

REMOVE WINDOWS REMOVE RAILINGS REMOVE CONCRETE STAIR



1 Existing - Front Elevation
A105 1/16" = 1'-0"

REMOVE STAIRWAY



2 Existing - East Elevation
A105 1/16" = 1'-0"

Roof Level
19' - 3"

Second Level
11' - 1"

Main Level
0"



EXISTING FRONT WINDOWS



EXISTING FRONT PORCH



EXISTING STAIRWAY



3 Existing - Rear Elevation
A105 1/16" = 1'-0"



4 Existing - West Elevation
A105 1/16" = 1'-0"

Roof Level
19' - 3"

Second Level
11' - 1"

Main Level
0"



FRONT ELEVATION



REAR ELEVATION



EAST ELEVATION



WEST ELEVATION

Mark R. Yoo
Architect

221 S Henry Street, Alexandria, VA 22314
PH: 202.251.3235 FX: 571.351.2357
mark@markyooarchitect.com

214 & 216 S Payne St
Alexandria VA 22314

Elevations

ISSUE:

Project

Drawing Title

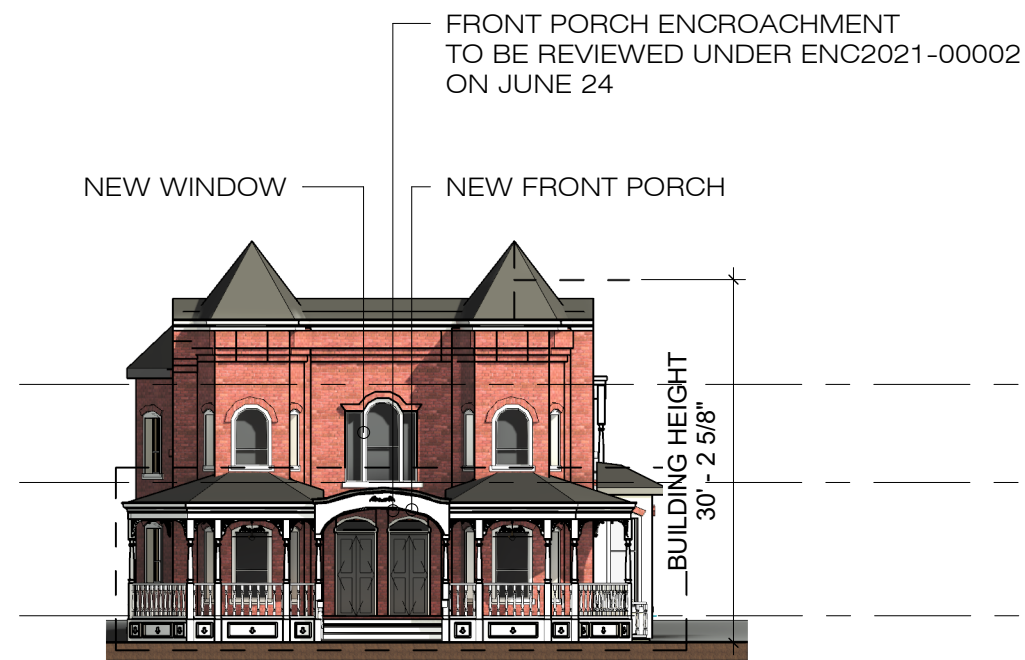
SHEET No.
A105

1/16" = 1'-0"

SEAL

MAY 12, 2021

DATE OF PRINTING



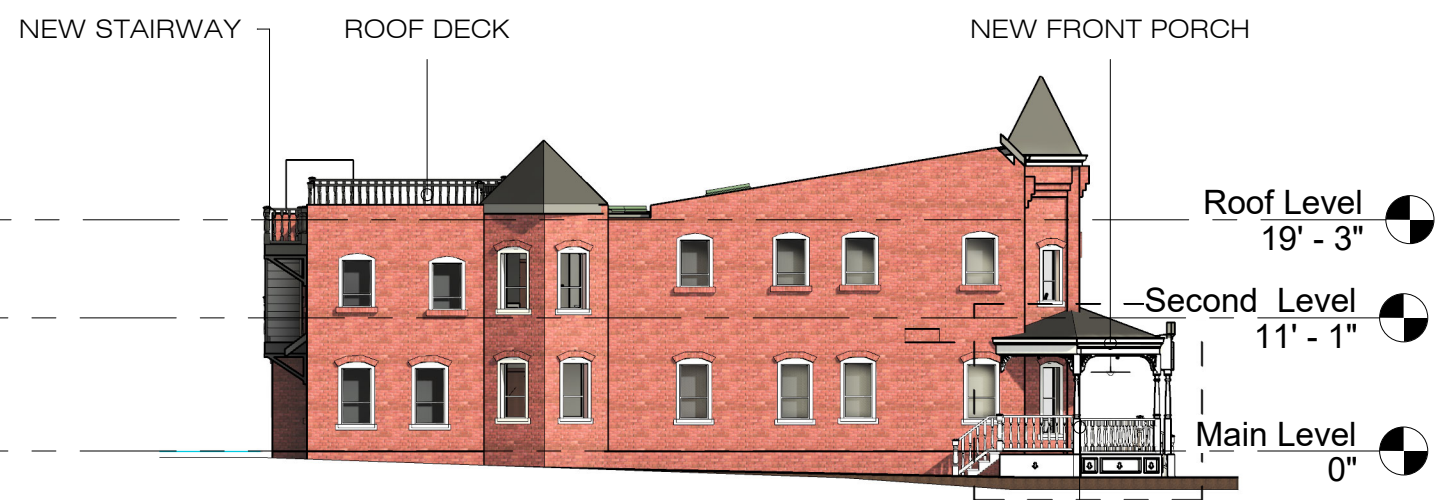
1	Proposed - Front Elevation
A106	1/16" = 1'-0"



2	Proposed - East Elevation
A106	1/16" = 1'-0"



3	Proposed - Rear Elevation
A106	1/16" = 1'-0"



4 Proposed - West Elevation
A106 1/16" = 1'-0"

FRONT PORCH ENCROACHMENT
TO BE REVIEWED UNDER ENC2021-00002
ON JUNE 24

ISSUE:	Project		SEAL
SHEET No.	Drawing Title		
A106	Elevations	214 & 216 S Payne St Alexandria VA 22314	Mark R. Yoo Architect
			2215 Henry Street, Alexandria, VA 22314 PH: 202.251.3235 FX: 571.351.2357 mark@markyooarchitect.com
			1/16" = 1'-0"
			DATE OF PRINTING
			MAY 12, 2021



BRICK MATCHING
EXISTING

NEW WINDOW

PAINTED WOOD FASCIA

OUTDOOR CEILING FAN

STAINED WOOD DECK

NEW WOOD STAIR

BALCONY BUMP-OUT

ZINC STANDING SEAMED
MANSVARD ROOF

STANDING SEAMED
METAL MANSARD ROOF

POLYSTONE COLUMN

OUTDOOR CEILING FAN

POLYSTONE BALUSTRADE

EXTERIOR SHEATING

1 Front Porch Elevation
A108 1/8" = 1'-0"

4 A108

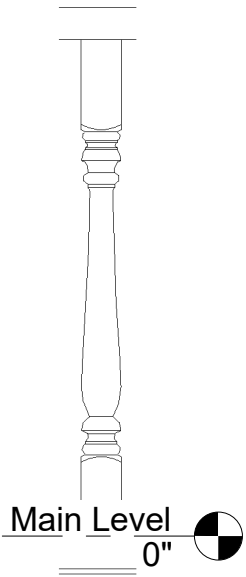
5 A108

2 A108

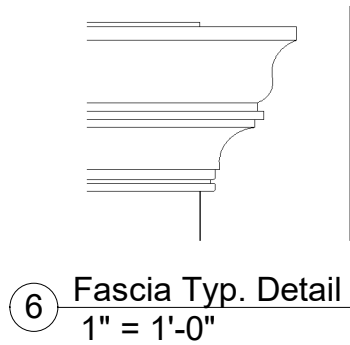
8 A108

3 A108

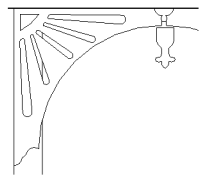
6 A108



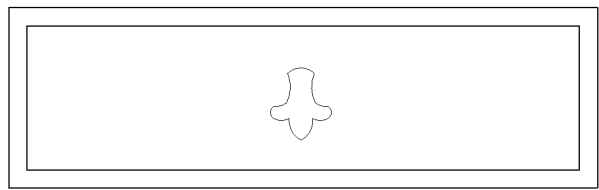
2 Baluster Detail
1" = 1'-0"



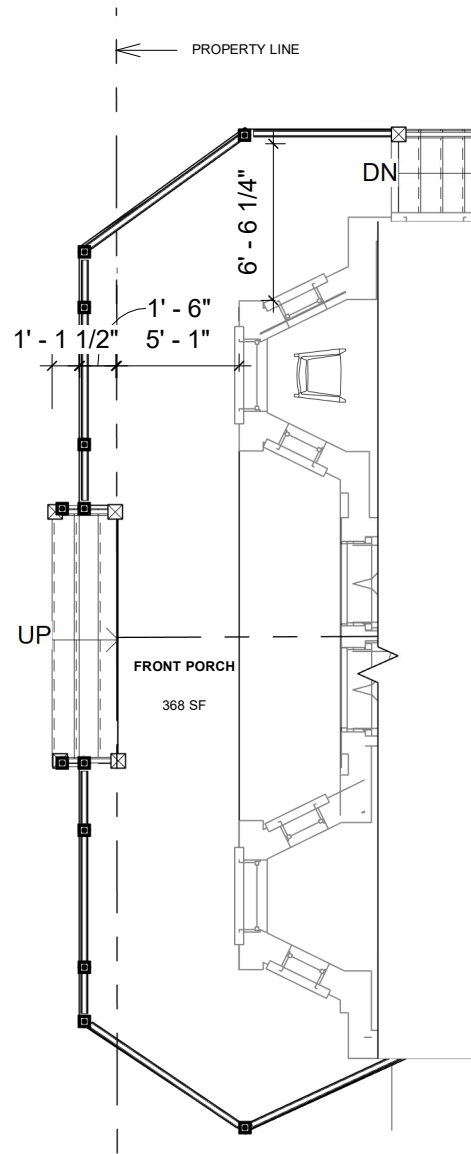
6 Fascia Typ. Detail
1" = 1'-0"



4 Bracket Typ. Detail
3/4" = 1'-0"



8 Ornament Typ. Detail
3/4" = 1'-0"



7 Main Level - Front Porch
A108 1/8" = 1'-0"



5 Gable Wall Typ. Detail
3/4" = 1'-0"

MATERIAL PALLETE:



GREY COMPOSITE DECK



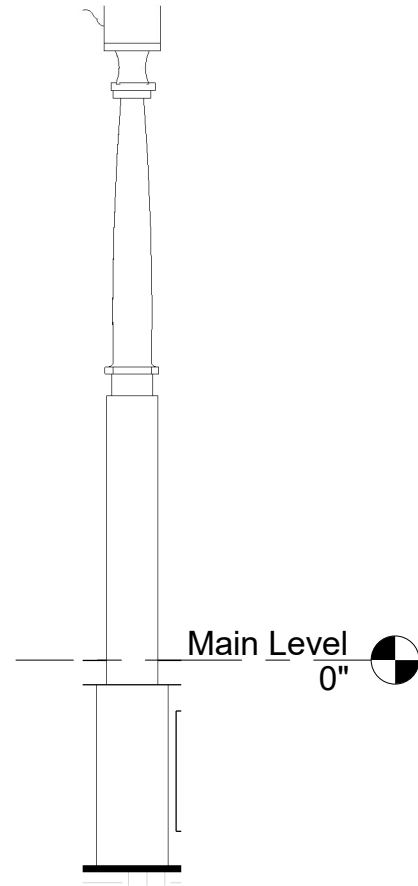
GREY ZINC STANDING
SEAM ROOF



EXISTING BRICK



WHITE PAINT



3 Column Detail
1/2" = 1'-0"

SEAL

Mark R. Yoo
Architect

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mark@markyooarchitect.com

214 & 216 S Payne St
Alexandria VA 22314

Porch Details

Project

Drawing Title

ISSUE:

SHEET No.

A108

As indicated

MAY 12, 2021

DATE OF PRINTING

RE: [EXTERNAL]SUP #2021-00027 - Ryan Comments

Marlo Ford <Marlo.Ford@alexandriava.gov>

Wed 5/26/2021 3:27 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>; Anh Vu <Anh.Vu@alexandriava.gov>

Cc: timothyjryan88@gmail.com <timothyjryan88@gmail.com>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov>

Good Afternoon:

Please find email to the Planning Commission from the resident at 1213 Duke Street.

Regards,

Marlo J.W. Ford, AICP

Land Use Services, Planning & Zoning



From: Tim Ryan <timothyjryan88@gmail.com>

Sent: Wednesday, May 26, 2021 3:20 PM

To: Marlo Ford <Marlo.Ford@alexandriava.gov>

Subject: [EXTERNAL]SUP #2021-00027 - Ryan Comments

RE: Special Use Permit #2021-00027 for 214-216 Payne Street

Dear Ms. Ford:

Thank you for giving me the opportunity to comment on SUP #2021-00027 ahead of the June 1, 2021 hearing. I am a resident of 1213 Duke Street, and the rear of my property has a two-car garage situated kitty-corner from 214-216 Payne Street. I use an alleyway that runs parallel, and butting up against the 214-216 Payne St property line, on the East-facing side, to access my garage. These proposed changes may impact me, as well as my neighbors on 1207 Duke, 1209 Duke, 1211 Duke, 1215 Duke, and 220 Payne; however I am writing on my behalf only, and do not represent the opinions of my neighbors.

The applicant is requesting significant modifications that will result in the physical alteration of the exterior structure of an historic building, reduce the number of currently available parking spaces by 4, and convert a commercial property to a multi-dwelling residential + commercial with a request to reduce the open space requirement by 34%.

That said, I have no problems with the applicant's desire to make improvements to the building. The building has gone largely unused over the past few years and is due for a renovation. We welcome our new neighbors and wish to be accommodating even as we understand this will result in a disruptive and lengthy construction project.

I do have concerns, however, about the potential negative impact on parking and traffic in an area with already limited parking options. The applicant states that its Laser Spa business attracts as many as five customers per hour, and given the nature of this business it is doubtful these customers will be arriving by public transportation. Because the three proposed parking spots are designated for residential parking, their customers will necessarily need to find parking on residential streets nearby.

My concern is that, with limited parking, their customers will be encouraged to park in areas not designated as parking, particularly along the alley, resulting in blocked traffic from time-to-time. This may make it difficult for those with garages and carports to make 90-degree turns into their spaces, as well as result in commercial traffic in a protected residential "common backyard" area where children and dogs often play, safe from cars.

Perhaps the applicant would consider that, as a condition of the parking and open space reductions, they will agree to not use the concrete area along the East side of the property as a makeshift parking lot, and that the three designated parking spots will be for resident use only.

In addition, the applicant states there is "a perpetual easement that currently exists for the seven parking spaces located at 214 S. Payne Street" granted to 219 and 221 Payne Street. They reference board of zoning approval BZA #594, which I could not find online, but it is my understanding that the new owners of 214 Payne Street are permitted to request a reversal of that easement and regain those 7 parking spaces, if so desired. The applicant states this would force 219 and 221 Payne St. to submit their own request for a parking reduction, but I cannot imagine the City would deny this request given what would be an obvious hardship.

It may be worth asking at the hearing why the applicant has not endeavored to reclaim use of these spaces, and instead use the easement as a reason for reducing their parking requirement. It might also be helpful to know if it is their intention to reclaim them in the future, as this added transparency may be helpful to the Planning Commission as it makes its determination.

Certainly, with those seven parking spaces secured for their customers, my concerns for parking would be largely alleviated.

Thank you for considering my comments and have an enjoyable Memorial Day Weekend.

Regards,
Tim Ryan

--

Tim Ryan
timothyryan88@gmail.com
703-835-7887

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Re: [EXTERNAL]SUP #2021-00027 - Ryan Comments

Tim Ryan <timothyjryan88@gmail.com>

Wed 5/26/2021 7:46 PM

To: Marlo Ford <Marlo.Ford@alexandriava.gov>

Cc: Patrick Silva <Patrick.Silva@alexandriava.gov>; Anh Vu <Anh.Vu@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Tony LaColla <Anthony.LaColla@alexandriava.gov>

Thank you, Ms. Ford. I want to add a correction that the alleyway mentioned in my comments is actually on the SOUTH side of the property, not the East.

Regards,
Tim Ryan

[EXTERNAL]Special Use Permit #2021-00027:214c& 216 South Payne street

halan YOUNG <halan.young@icloud.com>

Tue 6/1/2021 9:32 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: PlanComm <PlanComm@alexandriava.gov>; Sharon Bob-Young <sharon.bob@powerslaw.com>; Michael Zampella <mzampella@icloud.com>; Bob Lennox <robertflennox@gmail.com>

Special Use Permit #2021-00027
214-216 South Payne Street

Dear Chair Macek and Members of the Commission,

My name is H.Alan Young. My wife, Sharon, and I reside at 229 South Payne Street, across the street from the subject properties.

We welcome any improvement to our neighborhood. Overall, the application looks like it will enhance our neighborhood but there are some issues that we wish to address.

Parking in Old Town, as you well know, is at a premium and the 200 block of South Payne Street is no exception.

At first glance, it appears that the applicant is requesting a reduction of one parking space. So that rather than providing the required 4 parking spaces, if the application is approved, three spaces will remain. However there will be an overall reduction of 6 EXISTING parking spaces located on the west property line of 214 S. Payne St. In other words six parking spaces CURRENTLY located at 214 S. Payne St. will be ELIMINATED leaving only three spaces behind 314 S. Payne St. if this SUP is approved.

Currently the two properties provide nine parking spaces, six on the west side of 214 S. Payne and three in the rear of 216 S. Payne St. Although there are no painted parking lines at this time in the back of 216 S. Payne St, people use those three spaces all day long.

We understand there is a requirement to provide 40% of open space (not necessarily green space) if this application is approved. We welcome this but it is my understanding that the applicant intends to provide only approximately 26% of open space including the roof. This does not include seven parking spaces that have been deeded in perpetuity to the apartment building across the street at 219 S. Payne St. known as Payne Place Apartments.]

One day a number of years ago, when I returned from my office, I was astonished to see that the then owner of 216 S. Payne Street, of an antiques' store, poured concrete over the entire outdoors of her property and thus destroyed every last bit of grass and plantings on the premises! I was in a state of shock and learned that nothing could be done about it. It was ironic that the antiques' store went out of business shortly after the concrete was poured

The question remains as to what the applicant intends to do with the concrete "tarmac", as Sharon and I derisively call it, which now takes up all of the front and rear open space of 216 S. Payne St. Clearly, this condition is not in keeping with Old Town.

Last week I met with the applicant's architect, Bill Yoo, and asked what the applicant intended to do about the "tarmac". Apparently, earlier, staff asked Mr. Yoo whether the applicant gave any consideration to the tarmac. I cannot recall what Mr. Yoo's exact response was but it was noncommittal. When I asked Mr. Yoo what the applicant intended to do with the "tarmac", his answer was vague and gave me no solace.

Forty four years ago, in 1977, I purchased our present residence. At that time and at my expense I (gladly) removed 100 feet of concrete sidewalk and replaced it with brick. Additionally, I installed a sprinkler system on the planting strip between the curb and the sidewalk. Also I was requested to pay a share of the costs of replacing trees on City property on Duke Street that the City said were inappropriate. Again I gladly did so. (See the attached photograph taken last week.) As can be seen, we take pride in our home and community and admire Alexandria's historical ambiance. We not only talk the talk but walk the walk. Seeing the eyesore across the street has been a constant annoyance to us and our neighbors.

Sharon and I believe that our concerns can be satisfied to the mutual satisfaction of us and the applicant as well as the City. I look forward to discussing this matter at tomorrow's meeting and welcome any questions that you may have.

Respectfully yours,

H. Alan Young

P.S. I wanted to send a courtesy copy of this email to Mr. Yoo but I did not have his email address although I left a message on his phone. Accordingly, by copy of this email I am requesting that the staff forward this email to Mr. Yoo.

Below is a recent photo of 229 S. Payne St which is located at the northwest corner of Duke and S. Payne streets.



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