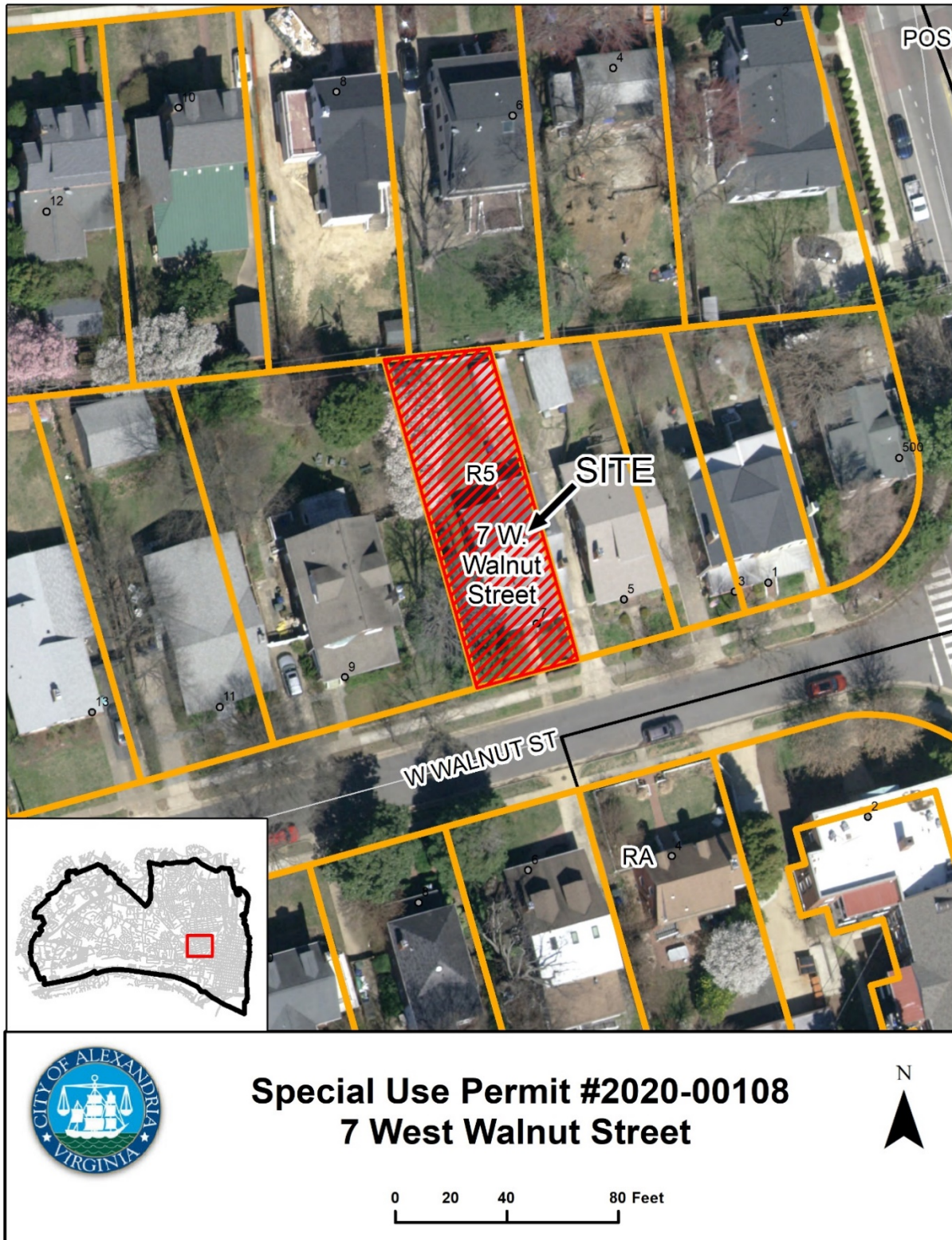


DOCKET ITEM #10
Special Use Permit #2020-00108
7 Walnut Street

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit, to construct a single-family dwelling on developed, substandard lot.	Planning Commission Hearing:	March 2, 2021
	City Council Hearing:	March 13, 2021
Address: 7 West Walnut Street	Zone:	R-5/Residential Single Family
Applicant: Edgardo Maravi	Small Area Plan:	Potomac West

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

Staff Reviewers: Maggie Cooper, margaret.cooper@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



PROPERTY LOCATION MAP

I. DISCUSSION

The applicant, Edgardo Maravi, requests Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 7 West Walnut Street. The existing lot is substandard as it does not meet the R-5 zone's minimum lot width, lot frontage or lot area requirements.

SITE DESCRIPTION

The subject property is a developed, substandard, lot of record. The address is 7 West Walnut Street. It has 37.50 feet of frontage along West Walnut Street and has a lot size of 4,482 square feet. The subject property is flat. Single-family dwellings immediately surround the subject property. A one-and-one-half story bungalow style dwelling occupies the subject property (Figure 1), however it is structurally unsound due to foundation failure and a demolition permit has been submitted for the dwelling. It had a footprint of approximately 1,165 square feet and contained approximately 2,555 square feet of gross floor area. A 214 square foot garage will remain once the dwelling is demolished.



Figure 1 – Previous Dwelling at Subject Property

BACKGROUND

City Real Estate Assessment records indicate the house was constructed in 1928. On September 30, 2020, the applicant submitted a building permit to construct a second-story addition and interior renovations to the existing dwelling. A building permit was issued on November 8, 2020. On December 9, 2020, the house suffered a partial collapse and a Department of Code Administration inspector found that the foundation had collapsed due to several cracks, which indicated the house had shifted during renovations. Upon review, Planning and Zoning staff determined that, because the structural damage to most of the building requires a total demolition, the subject property would no longer be eligible for the previously approved addition, allowed by-right, pursuant to Section 12-901(A) of the Zoning Ordinance. Staff communicated to the applicant that the dwelling could be replaced by-right with a building up to 10% larger and no taller than the pre-existing building (12-901(B)) or redeveloped with a new dwelling in accordance with Section 12-901(C) requiring SUP approval. The applicant elected to apply for an SUP.

PROPOSAL

The applicant requests SUP approval to construct a two-story dwelling on a substandard lot. It would have 2,940 square feet of gross floor area and 1,846 square feet of net floor area. It would measure 22.75 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed design would include six-over-six window muntin configurations, eave overhangs, a street-facing gable roof, a large front porch, and a somewhat symmetrical window placement. Figures 2 and 3 below show the proposed elevations.



Figure 2 – Front (left) and West (right) Elevations of Proposed Dwelling

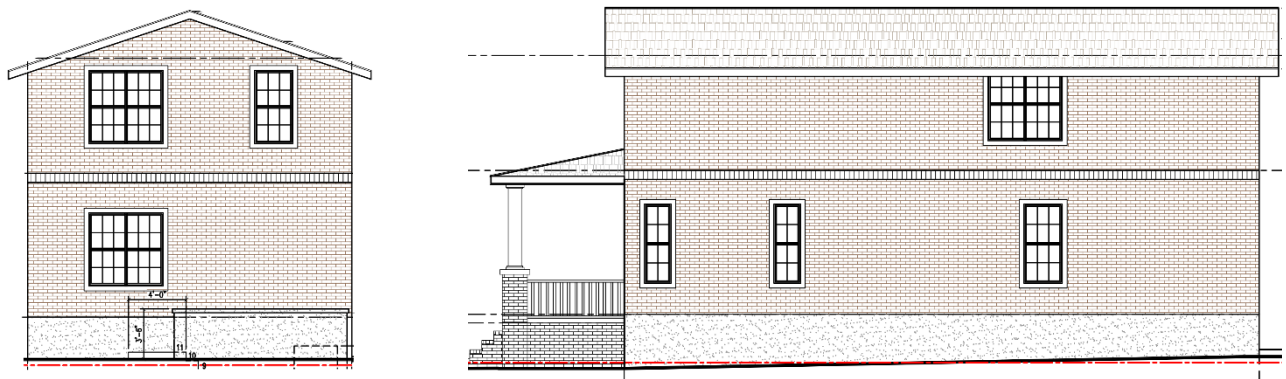


Figure 3 – Rear (left) and East (right) Elevations of Proposed Dwelling

The dwelling would measure approximately 52.16 by 22.50 feet with a footprint of about 1,173 square feet (including the front open porch). The front wall would be setback 28.08 feet from the front property line, with an open front porch located 20.08 feet from the front property line; east and west side yards of 7.5 feet and a rear yard of 45 feet. Figure 3, below, shows the proposed site plan.

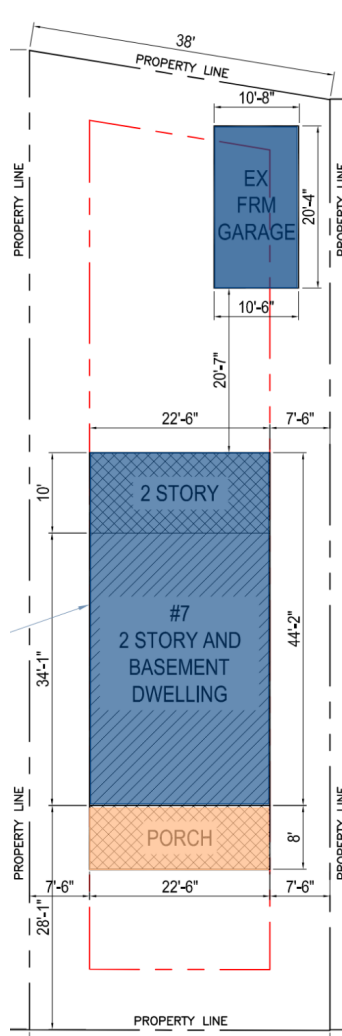


Figure 4 - Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The property has an existing garage at the rear of the property that will remain and has space for an additional parking space in the driveway between the house and the garage. The property has shared a concrete driveway with the neighboring property at 5 West Walnut Street since the homes were constructed in 1928. A notarized agreement between the property owners at 5 and 7 West Walnut Street has been submitted with the application materials, thus providing an acknowledgement that each property owner can access their required off-street parking spaces until it is formalized through an easement.

ZONING

The subject property is zoned R-5/Residential Single-Family. For single-family dwellings, the R-5 zone requires a minimum lot width of 50 feet and lot frontage of 40 feet. The subject property provides only 37.5 feet of lot width and lot frontage. The R-5 zone also requires a minimum lot

area of 5,000 square feet. The subject property provides only 4,482 square feet of lot area. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-5 zone's minimum lot width, frontage, and area requirements.

Because the subject property is substandard and was recently developed with a dwelling, Zoning Ordinance Sections 12-901(C) applies, requiring City Council approval of an SUP. This section states that "City Council, upon consideration of the special use permit, finds that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design."

While the lot is substandard in lot width, frontage, and area, the proposed dwelling would meet all R-5 zoning requirements. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1 – Zoning Analysis

	Required/Permitted	Provided /Proposed
Lot Area	5,000 Sq. Ft.	4,482 Sq. Ft.
Lot Width	50 Ft.	37.5 Ft.
Lot Frontage	40 Ft.	37.5 Ft.
Front Yard	20 (minimum)	28.08 Ft. (wall)
	40 (maximum)	20.08 Ft. (porch)
Side Yard (East)	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.5 Ft.
Side Yard (West)	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7.5 Ft.
Rear Yard	22.75 Ft. (1:1 height to setback ratio, 7 Ft. min.)	45.0 Ft.
Net Floor Area	2,016.9 Sq. Ft.	1,846 Sq. Ft.
	0.45 Floor Area Ratio (FAR)	0.41 FAR
Maximum Height	compatible with neighborhood character	22.75 Ft.
Maximum Threshold Height	3.87Ft. *	3.33Ft.

**Threshold height of 4 West Walnut Street, which is the highest threshold height within the contextual block face (per §3-406(D))*

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan which designates this area for low-density residential development.

II. STAFF ANALYSIS

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

Height

Staff found the proposed height to be compatible with neighborhood character. In this case, the heights for the contextual block face and the properties on the same side of the block are shown in Table 2, below.

Table 2 – Dwelling heights for north side of 7 West Walnut Street's block and contextual block face

19 W Walnut	14.8 Ft.
13 W Walnut	15.45 Ft.
11 W Walnut	16.1 Ft.
6 W Walnut	16.7 Ft.
5 W Walnut	17 Ft.
4 W Walnut	20.4 Ft.
Block Average (including contextual block face)	21.4 Ft.
15 W Walnut	22.3 Ft.
Proposed Dwelling	22.75 Ft.
17 W Walnut	26.1 Ft.
3 W Walnut	26.5 Ft.
21 W Walnut	25.5 Ft.
1 W Walnut	26.9 Ft.
9 W Walnut	29 Ft.

Staff finds that the height of the proposed dwelling would be compatible with the existing neighborhood, as the proposed height of 22.75 feet is only 6% taller than the average height of the subject property's contextual block face as well as the heights of other dwellings on the north side of the block. Despite being 5.75 feet taller than 5 West Walnut Street adjacent to the east (shown in Figure 6), it is 6.25 feet lower than 9 West Walnut Street (shown in Figure 5) adjacent to the west and 4 feet lower than the semi-detached dwellings at 1 and 3 West Walnut Street (shown in Figure 7) which are located to the east of 5 West Walnut Street. The block surrounding the subject property contains a mix of single and two-story dwellings, with 13 of the 19 homes on this block that face West Walnut Street being two-story. At 22.75 feet, the proposed dwelling would also be 7.25 feet below the maximum height of 30 feet which is permitted by-right for standard lots in the R-5 zone.



Figure 5- 9 West Walnut



Figure 6- 5 West Walnut Street



Figure 7- 3 & 1 West Walnut

Bulk

The applicant's proposal would be compatible with neighborhood character in terms of bulk. The proposed footprint is smaller than all other building footprints on this block of West Walnut Street except for 4 and 5, which are single-family homes, and 1 and 3, which are semi-detached buildings. This block of West Walnut Street contains many larger dwellings, some of which are show in Figures 5, 8, 9 and 10. With 1,846 square feet of net floor area, the proposed dwelling would be 170 square feet below the maximum floor area permitted by the R-5 zone.



Figure 8- 12 West Walnut Street (left) and 14 West Walnut Street (right)



Figure 9- 18 West Walnut Street



Figure 10- 21 West Walnut Street

Design

Staff found the proposed design to be compatible with established neighborhood character, as Rosemont contains a wide range of dwelling designs. The block surrounding the subject property contains a variety of one and two-story bungalow and vernacular houses. The roof pitch and simplistic design complements the block and the front porch would reinforce the connection between the dwelling to the street; mimicking the design of many other dwellings along the block which also feature front porches (seen in Figures 5, 7, 9, and 10 above and Figure 11 below).



Figure 11- 20 West Walnut Street

Additional Considerations

Staff notified the Rosemont Citizens' Association of the proposal. The association indicated they have not received any concerns about the SUP. The applicant revised the size of the home to address initial concerns of the neighboring property owner at 5 West Walnut Street and submitted design changes in response to staff comments.

In addition, no significant trees outside the area of disturbance exist on the lot. The twenty-five percent canopy coverage requirement, demonstrated at the grading plan stage and pursuant to the 2019 Landscape Guidelines, would provide adequate future coverage.

CONCLUSION

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

III. RECOMMENDED CONDITIONS

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

1. The dwelling's bulk, height and design shall be substantially consistent with the application materials submitted on 2/12/2021 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
4. Obtain and provide a shared easement with the neighbor to ensure that both properties may access the required on-site parking through the shared drive. Provide proof of the shared easement on the grading plan. (T&ES)
5. During construction phase, no vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post a no idling for greater than 10 minutes sign in plain view. (T&ES)

STAFF: Maggie Cooper, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Principal Planner, Department of Planning and Zoning
Tony LaColla, AICP, Division Chief, Department of Planning and Zoning

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 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

1. SWM, Traffic Engineering and Transportation Planning has no comments.

Conditions:

1. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
2. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
3. Obtain and provide a shared easement with the neighbor to ensure that both properties may access the required on-site parking through the shared drive. Provide proof of the shared easement on the grading plan. (T&ES)
4. During construction phase, no vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post a no idling for greater than 10 minutes sign in plain view. (T&ES)

Code Requirements:

1. A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
2. New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
3. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
4. The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
5. All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)
6. Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be

pipled to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)

7. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
8. Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
9. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
10. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- C-1 A building permit and plan review are required prior to the start of construction. Previously issued building permit for addition and interior renovations do not apply for new scope of work.

Recreation, Parks and Cultural Activities:

No comments received

Police Department:

No comments received

Fire Department:

No comments or concerns

Arborist

No comments



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

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.

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address


PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ 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.

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.		
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 _____ (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.		
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
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.

Date Printed Name Signature

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: _____

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).

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

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

Day:

Hours:

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

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

B. How will the noise be controlled?

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

- 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)

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

- C. How often will trash be collected?

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

- 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:

- 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:

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

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.

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

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

- 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? _____

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

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

- 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?
- _____

SITE CHARACTERISTICS

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

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

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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



Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 7 W Walnut Street
Street Address

R-5
Zone

A2. 4,482
Total Lot Area

x 0.45
Floor Area Ratio Allowed by Zone

= 2,016.90
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 890
First Floor 956
Second Floor 500
Third Floor
Attic
Porches 209
Balcony/Deck
Garage 214
Other***

Allowable Exclusions**

Basement** 890
Stairways** 80
Mechanical**
Attic less than 7'***
Porches** 209
Balcony/Deck**
Garage** 214
Other***
Other***

B1. 2,769 Sq. Ft.
Existing Gross Floor Area*

B2. 1,393 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,376 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

2,769

B2. **Total Exclusions**

1,393

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 767
First Floor 994
Second Floor 994
Third Floor
Attic
Porches 185
Balcony/Deck
Garage 214
Other***

Allowable Exclusions**

Basement** 767
Stairways** 210
Mechanical**
Attic less than 7'***
Porches** 185
Balcony/Deck**
Garage** 214
Other***
Other***

C1. 3,154 Sq. Ft.
Proposed Gross Floor Area*

C2. 1,376 Sq. Ft.
Allowable Floor Exclusions**

C3. 1,778 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

3,154

C2. **Total Exclusions**

1,376

D. Total Floor Area

D1. 1,778 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,016.90 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 3,169 Sq. Ft.
Existing Open Space

E2. 2,998 Sq. Ft.
Required Open Space

E3. 3,309.75 Sq. Ft.
Proposed Open Space

Notes

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

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: _____

Date: _____

12/22/2020



ROSEMONT

05/28/2020
 GEORGE M. O'QUINN
 LICENSE NO.
 2069



MBH
Settlement Group, L.C.

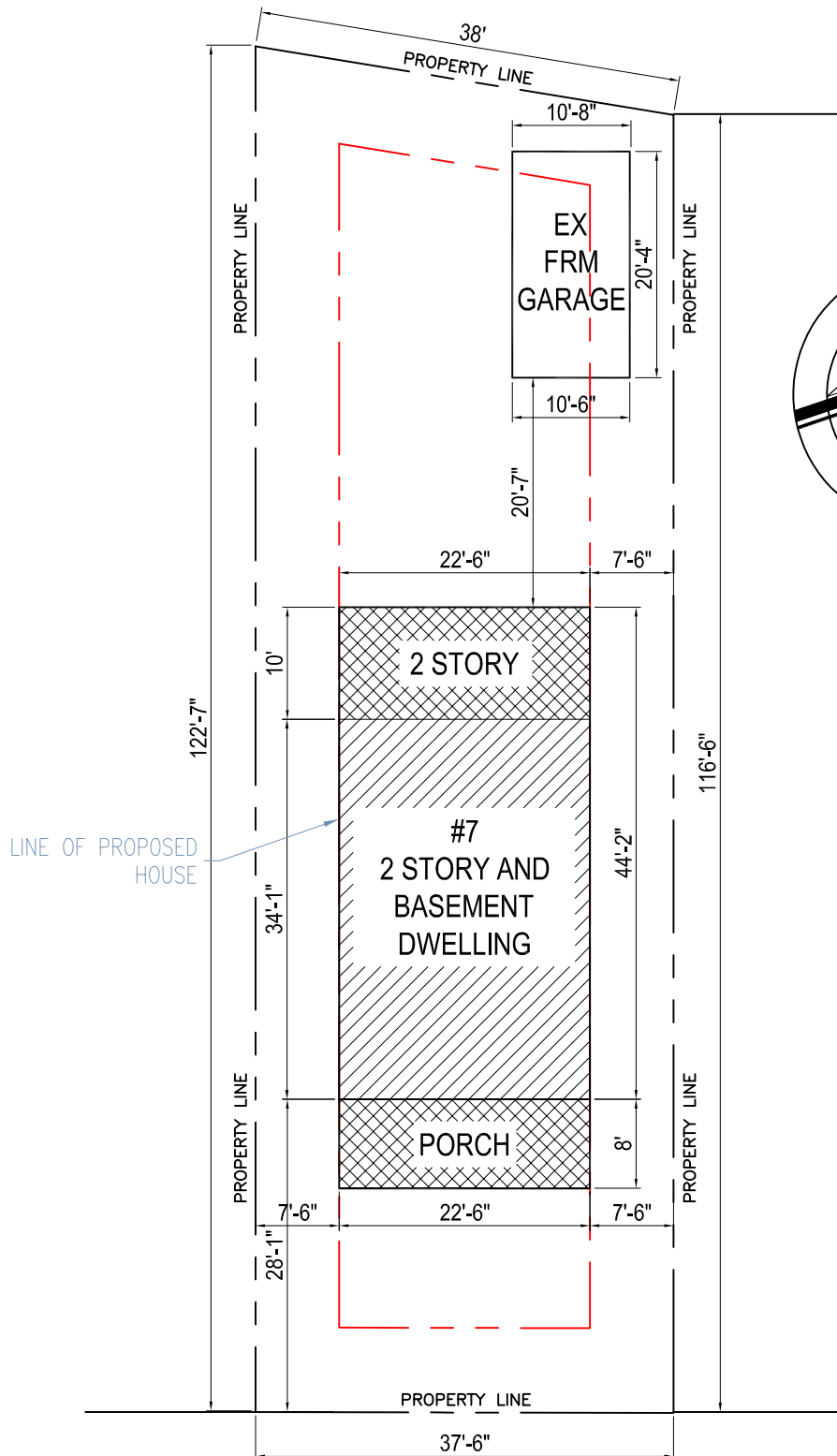
**228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339**



DOMINION

**Surveyors
Inc.®**

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412



W WALNUT STREET
44' WIDE

PS PROPOSED SITE PLAN
1/16"=1'-0"

Job Number:
PS
1 OF 1

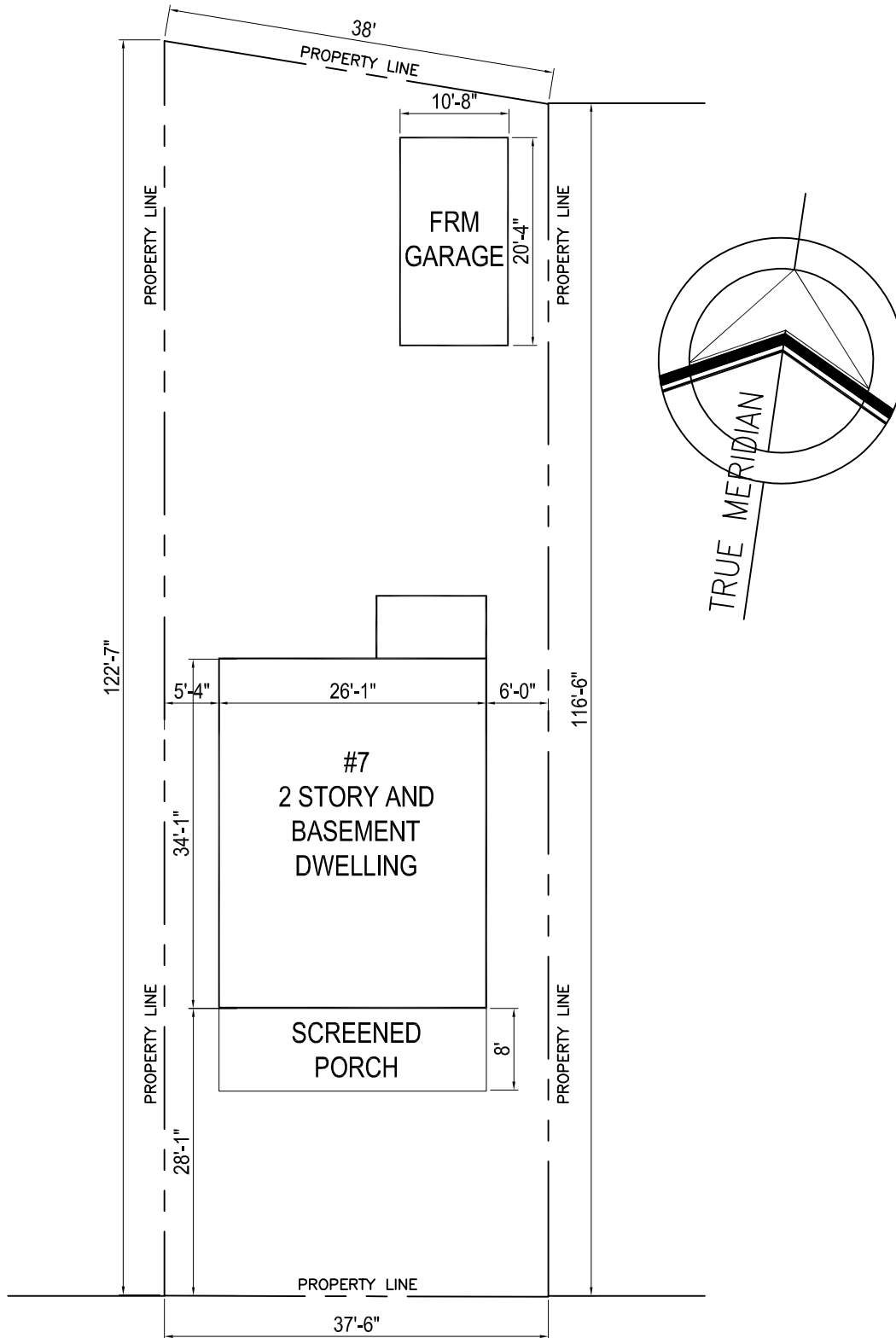
EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

OWNED BY:

DATE: DEC-21-2020
DESIGNER: ENRIQUE COLLAO
285 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

ISSUE: SPECIAL USE PERMIT
DRAWN BY: E. COLLAO

PROPOSED SITE PLAN
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301



W WALNUT STREET
44' WIDE

ES EXISTING SITE PLAN
1/16"=1'-0"

Job Number:
XS
1 OF 1

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

OWNED BY:

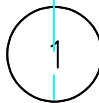
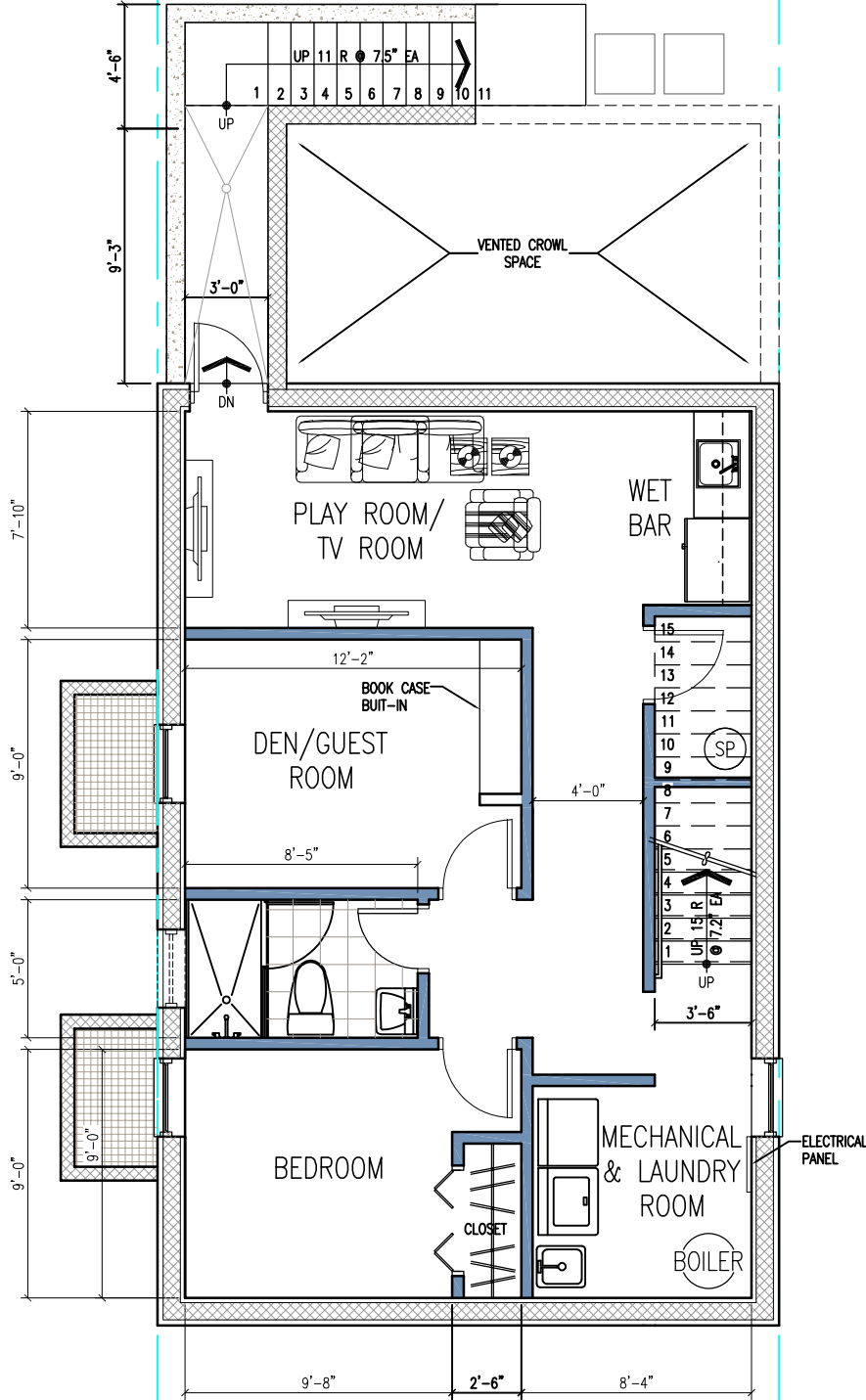
DATE: DEC-21-2020
DESIGNER: ENRIQUE COLLAO
285 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

ISSUE: SPECIAL USE PERMIT
DRAWN BY: E. COLLAO

EXISTING SITE PLAN
MARAVI RESIDENCE
ALEXANDRIA VA 22301

7 W. WALNUT ST

PROPERTY LINE



PROPOSED BASEMENT FLOOR

1/8"=1'-0"

PROPERTY LINE

PROPOSED BASEMENT FLOOR

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301

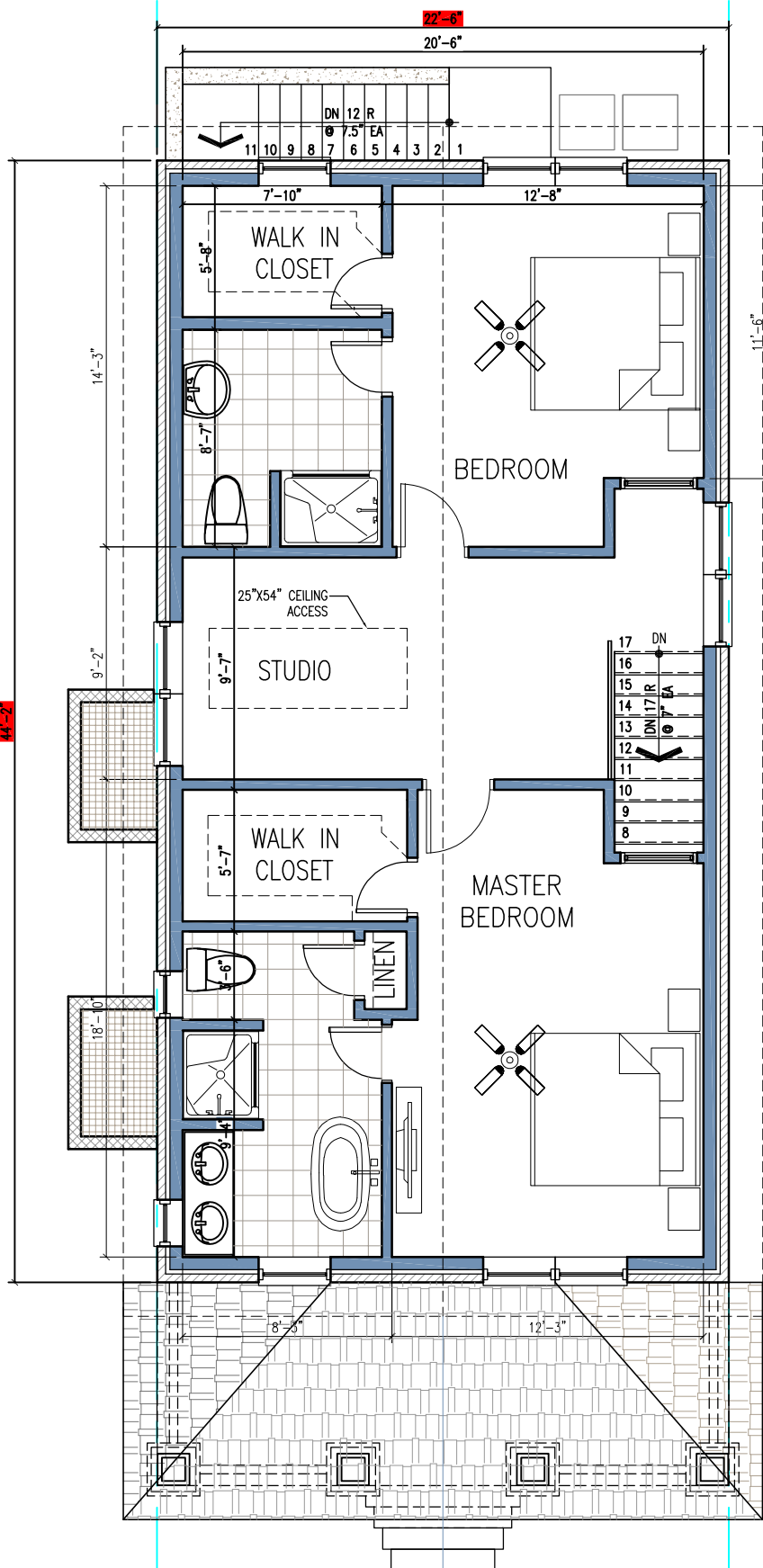
DATE	DESIGNER
DEC-21-2020	ENRIQUE COLLAO 285 S. PICKETT ST. #301 ALEXANDRIA VA, 22304 Phone: 202-701-6823
ISSUE:	SPECIAL USE PERMIT
	DRAWN BY: E. COLLAO

OWNED BY:
EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:
N1
1 OF 4

PROPERTY LINE

14'-2"



3

PROPOSED SECOND FLOOR

1/8"=1'-0"

PROPERTY LINE

PROPOSED SECOND FLOOR

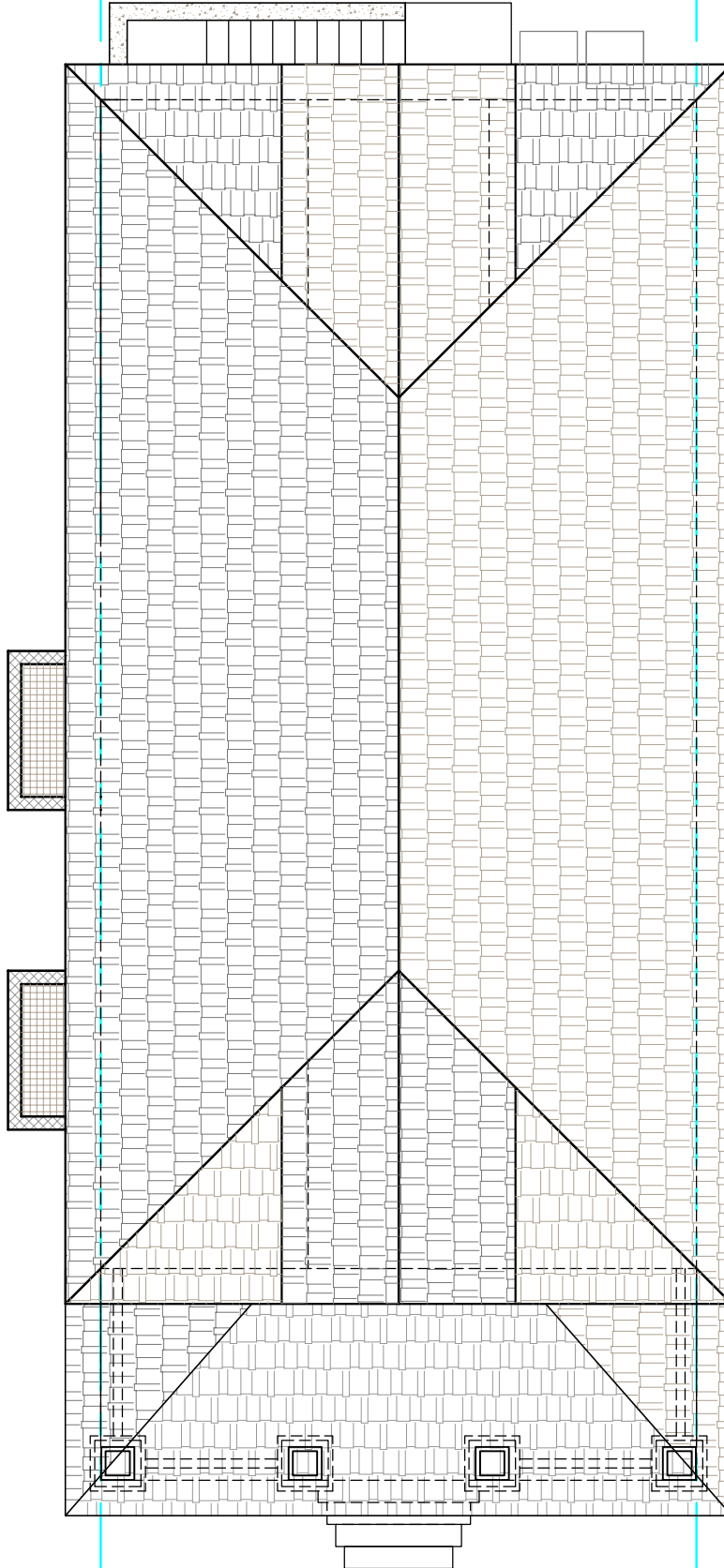
MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301

DATE	DESIGNER	ISSUE	SPECIAL USE PERMIT
DEC-21-2020	ENRIQUE COLLAO 285 S. PICKETT ST. #301 ALEXANDRIA VA, 22304 Phone: 202-701-6823	17 DN 16 15 14 13 12 11 10 9 8	DRAWN BY: E. COLLAO

Job Number:	OWNED BY:	Job Number:
EDGARDO MARAVI 7 W. WALNUT ST. ALEXANDRIA VA 22301 (202) 431-4618	N3 3 OF 4	

PROPERTY LINE



4 PROPOSED ROOF PLAN
1/8"=1'-0"

PROPERTY LINE

PROPOSED ROOF PLAN
MARAVI RESIDENCE

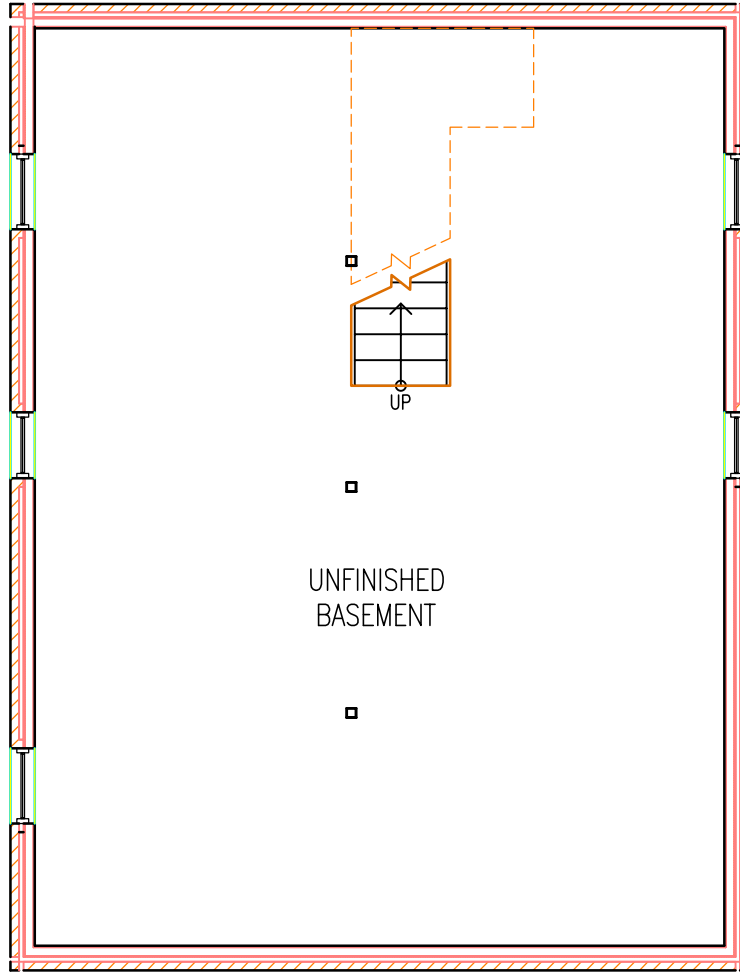
7 W. WALNUT ST
ALEXANDRIA VA 22301

DATE	DESIGNER
DEC-21-2020	ENRIQUE COLLAO
ISSUE:	285 S. PICKETT ST. #301
SPECIAL USE PERMIT	ALEXANDRIA VA, 22304
DRAWN BY: E. COLLAO	Phone: 202-701-6823

OWNED BY:
EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

N4
4 OF 4



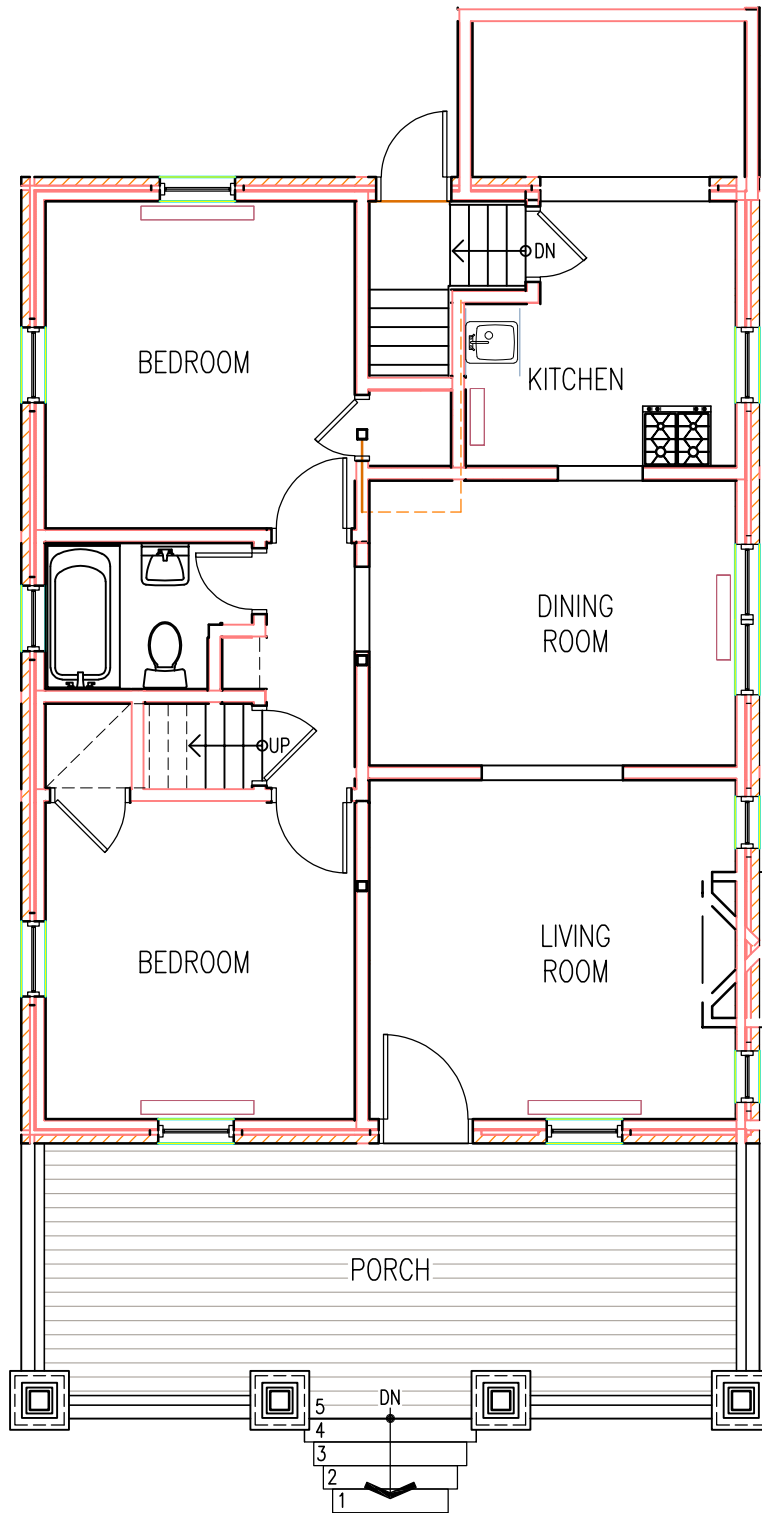
1 EXISISTING BASEMENT FLOOR
1/4"=1'-0"

Job Number:
X1
1 OF 4

OWNED BY:
EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

DATE	DESIGNER: ENRIQUE COLLAO 285 S. PICKETT ST. #301 ALEXANDRIA VA, 22304 Phone: 202-701-6823
DEC-21-2020	
ISSUE:	SPECIAL USE PERMIT
	DRAWN BY: E. COLLAO

EXISTING BASEMENT FLOOR
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301



2 EXISTING FIRST FLOOR
1/4"=1'-0"

Job Number:
X2
2 OF 4

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

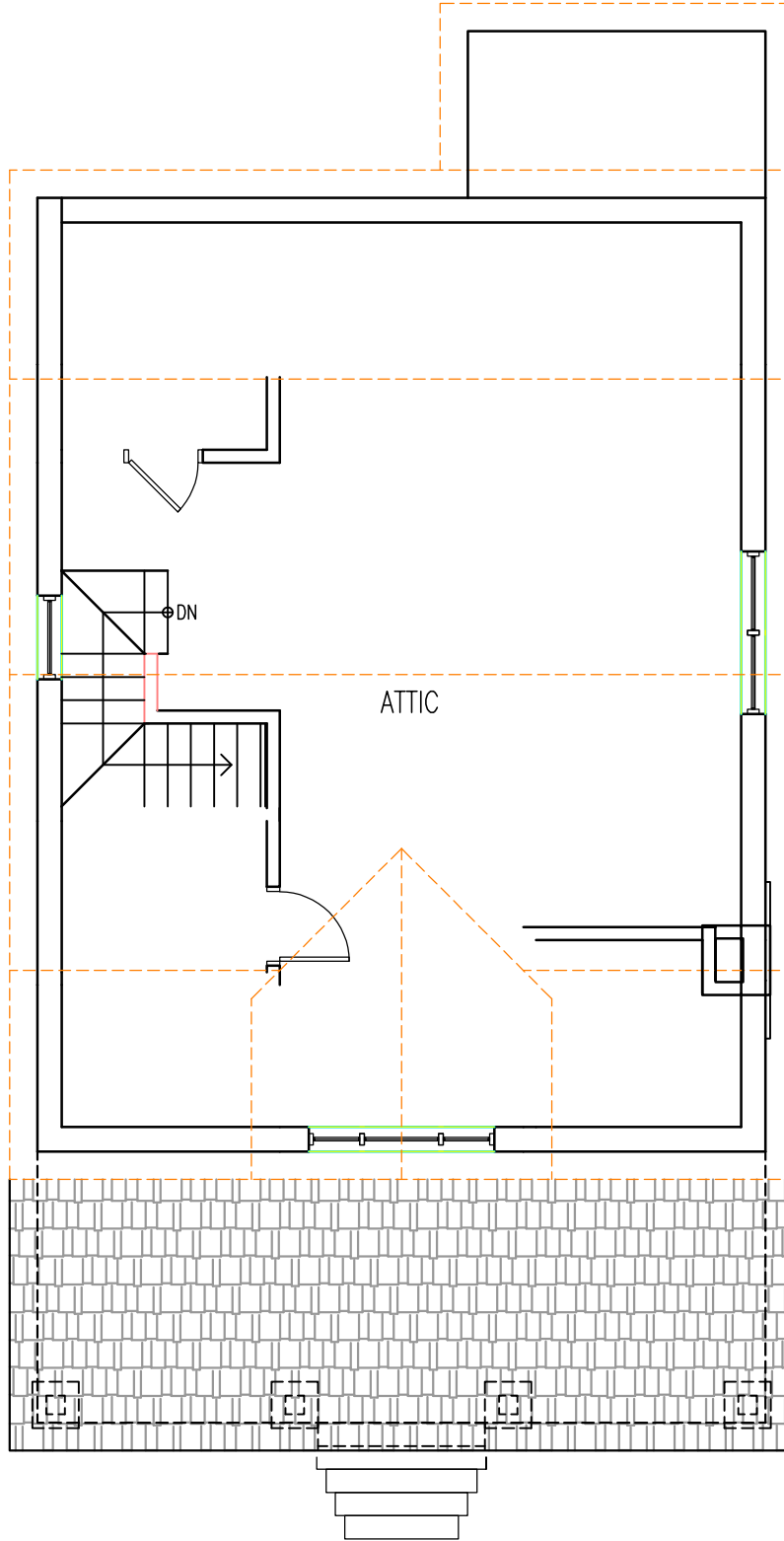
OWNED BY:

DATE	DESIGNER
DEC-21-2020	ENRIQUE COLLAO 285 S. PICKETT ST. #301 ALEXANDRIA VA, 22304 Phone: 202-701-6823
ISSUE:	SPECIAL USE PERMIT
DRAWN BY: E. COLLAO	

EXISTING FIRST FLOOR

MARAVI RESIDENCE

7 W. WALNUT ST
ALEXANDRIA VA 22301



3 EXISTING ATTIC FLOOR
1/4"=1'-0"

Job Number:
X3
3 OF 4

EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

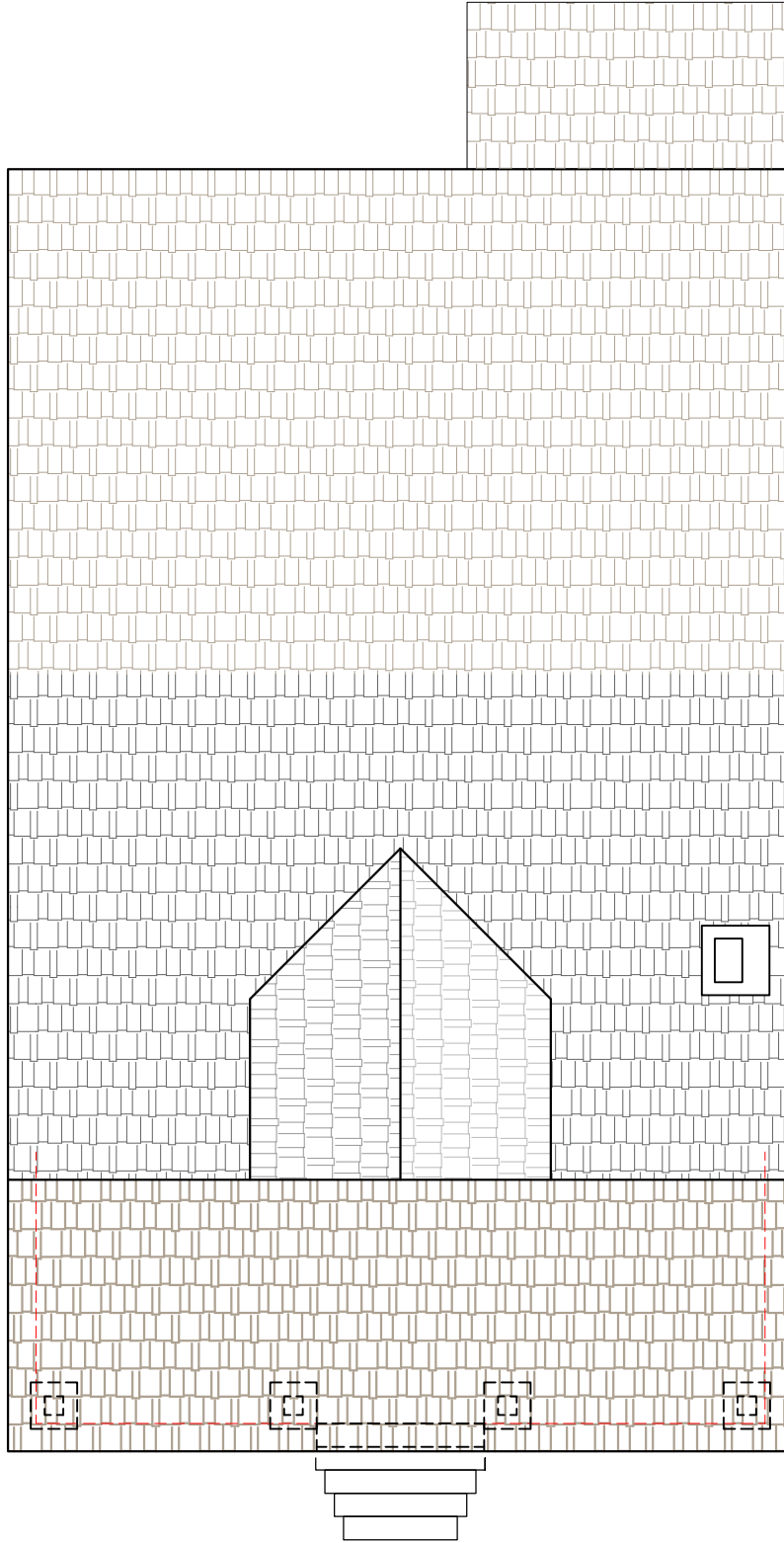
OWNED BY:

DATE: DEC-21-2020
DESIGNER: ENRIQUE COLLAO
285 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

ISSUE: SPECIAL USE PERMIT
DRAWN BY: E. COLLAO

EXISTING SECOND FLOOR

MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301



4 EXISTING ROOF PLAN
1/4"=1'-0"

Job Number: **X4**
4 OF 4

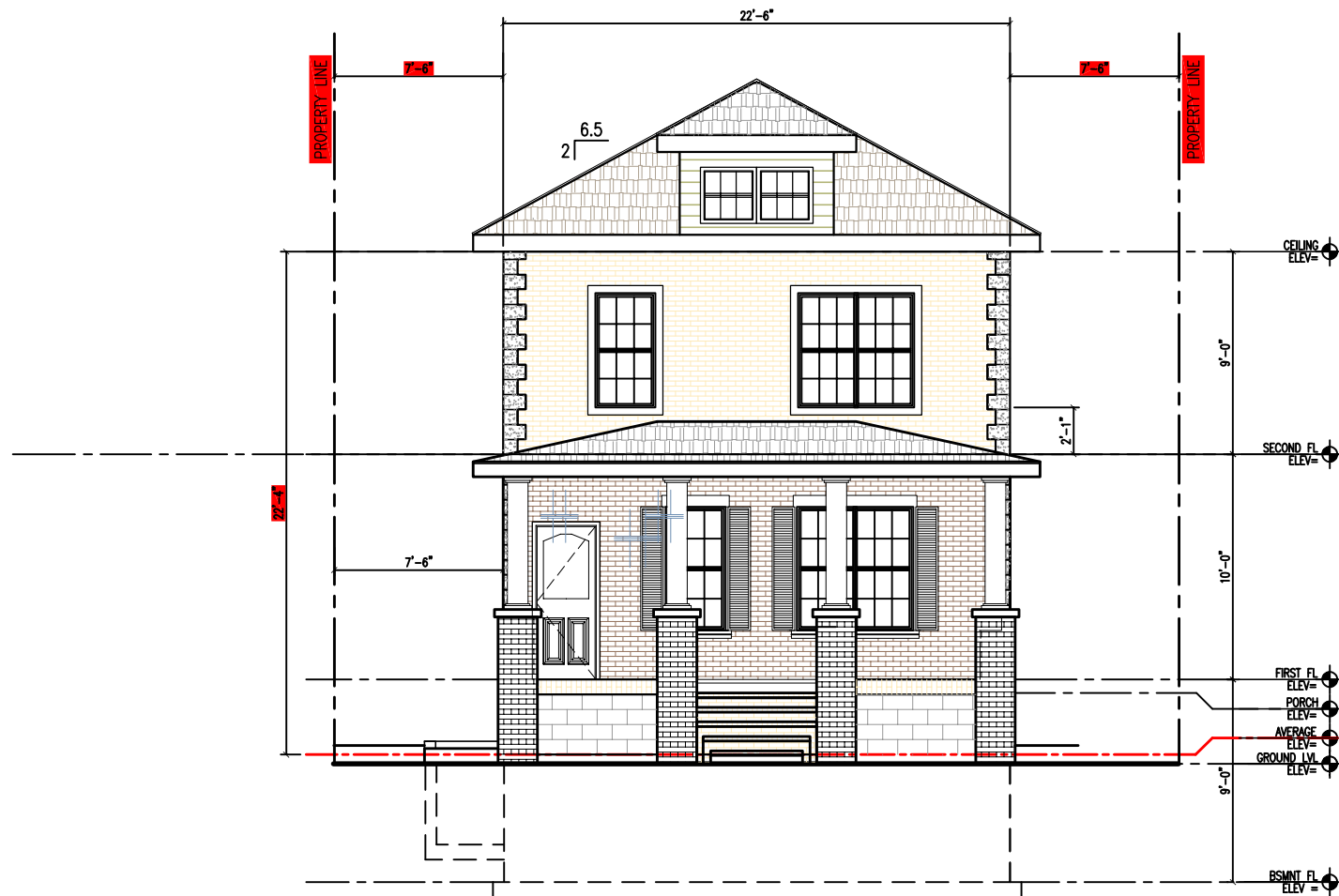
EDGARDO MARAVI
7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

OWNED BY:

DATE: DEC-21-2020
DESIGNER: ENRIQUE COLLAO
285 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

ISSUE: SPECIAL USE PERMIT
DRAWN BY: E. COLLAO

EXISTING ROOF PLAN
MARAVI RESIDENCE
7 W. WALNUT ST
ALEXANDRIA VA 22301



1 PROPOSED FRONT ELEVATION
1/8"=1'-0"

PROPOSED FRONT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:

ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

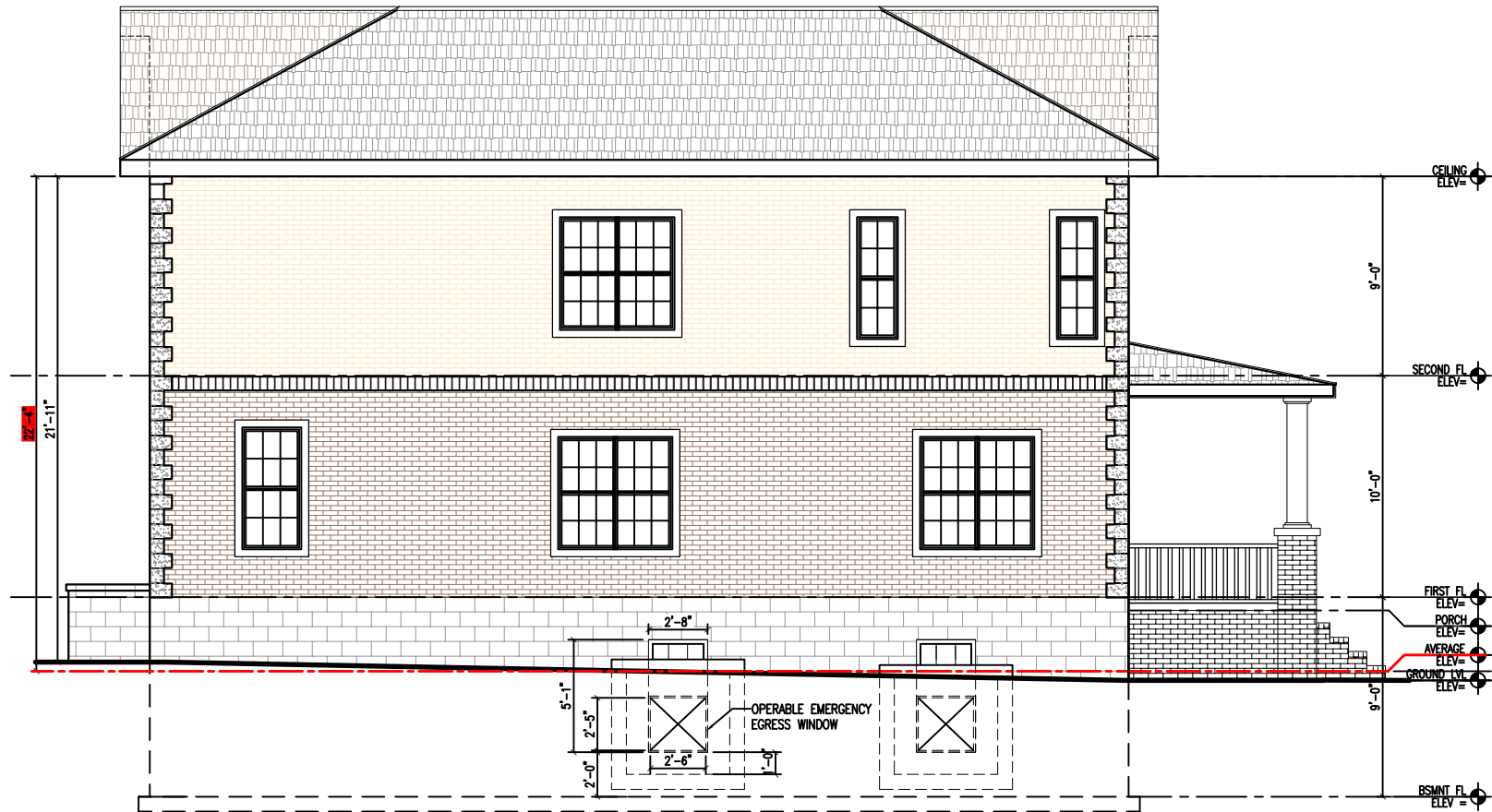
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE1

1 OF 4



2 PROPOSED LEFT SIDE ELEVATION
1/8"=1'-0"

PROPOSED LEFT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

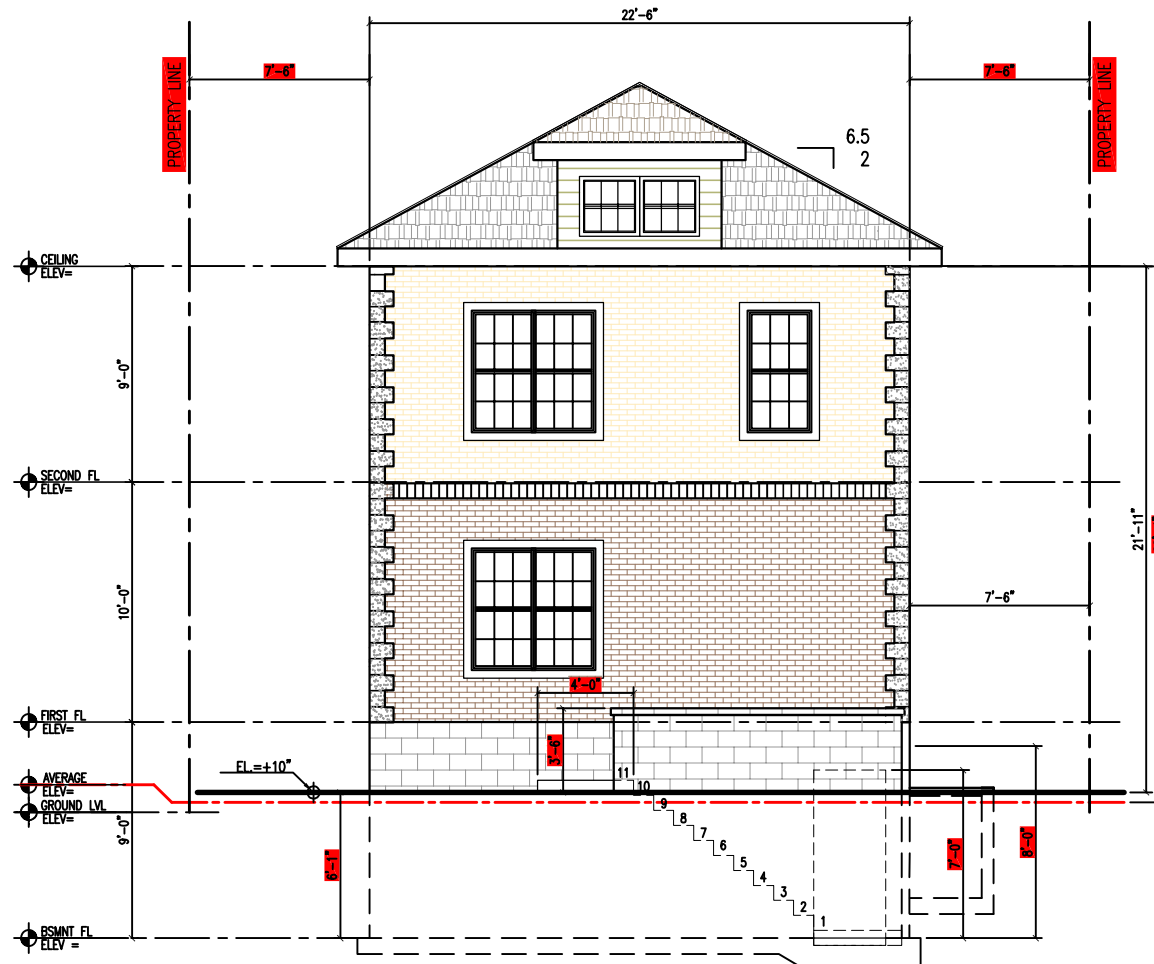
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE2

2 OF 4



3 PROPOSED BACK ELEVATION
1/8"=1'-0"

PROPOSED BACK ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

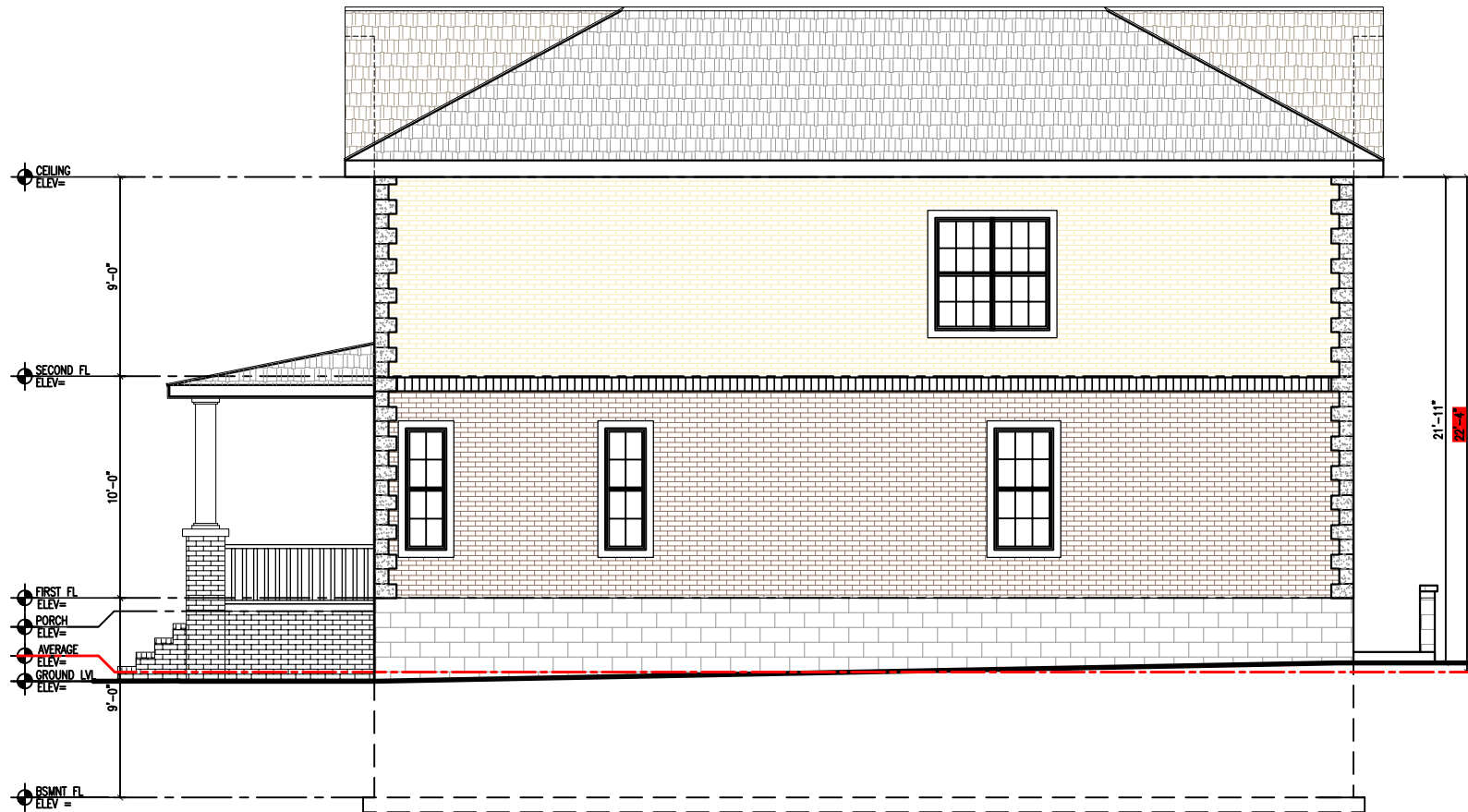
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

NE3

3 OF 4



4 PROPOSED RIGHT SIDE ELEVATION
1/8"=1'-0"

PROPOSED RIGHT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

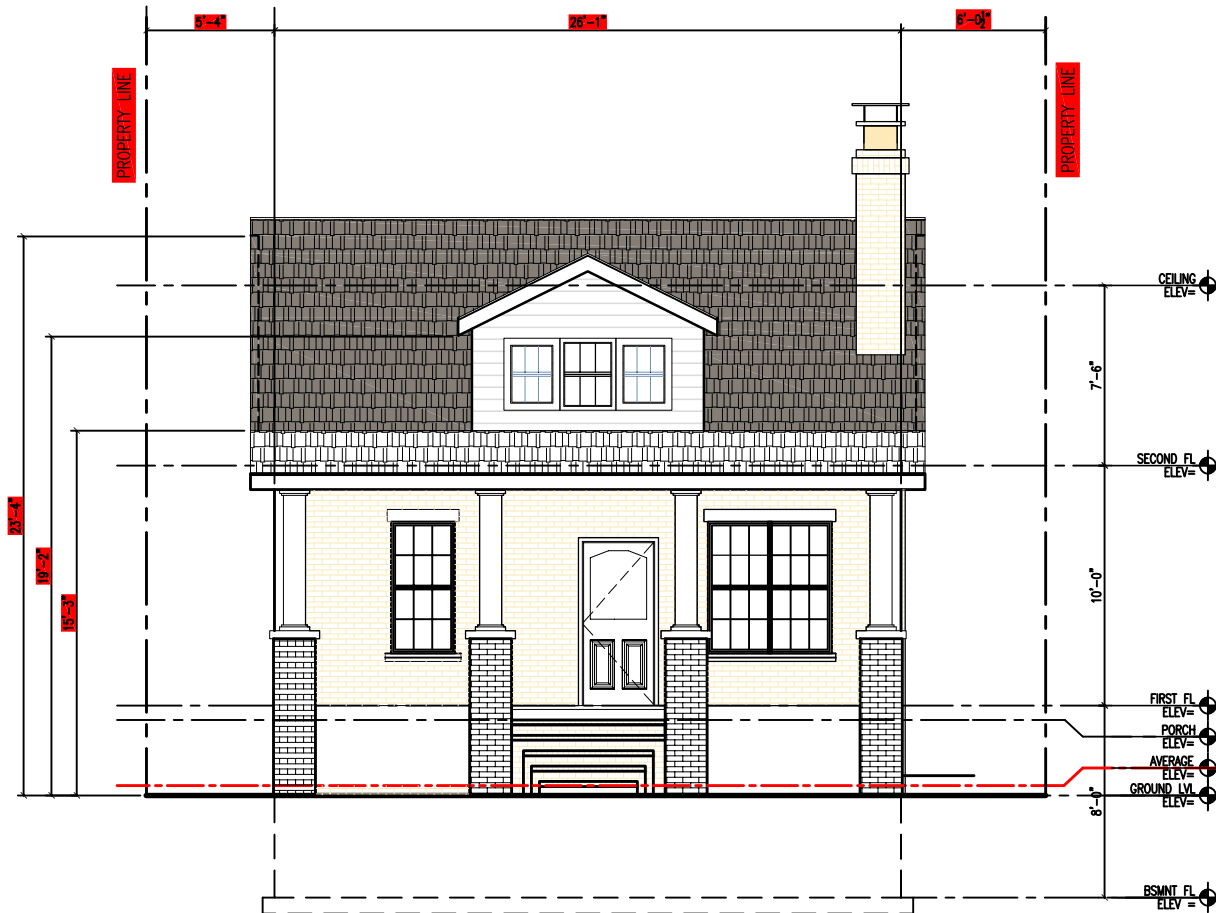
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE4

4 OF 4



1 EXISTING FRONT ELEVATION
1/4"=1'-0"

EXISTING FRONT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

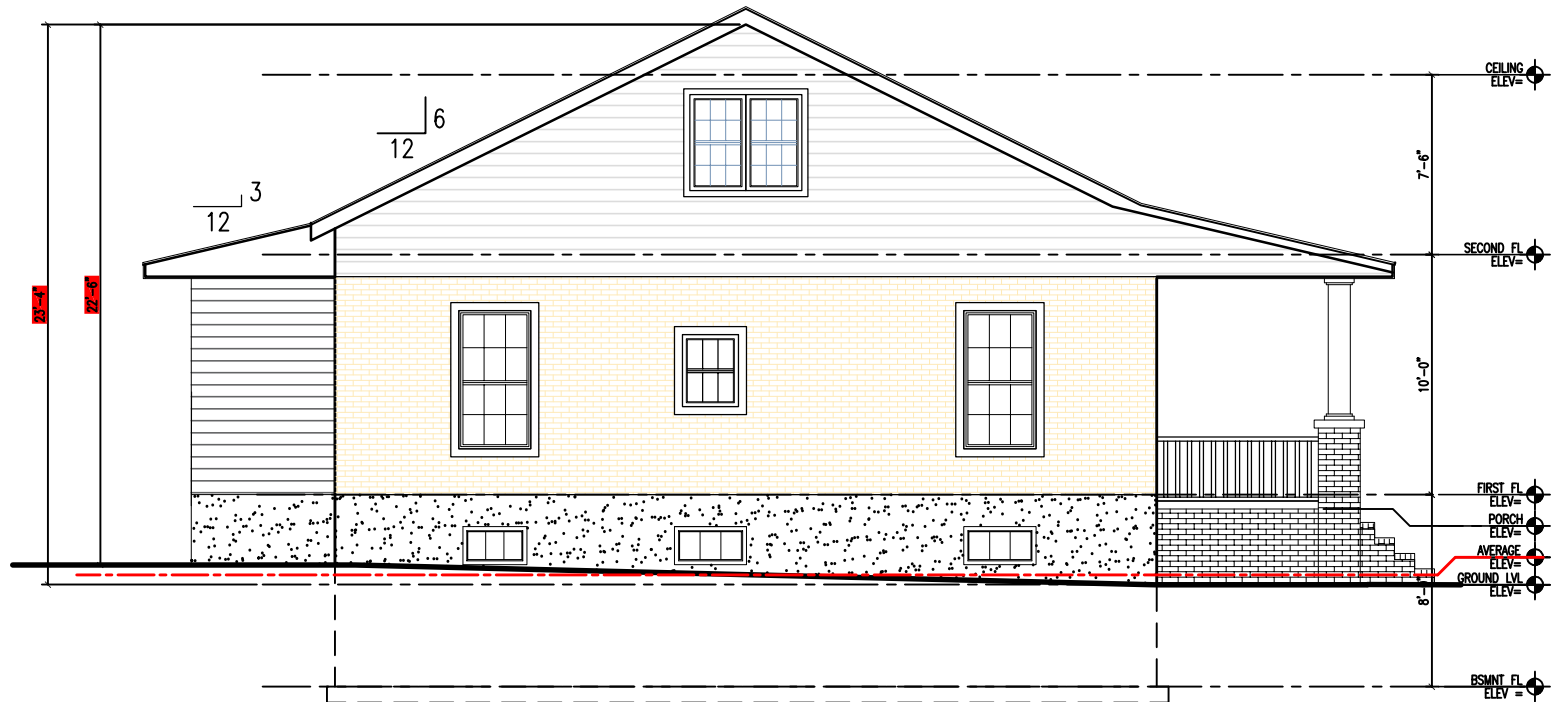
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE1

1 OF 4



2 EXISTING LEFT ELEVATION
1/4"=1'-0"

EXISTING LEFT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

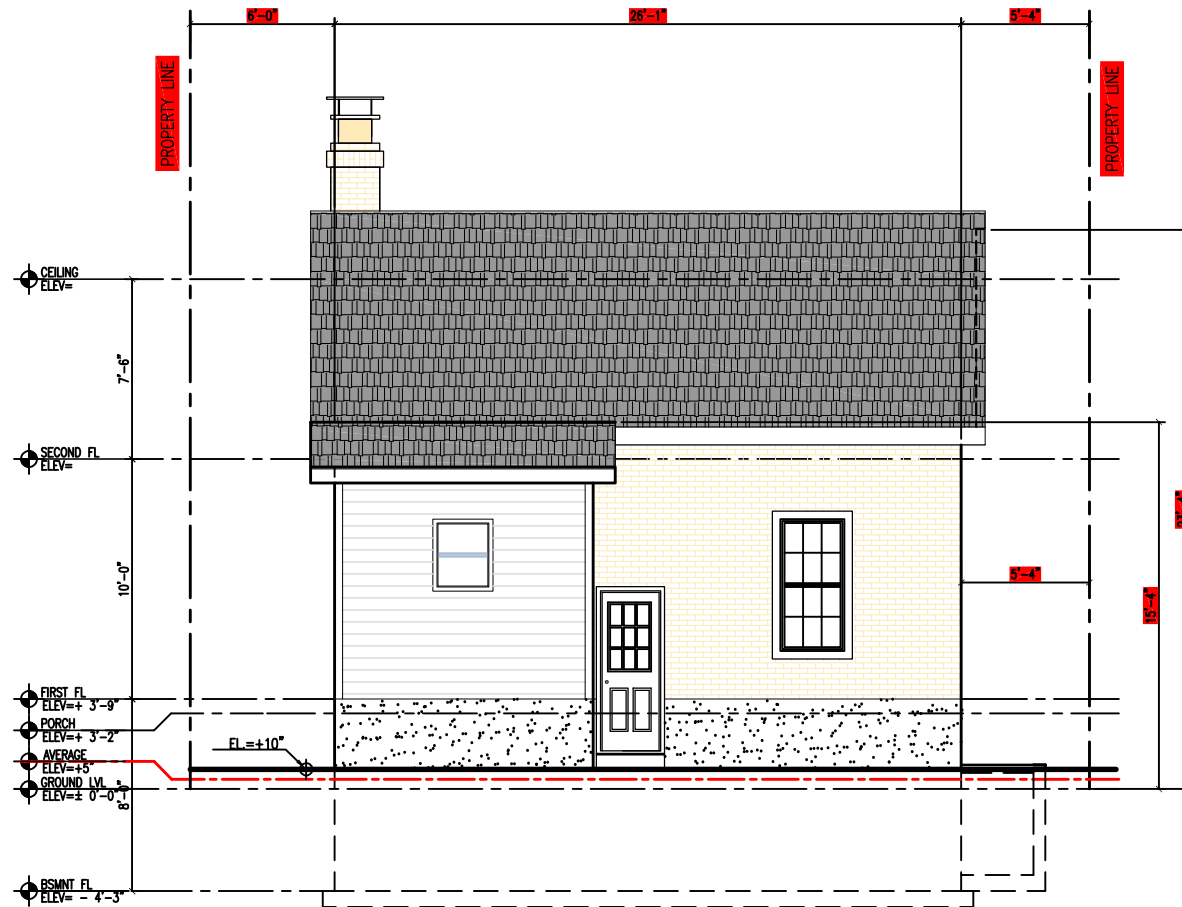
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE2

2 OF 4



3 EXISTING BACK ELEVATION
1/4"=1'-0"

EXISTING BACK ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

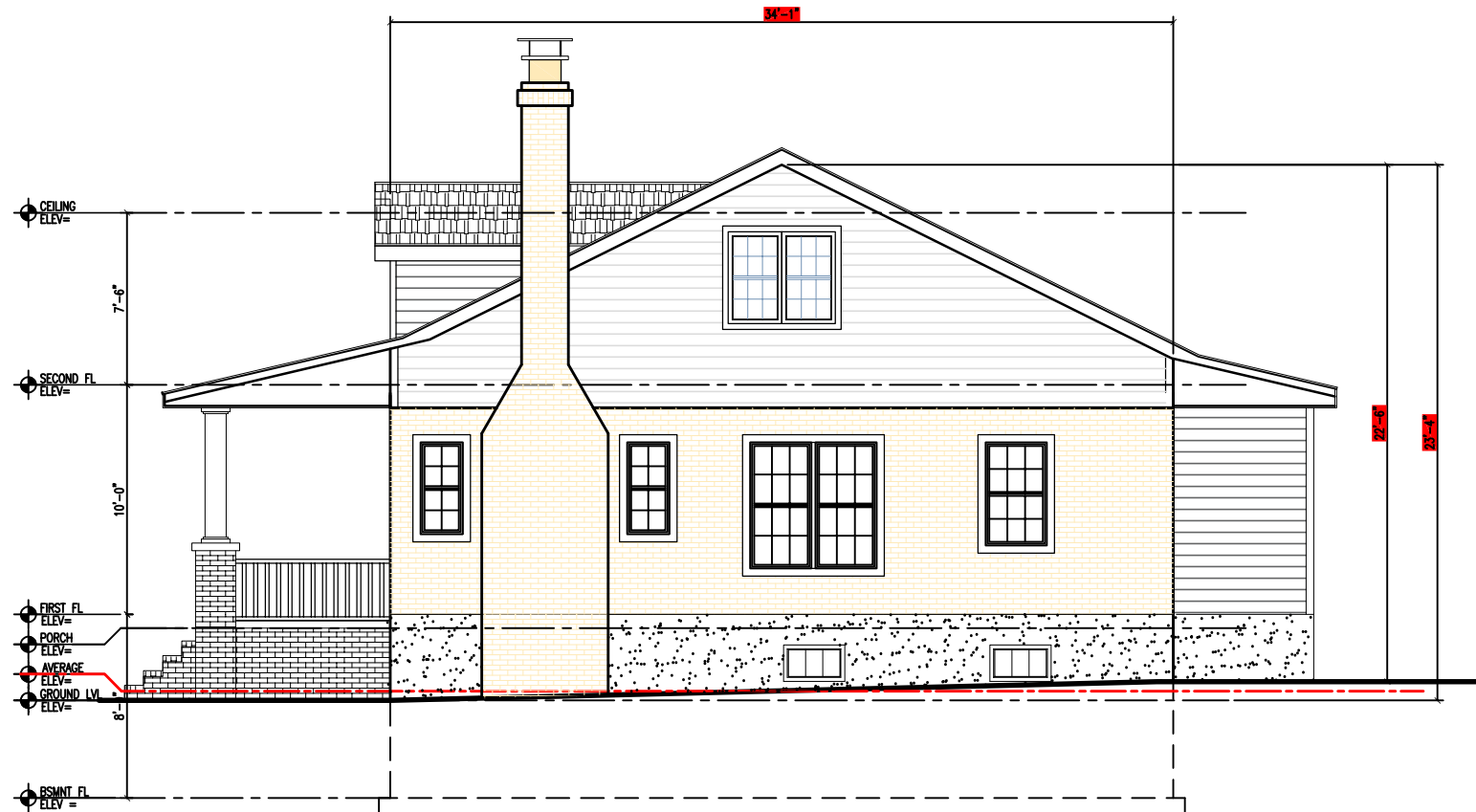
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE3

3 OF 4



4 EXISTING RIGHT ELEVATION
1/4"=1'-0"

EXISTING RIGHT ELEVATION

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

OWNED BY:

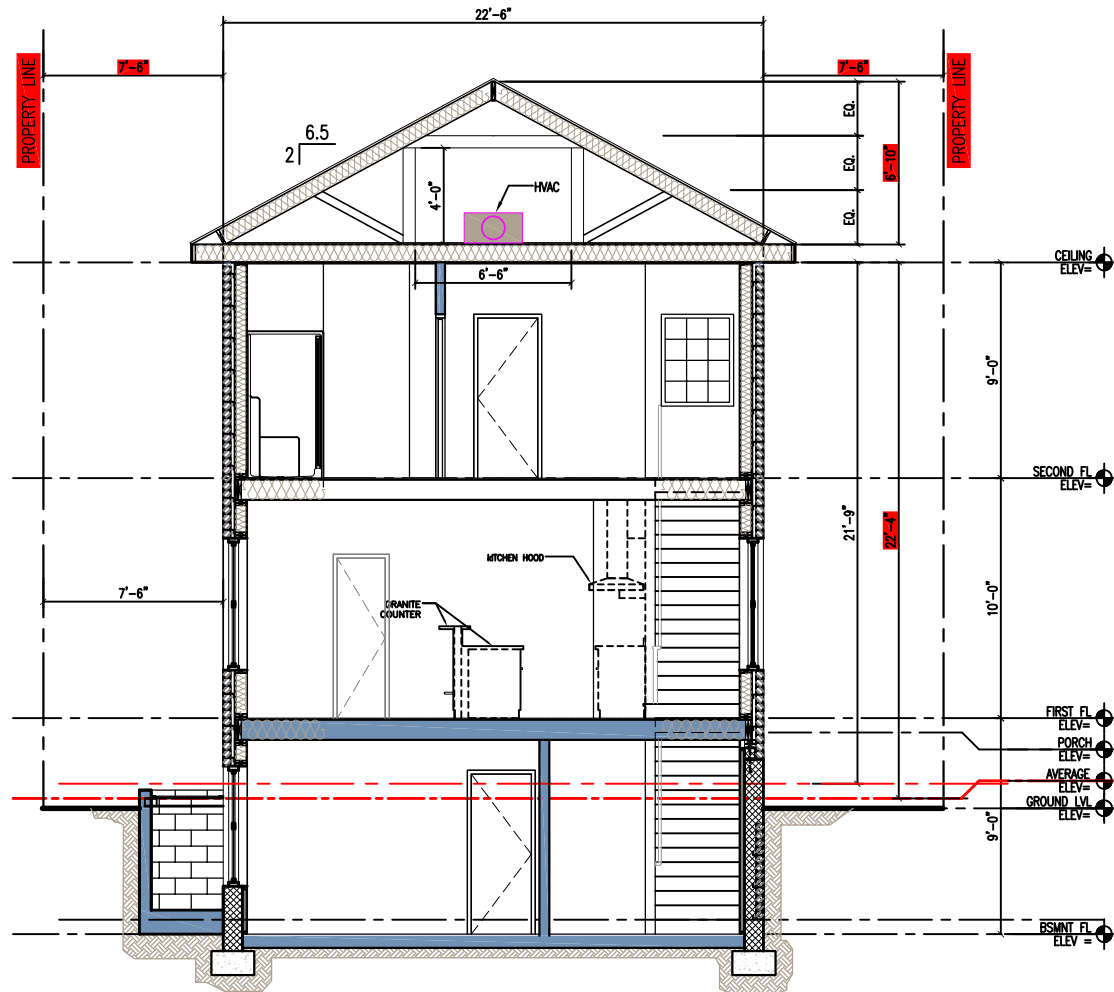
EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

Job Number:

XE4

4 OF 4



1 SECTION A-A
1/8"=1'-0"

PROPOSED SECTION A-A

MARAVI RESIDENCE

7 W. WALNUT ST

ALEXANDRIA VA 22301

DATE

DEC-21-2020

ISSUE:

SPECIAL USE PERMIT

DRAWN BY: E. COLLAO

DESIGNER:
ENRIQUE COLLAO
265 S. PICKETT ST. #301
ALEXANDRIA VA, 22304
Phone: 202-701-6823

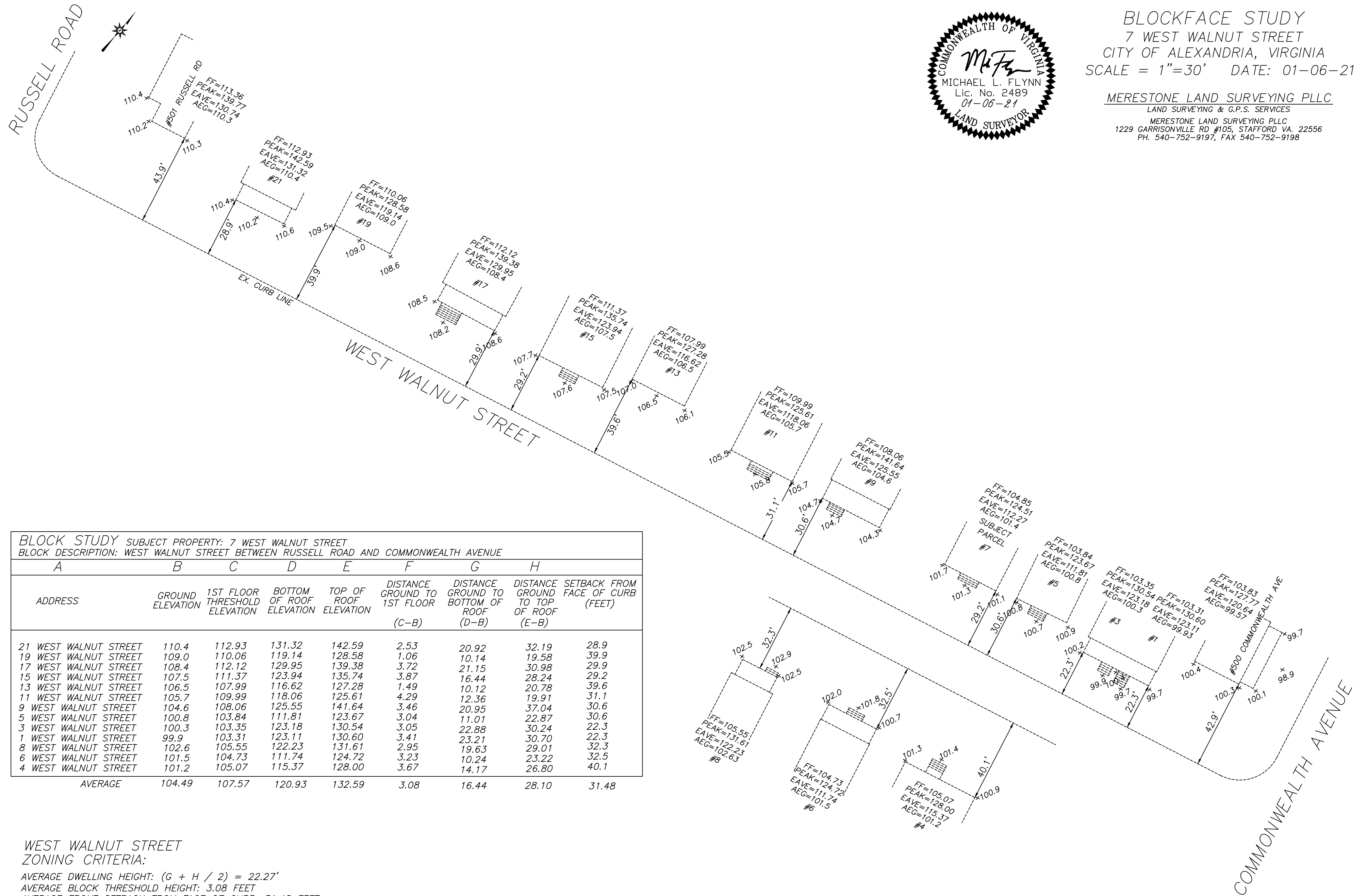
OWNED BY:

EDGARDO MARAVI

7 W. WALNUT ST.
ALEXANDRIA VA 22301
(202) 431-4618

PSA

1 OF 1









17 February 2021

The City of Alexandria
Office of Planning & Zoning
Zoning, Room 2100
301 King Street
Alexandria, VA 22314

Submitted via electronic mail: PlanComm@alexandriava.gov

Re: Special Use Permit #202-00108
7 West Walnut Street

To Whom It May Concern:

We strongly support Mr. Edgar Maravi's application for Special Use Permit #202-00108 to remove and replace the physical building situated at 7 West Walnut Street.

Our family lives directly across the street from the property in question. Our front windows look directly at the subject property and we see the property every time we walk out the front door and while sitting on our porch. Arguably, we are the most impacted neighbor in terms of the subject property aesthetics.

We have reviewed Mr. Maravi's plans and have discussed the project with him at great length. We firmly believe that the plan for the site will significantly improve the property as the home has been in a state of dilapidation since we moved to the neighborhood in 2014.

We are quite pleased that Mr. Maravi's vision takes into consideration the historic nature of the neighborhood and is respectful of the local home styles. The proposed building design fits well with the other houses on the street, will lend to the character of the neighborhood, and will be visually pleasing.

We enthusiastically endorse the proposal and encourage you to act quickly to approve any and all necessary City permits, applications, and the like so that this property can be redeveloped as soon as possible.

Should you have any questions or would like to discuss this issue in further detail, please feel free to reach out us on: 202-494-8761.

Sincerely,



Terrence Heubert



Katherine Heubert