

Special Use Permit #2020-00100
109 Stewart Avenue –
Redevelopment of a Substandard Lot

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot.	Planning Commission Hearing:	March 2, 2021
	City Council Hearing:	March 13, 2021
Address: 109 Stewart Avenue	Zone:	R-2-5/Single and Two-Family
Applicant: Kyle Smith, represented by Ram Pradhan, agent	Small Area Plan:	Potomac West

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

Staff Reviewers: Alexa Powell, alexa.powell@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 2, 2021:

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of SUP#2020-00100. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and is supportive of the project.

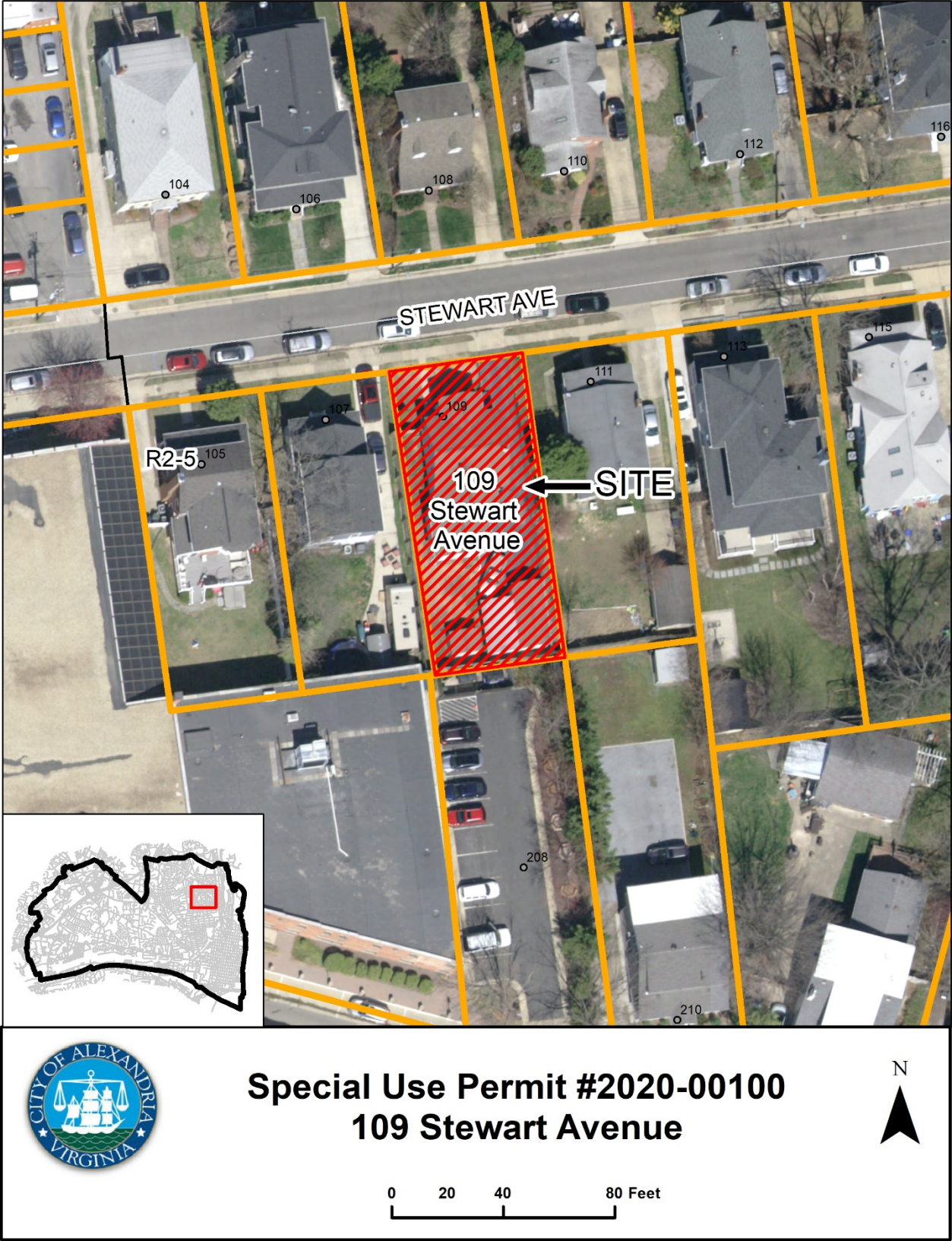
The Commission also noted a clerical edit to the case number in the staff report which is written as 2021-00100 rather than the appropriate case number which is 2020-00100.

Speaker:

Chair Macek indicated one of the things that gave him confidence with respect to this application was the level of detail provided by the applicant. As compared to similar cases he believed the information provided was sufficient for Planning Commission review and ultimately made it easier to support. Chair Macek also praised the applicant for seeking the guidance of the Del Ray

Pattern book to inform the design and while this will be a new home it will mirror the vernacular architecture of the period found in this neighborhood.

Commissioner Brown also added a few comments based on his experience on the infil task force. First, he believes this is the type of project that fulfils the goals intended by the infil regulations from a technical perspective. However, Commissioner Brown did express concern that he believed the house was purchased for speculative redevelopment and the existing one story bungalow was from all outward apperances otherwise habitable. More specifically he was aprehensive about the gradual increase in the size of homes on the street and more broadly in the Del Ray Neighborhood as they are redeveloping. While he does not feel things are working out exactly the way he had hoped with the regard to the infil regulations he acknowledged that there was little the zoning ordinance could do to change the market forces that are driving this growth. Nevertheless, Commissioner Brown indicated his support for this project.



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Kyle Smith, represented by Ram Pradhan, agent, requests special use permit (SUP) approval to construct a single-family dwelling on a developed substandard lot. Section 12-901(C) requires City Council to review the SUP for compatibility with the existing neighborhood character in terms of bulk, height and design.

SITE DESCRIPTION

The subject property is one lot of record with 47 feet of frontage on Stewart Avenue, 110 feet of depth and a total lot area of 5,170 square feet. The site is currently developed with a one-story single-family dwelling (Figures 1 and 2).

The property is surrounded by primarily single-family residential uses, although the City of Alexandria Department of Human Services visitor parking is located immediately to the south. Additional commercial uses exist a short distance to the west along Mount Vernon Avenue.

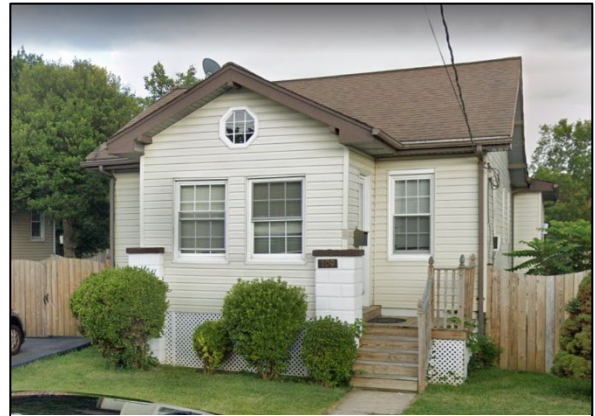


Figure 1. Existing Dwelling

BACKGROUND

The subject property is located within the Town of Potomac National Register Historic District. The existing 1,142 square foot, one-story dwelling, built around 1930 has been identified as a “contributing structure,” meaning that the existing dwelling contributes to the historic character of the district (Figure 2). The current dwelling is a traditional bungalow with a side facing gable. As the National Register nomination states: “The 1920s...saw a predominance of bungalows of one to one-and-one-half stories in height. These, like the earlier four-squares and Queen Anne-style dwellings, promoted neighborliness with large front porches.” National Register historic district designation is an honorific designation and does not include regulations to prohibit demolition or to require historically sympathetic design changes.



Figure 2. Existing House Elevation (to be demolished)

PROPOSAL

The applicant proposes to remove the existing home on the property and construct a new two-story single-family dwelling (Figures 3-5). The proposed dwelling has a gross total floor area measuring 5,149 square feet and will include a full-width front porch. The floor area after deductions is 2,324 square feet.



Figure 3. Proposed Front Elevation



Figure 4. Proposed Side Elevation

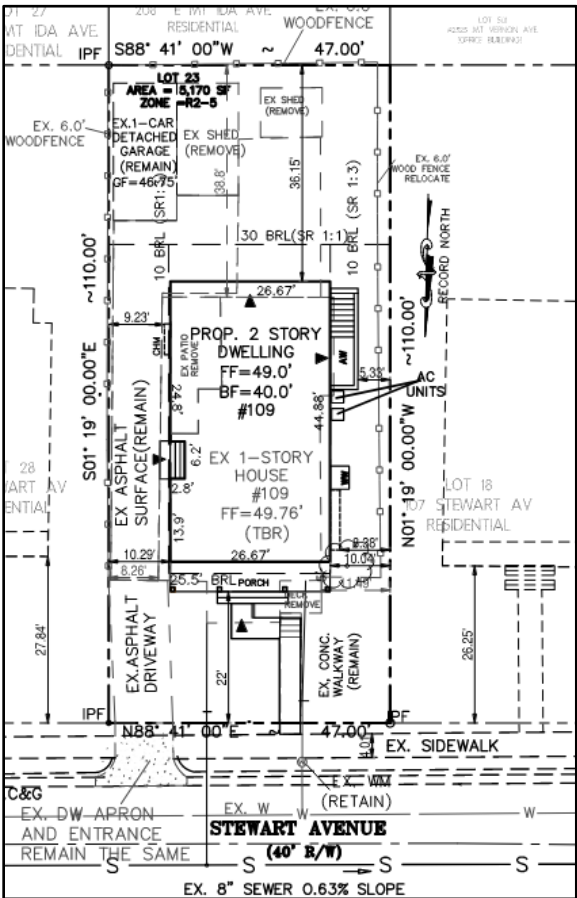


Figure 5. Property Survey with Proposed House

ZONING

The subject property is located in the R-2-5 zone, which requires a minimum lot size of 5,000 square feet, a minimum lot frontage of 40 feet, and a minimum lot width of 50 feet for a single-family dwelling. The lot exceeds the minimum size and lot frontage requirements but at 47 feet wide falls three feet short of meeting the required minimum lot width for the zone. The lot is, therefore, considered substandard and subject to infill regulations for a substandard lot.

The provisions of Section 12-900 of the Zoning Ordinance, apply to developed substandard lots. This section requires that the City Council determines “that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height, and design.”

The following table further illustrates the significant zoning elements associated with this proposal.

	Requirement		Proposal
Lot Size	5,000 SF Min		5,170 SF
Lot Width	50' Min		47’*
Lot Frontage	40' Min		47’
Front Yard	Established setback	14.79’-28.1’	26.11’
Side Yard (East)	1:3 with 7’ min	7’	10.29’
Side Yard (West)	1:3 with 7’ min	7’	8.38’
Rear Yard	1:1 with 7’ min	25.4’	36.15’
Building Height	Avg. Prevailing	21’	26.4’
Threshold Height	Max Prevailing	3.1’	2.6’
FAR	0.45	0.45 x 5,170 SQFT = Maximum 2,326.5 SF	2,324 SF

** Lot is substandard as to width*

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

PARKING

Pursuant to Section 8-200(A)(1) of the zoning ordinance, a minimum of two parking spaces are required for single family detached dwellings. The applicant meets this requirement with the existing one car garage and driveway on site.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to construct a new dwelling on this property given that it finds the request compatible with the neighborhood in terms of height, bulk and design. The applicant states the purpose of his request is that he seeks a larger home for his family, who would like to remain residents of the City of Alexandria. The applicant has worked with staff to revise the original submitted plans to be more in keeping with the height, bulk and design found in this neighborhood.

Height

It has been standard practice for staff to assess height for the redevelopment of substandard lot SUPs based on whether the proposal exceeds the average height for the block by more than 20 percent. Since the dormer is greater than 30 percent of the roof width, the ordinance instructs height to be measured to the midpoint of the dormer, which results in an overall height of 26.4 feet. While the overall proposed height exceeds the staff practice of considering heights 20% higher, or 25.2 feet in this case, staff supports the additional increase in height to 26.4' feet. This nominal height difference of 1.2 feet is important to accommodate the attic dormer. This architectural feature is a traditional foursquare design element in keeping with the Del Ray pattern book and similar in style to neighboring dwellings shown below in Figure 6.

Further, the tallest house, an American Foursquare of similar design, on the street measures 26.8 feet and, therefore, staff considers the height proposal to be compatible with the neighborhood.



Figure 6. Neighboring homes on the same block. Left to right: 106 Stewart, 113 Stewart, and 116 Stewart.

Bulk

Although the proposed design represents a significant increase in bulk, as compared to the existing bungalow, it is within the allowable floor area for the zone and staff finds it compatible with the

scale, mass and architectural character of its historic neighbors. The design features different planes, such as the dormer and front porch, which contribute to the perception of less bulk.

Design

Throughout this process the homeowner and architect have taken the feedback provided by staff into careful consideration and incorporated many of these recommendations, based on the Del Ray pattern book, into the final design in order to maintain the neighborhood character. The proposed structure replaces a one-story bungalow with a two-story dwelling in the style of an American Foursquare which is common to this neighborhood. This proposal includes many of the defining architectural features of a traditional Foursquare including a full-width front porch, low pitched hip roof, period-correct fenestration, and a small front dormer. The proposed six-over-one sash windows and transom window above the front door are characteristic of the Craftsman period. These design details are architectural features typically found in the neighborhood and the Town of Potomac historic district.

Tree Canopy Coverage

With respect to tree canopy coverage, trees of any significance do not exist on the property and staff believes the landscape guideline requirements of the grading plan, requiring 25% canopy coverage, are sufficient to adequately address future canopy coverage on this property. A tree survey must be submitted at the time of the Grading Plan. As this SUP request was submitted after March 1, 2019, the grading plan shall be prepared pursuant to the 2019 Landscape Guidelines.

Given the scope of the special use permit review, and the compatibility of the proposed new house with its immediate neighborhood, staff recommends approval of the application with the following conditions.

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 February 11, 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. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post a minimum of two no idling for greater than 10 minutes signs in the frontage of the site. (T&ES)

STAFF:

Tony LaColla, AICP, Division Chief
Ann Horowitz, Principal Planner
Alexa Powell, 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:

- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-3 No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post a minimum of two no idling for greater than 10 minutes signs in the frontage of the site. (T&ES)
- F-1 Transportation Planning, and Traffic Engineering has no comments.
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)
- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)

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

Code Enforcement:

- F-1 Code Enforcement provided no comments or objections to construction on a substandard lot.

Fire:

No comments received.

RPCA:

No comments received.

Health:

No comments received.

Police:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2020-0100

PROPERTY LOCATION: 109 Stewart Avenue

TAX MAP REFERENCE: 024.04-05-04

ZONE: R-2.5

APPLICANT:

Name: Ram L Pradhan

Address: 109 Stewart Avenue, Alexandria, Va 22301

PROPOSED USE: Residential 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.

Ram Pradhan

Print Name of Applicant or Agent

25209 Larks Terrace

Mailing/Street Address

South Riding, Va 20152

City and State

Zip Code

Ram Pradhan

Signature

11-24-2020

Date

7036553951

Telephone #

Fax #

info@inovaengineers.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 109 Stewart Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use permit use as
(use)
described in this application.

Name: Kyle C Smith Phone: 301-502-9291
Please Print
Address: 109 Stewart Avenue Email: KYLECSMITH2@GMAIL.COM
Signature: *kyle c smith* Date: 11-24-2020

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

☒ **Required floor plan and plot/site plan attached.**

☒ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: Civil Engineer 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.

Owner: Kyle C. Smith, 109 Stewart Ave, Alexandria, Va 22301. Ownership 100%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Kyle C. smith	109 Stewart Ave	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 109 Stewart Avenue, Alexandria, Va 22301 (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. Kyle C. smith	109 Stewart Ave	100%
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 require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kyle Smith	None	None
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.

11-24-2020

Date

Kyle C. Smith

Printed Name


Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):
[X] 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).

NA

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

NA

6. Please describe the proposed hours and days of operation of proposed NA

Day: NA

Hours: NA

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

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

NA

- B. How will the noise be controlled?

NA

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

NA

- 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)

NA

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

NA

- C. How often will trash be collected?

NA

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

NA

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

[] Yes. [X] No.

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

NA

- 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?

NA

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:

2 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*)
[x] on-site
[] off-site

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

Driveway surface and detached garage

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

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

[] Parking reduction requested; see attached supplemental form

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

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

<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? N/A _____

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

N/A _____

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

NA _____

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?

Adequate

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

No How large will the addition be? N/A_ square feet.

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

1132 sq. ft. (existing) + 1325 sq. ft. (addition if any) = 2457 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

B

A. Property Information

A1. 109 Stewart Avenue, Alexandria, VA 22031
Street Address

R-2-5
Zone

A2. 5,170.00 x 0.45 = 2,326.50
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. Existing Gross Floor Area* Sq. Ft.

B2. Allowable Floor Exclusions** Sq. Ft.

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

Comments for Existing Gross Floor Area

Existing home to be demolished

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 1,233.00

First Floor 1,272.00

Second Floor 1,250.00

Third Floor

Attic 1,250.00

Porches 135.00

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement** 1,233.00

Stairways** 180.00

Mechanical** 18.00

Attic less than 7'*** 1,250.00

Porches** 135.00

Balcony/Deck**

Lavatory***

Other**

Other**

C1. Proposed Gross Floor Area* Sq. Ft.

C2. Allowable Floor Exclusions** Sq. Ft.

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

C1. Total Gross 5,140.00 C2. Total Exclusions 2,816.00

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

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.

DocuSigned by:
Signature: Nate Penati
32F49F7975194ED...

2/1/2021
Date:

PROPERTY OWNER

KYLE C SMITH
109 STEWART AVE,
ALEXANDRIA VA 22301
PHONE:301-5029291
email: KYLECSMITH2@GMAIL.COM

PROJECT DESCRIPTION

THIS SPECIAL PERMIT PLAT IS
PREPARED FOR THE
REDEVELOPMENT OF A
SUBSTANDARD LOT, UNDER
SECTION 12-900.

INFILL LOT GRDAING PLAN HAS
BEEN SUBMITTED TO THE CITY
FOR DEMOLITION OF THE EX.
HOUSE AND CONSTRUCTION OF A
NEW SINGLE FAMILY DWELLING.

GRADING PLAN NUMBER:
GRD 2021-00013

ZONING TABULATION SECTION 3-300

1. ZONE	: R-2-5	
2. USE	: SINGLE FAMILY DWELLING	
3. ZONING REQUIREMENTS :		
	REQUIRED	PROVIDED
LOT SIZE	5,000 SF (MIN)	5,170 SF
LOT WIDTH @ BUILDING LINE	50 FT (MIN)	SPECIAL PERMIT 47.0 FT
LOT FRONTAGE	40 FT (MIN)	47.0 FT
FRONT YARD	20 FEET (MIN)	22.0 FT
SIDE YARD	SETBACK RATIO 1:3 (MIN. 7.0 FT)	10.4 FT
REAR YARD	SETBACK RATIO 1:1 (MIN. 7.0 FT)	36.15 FT
FAR	0.45 (MAX)	0.4495
HEIGHT	30 FT (MAX)	25.17 FT
CROWN COVERAGE	25 % (MIN)	29.01 % (MIN)

NOTES:

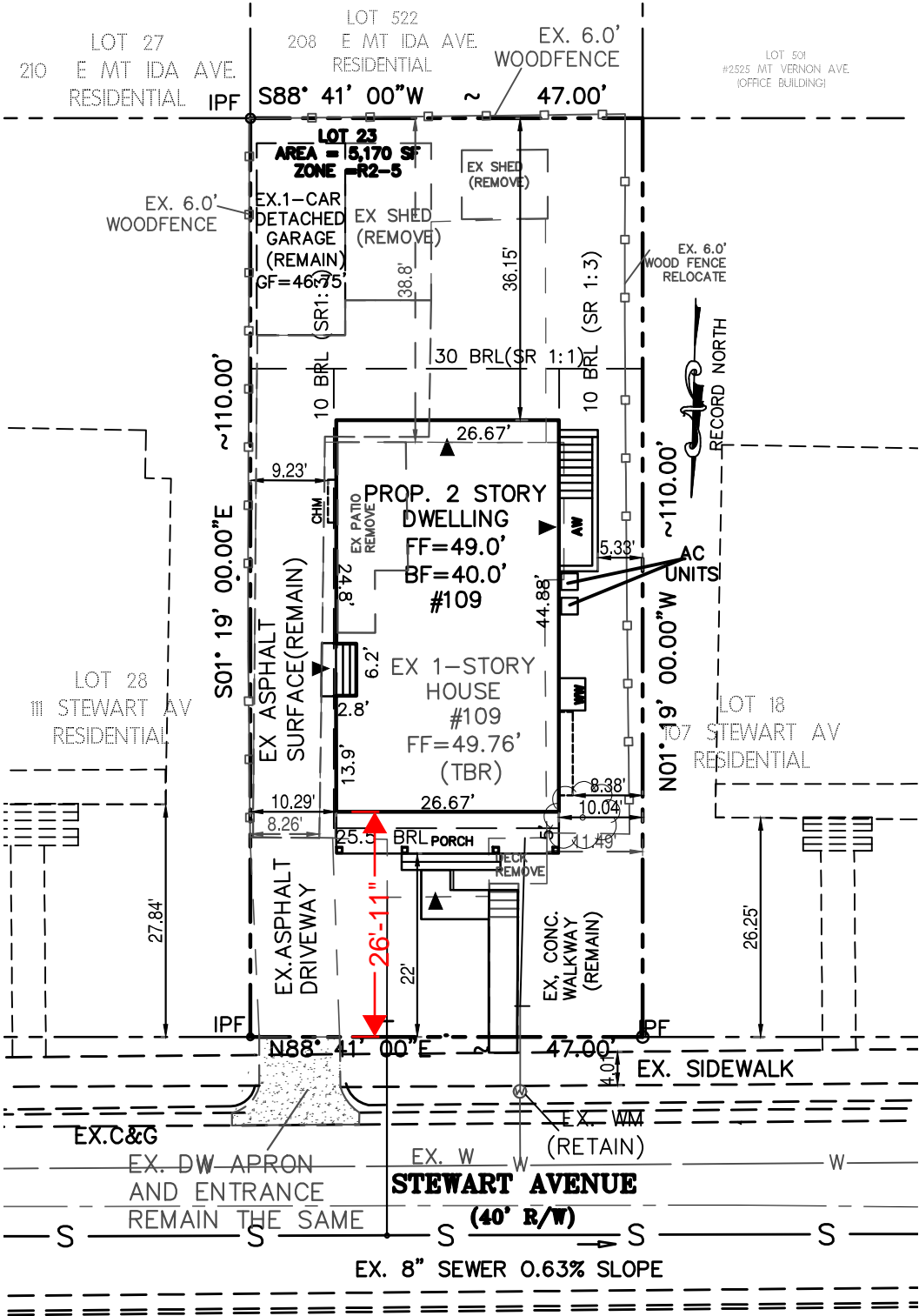
1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 024.04-05-04.

TREE NOTE:

2 STEMS 2", 2 1/2"
CRAPE MYRTLE

SHED NOTE:

EX.SHEDS ON REAR SHALL BE REMOVED.

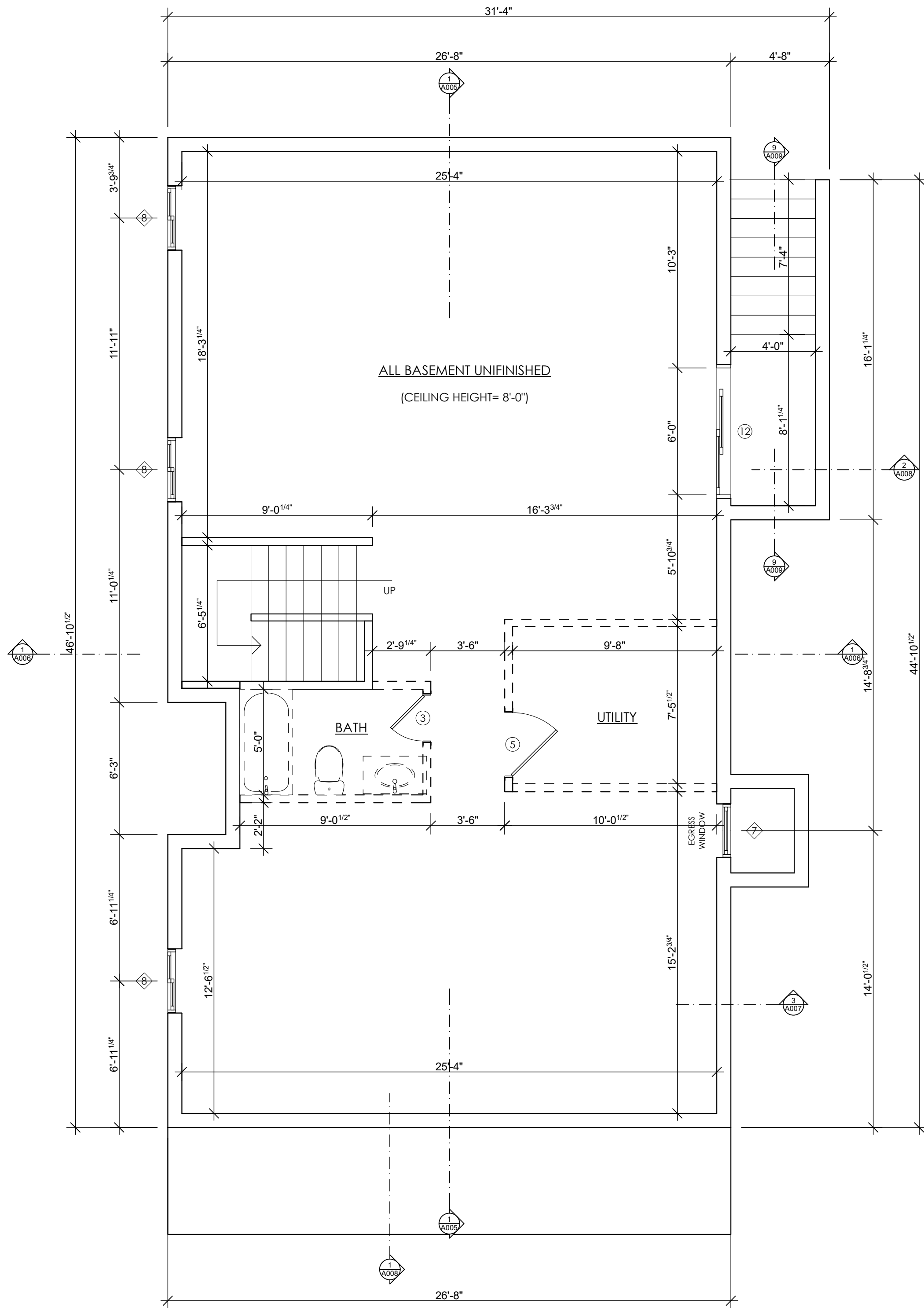


IPF= IRON PIPE FOUND
WM = WATER METER
CG = CURB AND GUTTER
WW = WINDOW WELL

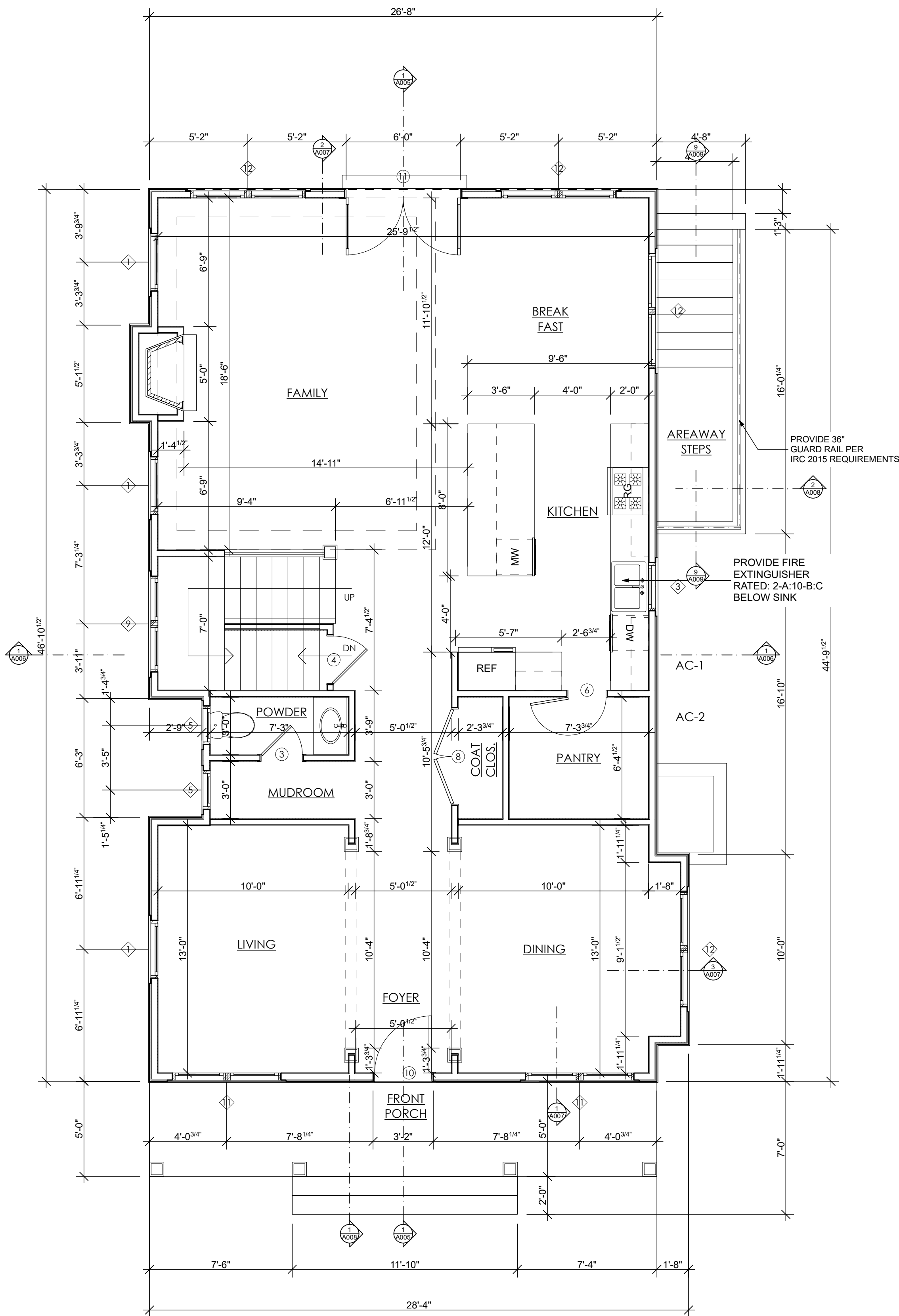
SPECIAL PERMIT PLAT

LOT 23, MOUNT VERNON
109 STEWART AVENUE
CITY OF ALEXANDRIA, VA 22301
SCALE: 1"=20', DATE: FEB 2, 2021

PREPARED BY
Inova Engineering Consultants, Inc.
25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3951
E-MAIL:INOVAENGINEERS@YAHOO.COM



1
A001
Basement Plan
SCALE: 1/4" = 1'-0"




2
A001
First Floor Plan
SCALE: 1/4" = 1'-0"

NOTE:
DIMENSIONS ARE TO FACE OF EXISTING FINISHES OR TO FACE OF NEW MASONRY OR WOOD FRAMING.


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ARCHITECTURE + ENGINEERING
CONSTRUCTION
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SUITE 204
VIENNA, VA 22180
TEL: 703-272-8711
FAX: 703-896-5051
EMAIL: Nate@Studio76.com

SMITH RESIDENCE
109 Stewart Avenue
Alexandria, VA 22031

Basement & First Floor
Plan


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A001
SHEET 7 OF 18




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Second Floor & Roof Plan



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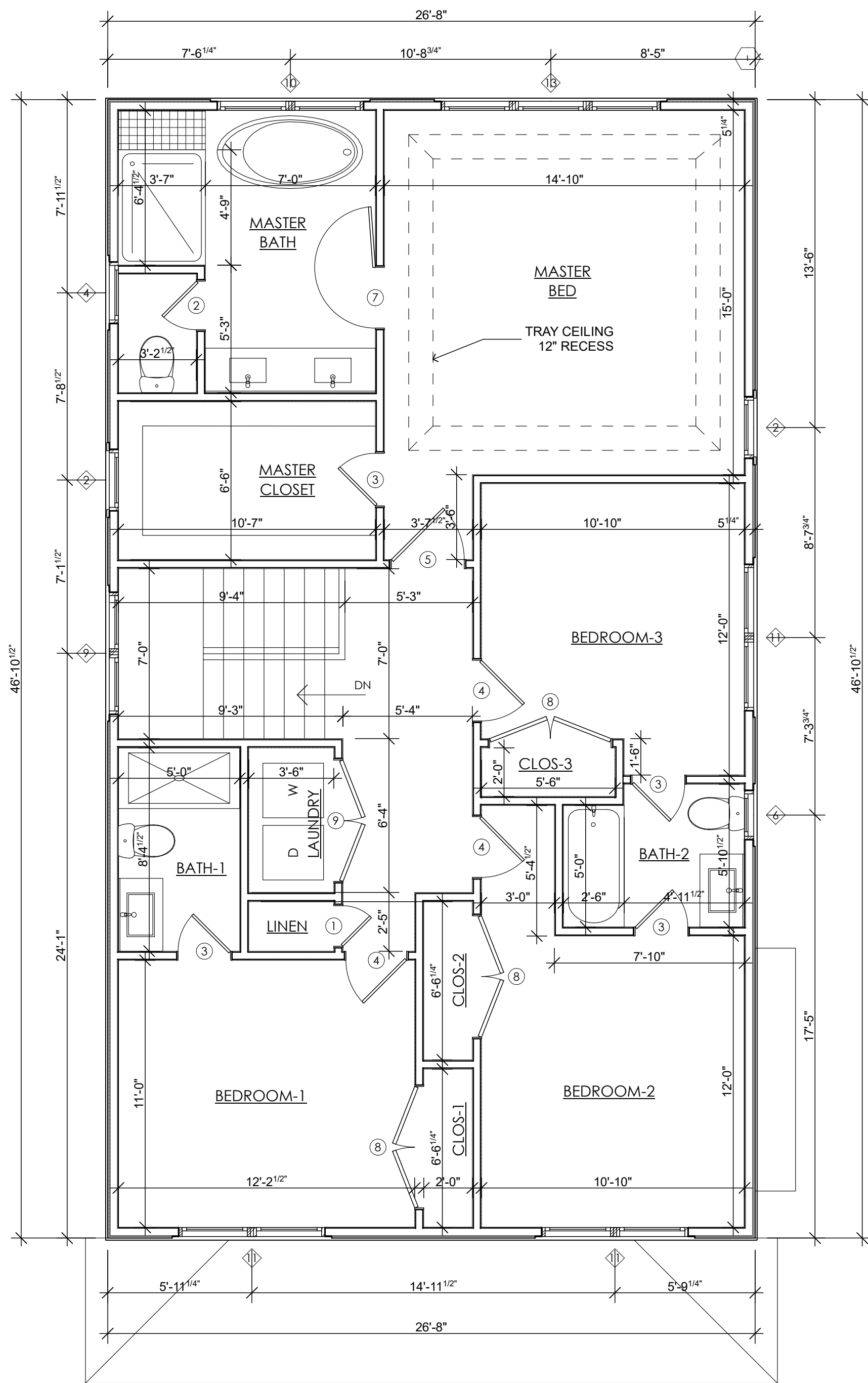
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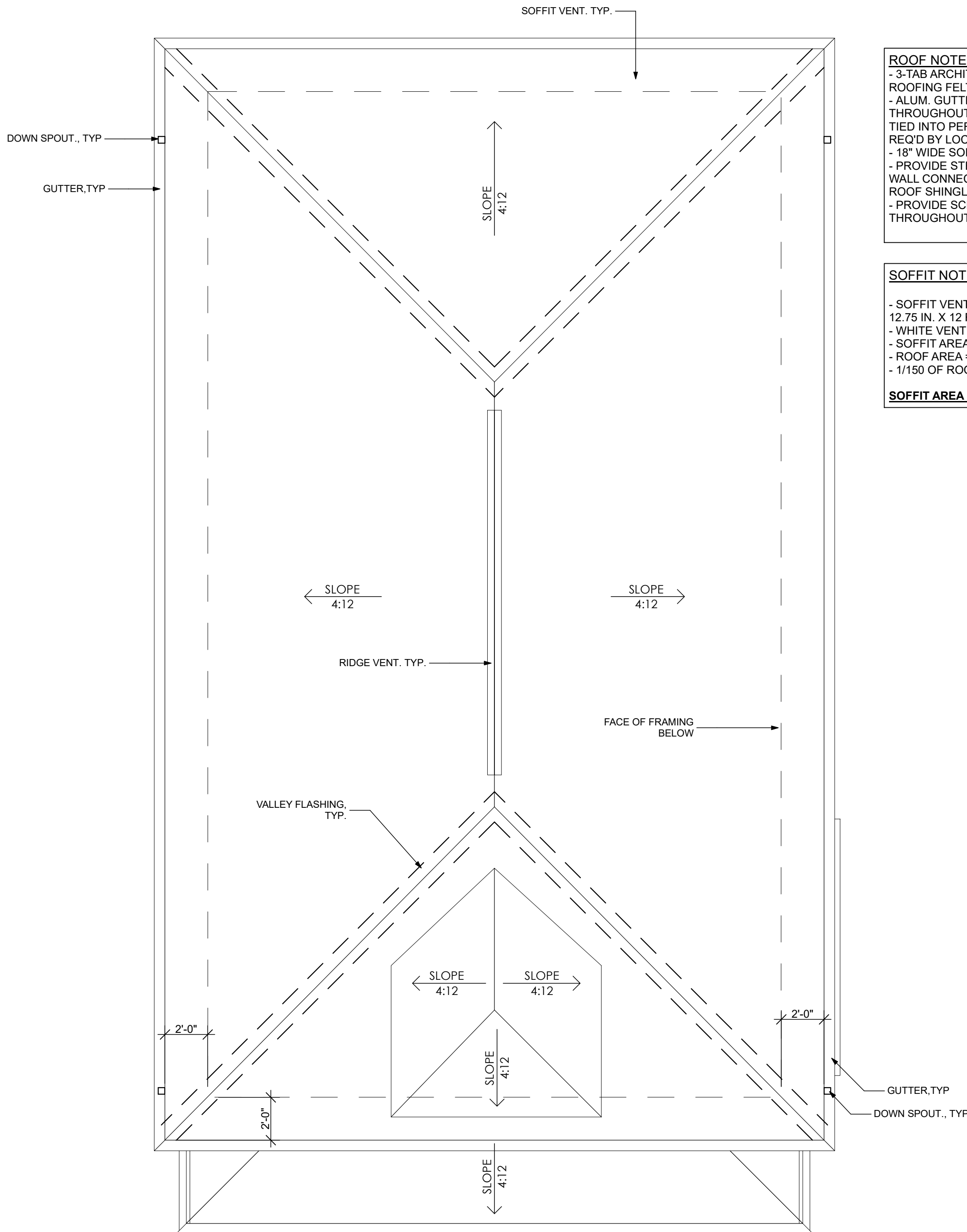
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A002

SHEET 8 OF 18



1
A002
Second Floor Plan
SCALE: 1/4" = 1'-0"



2
A002
Roof Plan
SCALE: 1/4" = 1'-0"

ROOF NOTES:
- 3-TAB ARCHITECTURAL SHINGLES ON 30#
ROOFING FELT THROUGHOUT, U.N.O.
- ALUM. GUTTERS & DOWNSPOUTS
THROUGHOUT DOWN TO SPLASHBLOCKS OR
TIED INTO PERIMETER DRAIN SYSTEM AS
REQ'D BY LOCAL CODES.
- 18" WIDE SOFFIT OVERHANGS, TYP. U.N.O.
- PROVIDE STEP FLASHING @ ALL ROOF-TO-
WALL CONNECTIONS PER WALL CLADING &
ROOF SHINGLE MANUF. INSTR.
- PROVIDE SCREENED VENTILATED RIDGE CAP
THROUGHOUT (NOT SHOWN)

SOFFIT NOTES AND CALC:
- SOFFIT VENT TO BE PLY GEM ECONOMY T4
12.75 IN. X 12 FT.
- WHITE VENTED SOFFIT
- SOFFIT AREA = 153 SF
- ROOF AREA = 1,483 SF
- 1/150 OF ROOF AREA = 9.88 SF
SOFFIT AREA (153 SF) > 9.88 SF



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SMITH RESIDENCE
109 Stewart Avenue
Alexandria, VA 22031

Elevations 1



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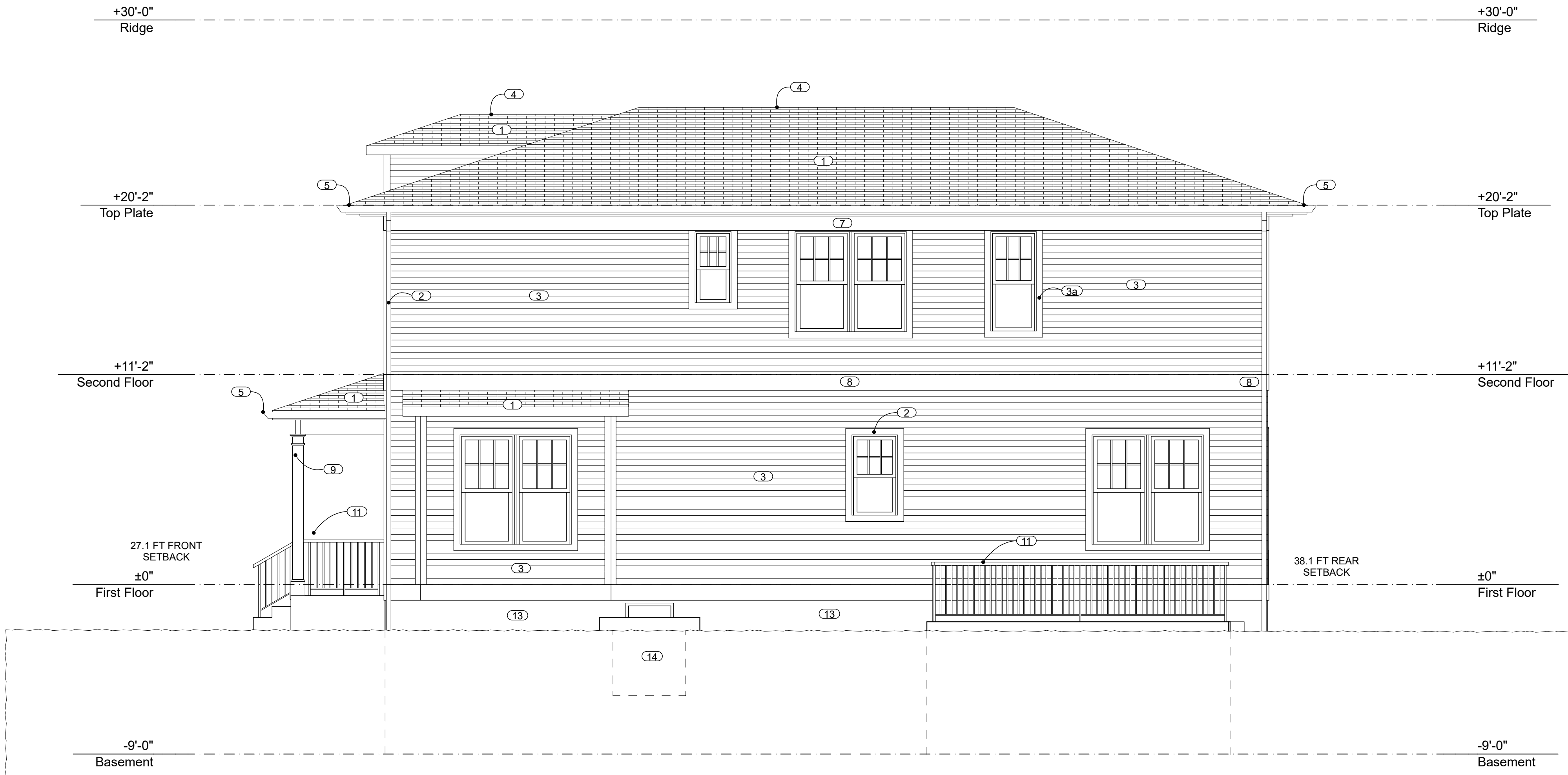
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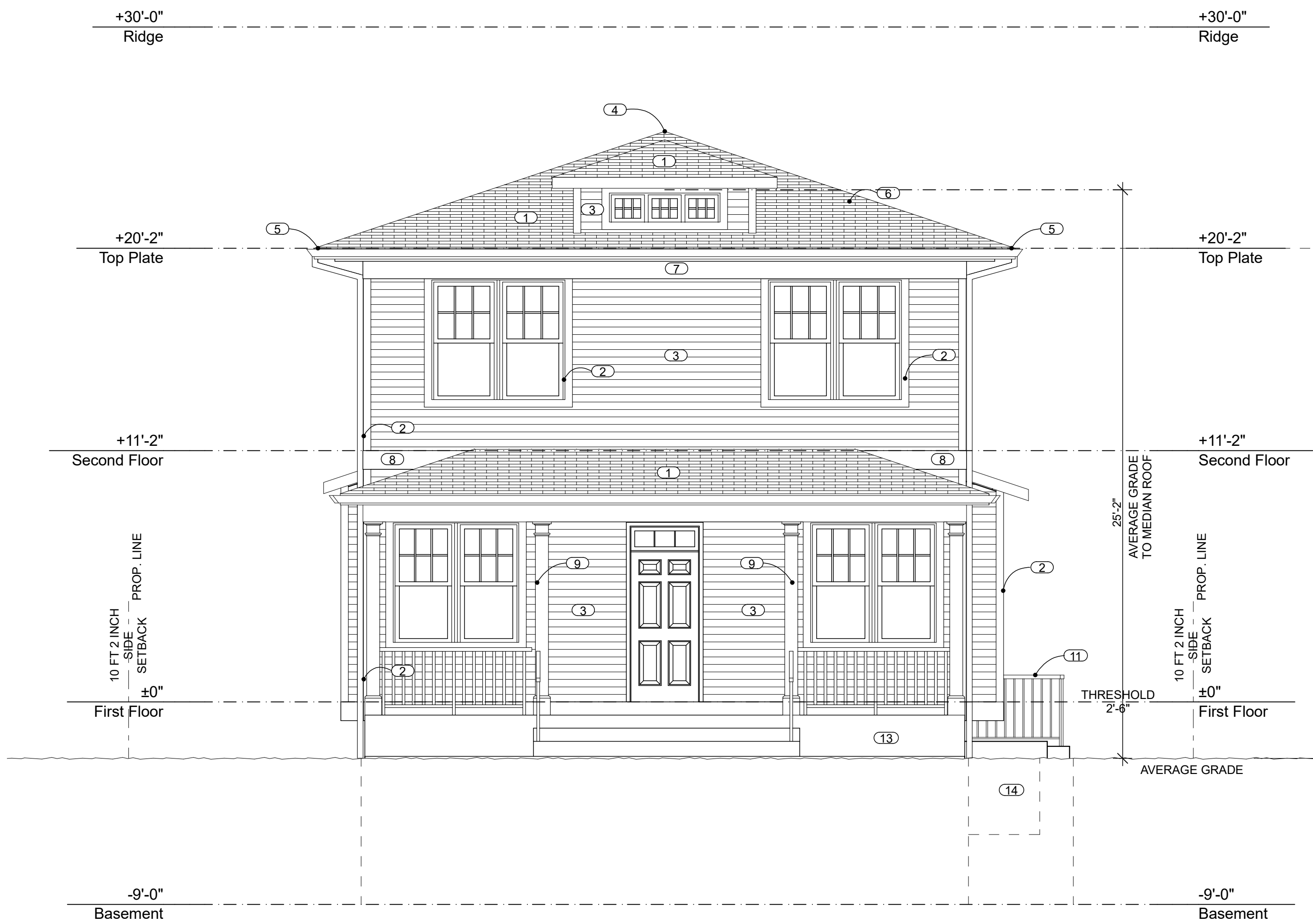
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A003

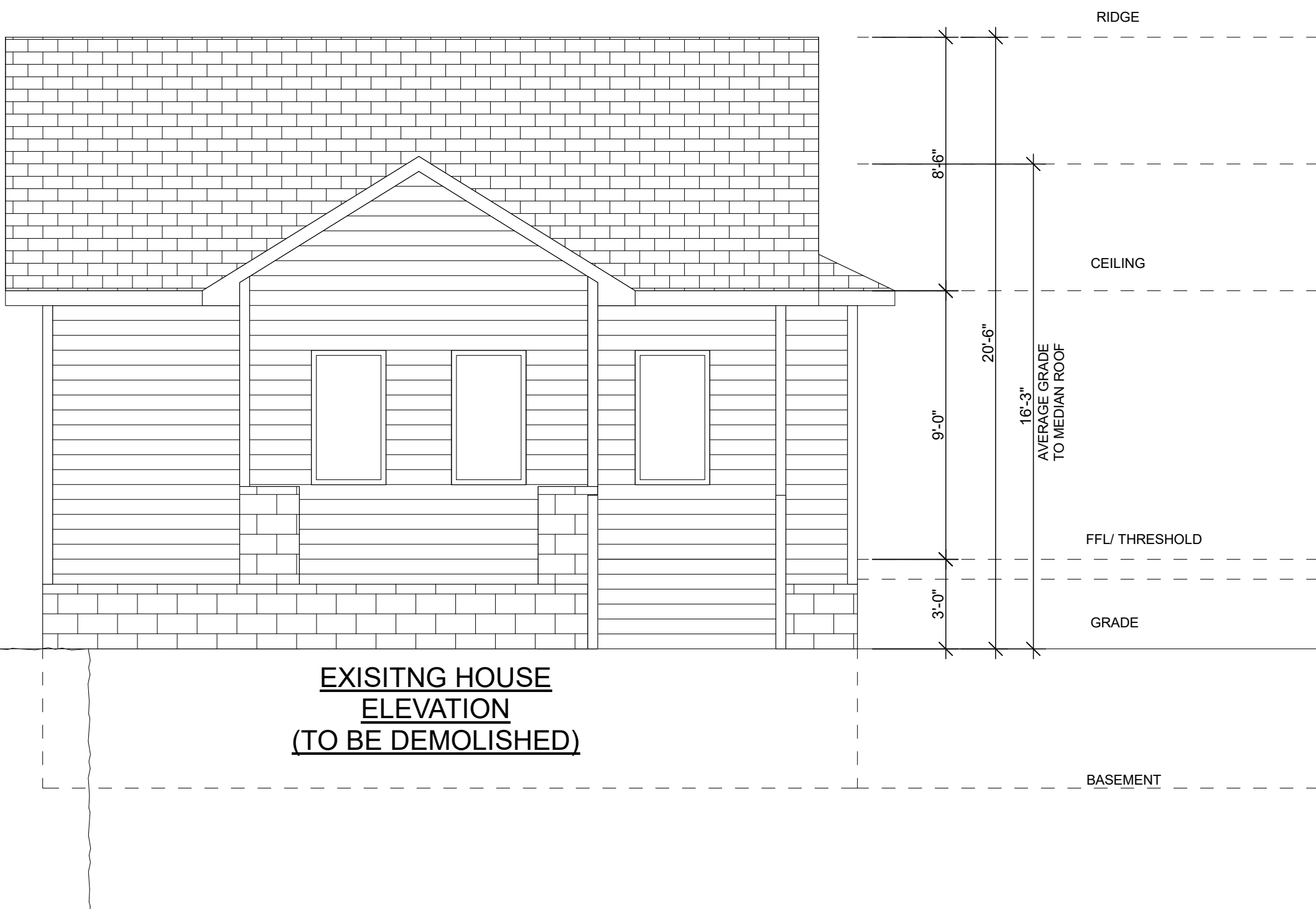
SHEET 9 OF 18



2
A003 Proposed Right Elevation
SCALE: 1/4" = 1'-0"



1
A003 Proposed Front Elevation
SCALE: 1/4" = 1'-0"



EXISTING HOUSE
ELEVATION
(TO BE DEMOLISHED)

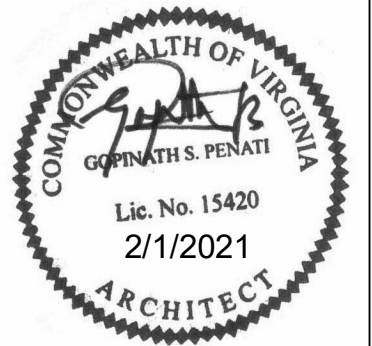


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SMITH RESIDENCE
109 Stewart Avenue
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Elevations 2



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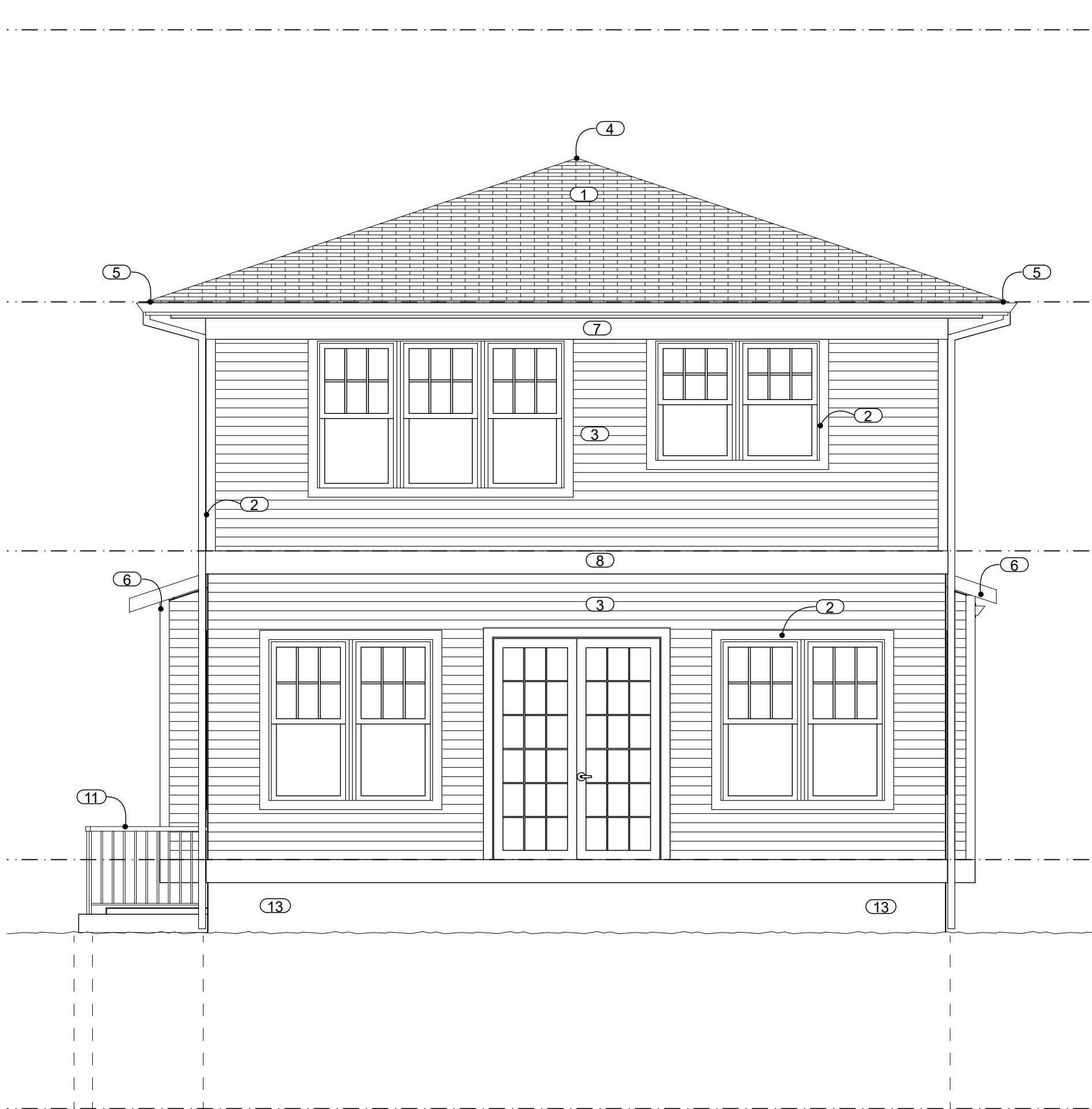
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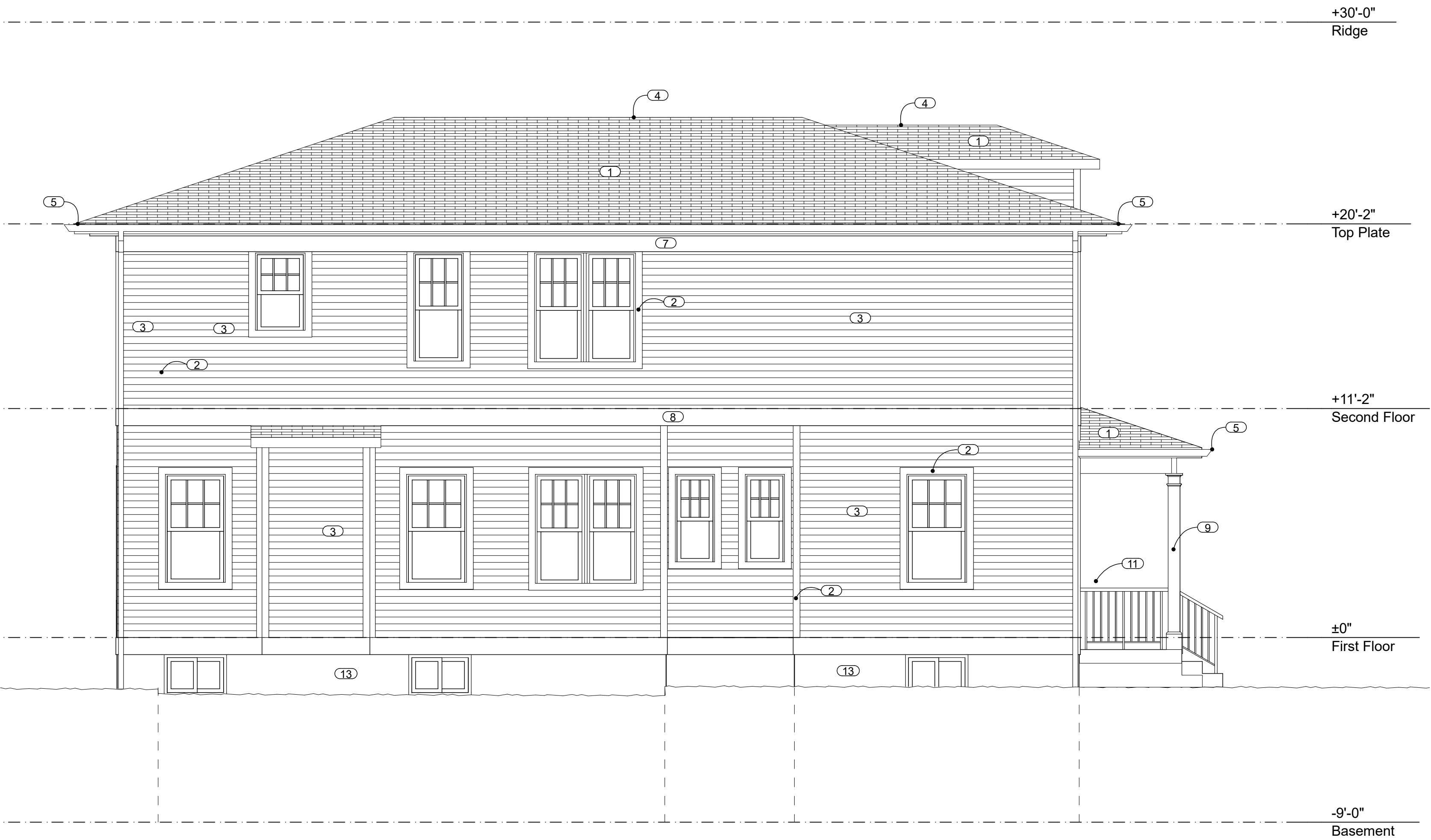
A004

ELEVATION KEYNOTES

- 1 ASPHALT SHINGLES ON 30# ROOFING FELT
- 2 MIRATEC CORNER & WINDOWS TRIM
- 3 CEMENT BOARD SIDING
- 4 VENTILATED RIDGE CAP
- 5 ALUM. GUTTER & D.S.
- 6 1x6 FASCIA / RAKE
- 7 5/4x8 FRIEZE BOARD
- 8 BAND BOARD
- 9 DECORATIVE COLUMN
- 10 CEDAR SHAKE
- 11 36" RAILING
- 12 WOOD BRACKET
- 13 CEMENT PARGING
- 14 WINDOW WELL



1
A004
Rear Elevation
SCALE: 1/4" = 1'-0"



2
A004
Left Elevation
SCALE: 1/4" = 1'-0"

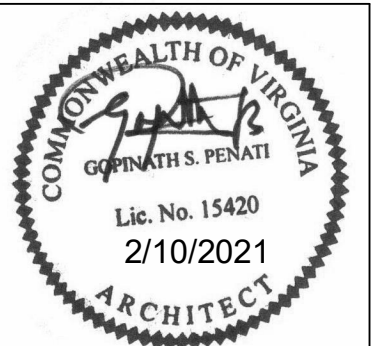


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Building Section 1



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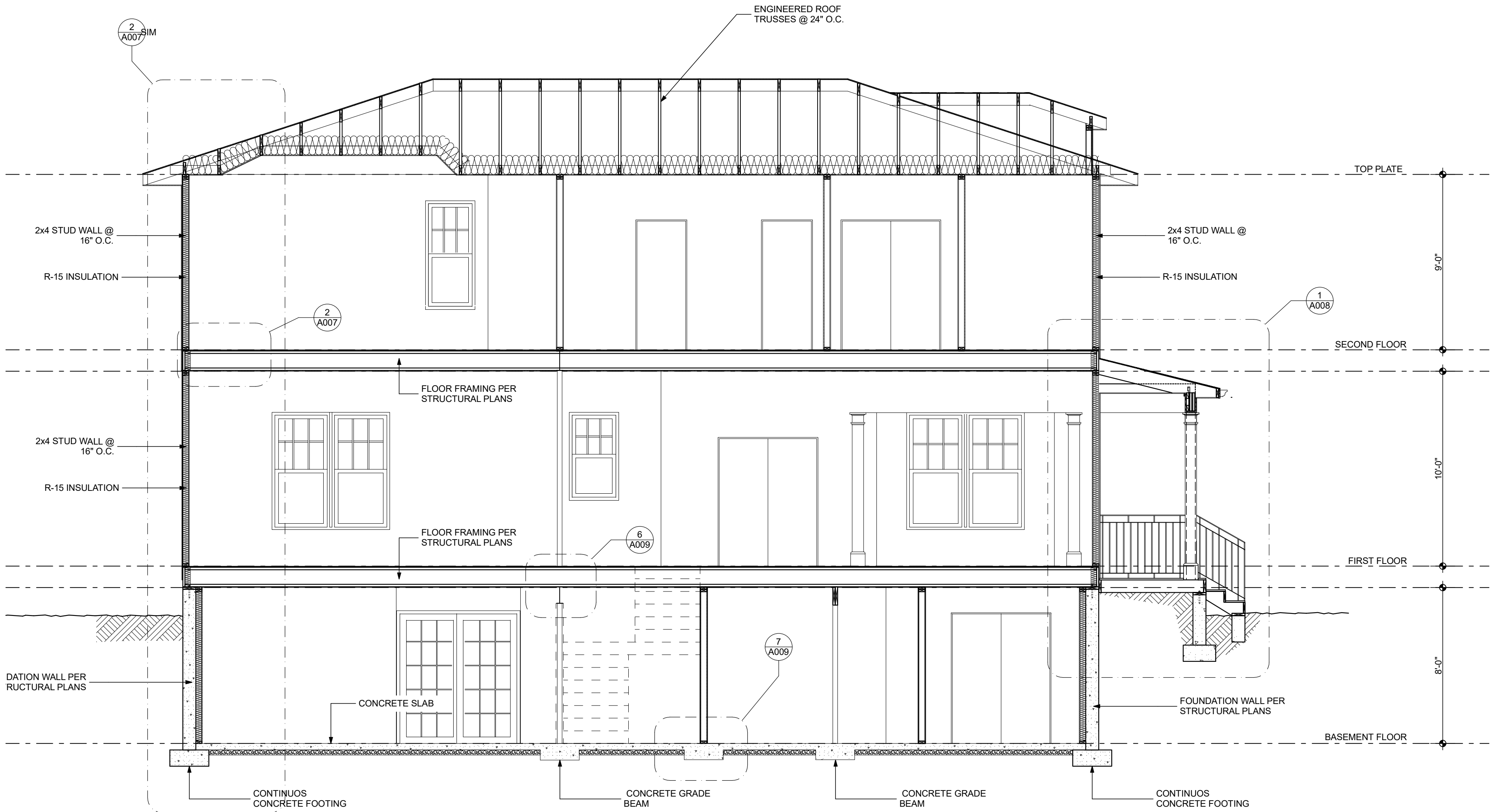
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A005



1 A005 Building Section 1
SCALE: 1/4" = 1'-0"

THRESHOLD HEIGHT COMPUTATIONS

PROPERTY ADDRESS	HT. FROM GROUND TO FIRST FLOOR (FT)
#119 STEWART AVE	3.10
#115 STEWART AVE	3.00
#113 STEWART AVE	3.20
#111 STEWART AVE	3.20
#107 STEWART AVE	3.10
#105 STEWART AVE	3.00
AVERAGE THRESHOLD HT.= 3.10 FT	

BUILDING HEIGHT COMPUTATIONS

PROPERTY ADDRESS	BUILDING HT.(FT) AVE GRADE TO MIDWAY ROOF	COMMENTS
#119 STEWART AVE	26.8	2-STORY
#115 STEWART AVE	16.7	1-STORY
#113 STEWART AVE	26.5	2-STORY
#111 STEWART AVE	16.2	1-STORY
#107 STEWART AVE	16.7	1-STORY
#105 STEWART AVE	23.5	2-STORY
AVERAGE BUILDING HT.= 21.0 7FT		

FRONT SETBACK LINE

PROPERTY ADDRESS	PROPERTY TO BLD LINE	COMMENTS
#119 STEWART AVE	15.05	
#115 STEWART AVE	16.33	
#113 STEWART AVE	13.44	
#111 STEWART AVE	14.79	
#107 STEWART AVE	15.65	
#105 STEWART AVE	17.03	
AVERAGE BUILDING SETBACKS.= 15.3 8FT		



STEWART AVENUE
(40' R/W)





**BLOCK ALONG
STREET(SAME SIDE)**



**BLOCK ACROSS
STREET**



HOUSES ACROSS
STREET

FW: 109 Stewart DRCA Email

Alexa N Powell <alexa.powell@alexandriava.gov>

Mon 2/22/2021 1:16 PM

To: Ann Horowitz <ann.horowitz@alexandriava.gov>; Patrick Silva <Patrick.Silva@alexandriava.gov>

Ann & Patrick,

FYI, I received the following email from Kristine Hesse with the DRCA regarding 109 Stewart Ave. I'm not sure if it needs to be included with the record for this case for PC/CC. Appears DRCA is neutral on the case/project.

Thanks,

Alexa Powell

Urban Planner II

City of Alexandria - Department of Planning & Zoning

301 King Street, Room 2100

703.746.3864

--

From: K Hesse <kah4922@gmail.com>

Sent: Friday, February 19, 2021 4:25 PM

To: Alexa N Powell <alexa.powell@alexandriava.gov>; DRCA Land Use Committee <drca-land-use@delraycitizen.net>; Sam Shelby <sam.shelby@alexandriava.gov>

Subject: Re: 109 Stewart updated drawings

Alexa & Sam -

The DRCA Land Use Committee has reviewed the proposed SUP application and are neutral with regards to supporting the project.

We would like to thank you for working with the owners/developers and encouraging them to apply the principles of the Del Ray Pattern Book for the new construction. We hope those efforts continue on other projects that come in for review, as we don't always have an opportunity to review when projects are by right.

Best,

Kristine Hesse

DRCA LUC Co-chair

On Wed, Feb 17, 2021 at 10:18 AM K Hesse <kah4922@gmail.com> wrote:

Alexa - thanks for the update! I meant to email you yesterday to see if they had made any changes.

Best,

Kristine

----- Forwarded message -----

From: **Alexa N Powell** <alexa.powell@alexandriava.gov>

Date: Tue, Feb 16, 2021 at 4:00 PM

Subject: RE: 109 Stewart updated drawings

To: K Hesse <kah4922@gmail.com>

Kristine,

I wanted to follow-up regarding the 109 Stewart Avenue SUP. They submitted revised plans to address a few previously outstanding questions which we discussed. Their proposal now meets FAR, eliminates the rear cantilevered area, lowers roof height, and removes the existing shed (not

garage). Please see attached for details. While working remotely my direct line is 202-697-6623 if you have any further questions about the information provided.

Thank you,

Alexa Powell
Urban Planner II
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
703.746.3864

--

From: Alexa N Powell
Sent: Monday, January 25, 2021 2:23 PM
To: K Hesse <kah4922@gmail.com>; DRCA Land Use Committee <drca-land-use@delraycitizen.net>
Subject: RE: [EXTERNAL]Fwd: [EXTERNAL]109 Stewart updated drawings?

Kristine,
I have been in communication with the following individuals on this case. Nate Penati <nate@studio76.com>; kyle smith <kylecsmith2@gmail.com>, inovaengineers@yahoo.com.
Warm regards,

Alexa Powell
Urban Planner II
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
703.746.3864

--

From: K Hesse <kah4922@gmail.com>
Sent: Monday, January 25, 2021 2:16 PM
To: DRCA Land Use Committee <drca-land-use@delraycitizen.net>; Alexa N Powell <alexa.powell@alexandriava.gov>
Subject: [EXTERNAL]Fwd: [EXTERNAL]109 Stewart updated drawings?

Thanks, Alexa. I am forwarding to the committee. Do you have a POC name and email for the owner/developer we can reach out to?
Kristine

----- Forwarded message -----

From: **Alexa N Powell** <alexa.powell@alexandriava.gov>
Date: Mon, Jan 25, 2021 at 1:12 PM
Subject: RE: [EXTERNAL]109 Stewart updated drawings?
To: K Hesse <kah4922@gmail.com>

Kristine,

I have attached the latest version I have on file (labeled Revisions and Floorplans v1). This version revised the following features per Staff recommendation:

- Lowered the hip roof to reduce overall sense of height & bulk
- Removed the front gable & replace it with a small traditional dormer
- Add a full front porch
- Changes to the fenestration (*traditional fenestration are illustrated in the Del Ray Pattern Book with 6:1 windows*)
- Removed the sidelight and added a transom window to entry

As I mentioned we have been going back and forth a bit on the Floor Area. My calculations still show they are above the Floor Area allowed by zone taking into account the shed (which they indicated a willingness to remove if it interfered with FAR) and the first floor area under the cantilever. I have notified them of potential ways to adjust and meet the requirements including enclosing the area under the cantilevered space and narrowing the width of the house slightly) as I mentioned to you previously. However, I have not heard back if they intend to pursue this suggestion or another option to meet floor area. I hope this helps.

Please let me know if you have any questions.

Thank you,

Alexa Powell
Urban Planner II
City of Alexandria - Department of Planning & Zoning
301 King Street, Room 2100
703.746.3864

--

From: K Hesse <kah4922@gmail.com>
Sent: Monday, January 25, 2021 10:25 AM
To: Alexa N Powell <alexa.powell@alexandriava.gov>; Sam Shelby <sam.shelby@alexandriava.gov>
Subject: [EXTERNAL]109 Stewart updated drawings?

Hi Alexa - checking in to see if you received the updated drawings last Friday and could forward them?

Thanks,
Kristine

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[EXTERNAL]Planning Commission Meeting Items - March 2nd 2021

Barbra Byington <babyington@gmail.com>

Mon 3/1/2021 4:12 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: alexa.powell@alexandria.gov <alexa.powell@alexandria.gov>; kah4922@gmail.com <kah4922@gmail.com>

Hello

I am the owner and resident of 108 Stewart Ave, Alexandria, VA 22301, which is across the street from 109 Stewart Avenue, where the owner is proposing the demolition of the current home and building a new much larger home on a substandard lot. I am cc'ing the Urban planner and the DRCA contact who had some ongoing correspondence re the property. I do appreciate staff working with the owner to tweak the design and I am thankful that 109 is a substandard lot, since it gave me an opportunity to see the plans and offer my opinion. The much larger four square house that was built next door to me at 106 Stewart Avenue was by right, so although the owners told me what they were going to do, they were not obligated to do so. Since that house was built a few years ago, my backyard has become significantly shadier and muddier as I have less sun in the backyard to the substantially increased height and depth of the bigger house. The previous house was a one story stucco bungalow and now it is a bulky four square.

With regard to 109 Stewart, the proposed house will be more than twice the size of the existing house. Staff is also apparently recommending a height more than 20% of the block average, to which I object. Each new house that is built above the average height increases the average height on the block, leading to ever taller allowed homes - and more light blocked. Yes, the four square is "compatible" with the neighborhood, but this used to be a street with many unique one and 1 1/2 story bungalows. That is rapidly changing and four squares are bulkier. The 109 lot is also quite small and the proposed new build will almost certainly decrease the light for its neighbors on either side.

The staff report shows that the house was built circa 1930, but the City's real estate assessment records show that it was built in 1915 and is therefore more than 100 years old. Should it not be on the list of historical properties?

Additionally, while it is not my personal business, it is my understanding that the owner of 109 bought the house with the intention of tearing it down and building a new house. He has not lived there with his family.

Overall in Del Ray, I support the creation of a historical district similar to what is in place in Old Town and Parker Gray (I used to live in Parker Gray) that would help to protect the historic and significant homes in our neighborhood. I don't understand the point of a National Register Historic District if it doesn't prevent demolition of 100+ year old homes. It is distressing to see so many charming houses torn down by developers with bland new builds taking their place with very little greenspace (e.g., 300 Hume Avenue is a prime

example). I believe this is also impacting the storm runoff problems Del Ray has experienced.

Thank you for your consideration of my input.

Barbra Byington
108 Stewart Avenue, Alexandria, VA

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