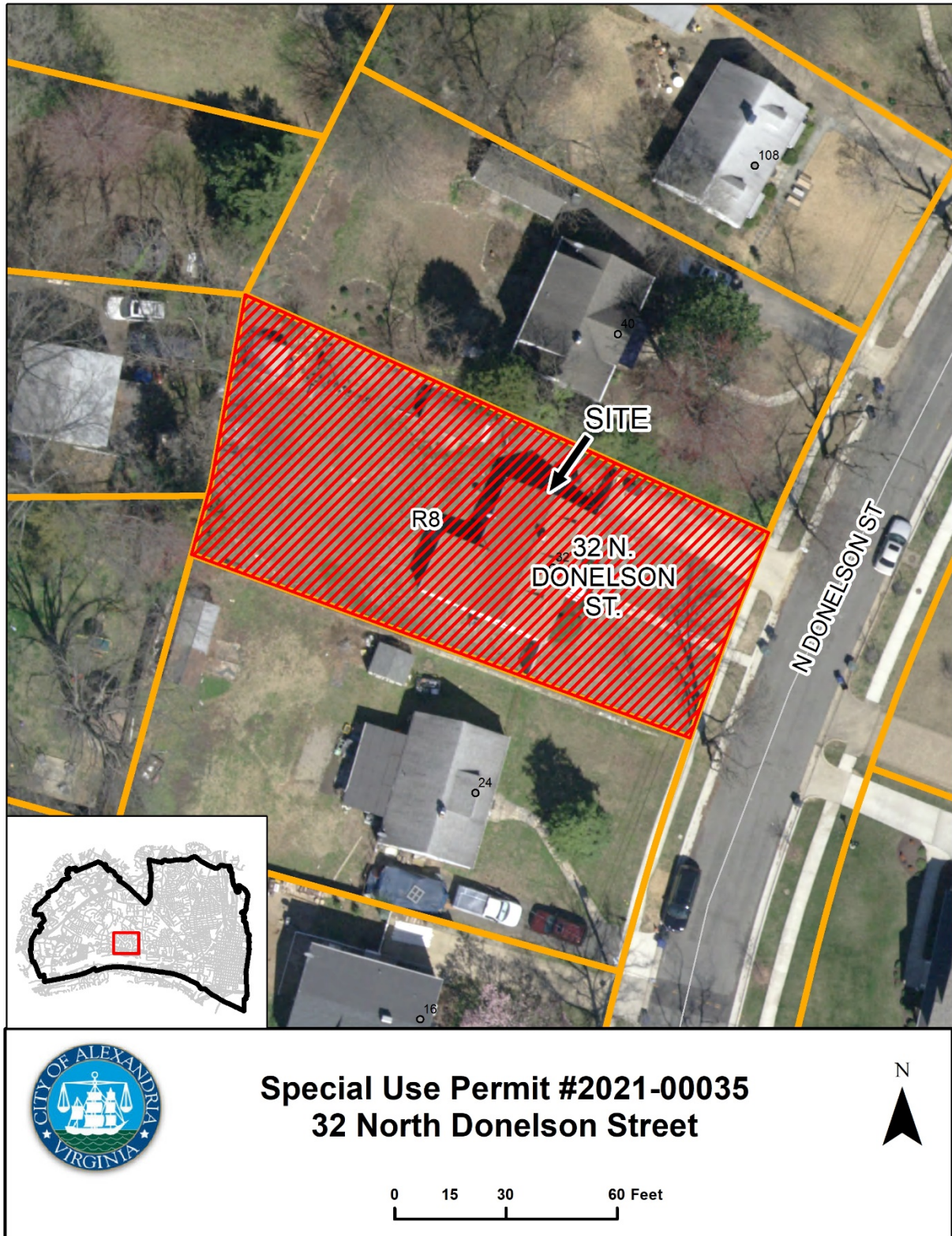


DOCKET ITEM #9
Special Use Permit #2021-00035
32 North Donelson Street

Application	General Data	
Public hearing and consideration of a request to construct a single-family dwelling on developed, substandard lot.	Planning Commission Hearing:	June 24, 2021
	City Council Hearing:	July 6, 2021
Address: 32 North Donelson Street	Zone:	R-8/Residential Single-Family
Applicant: Jay Zelaya	Small Area Plan:	Seminary Hill/Strawberry Hill

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: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Jay Zelaya, requests Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 32 North Donelson Street. The existing lot is substandard as it does not meet the R-8 zone's minimum lot width requirement.

SITE DESCRIPTION

The subject property is a developed, substandard lot of record at 32 North Donelson Street. It has 60.57 feet of frontage along 32 North Donelson Street and contains 9,846 square feet of lot area. The lot is 62.8 feet wide. The subject property is relatively flat with its rear most portion sloping downward from the rear lot line. Single-family dwellings surround the subject property. A one-and-a-half story dwelling currently occupies the subject property. The existing dwelling has a 1,123 square foot footprint.



Figure 1 - Subject Property

BACKGROUND

City Real Estate Assessment records indicate the house was constructed in 1940. On June 16, 1996, the Board of Zoning Appeals approved a variance to allow for a 50-foot-tall ham radio tower to be constructed on the subject property. The radio tower has since been removed. City permit records indicate an addition was constructed in 2006.

PROPOSAL

The applicants propose to demolish the existing dwelling and request SUP approval to construct a two-story, single-family dwelling with 3,437 net and 6,802 gross square feet of floor area, respectively. The dwelling would measure 25.9 feet in height from average pre-construction grade.

The applicant proposes a modern style dwelling. Figures two through five, below, show the proposed elevations.



Figure 2 - Proposed Front Elevation



Figure 3 - Proposed North Side Elevation

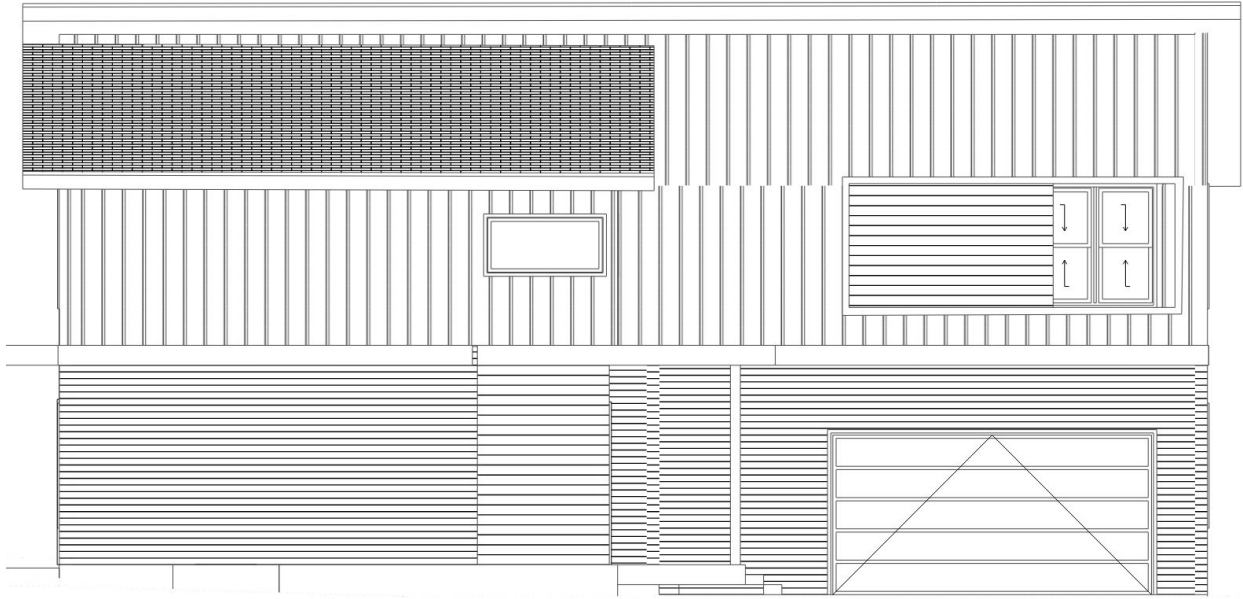


Figure 4 - Proposed South Side Elevation



Figure 5 - Proposed Rear Elevation

The dwelling would have an L-shaped footprint of about 1,819 square feet. It would provide a front yard of 35.3 feet; north and south side yards of 11.5 and 11.3 feet, respectively, and a rear yard of 49.2 feet. Figure six shows the proposed site plan.



Figure 3 - Proposed Site Plan

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The proposed side-loaded garage would accommodate two cars in compliance with the off-street parking requirement.

ZONING

The subject property is zoned R-8/Residential Single-Family. The R-8 zone requires a minimum lot width of 65 feet. The subject property provides is 62.8 feet wide, 2.2 feet below the minimum lot width requirement. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-8 zone's lot minimum lot width requirement. The subject property meets all other R-8 lot requirements, exceeding both the minimum lot size of 8,000 square feet by 1,846 square feet and minimum lot frontage of 40 feet by 20.57 feet.

Because the subject property is substandard and is developed with a dwelling, Zoning Ordinance sections 12-900 and 12-901 apply. These sections set requirements for the expansion, replacement or redevelopment of a developed substandard lot. Because the applicant proposes redevelopment, Zoning Ordinance section 12-901(C) applies and requires SUP approval. 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." The Infill Task Force created this section in 2008. Task Force members were concerned about demolition and reconstruction on substandard lots. They felt that the Zoning Ordinance did not sufficiently protect established neighborhood character from incompatible new dwellings. They also found that additional public input on the development of these lots would be valuable.

The proposed dwelling would meet all R-8 bulk and open space 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	8,000 Sq. Ft.	9,846 Sq. Ft.
Lot Width	65 Ft.	62.8 Ft.
Lot Frontage	40 Ft.	60.57 Ft.
Front Yard	30 Ft. (minimum)	35.3 Ft.
Side Yard (North)	10.7 Ft. (1:2 height to setback ratio, 8 Ft. min.)	11.5 Ft.
Side Yard (South)	11.1 Ft. (1:2 height to setback ratio, 8 Ft. min.)	11.3 Ft.
Rear Yard	25.0 Ft. (1:1 height to setback ratio, 8 Ft. min.)	49.2 Ft.
Net Floor Area	3,446 Sq. Ft. 0.35 Floor Area Ratio (FAR)	3,437 Sq. Ft. 0.35 FAR
Maximum Height	30 Ft.	25.9 Ft.
Maximum Threshold Height	2.5 Ft.	2.5 Ft.

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Seminary Hill/Strawberry Hill 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), 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 the established neighborhood character. The adjacent dwellings to the north and south on the same side of North Donelson Street as the subject property are all one-and-a-half stories tall. Two-and-a-half story dwellings occupy most of the opposite side of North Donelson Street. Table two, below, contains the heights of dwellings within the block face.

Table 2 – block face heights

24 N. Donelson St.	18.6 Ft.
40 N. Donelson St.	18.9 Ft.
108 N. Donelson St.	19.0 Ft.
116 N. Donelson St.	19.2 Ft.
16 N. Donelson St.	20.5 Ft.
Average	21.6 Ft.
33 N. Donelson St.	24.9 Ft.
Average Height + 20%	25.9 Ft.
Proposed Dwelling	25.9Ft.
25 N. Donelson St.	29.8 Ft.

Because the dwellings within the block face contain a variety of heights, and the proposed height of the dwelling would be within this range, staff finds that the proposed dwelling would be compatible with the surrounding neighborhood. The applicant's proposed design would also help to diminish the dwelling's height presence. Staff analysis of this point follows under the design section of this report.

Bulk

The applicant's proposal would be compatible with neighborhood character in terms of bulk. The proposed dwelling would be below the maximum FAR permitted for the subject property. It would also meet or exceed the minimum side yard setbacks required by the R-8 zone despite its substandard lot width. The proposed dwelling would be similar in size to the larger dwellings located across North Donelson Street from the subject property. Staff also found that the applicant's proposed design would mitigate bulk-related compatibility concerns. The dwelling's front elevation would feature L-shaped varied massing. This would allow the proposed dwelling's height and bulk to be perceived in different planes, which would lessen its visual impact. .

Design

Staff supports the applicant's proposed design as the distinctive modern design would be contribute to, rather than detract from, the existing neighborhood's eclectic character, which has evolved over 70 years of residential development. The Alexandria Federation of Civic Associations and the president of the Strawberry Hill Civic Association have commented on the unique design, noting its incompatibility with existing neighborhood character. Staff acknowledges the already diverse architectural styles and construction materials used on the block. Cape Code style homes, constructed in the 1940s and 1950s and modified in unique ways over

time, dominate the west side of North Donelson Street while early 21st century dwellings featuring Craftsman, Federal and Georgian detailing characterizes the east side of the street. The figures below show the variety of architectural styles along North Donelson Street.



Figure 7 – 1 North Donelson Street



Figure 8 – 25 North Donelson Street



Figure 9 – 33 North Donelson Street



Figure 10 – 124 North Donelson Street

The applicant's varied façade materials and asymmetrical fenestration would creatively interpret and mimic the design of other dwellings along North Donelson Street and the surrounding neighborhood, contributing to the block's visual and architectural interest.

Staff believes the overall design would respect design elements of surrounding dwellings and represent a continuation of the design evolution of the block over time.

Additional Considerations

To ensure the protection of City trees located in front of the subject property within the City right-of-way, staff has included Condition #2 related to protection measures that must be met. Although the lot contains very few trees, at the time of the grading plan, staff will ensure the requirements of the City's Landscape Guidelines are met, including a minimum 25% tree canopy 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 June 9, 2021 to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. Tree protection measures may be required to protect critical root zones of adjacent public trees depending on the proposed development's limits of disturbance. (P&Z) (RPCA)
3. Any new driveway areas shall be constructed with a permeable paver system to the satisfaction of the Director of Planning and Zoning. (P&Z)
4. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
5. 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)
6. During the construction phase, no vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked.
7. The applicant shall control odors and any other air pollution sources resulting from construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

STAFF: Sam Shelby, 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:

- 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 During the construction phase, no vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)
- R-4 The applicant shall control odors and any other air pollution sources resulting from construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES).
- 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. (Sec. 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) (T&ES)
- 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:

- C-1 A building permit and plan review are required.

Health:

No comments.

Recreation, Parks and Cultural Activities:

- R-1 If implemented responsibly, project will not impact publicly owned trees. Tree protection may be required to protect critical root zone of adjacent public tree depending on LOD of construction.

Police Department:

No comments received.

Fire Department:

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 32 North Donelson Street, Alexandria VA 22304

TAX MAP REFERENCE: 060.02-01-15 **ZONE:** R8

APPLICANT:

Name: Z Don LLC

Address: P.O. Box 7205, Alexandria VA 22307

PROPOSED USE: Single Family Dwelling

- ☒ 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.

Jay Zelaya

Print Name of Applicant or Agent

P.O.Box 7205

Mailing/Street Address

Alexandria VA 22307

City and State

Zip Code

Signature

April 07, 2021

Date

703-672-0252

Telephone #

Fax #

jay@zelayapropertiesllc.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Applicant is Owner, 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. Jay Zelaya	P.O. Box 7205, Alexandria VA 22307	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 P.O. Box 7205, Alexandria VA 22307 (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. Jay Zelaya	P.O.Box 7205, Alexandria VA 22307	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 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. Jay Zelaya	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.

April 07, 2021

Jay Zelaya

Date

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

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

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The application is for a new single family home on a substandard lot. The home is

designed to meet the regulations as well as the character of the immediate

neighborhood.

Parking for two full size vehicles will be provided on off street parking garage and two

additional parking spaces on an off street parking pad.

We are requesting relief from the lot width requirement of 65 feet, as we have 62.7 feet

in width. Additionally, we are requesting the application of a attached front load two

car garage.

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: New single family dwelling on a substandard lot

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).

N/A

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

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

N/A

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

Day:

N/A

Hours:

N/A

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

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

Typicall for a single family house

B. How will the noise be controlled?

N/A

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

N/A

- 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)
Standard household waste

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

2 bags per week

- C. How often will trash be collected?

Weekly

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

N/A

- 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?
N/A

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:

4
_____ 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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?
N/A
-

- 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?

Access is 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
- 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) = 1,946 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 and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A**A. Property Information**

A1. 32 North Donelson Street
Street Address

R-8
Zone

A2. 9,846.00 x 0.35 = 3,446.10
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Garage
Other***

Allowable Exclusions**

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

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

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

C. Proposed Gross Floor AreaProposed Gross Area

Basement 1,187.00
First Floor 1,819.00
Second Floor 1,819.00
Third Floor
Attic 1,819.00
Porches 158.00
Balcony/Deck
Garage
Other***

Allowable Exclusions**

Basement** 1,187.00
Stairways** 171.00
Mechanical** 30.00
Attic less than 7'*** 1,819.00
Porches** 158.00
Balcony/Deck**
Garage**
Other***
Other***

C1. 6,802.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 3,365.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 3,437.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 6,802.00 C2. **Total Exclusions** 3,365.00

D. Total Floor Area

D1. 3,437.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,446.10 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

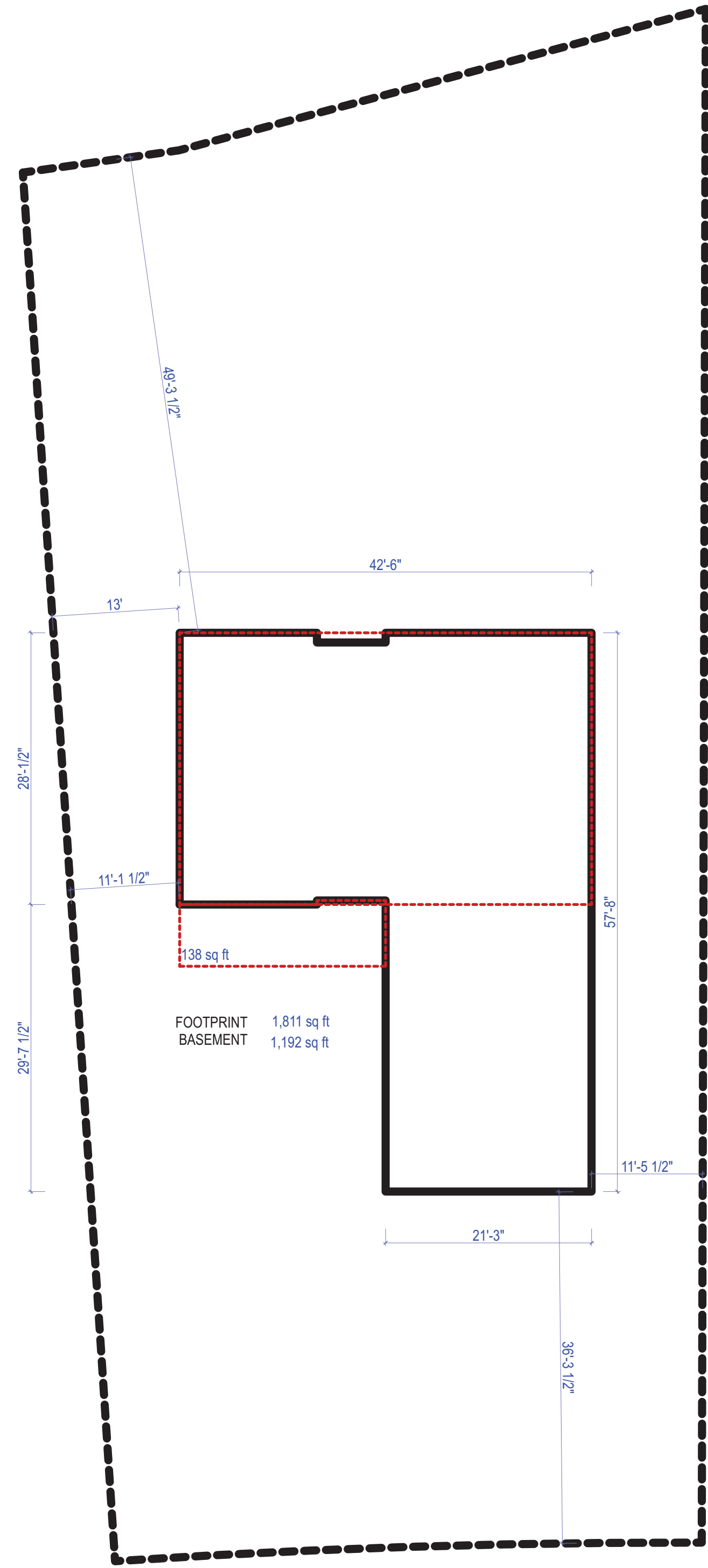
*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** 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: _____



3 SITE PLAN
A-001 SCALE: 3/32" = 1'-0"

RELEASE DATE		
a	6/9/21	PROGRESS

REVISIONS	

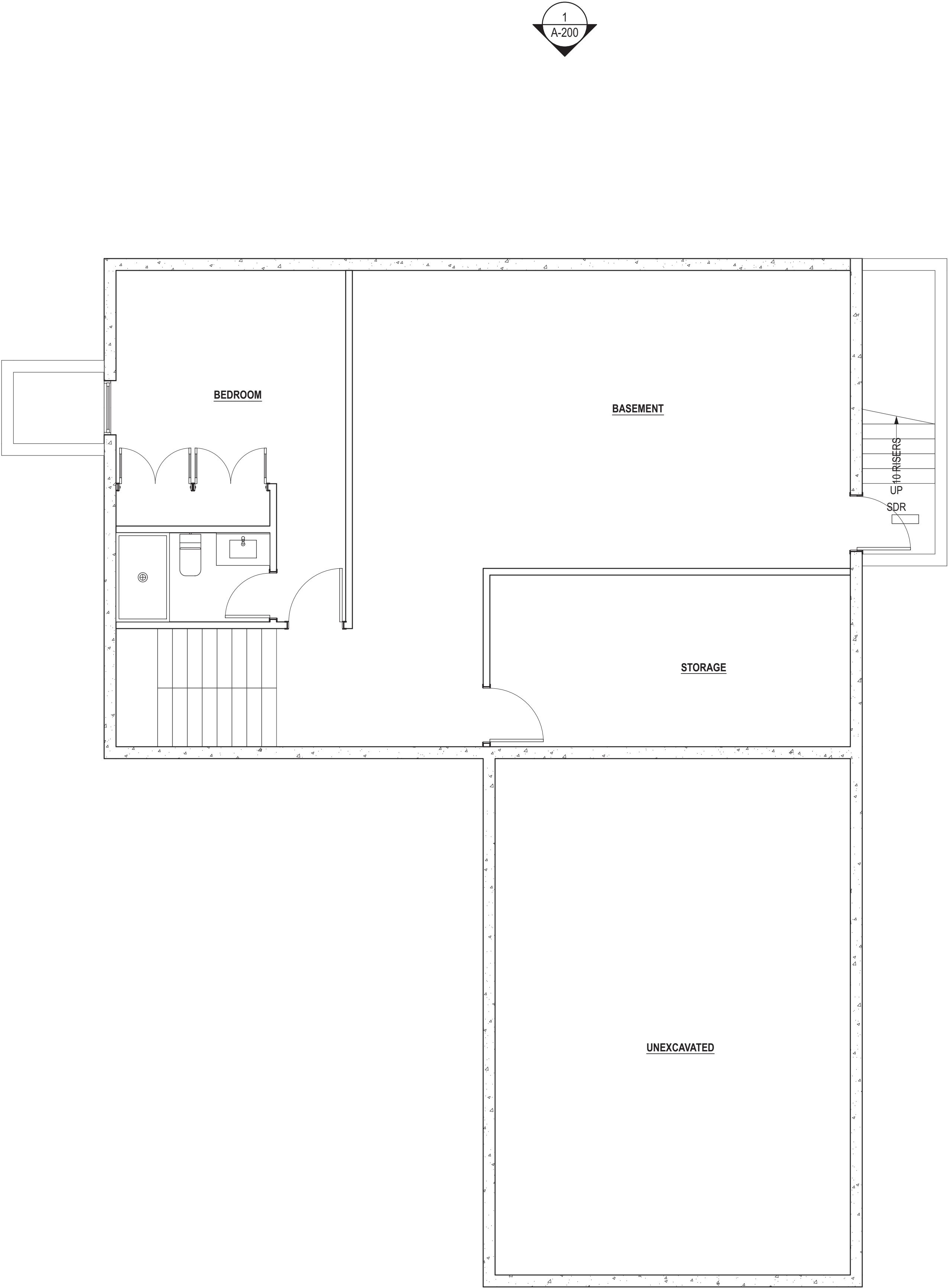
32 Donelson Dr	ARCHITECTURAL SITE PLAN
32 N Donelson Dr, Alexandria VA	

UNITED STRUCTURAL ENGINEERS, INC
21495 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20166
Tel: 703-226-3730
Email: azziz@unitedstructure.com



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A-001
#Project Code



1
A-100
BASEMENT
SCALE: 1/4" = 1'-0"

RELEASE DATE		
a	6/9/21	PROGRESS

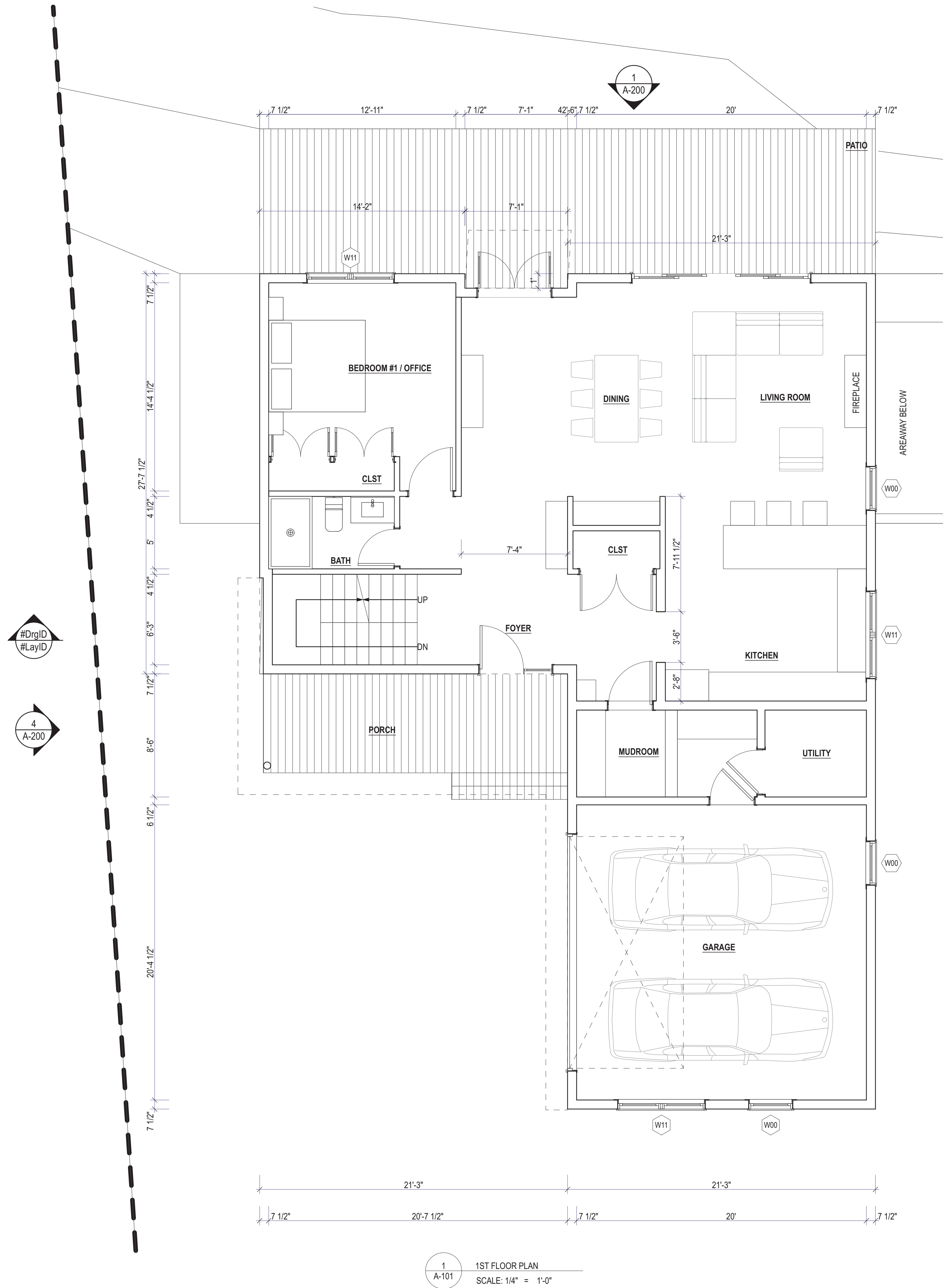
REVISIONS	

32 Donelson Dr	BASEMENT PLAN
32 N Donelson Dr, Alexandria VA	

UNITED STRUCTURAL ENGINEERS, INC
21495 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20166
Tel: 703-226-3730
Email: aziz@unitedstructure.com



A-100
#Project Code



RELEASE DATE		
a	6/9/21	PROGRESS

REVISIONS	

32 Donelson Dr	32 N Donelson Dr, Alexandria VA
1ST FLOOR PLAN	

UNITED STRUCTURAL ENGINEERS, INC
21495 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20166
Tel: 703-226-3730
Email: azziz@unitedstructure.com



A-101

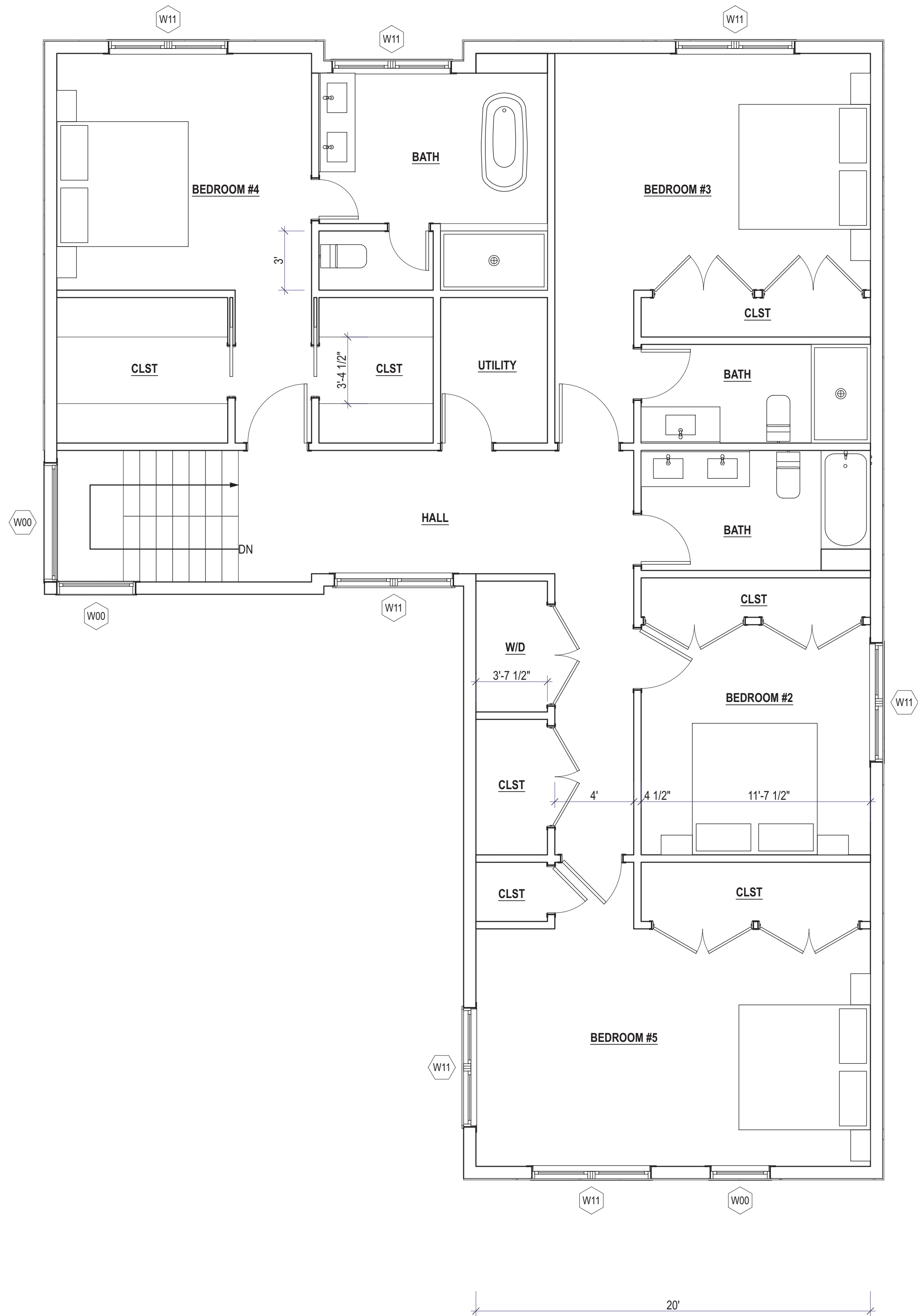
#Project Code

#DrgID
#LayID

4
A-200

7 1/2" 12' 4 1/2" 7'-4 1/2" 4 1/2" 6'-8" 7 1/2"

7 1/2" 12'-11" 4 1/2" 11'-7" 1
A-200
4 1/2" 16' 7 1/2"



1
A-102
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

RELEASE DATE		
a	6/9/21	PROGRESS

REVISIONS		

32 Donelson Dr

32 N Donelson Dr, Alexandria VA

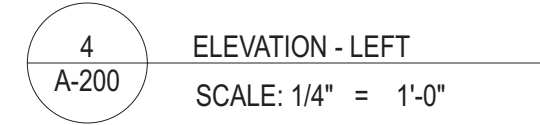
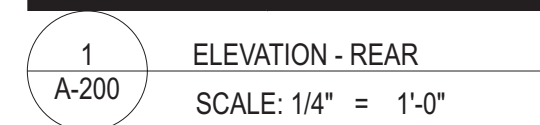
2ND FLOOR PLAN

UNITED STRUCTURAL ENGINEERS, INC
21495 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20166
Tel: 703-226-3730
Email: azziz@unitedstructure.com



A-102

#Project Code



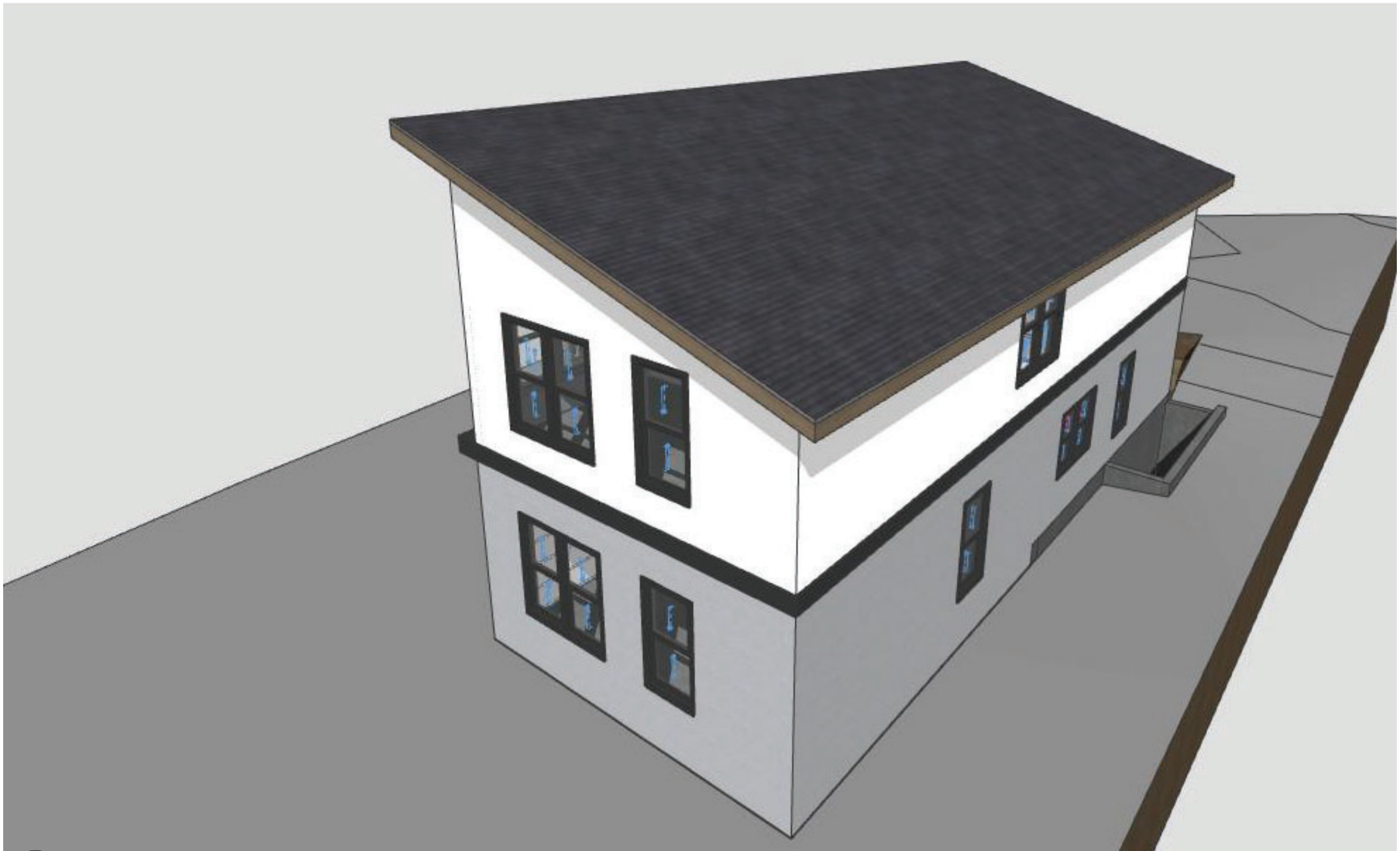
32 Donelson Dr	32 N Donelson Dr, Alexandria VA
	ELEVATION - A

21495 RIDGETOP CIRCLE, SUITE 104
STERLING, VA 20166
Tel: 703-226-3730
Email: aziz@unitedstructure.com





1
A-900
3D VIEW
SCALE: 1/8" = 1'-0"



3
A-900
3D VIEW
SCALE: 1/8" = 1'-0"



2
A-900
3D VIEW
SCALE: 1/8" = 1'-0"

RELEASE DATE		
a	6/9/21	PROGRESS

REVISIONS		

32 Donelson Dr		3D VIEW A
32 N Donelson Dr, Alexandria VA		

UNITED STRUCTURAL ENGINEERS, INC
 21495 RIDGETOP CIRCLE, SUITE 104
 STERLING, VA 20166
 Tel: 703-226-3730
 Email: azziz@unitedstructure.com



A-900
#Project Code

TAX ASSESSMENT MAP NUMBER: 060.02-01-15
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #210001840
TOTAL SITE AREA = 9.846 SF OR 0.2260 AC

N/F SHANNON C &
THOMAS C HOFFECKER
25 N EARLY ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-09
ZONE: R-8
USE: RESIDENTIAL
INSTR #200010362

23
N/F CHRISTIAN J HARVY
33 N EARLY ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-10
ZONE: R-8
USE: RESIDENTIAL
DB 1162, PG 251

22
N/F FRANCES K VOGEL
41 N EARLY ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-11
ZONE: R-8
USE: RESIDENTIAL
INSTR #030047406

6
N/F AUGUSTINE GREEN
24 N DONELSON ST
ALEXANDRIA, VA 22304
TAX MAP:
060.02-01-16
ZONE: R-8
USE: RESIDENTIAL
INSTR #020030413

N/F SUSAN E & JACOB PARCELL
40 N DONELSON ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-14
ZONE: R-8
USE: RESIDENTIAL
INSTR #130010294

- (1) 3" TREE
- (2) 13" TREE
- (3) 24" TREE
- (4) 6" TREE
- (5) 4" TREE
- (6) 12" TREE
- (7) 7" TREE
- (8) 7" TREE
- (9) 3" TREE
- (10) 3" TREE CLUSTER
- (11) 7" TREE
- (12) 12" TREE
- (13) 12" TREE
- (14) 12" TREE TWIN
- (15) 19" TREE
- (16) 12" TREE
- (17) 10" TREE

***NORTH DONELSON
STREET***
(FORMERLY FORT WORTH DRIVE) ~ 50 R/W

0' 20' 40'

SCALE: 1" = 20'

RCFIELD
& ASSOCIATES, INC.

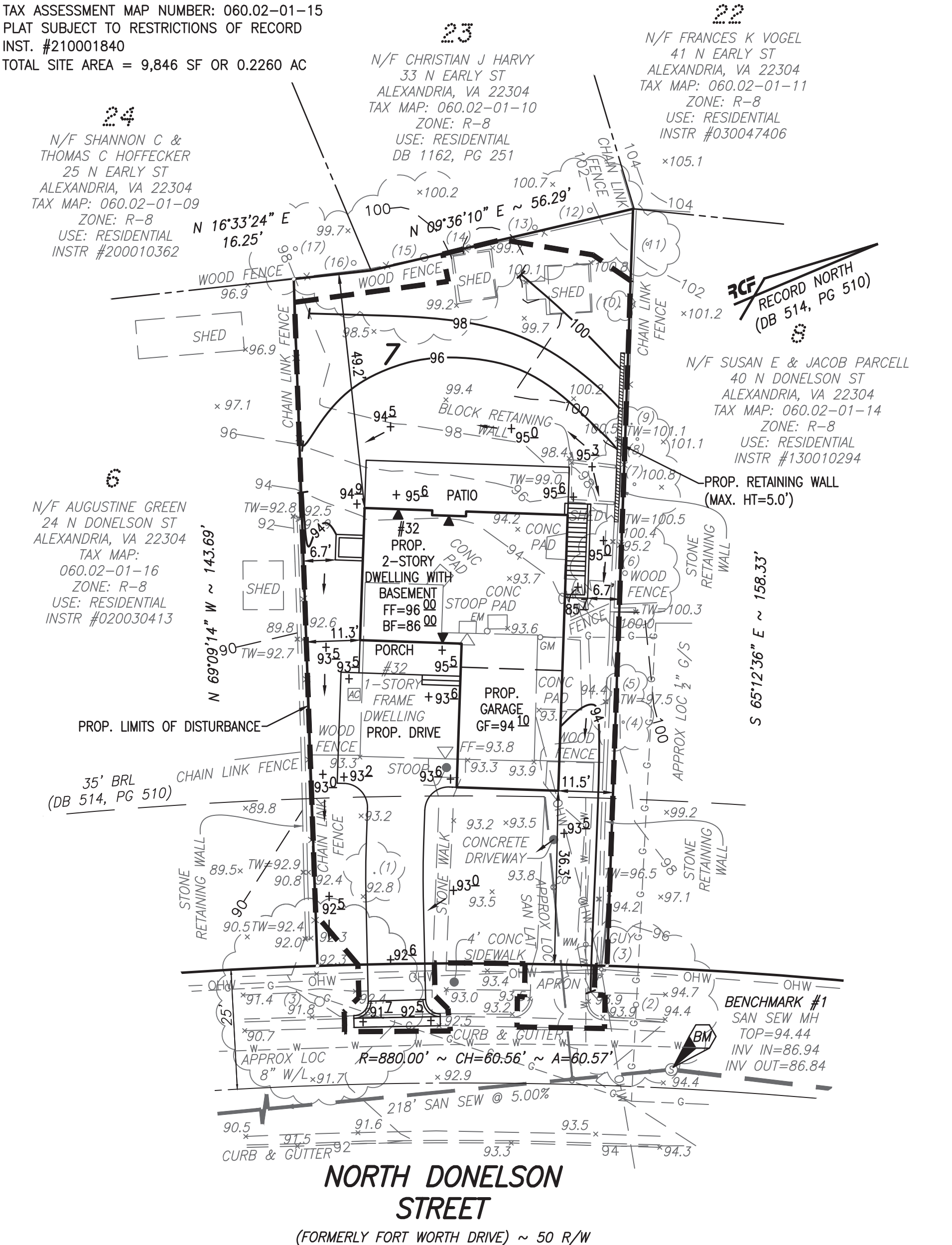
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700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

EXISTING CONDITIONS PLAT
LOT 7, BLOCK 3, SECTION 1
DELTA
(#32 N. DONELSON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
DRAWN: KMB
SCALE: 1" = 20'
DATE: APRIL 2021
FILE: 21-011
SHEET 1 OF 5

TAX ASSESSMENT MAP NUMBER: 060.02-01-15
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #210001840
TOTAL SITE AREA = 9,846 SF OR 0.2260 AC

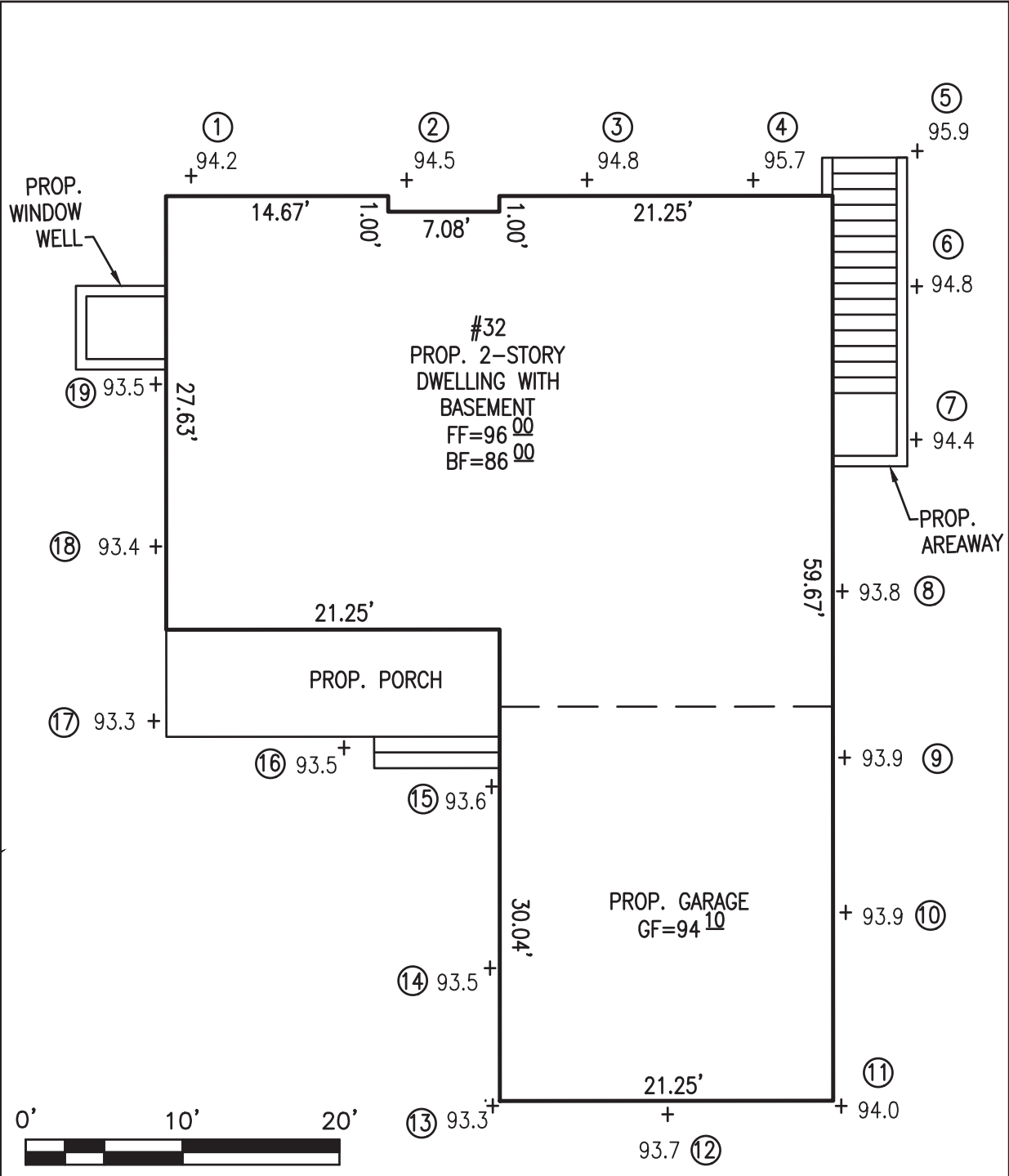


RC FIELDS & ASSOCIATES, INC.
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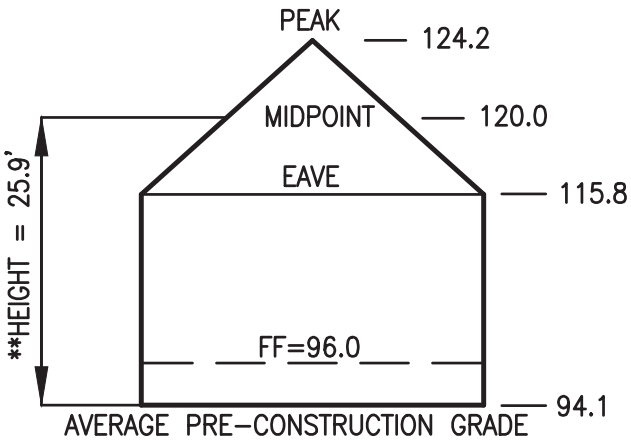
SPECIAL USE PERMIT PLAT
LOT 7, BLOCK 3, SECTION 1
DELTA
(#32 N. DONELSON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
DRAWN: KMB
SCALE: 1" = 20'
DATE: APRIL 2021
FILE: **21-011**
SHEET **2** OF **5**

TAX ASSESSMENT MAP NUMBER: 060.02-01-15
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #210001840
TOTAL SITE AREA = 9,846 SF OR 0.2260 AC



DWELLING HEIGHT DETAIL



**MAX. BUILDING HEIGHT FOR R-8 ZONE IS 30.0' PER ART. III, DIV. A, SEC. 3-306(C) OF THE ZONING ORDINANCE

SPOTS	EXISTING - ELEVATION
1	94.2
2	94.5
3	94.8
4	95.7
5	95.9
6	94.8
7	94.4
8	93.8
9	93.9
10	93.9
11	94.0
12	93.7
13	93.3
14	93.5
15	93.6
16	93.5
17	93.3
18	93.4
19	93.5
SUM:	1787.7
AVERAGE:	94.1

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

DWELLING HEIGHT CALCULATION				
AVERAGE EX. GRADE	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT
94.1	115.8	124.2	120.0	25.9

SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT-(EAST)	93.5	-	-	*30.0'-55.4'	35.3'
SIDE-(NORTH)	94.4	21.4'	1:2, MIN. 8'	10.7'	11.5'
SIDE-(SOUTH)	93.6	22.2'	1:2, MIN. 8'	11.1'	11.3'
REAR-(WEST)	95.0	25.0'	1:1, MIN. 8'	25.0'	49.2'

*FRONT SETBACK IS ESTABLISHED BY THE CONTEXTUAL BLOCK FACE STUDY

Front Setback and Threshold Data					
#32 NORTH DONELSON STREET (RCF #21-011)					
Setback Data					
NORTH DONELSON STREET		Setback From Property Line			
16 NORTH DONELSON STREET		42.7'			
24 NORTH DONELSON STREET		42.6'			
40 NORTH DONELSON STREET		55.4'			
108 NORTH DONELSON STREET		41.9'			
116 NORTH DONELSON STREET		55.0'	USE BETWEEN 30.0' AND 55.4'		

RCF

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ZONING DATA

LOT 7, BLOCK 3, SECTION 1

DELTA

(#32 N. DONELSON STREET)

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
DRAWN: KMB
SCALE: 1" = 10'
DATE: APRIL 2021

FILE: 21-011

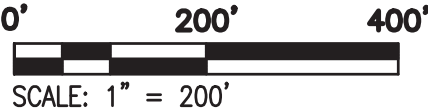
SHEET 3 OF 5

TAX ASSESSMENT MAP NUMBER: 060.02-01-15
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #210001840
TOTAL SITE AREA = 9,846 SF OR 0.2260 AC

Front Setback and Threshold Data					
#32 NORTH DONELSON STREET (RCF #21-011)					
<u>Setback Data</u>					
		Setback From			
NORTH DONELSON STREET		Property Line			
16 NORTH DONELSON STREET		42.7'			
24 NORTH DONELSON STREET		42.6'			
25 NORTH DONELSON STREET		33.9'			
33 NORTH DONELSON STREET		34.5'			
40 NORTH DONELSON STREET		55.4'			
108 NORTH DONELSON STREET		41.9'			
116 NORTH DONELSON STREET		55.0'	USE BETWEEN 30.0' AND 55.4'		
<u>Threshold Data</u>					
				Distance	
Address #				Ground to	
				1st Floor	
16 NORTH DONELSON STREET				2.0'	
24 NORTH DONELSON STREET				0.3'	
40 NORTH DONELSON STREET				0.4'	
108 NORTH DONELSON STREET				0.8'	
116 NORTH DONELSON STREET				1.0'	
		MAXIMUM THRESHOLD HEIGHT 2.5'			
		THRESHOLD HEIGHT PROVIDED=2.5'			
<u>Building Height</u>					
				Building Height	
Address #					
16 NORTH DONELSON STREET				20.5'	
24 NORTH DONELSON STREET				18.6'	
25 NORTH DONELSON STREET				29.8'	
33 NORTH DONELSON STREET				24.9'	
40 NORTH DONELSON STREET				18.9'	
108 NORTH DONELSON STREET				19.0'	
116 NORTH DONELSON STREET				19.2'	
		AVERAGE BUILDING HEIGHT 21.6'			



VICINITY MAP
(SCALE: 1" = 200')



YARD PARKING REQUIREMENT

REQUIRED YARD AREA	YARD AREA (SQ. FT.)	PARKING AREA (SQ. FT.)	ALLOWABLE RATIO	PARKING RATIO PROPOSED
FRONT YARD	2,281	460	50%	20.2%

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ZONING DATA

LOT 7, BLOCK 3, SECTION 1

DELTA

(#32 N. DONELSON STREET)

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
DRAWN: KMB
SCALE: 1" = 200'
DATE: APRIL 2021

FILE: 21-011

SHEET 4 OF 5

TAX ASSESSMENT MAP NUMBER: 060.02-01-15
PLAT SUBJECT TO RESTRICTIONS OF RECORD
INST. #210001840
TOTAL SITE AREA = 9,846 SF OR 0.2260 AC

23

N/F CHRISTIAN J HARVY
33 N EARLY ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-10
ZONE: R-8
USE: RESIDENTIAL
DB 1162, PG 251

22

N/F FRANCES K VOGEL
41 N EARLY ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-11
ZONE: R-8
USE: RESIDENTIAL
INSTR #030047406

24

N/F SHANNON C &
THOMAS C HOFFECKER
25 N EARLY ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-09
ZONE: R-8
USE: RESIDENTIAL
INSTR #200010362

6

N/F AUGUSTINE GREEN
24 N DONELSON ST
ALEXANDRIA, VA 22304
TAX MAP:
060.02-01-16
ZONE: R-8
USE: RESIDENTIAL
INSTR #020030413

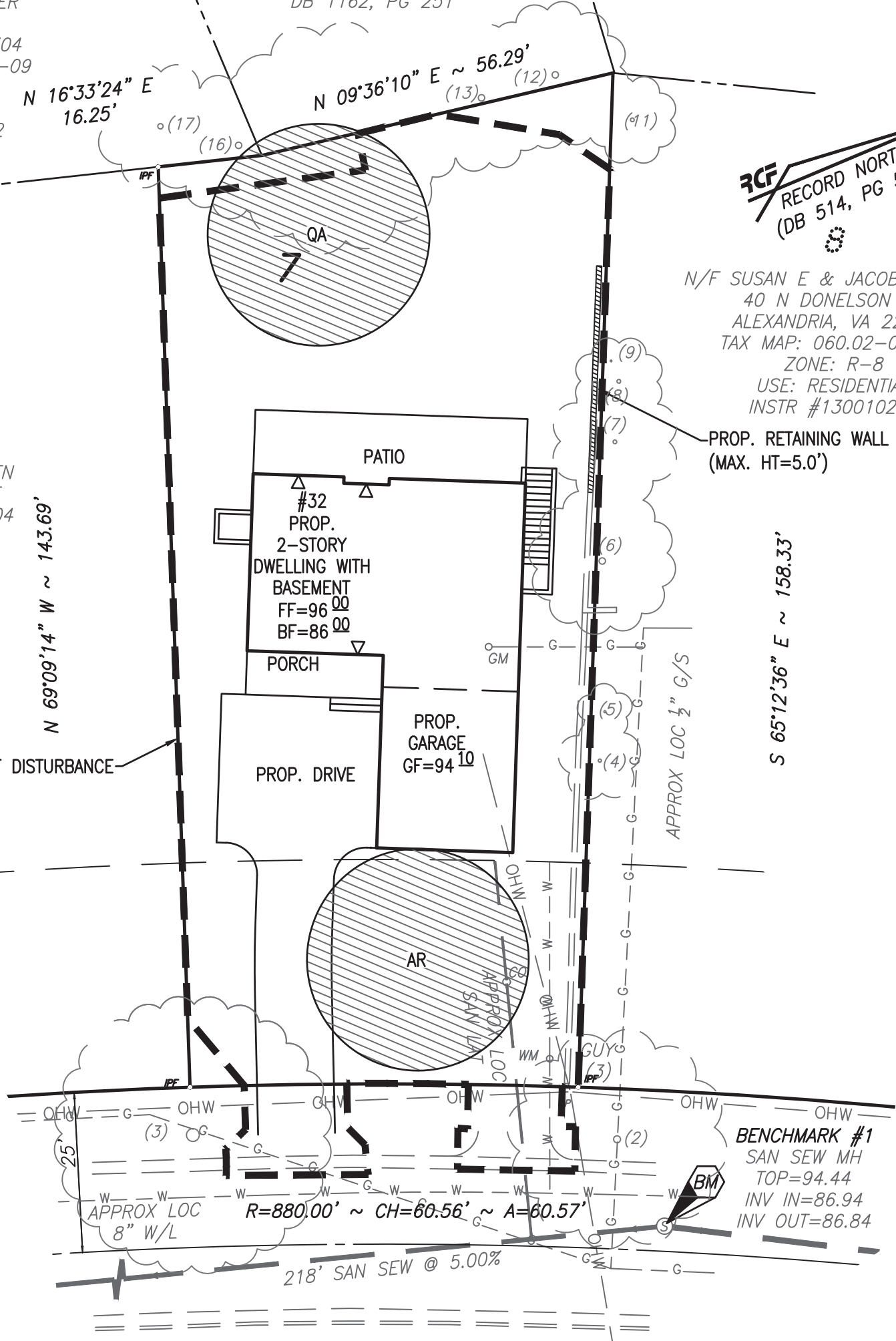
RCF
RECORD NORTH
(DB 514, PG 510)

N/F SUSAN E & JACOB PARCELL
40 N DONELSON ST
ALEXANDRIA, VA 22304
TAX MAP: 060.02-01-14
ZONE: R-8
USE: RESIDENTIAL
INSTR #130010294

PROP. RETAINING WALL
(MAX. HT=5.0')

PROP. LIMITS OF DISTURBANCE

35' BRL
(DB 514, PG 510)



NORTH DONELSON
STREET

0' 10' 20'
1" = 10'

PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	NOTES	CCA PER TREE (SF)	CROWN COVER (SF)	REGIONAL (#)	EASTERN U.S. (#)	TOTAL
AR	1	Acer	rubrum	Red Maple	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	1		1
QA	1	Quercus	Alba	White Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader	1,250	1,250	1		1
TOTALS	2						STD. TREE CCA:	2,500	2	0	2
									100.0%	0.0%	100.0%

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LANDSCAPE PLAN
LOT 7, BLOCK 3, SECTION 1
DELTA
(#32 N. DONELSON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DESIGN: KMB
DRAWN: KMB
SCALE: 1" = 20'
DATE: APRIL 2021
FILE: **21-011**
SHEET **5** OF **5**