted source.



January 30, 2021

Dear Planning Commission Members,

First, I would like to thank you in advance for taking the time to read this letter. I live at 506 Oronoco Street, and the value of my property will be most adversely affected by the exceptions requested by Mr. Bannister at 428 Pitt Street. I am writing to ask you deny the special use permits for the proposed development of that property. Mr. Bannister proposes to build a 5187 square foot house on a lot that does not have adequate space to build a house that large while respecting the zoning regulations established and enforced by the City of Alexandria. Mr. Bannister is asking for exceptions to four different aspects of the zoning law and my property which sits directly behind the proposed project will be adversely affected by all of the proposed exceptions. Further, I did not receive notification of this public hearing, and only stumbled upon the sign posted outside my home last week. As this is a "Consent Agenda Item", I should have been notified weeks prior to this hearing.

The "modification" that most concerns me is the reduction of the rear setback. The current sidewalk measures 4.5 feet across, is bordered by a concrete wall,

and provides access to the back gates and entrances of the houses on Pitt Street as well as my neighbors on Oronoco. The plans that Mr. Bannister submitted and used to calculate the reduced setback suggests a three-and-a-half-foot private alley. I will produce a copy of my survey as there didn't seem to be a copy of the survey for 128 Pitt included in the extensive report that you received. (photos also follow)

Another issue that I have with the reduced rear setback is that the size and height of the proposed building which is substantially (25%) larger than any townhouse in a four-block radius will effectively cast my house in shadow and will pose privacy issues as it looms over my small home. Allowing a reduced setback may give additional value to Mr. Bannister's "marketable townhome" but it substantially reduces the value of my home.

Lastly, setbacks as a zoning function are to assure that homes are not built too close together. My house was built over one hundred and fifty years ago and allowing Mr. Bannister to dig out a full basement within a reduced setback distance puts my home at unnecessary risk.

Other concerns include:

- Increase in traffic accidents at an already dangerous intersection due to the line of sight exception.
- Changes to curb in front of my house that will reduce available parking for the three historic townhomes that are adjacent to me.
- Power pole that will need to be moved when curb is adjusted.
- Reduction in green space is always an issue
- More concrete than green space is always an issue

Thank you for taking the time to read this letter. I hope that you come to conclusion that the value of my property is as important as the petitioner's need to build beyond the capacity of his lot. I look forward to speaking with you on Tuesday.

Elizabeth Dunning Mulry  
506 Oronoco Street  
Alexandria, VA 22314



Photo of existing alley or walkway. It is bordered by my house on one side and a concrete footer on the other. This walkway has been four and a half feet for over twenty years. It is not a “mule or horse alley” as it has no building on the opposing side.



Marks on sidewalk indicating where Mr. Bannister would like to reduce our walkway to.





Marks on sidewalk indicating where Mr. Bannister would like to reduce our walkway to.



Power pole that will need to be moved to accommodate Mr. Bannister's requests. No mention in plans where that will go. You can also see that a substantial chunk of our curb will be taken.

# City of Alexandria, Virginia

## MEMORANDUM

DATE: FEBRUARY 2, 2021

TO: CHAIRMAN NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #4 – SPECIAL USE PERMIT #2020-00097 428 N. PITT ST.

---

In response to Planning Commissioners' recent comments, staff provides further analysis in this memorandum on how the SUP request meets the standards set forth in §11-416(A)(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 11-416(A)(1) states that the "Planning Commission may modify the minimum frontage, yard, open and usable space, zone transition setback or other minimum requirements imposed by this ordinance for the zone or zones applicable to the land depicted in the site plan... if the planning commission determines that such modification is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare." Below, we have given more explanation on how each of the lot modification requests meets the required standards.

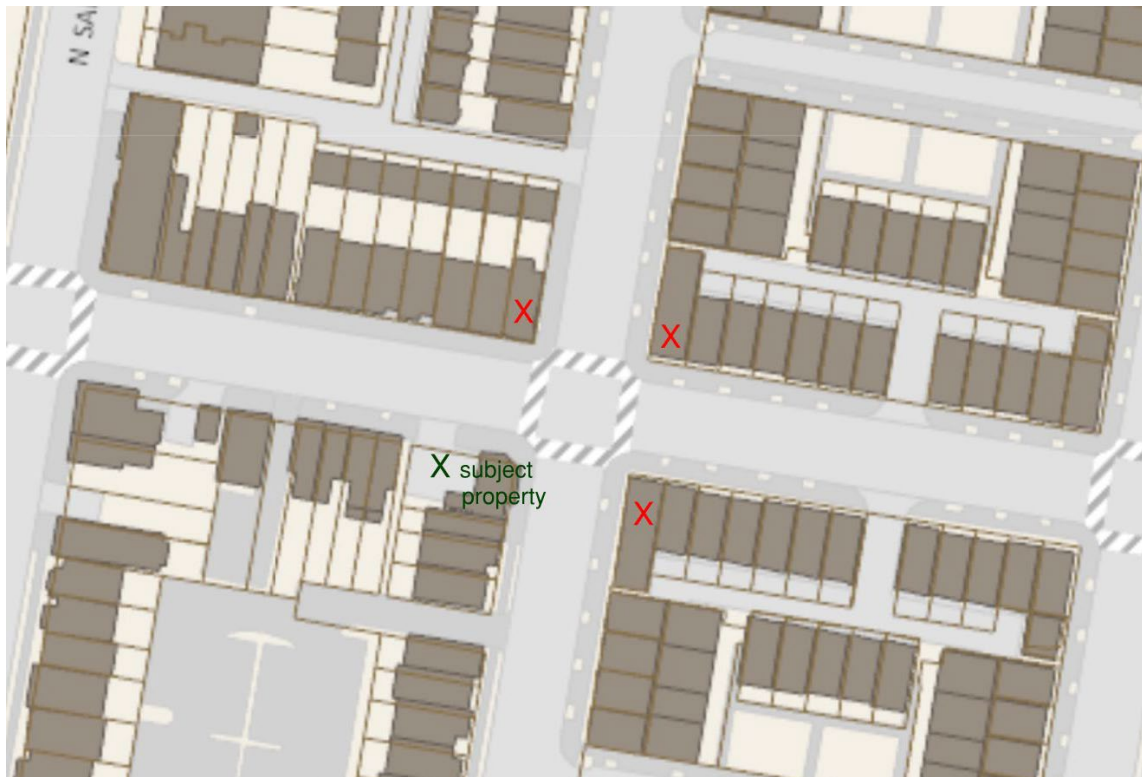
### **Compact Parking Spaces-**

A standard-sized off-street parking space is nine feet in width by 18.5 feet in length. As the depth of the property is 36 feet, two standard-sized tandem off-street parking spaces totaling a length of 37 feet would not fit on the property. Because the request for a parking reduction to allow for two compact tandem off-street parking spaces eight feet in width by 16 feet in length would accommodate the two off-street parking spaces required by §8-200(A)(1), and as the proposed parking space location results in a narrowed curb cut, staff considers these characteristics to support good site development.

### **Rear Yard Setback Modification-**

Staff believes the nearly three-foot rear yard setback modification meets the requirements of §11-416(A)(1) as it reflects the dense development pattern on corner lots in this neighborhood, contributing to a consistency in area site design. Two of the corner properties at N. Pitt and Oronoco Streets, constructed in 2005 in the CRMU-X zone, have no rear setbacks and the third, constructed in 2016, has a garage on the rear lot line. The RM zone, where the subject lot is located,

is the only residential zone that requires a corner townhouse unit to have a side yard and a rear yard, as all other residential uses on corner lots have two side yards that are smaller than the rear yard setbacks (properties described are identified with red X's on map below). Because the development pattern for corner lots in this area does not reflect the RM rear yard regulation and instead has buildings that cover nearly all of the property, staff believes the proposed rear yard setback represents favorable site development, consistent with the overall area development and, therefore, is not detrimental to the neighboring properties.



#### **Parking in a Rear Yard Modification-**

Staff believes the modification to Section 7-1005 (which states no more than 50% of a yard shall be used for parking the requirement for parking in a yard) meets the standards of §11-416(A)(1), as locating the two required off-street parking spaces elsewhere on the property would result in a wider curb cut, which is undesirable in this area, and overall poor site design. The proposed parking takes up 58% of the rear yard (73 square feet more than allowed), which staff believes is a reasonable modification to allow for an improved design and narrower curb cut.

#### **Open Space Modification-**

Staff believes the modification to open space to allow for 27% open space instead of 35% meets the standards of §11-416(A)(1) as the proposed open space on the second floor balcony qualifies as usable open space, and, subsequently, good site design, although it cannot be technically counted in the RM zone. Similar to the other lot modification requests, the reduced open space is consistent with the development pattern of most of the neighborhood. Aside from the historic properties to the west on Oronoco Street, the nine properties south of the subject property along N. Pitt Street constructed in 1987 have an average of 28% open space. The properties to the west,



northwest and north in the CRMU-X zone were approved through DSUPs in 2002 (northwest and west) and 2013 (north) and have less than 35% open space, however, they do have shared open space at a central location on the blocks.

**Vision Clearance Modification-**

Staff believes the request for modification to the vision clearance meets the standards of §11-416(A)(1), as the request is not detrimental to the neighborhood, is consistent with the existing design pattern of the three other corners, and allowing for it will result in a more desirable site and architectural design. The RM zone requires buildings to be constructed at the front property line, so it would be difficult to have a quality design that is located at the front property lines of N. Pitt and Oronoco Streets, but that does not meet at the corner.

Staff continues to recommend approval of SUP #2020-00097.

February 1, 2021

Dear Planning Commission Members,

I would like to raise the following concerns, and urge that the commission deny recommendation of the Special Use Permit and its exceptions, as the design is not necessary and detrimentally impacts neighboring properties, public health, safety and welfare. The proposed house is 5187 square feet. A house with slightly reduced square footage would avoid requiring these exceptions. Among my concerns:

1. 17% reduction in street parking spots on the south side of Oronoco stretching from Asaph to Pitt. This street regularly fills up with Trader Joe's, Nail salon, Dentist, Olde Towne School for Dogs and other business traffic. We are a one-car family yet it is not uncommon for us to not be able to find a nearby spot, and patrons/employees will have difficulty as well. This is not addressed in the report.
2. Reduced access to the alley. For the neighbors on Oronoco, this is their only legitimate access to take their garbage and recycling to the curb for pickup. Neighbors on Pitt also have alley access. This was not addressed in the report.

3. Reduction in open space in our Eco-City, which is committed to environmentally sound development.
4. The intersection of Pitt and Oronoco, proximate to the GW Parkway, is the site of frequent vehicle accidents. The proposed plan and requested exception would reduce visibility in this area.

Thank you for considering my point of view as a longtime resident in this neighborhood.

Sean Dwyer

Ashley Leichner  
508 Oronoco Street  
Alexandria, VA 22314

Dear Planning Commission,

Thank you for the opportunity to hear from residents regarding February 2 2021 DOCKET ITEM #4 Special Use Permit #2020-00097 428 North Pitt Street Parking Reduction and Lot Modifications. As neighbors on this block, we were only made aware of the docket item through posted signs at the end of January. Through review of the report, discussion with neighbors and review of the site – **we urge the planning commission to deny recommendation of the special use permit and its exceptions as such modification is NOT necessary or desirable to good site development, that specific and identified features of the site design do NOT make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification WILL be detrimental to neighboring property or to the public health, safety and welfare, per zoning regulation 11-416 (1)(A). Detail of the impact on the neighboring property is listed below, some of which were mostly omitted from the staff report and therefore not discussed prior to this meeting with the planning commission members. We would have liked the opportunity to meet with staff weeks ago.**

**It is requested that the owner submit plans to design and build a home within the planning, development and zoning guidelines, a task easily achievable within the 2,160 square feet of lot area at 428 North Pitt Street. Simple reductions in the townhome design footprint, for instance 200sqft less would allow plans to meet the existing requirements. Essentially the question is, can a townhome be built on this site without the use of a SUP and additional exceptions? The answer is yes, and with only minor modifications to the proposed development plan and with a very positive impact on neighboring properties.**

1. The exceptions requested for the proposed three-story home of 5,187 square feet begin with an exception to the requirements for two standard off-street parking spaces.
2. The owner is then leveraging the request for compact parking spaces approval, to make additional exception requests which 1) directly impact neighboring residents' on-street parking (which is their only parking option, reducing on street parking from three spots to two spots – the staff reports fails to address this); 2) hinder access to neighboring residents' own backyards (again their only option – the staff report fails to address this), 3) impact the environment, safety and neighboring homes through the lack of required open space and property line space rear yard set back, and 4) fail to address affects to existing utilities (electric pole).
3. **The exceptions and current plans fail to meet: 1) Requirements for Parking (planning for two compact spaces rather than the required standard spaces, and separately requesting that 8% more of the rear yard be used for parking than allowed, and also separately moving the driveway curb opening 3.17 feet to the west, meaning away from the proposed townhouse and towards neighbors' homes, towards the on-street parking and private alley, in result reducing their on-street parking and access to their homes, while lacking to address where the existing electrical pole at that current site will be moved to, 2) Requirements for Open Space (by planning for 23% less than required), 3) Requirements for Set back on the Property Line (planning for a structure 19% closer than allowed by-right, 4) Requirements for Vision Clearance (encroaching 4 square feet into the vision clearance at the corner of N. Pitt Street and Oronoco, resulting in safety risks for pedestrians and drivers, an intersection common to vehicle accidents and crossing risks).**

Residents ask that you thoroughly consider the existing requirements, which we also support, and recommend to the owner that design and development plans which meet the standards of these requirements are created and submitted for review. Simple reductions in the size of the proposed townhouse by a few hundred square feet, of the proposed 5,187 sqft size, would allow for development within the existing requirements without exceptions. **Please make a recommendation to city council that the Special Use Permit #2020-00097 request and additional exceptions are NOT approved.**

Thank you,  
Ashley Leichner

Please see details below for further background on this position –

- **Impact neighboring residents' on-street parking** – This block is home to residents and businesses, this block and the small surrounding neighborhood is zoned for District - 2 on-street parking. At my residential address we DO NOT HAVE OFF STREET PARKING, or any options for parking other than on the street in District 2. That is the case for a number for residents and business in the neighborhood. Two years ago, residents on this block spoke with members of this planning commission regarding the request of Chatham Square HOA in their request to reverse the DSUP conditions that restrict their eligibility for District 2 on-street parking permits. That request was again coming from owners whose developers has failed to plan for standard parking spaces, leaving owners with compact spaces which they say they were unable to fit their cars into their own garages. Again, we do not want to see an owner/developer aim to create something that again is impractical with further disruption and stress on the limited on-street parking of this area. Given that two off-street standard parking spaces are required for the development of this townhome, we already foresee that any exception will result in us again discussing also allowing for on-street parking permits and other waivers, reversals, and exceptions down the line. Please let's avoid this altogether.
- **Access to neighboring residents' own backyards and reducing on-street parking** – a request to move the driveway entrance 3.17 feet to the west, meaning away from the proposed townhouse and towards neighbors' homes will result in 1) the reduction of width of a private alley frequently used by residents for access to trash, recycling, utilities and their own backyards; 2) reducing on-street parking 3) required move of an existing electrical pole and existing brick sidewalk. The staff report fails to address these issues.
- **Impact the environment, safety and neighboring homes through the lack of required open space and property line space set back** – The current plans are requesting for a 23% reduction in open space, that should be a red flag for all members and residents. If it is common, or even allowed once, in a new development projects which requests an exception for a 23% reduction in open space, a 19% encroachment on property line set back and 4 square feet encroachment on vision clearance in order to build larger structures, then how can we be a city that is committed to an Eco-City Alexandria strategy to achieve sustainability commitment and be an environmentally, economically and socially healthy city, while very clearly overlooking the public health and safety of residents.

**FW: [EXTERNAL]428 N. Pitt St. Special Use Permit Application**

Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>

Mon 2/1/2021 9:54 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>

Hi Patrick,

Here is another email we got regarding 428 N Pitt.

Maggie Cooper

Urban Planner III

Department of Planning and Zoning

City of Alexandria, Virginia

-----Original Message-----

From: Ann Horowitz <ann.horowitz@alexandriava.gov>

Sent: Sunday, January 31, 2021 5:08 PM

To: Catherine Hess <catherinehess@msn.com>; Margaret O. Cooper

<Margaret.Cooper@alexandriava.gov>; Megan Oleynik <Megan.Oleynik@alexandriava.gov>

Cc: petehirshman@msn.com

Subject: RE: [EXTERNAL]428 N. Pitt St. Special Use Permit Application

Hello Catherine,

Changes to on-street parking restrictions are accomplished separate of the Special Use Permit process. Megan Oleynik, copied on the note, from the Department of Transportation and Environmental Services can let you know how to proceed with the request.

Thank you.

Ann

-----Original Message-----

From: Catherine Hess <catherinehess@msn.com>

Sent: Saturday, January 30, 2021 10:38 AM

To: Margaret O. Cooper <Margaret.Cooper@alexandriava.gov>; Ann Horowitz

<ann.horowitz@alexandriava.gov>

Cc: petehirshman@msn.com

Subject: [EXTERNAL]428 N. Pitt St. Special Use Permit Application

Dear Ms. Cooper and Ms. Horowitz:

Peter Hirshman and I are the owners of 426 N. Pitt St., next door to the property at 428 for which a special use permit has been requested. We wanted to ask if this is the appropriate time and venue to request a change in the parking restrictions in front of the properties on N. Pitt. When we bought our house in 2007, there were a number of parking spots for residents immediately in front of our property; now there are none. One was removed to allow for better sight lines from the parking lot of some adjacent town houses further toward Princess St. Then at some point, the remaining 2-3 spaces were changed to two hour spots with no exception for residents, we presume to accommodate customers of

the Ginger Beef restaurant at 428. This was done without notice or input, and has inconvenienced us, especially as the parking across the street is subject to street cleaning restrictions on Tuesdays.

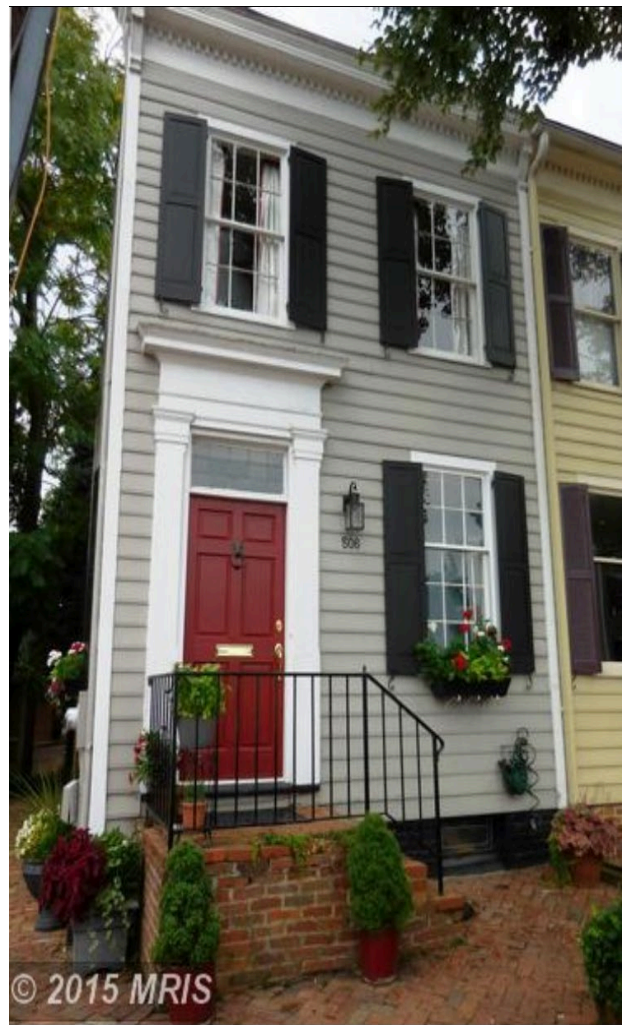
We appreciate any information you can provide about the status of these parking spots if the special use permit is approved, and a new townhouse constructed, likely bringing visitors needing parking beyond the two spots that will be created.

Thank you,

Catherine A. Hess  
202-262-2619

---

DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



Photos of 506 Oronoco Street









CHINESE  
RESTAURANT

N PITT

STOP

NO PARKING

NO PARKING  
BETWEEN  
SIGNS



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

