



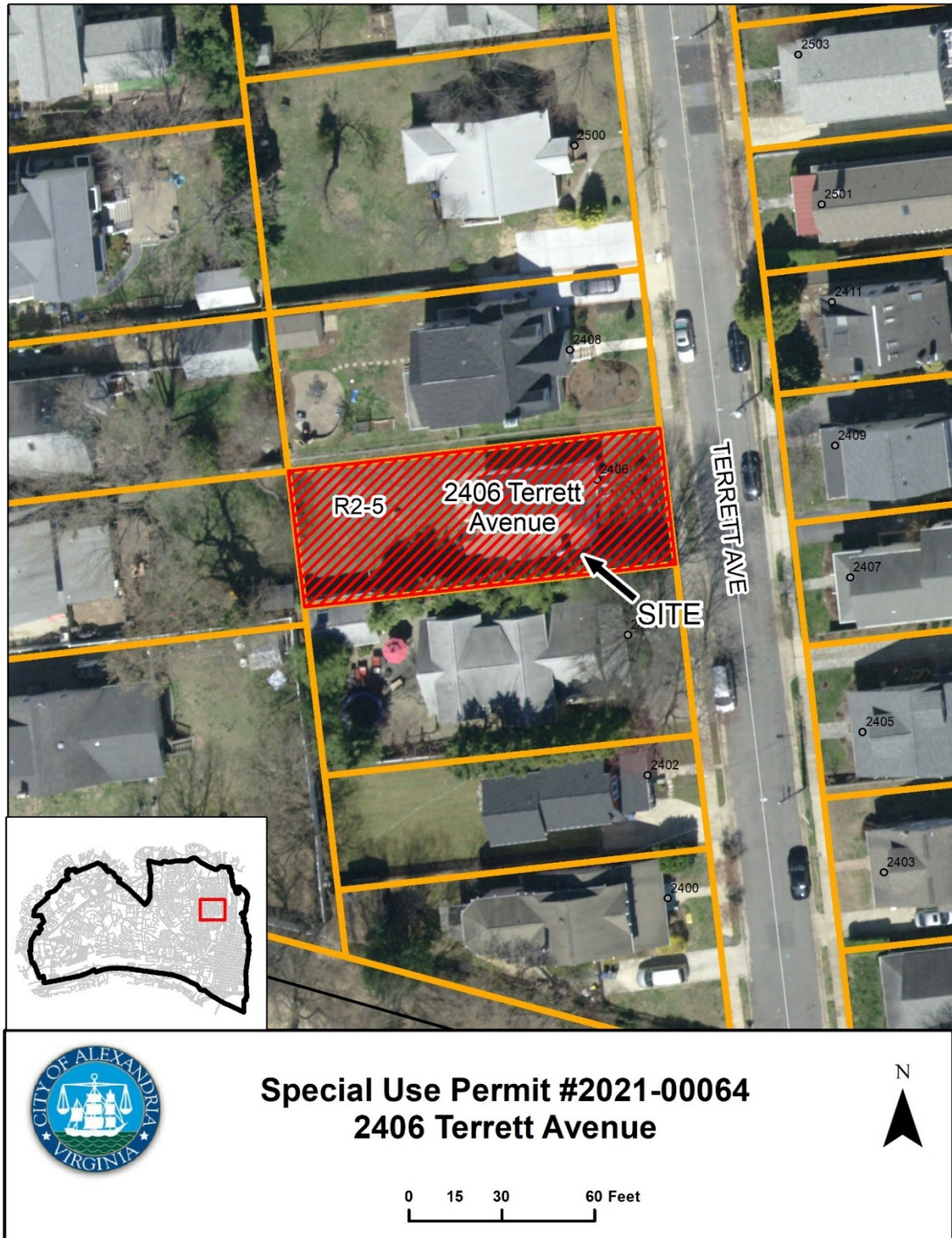
**DOCKET ITEM #5**  
***Special Use Permit #2021-00064***  
***2406 Terrett Avenue***

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Application	General Data	
Public hearing and consideration of a request for a special use permit to construct a single-family dwelling on a developed, substandard lot.	<b>Planning Commission Hearing:</b>	November 4, 2021
	<b>City Council Hearing:</b>	November 13, 2021
<b>Address:</b> 2406 Terrett Avenue	<b>Zone:</b>	R-2-5/Residential Single and Two-Family
<b>Applicant:</b> Artur Kalil and Andreia Rauta	<b>Small Area Plan:</b>	Potomac West

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

**Staff Reviewers:** Ashley Labadie, AICP, [ashley.labadie@alexandriava.gov](mailto:ashley.labadie@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)



PROJECT LOCATION MAP

## I. DISCUSSION

The applicants, Artur Kalil and Andreia Rauta, request Special Use Permit (SUP) approval to construct a single-family dwelling on a developed, substandard lot at 2406 Terrett Avenue. The existing lot is substandard as it does not meet the R-2-5 zone's minimum lot width requirement.

### SITE DESCRIPTION

The Zoning Ordinance classifies the subject property at 2406 Terrett Avenue as a developed, substandard, lot of record. The lot is relatively flat, has 45.0 feet of frontage along Terrett Avenue, and a lot size of 5,445 square feet. Single-family dwellings immediately surround the subject property. A one-story bungalow style dwelling with a footprint and gross floor area of approximately 870 square feet currently occupies the site.



*Figure 1 - Subject Property (dwelling pictured to be demolished)*

### BACKGROUND

City Real Estate Assessment records indicate the existing house was constructed in 1933. On May 11, 2021, the applicant submitted grading plans to demolish the existing structure and construct a two-story single-family dwelling with a free-standing garage. Upon review, Planning and Zoning staff determined that the subject property, only 45 feet in lot width, is substandard, according to section 3-505(B), which requires 50 feet of lot width. 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 ensuring the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design.

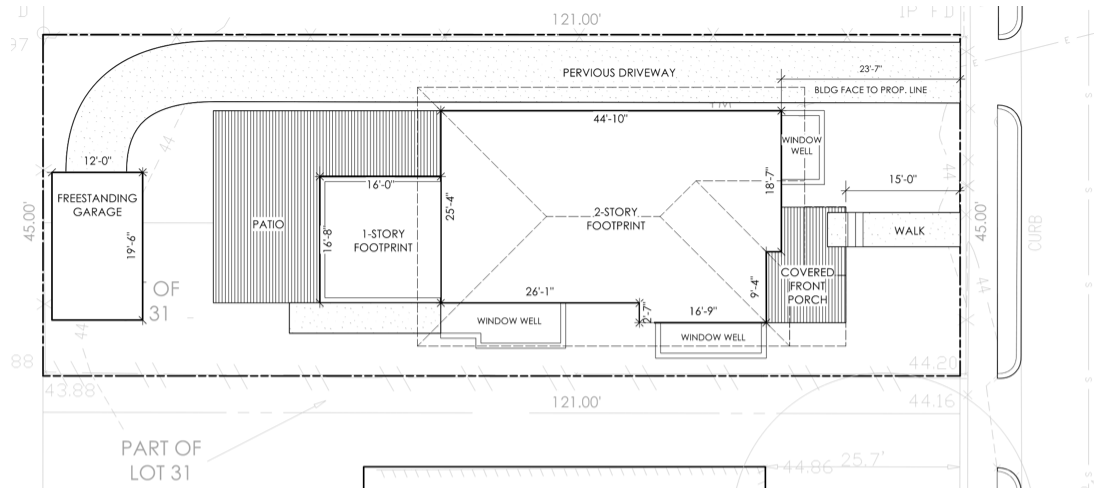
The subject property is located in the National Register Town of Potomac Historic District and the existing dwelling is considered a contributing structure. The City has no authority over federal districts and cannot require preservation of the original structure. It was communicated to the applicant that the existing dwelling could be replaced pursuant to 12-901(B) or that SUP approval would be required pursuant to section 12-901(C). The applicant elected to apply for SUP approval.

Upon staff review of the initial plan submittal in early September 2021, staff met with the applicant to discuss neighborhood compatibility. The applicant submitted revised drawings on September 30 addressing materials and stylistic elements, like roof design of the main building and free-standing garage, windows, and the front porch. The revised drawings were reviewed by staff and considered by the Del Ray Citizens' Association Land Use Committee on October 5. Upon further review, the applicant remained flexible and worked closely with staff and members of the Del Ray Citizens' Association Land Use Committee on additional refinements. Through two more iterations of plan refinements, dated October 6 and 14, the applicant provided:

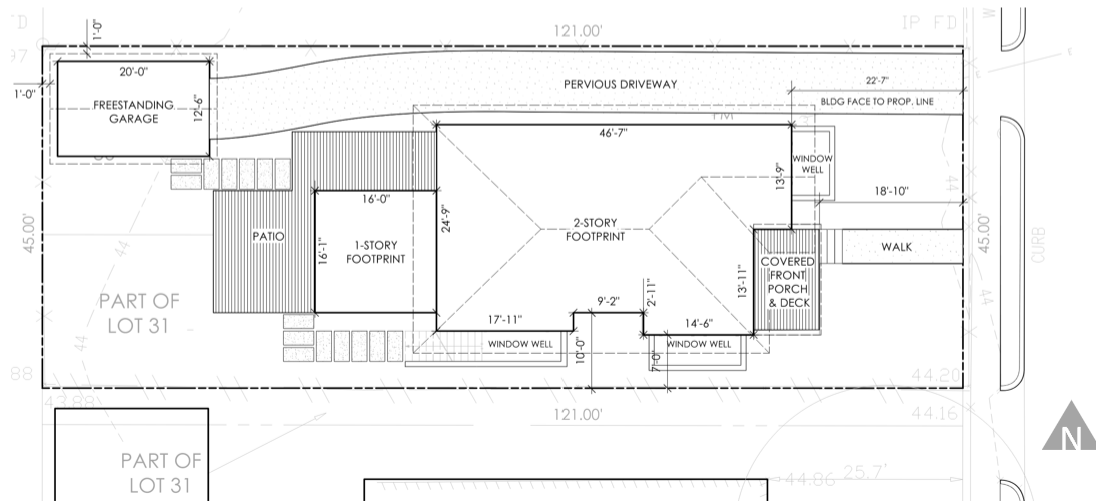
- Revisions to the location of the free-standing garage;
- Revision to the exterior stair configuration on the north side of the main building;
- Revision to the depth of roof overhang into the required side yard setback on the south side;
- Revision to the threshold height and overall building height; and
- Revision to the depth of the first-floor porch.

Figures 2 and 3 show the evolution of the site plan and front elevation design after staff and community input.





Original Site Plan



Revised Site Plan

Figure 2 - Original Site Plan Proposal (Top), Final Revised Site Plan Proposal, dated October 14 (Bottom)

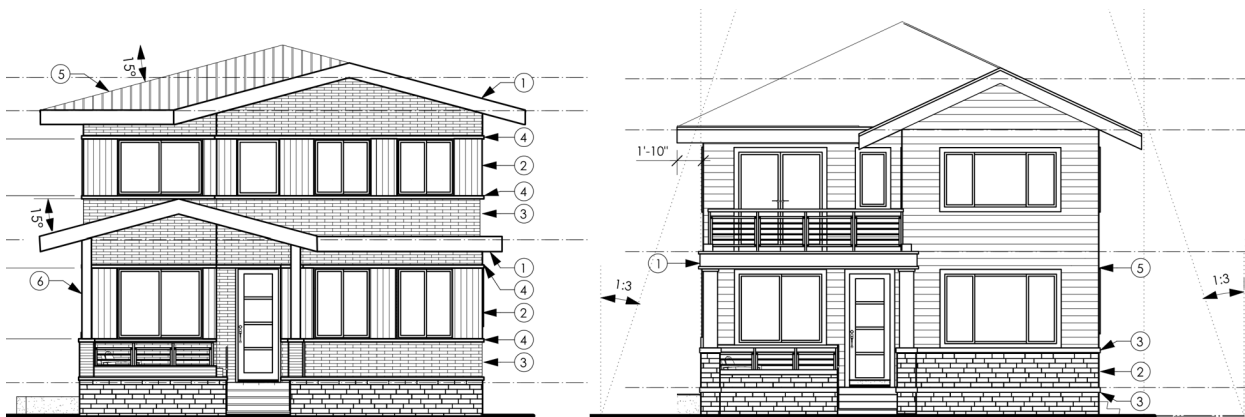


Figure 3 - Original Front Elevation Proposal (Left), Final Revised Front Elevation Proposal, dated Oct. 14 (Right)

Since the applicant's purchase of the property in April 2020, there have been two complaints filed through ALEX311, including one from Sept. 9, 2020 and one from May 3, 2021. Both have been resolved and closed. A complaint about property maintenance received through email in October 2021 was communicated to the applicant by staff upon receipt, and the applicant agreed to maintain the property on a regular basis.

### PROPOSAL

The applicant requests SUP approval to construct a two-story dwelling. It would have 2,443 square feet of net floor area and would measure 23.6 feet in height from average pre-construction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed design exhibits a mix of styles but mostly includes Craftsman-inspired elements such as roof pitch, extended eave overhangs, an asymmetrical façade with front porch, and brick and siding materials. Figures 4 through 7, below, show the proposed elevations.

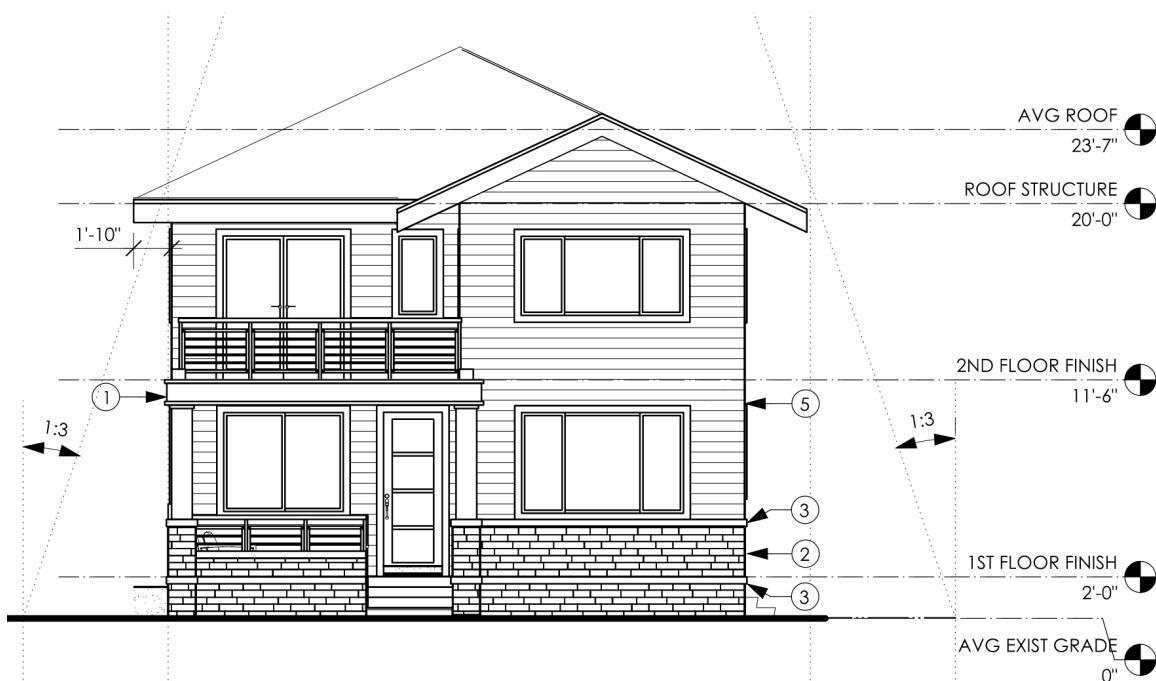


Figure 4 - Proposed East Elevation (Front)

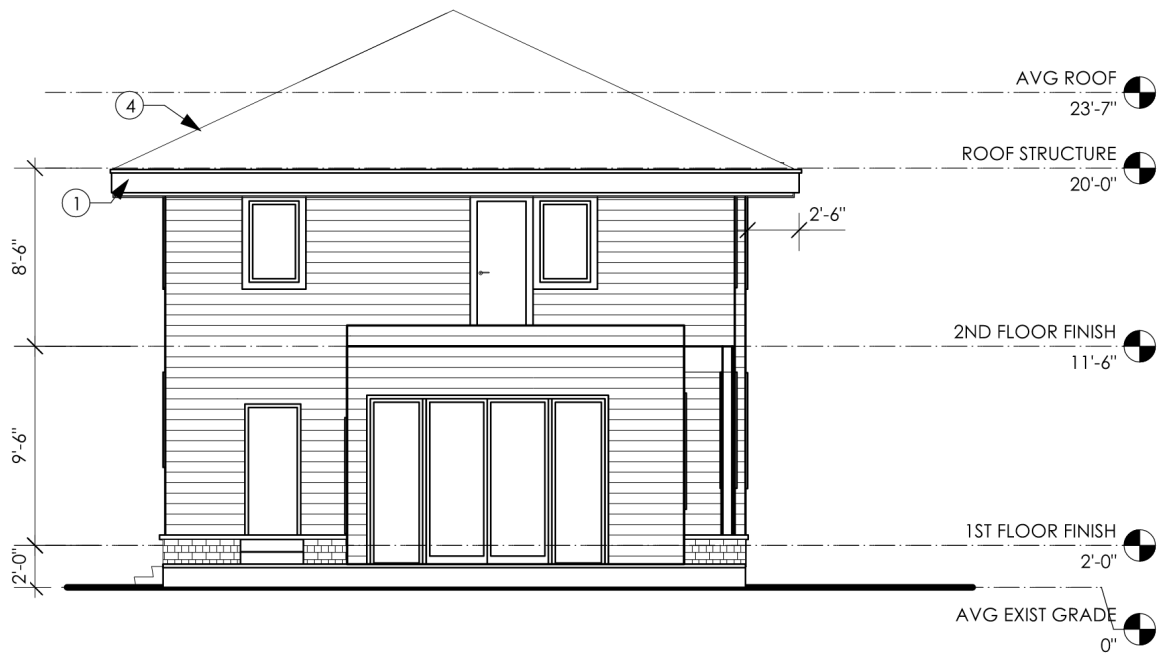


Figure 5 – Proposed West Elevation (Rear)



Figure 6 - Proposed North Elevation

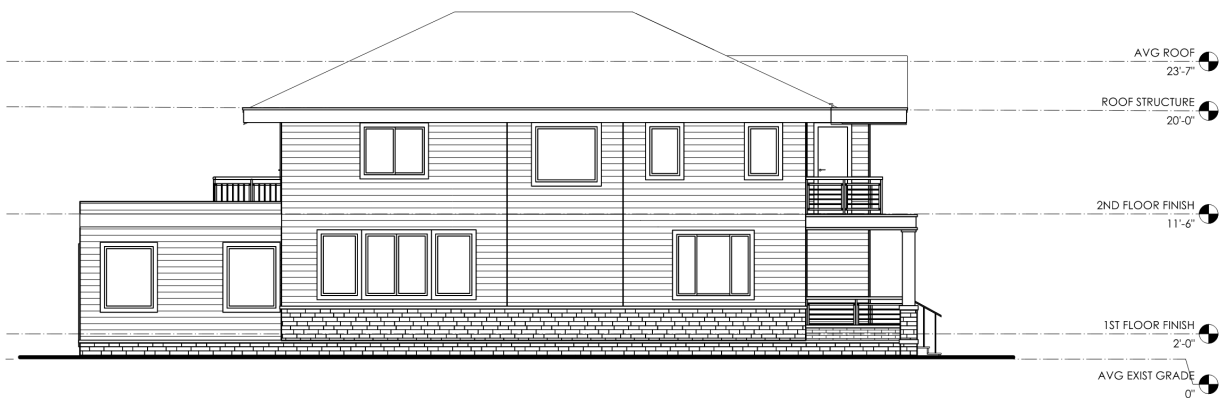


Figure 7 - Proposed South Elevation

The dwelling would measure approximately 28 by 61 feet with a footprint of about 1,560 square feet, including the front porch. It would provide a front yard of 22.6 feet; north and south side yards of 10.0 and 7.0 feet, respectively, and a rear yard of 36.0 feet (measured to the one-story portion in the rear). Figure 8, below, shows the proposed site plan.

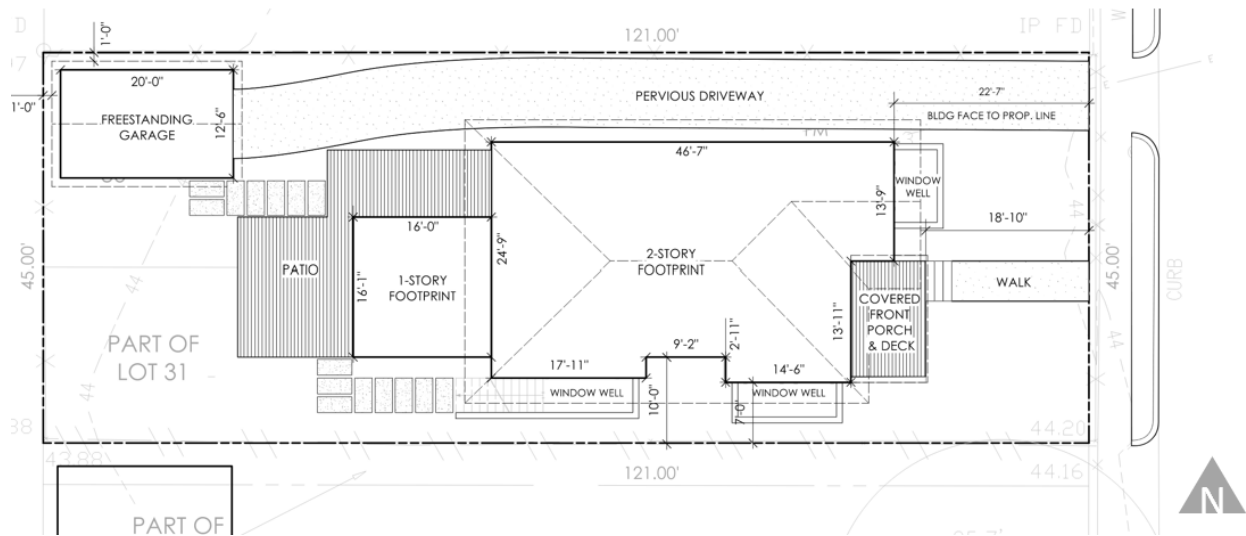


Figure 8 - Proposed Site Plan

While the existing house, a contributing structure in the National Register Town of Potomac Historic District, will be demolished, the applicant proposes to salvage materials from the existing structure and use them in the new structure. In addition to preserving original elements of the Town of Potomac, this act contributes to the Environmental Action Plan 2040 goal of reducing solid waste through reuse of existing materials.

### PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The applicant would provide a permeable driveway in the side yard that extends to a free-standing one-car garage in the north side yard and rear yard. The new driveway will provide space for both cars in tandem parking arrangement when one is not parked in the garage.

While the lot is within the Town of Potomac, Sec.8-200(C)(5)(d) requiring access to all parking to be from an alley or interior court does not apply. There is no alley or interior court along this parcel or others along the 2400 block of Terrett Avenue. There is, however, an existing curb cut on Terrett Avenue that the applicant plans to use for the new driveway. Except for the corner lots, every home on the 2400 block of Terrett Avenue have curb cuts and driveways off Terrett Avenue.



## ZONING

The subject property is zoned R-2-5/Residential Single and Two-Family. For single-family dwellings, the R-2-5 zone requires a minimum lot width of 50 feet. The subject property provides only 45 feet of lot width. Zoning Ordinance section 12-901 classifies the subject property as a substandard lot because it does not provide the R-2-5 zone's lot minimum lot width requirement.

The existing lot and proposed dwelling would meet all R-2-5 zoning requirements besides lot width. The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

*Table 1 – Zoning Analysis*

	<b>Required/Permitted</b>	<b>Provided /Proposed</b>
<b>Lot Area</b>	5,000 Sq. Ft.	5,445 Sq. Ft.
<b>Lot Width</b>	Min. 50.0 Ft.	45.0 Ft.
<b>Lot Frontage</b>	Min. 40.0 Ft.	45.0 Ft.
<b>Front Yard</b>	20.0 Ft. (all front yards in lots in contextual block face, including the existing the lot in question, is greater than 20.0 Ft.)	22.6 Ft. (wall) 18.7 Ft. (porch)
<b>Side Yard (South)</b>	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	7 Ft.
<b>Side Yard (North)</b>	7 Ft. (1:3 height to setback ratio, 7 Ft. min.)	10.0 Ft.
<b>Rear Yard</b>	12.3 Ft. (one-story portion) 21.0 Ft. (two-story portion) (1:1 height to setback ratio, 7 Ft. min.) 1.0 Ft. (garage)	36.0 Ft. (one-story portion) 51.8 Ft. (two-story portion) 22.5 Ft. (patio) 1.0 Ft. (garage)
<b>Net Floor Area</b>	2,450.0 Sq. Ft. 0.45 Floor Area Ratio (FAR)	2,443.0 Sq. Ft. 0.45 FAR
<b>Maximum Height</b>	30.0 Ft.	23.6 Ft.
<b>Maximum Threshold Height</b>	2.5 Ft.	2.0 Ft.

## MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan

which designates this area for low-density residential development.

## II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this substandard lot with a new two-story dwelling and free-standing garage. 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 finds the proposed height to be compatible with neighborhood character in terms of height. In this case, the heights for adjacent houses on the same side of the street at 2402, 2404, 2408 and 2500 as well as heights of buildings across the street at 2407, 2409 and 2411 Terrett Avenue were examined. The height of the dwellings on these properties is shown in Table 2, below.

*Table 2 – Dwelling Heights*

2402 Terrett Avenue	24.0 Ft.
2404 Terrett Avenue	23.0 Ft.
2408 Terrett Avenue	24.0 Ft.
2500 Terrett Avenue	23.0 Ft.
2407 Terrett Avenue	29.0 Ft.
2409 Terrett Avenue	28.0 Ft.
2411 Terrett Avenue	28.0 Ft.
<b><i>Average</i></b>	<b><i>25.6 Ft.</i></b>
<b><i>Proposed Dwelling at 2406 Terrett Avenue</i></b>	<b><i>23.6 Ft.</i></b>

Figure 9, below, shows the proposed two-story structure in context with the neighboring two-story dwellings on the north and south sides of the lot.



*Figure 9 – Front Elevations of Proposed Dwelling with Neighboring Properties*

Staff finds that the height of the proposed dwelling would be compatible with the contextual block face as well as the remainder of the block, which consists of a mix of single, one and a half, and two-story dwellings with heights ranging from 22 to 29 feet. At 23.6 feet, the proposed dwelling would also be 6.4 feet below the maximum height of 30.0 feet permitted by-right in the R-2-5 zone.

### BULK

Staff finds the applicant's proposal compatible with neighborhood character in terms of bulk. The proposed dwelling would be between and across the street from two-story dwellings with comparable building footprints on the north and south sides of the lot (Table 3). The proposed dwelling's forward position of the two-story mass is comparable in scale and configuration to other dwellings on the street, including 2503 and 2506 Terrett Avenue and the recently constructed two-story dwelling at 2403 Terrett Avenue, as seen in Figures 10 and 11.

*Table 3 – Approximate Dwelling Footprint\**

2404 Terrett Avenue	1,775 Sq. Ft.
2408 Terrett Avenue	1,440 Sq. Ft.
2407 Terrett Avenue	1,275 Sq. Ft.
2409 Terrett Avenue	1,135 Sq. Ft.
2411 Terrett Avenue	800 Sq. Ft.
<b><i>Average</i></b>	<b><i>1,285 Sq. Ft.</i></b>
<b><i>Proposed Dwelling at 2406 Terrett Avenue</i></b>	<b><i>1,560 Sq. Ft.</i></b>

\*Includes porches

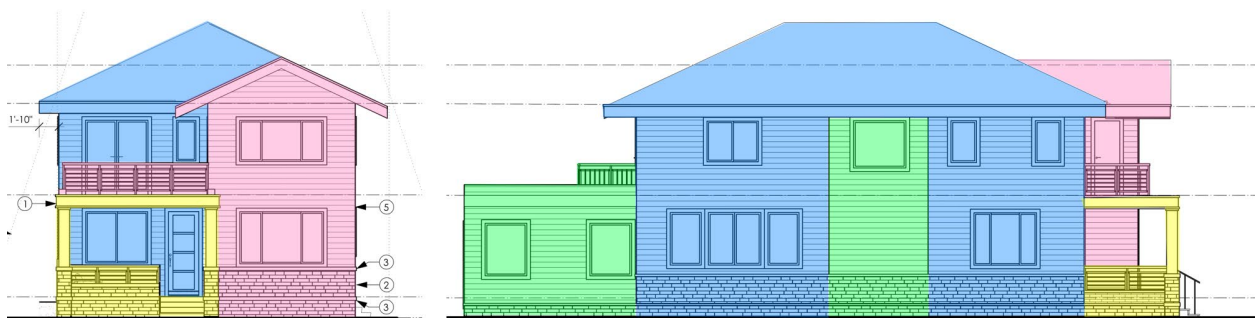


Figure 10 – 2503 Terrett Avenue (left) and 2506 Terrett Avenue (right)



*Figure 11 – 2403 Terrett Avenue*

Although presented towards the front, the two-story portion would be setback two feet, seven inches further than the required 20.0-foot front yard setback, reducing its visual impact. Upon discussion with staff, the applicant increased the main structure's roof pitch from the original submittal and leveled the roof of the front porch, effectively reducing the overall bulk of the structure from the street. Additionally, the proposed design demonstrates varied massing, including that of the protruding front porch, a feature found in both Folk Victorian and Craftsman-style homes in the area. The varied massing provides more dimension and depth to building with helps to soften the bulk of its two-story portion. Figure 12, below, shows the front and south side elevations with shading to show the varied massing proposed. Lastly, with 2,443 square feet of net floor area, the proposed dwelling would be seven square feet below the maximum floor area permitted by the R-2-5 zone.



*Figure 12 - Varied Massing of Proposed Dwelling*

## DESIGN

Staff finds the proposed design to be compatible with the established neighborhood character, which contains mostly a variety of one to two-story bungalow and vernacular houses. Del Ray, in



general, contains a wide range of dwelling designs with many expressing Craftsman-style, Folk-Victorian, Tudor Revival, American Foursquare, and others.

The proposed Craftsman-inspired design shares similar attributes to other Craftsman-style dwellings on the street, including a dominant roof pitch on the main building that is more acute than the porch roof pitch; broadly extending eave overhangs; an asymmetrical building shape with a single-sided front porch; and a brick base in height alignment with others on the street and cement fiber siding extending from the brick base to the gable roof (Figure 13).



*Figure 13 – Shared Craftsman-style Characteristics*

The proposed dwelling would be between a Craftsman-style bungalow with protruding front porch on the south side (2404 Terrett Ave.) and a Tudor Revival-style dwelling with no front porch on north side (2408 Terrett Ave.), demonstrating the variety of styles on the street (Figure 14).



Figure 14 – Neighboring Craftsman (2404 Terrett Ave.) and Tudor Revival Style (2408 Terrett Ave.) Dwellings

Characteristic of Craftsman, Folk Victorian, and Tudor Rival styles is an asymmetrical, “L-shape” building layout. Like the existing Craftsman-style structure to be demolished, the proposed design features an “L-shape” building layout with a simple intersecting gable roof (Figure 15). The proposed L-shape provides space for an eight-foot porch on the south side of the front façade, which marries well with its southern neighbor that also has an eight-foot front porch. Figures 16 shows this relationship from the south. The remainder of the front façade on the north side is without a porch, similar to the northern neighbor. Figure 17 shows this relationship from the north.

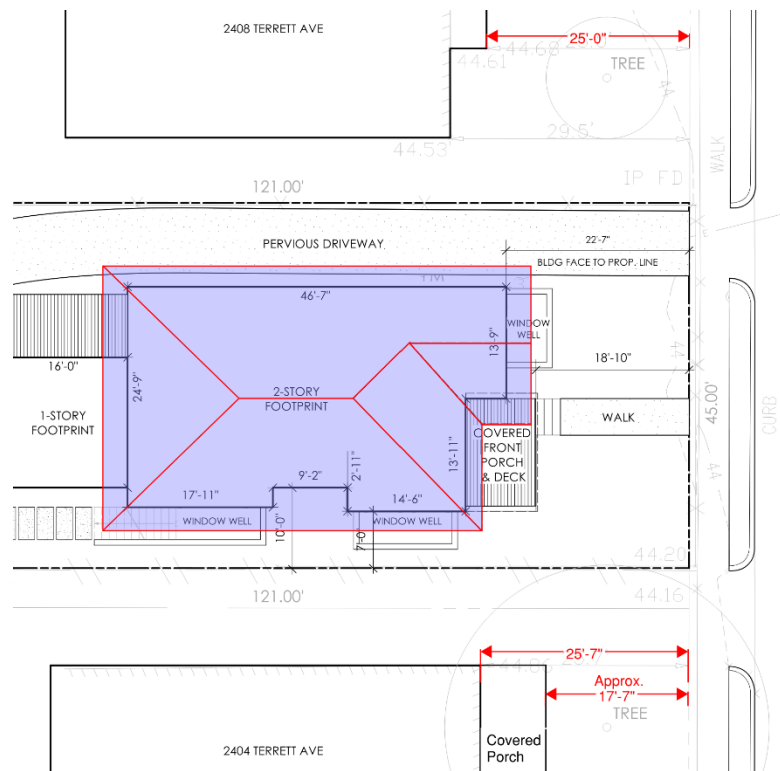
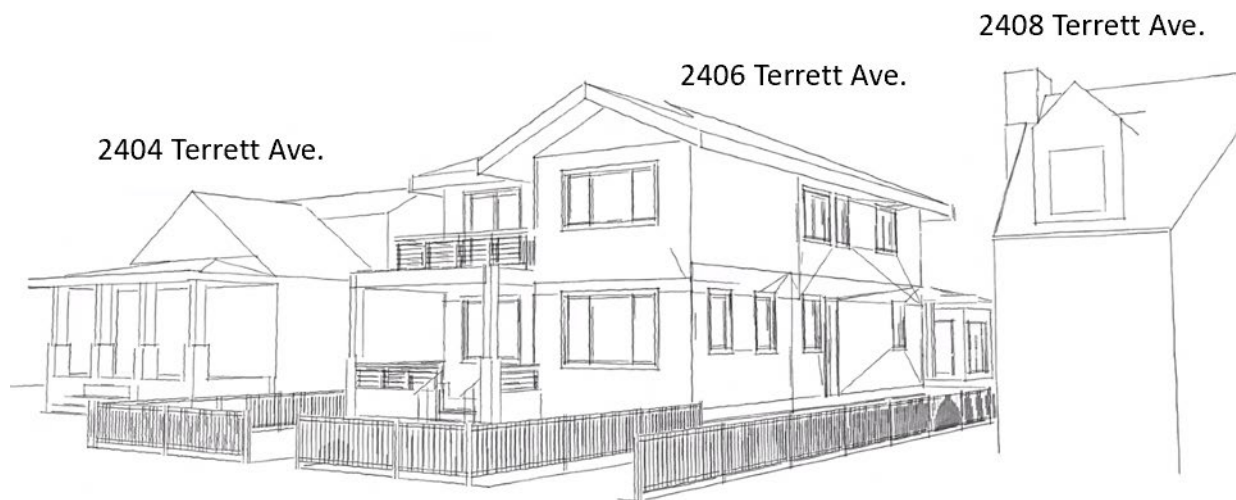


Figure 15 – Proposed “L-shape” Building Layout and Alignment with North and South Neighboring Structures



*Figure 16 – Proposed Dwelling with Neighboring Properties (view from the south)*



*Figure 17 – Proposed Dwelling with Neighboring Properties (view from the north)*

The front porch would also reinforce the connection between the dwelling to the street, a feature shared among many other dwellings along the block that also feature front porches. Above the front porch is a proposed balcony, set back to be aligned with the main building facade, which is less pronounced than that of neighboring 2411 Terrett Avenue. (Figure 18).

Lastly, the free-standing garage is compatible with both the main structure and others found on the 2400 block of Terrett Avenue in terms of materials, design, and position on the lot. After input from staff and the



*Figure 18 – 2411 Terrett Ave.*



community, the applicant revised the garage roof to be pitched instead of flat and moved the structure from being completely behind the main building to being behind the rear building wall along the north property line. This straight back position from the street is seen throughout the 2400 block of Terrett Avenue and Del Ray, as seen in Figure 19.



*Figure 19 – Free-standing Garage Positions on the 2400 Block of Terrett Ave.*

### ADDITIONAL CONSIDERATIONS

As noted above, staff notified the Del Ray Citizens' Association of the initial proposal and forwarded all versions of the submittal. Staff and the applicant met with the Del Ray Citizens' Association Land Use Committee on October 5, 2021. A letter from the association is forthcoming and will be attached to docket materials prior the public hearing.

Additionally, staff received a question regarding the potential for stormwater run-off due to construction and a concern about property maintenance and rodent control from an adjacent neighbor. Staff responded that all land disturbing activities over 2,500 square feet must comply with the City's water quantity requirements which require the amount of runoff after development to be less than the amount of runoff prior to development. Increases in runoff from development of single-family homes are mitigated to the maximum extent practicable by providing stormwater detention facilities. Changes in the direction of runoff is mitigated to the maximum extent practicable through grading, piping of downspouts, or detention. Single family homes are exempt from water quality treatment. Means by which quantity requirements are met are considered and reviewed by staff with the future grading plan. Planning staff also communicated the property maintenance concerns to the property owner, and the owner informed staff that since June 2021, they have regular lawn and pest control service to the property. Staff recommended more frequent property maintenance to help mitigate potential future complaints.

### 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, including materials, shall be substantially consistent with the application materials submitted October 14, 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)

STAFF: Ashley Labadie, AICP, 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

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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:

- F-1 Not in floodplain. (T&ES)
- 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)
- 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:

- C-1 A building permit and plan review are required prior to the start of construction.

Recreation, Parks and Cultural Activities:

- F-1 Plan will not impact publicly owned trees.

Police Department:

No comments received.

Fire Department:

No comments or concerns.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 2406 Terrett Avenue

**TAX MAP REFERENCE:** 034.02-05-07 **ZONE:** R2-5

**APPLICANT:**

Name: Artur Kalil & Andreia Rauta

Address: 2406 Terrett Avenue, Alexandria, VA 22301

**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.

Artur Kalil  
Print Name of Applicant or Agent

5800 Grosvenor Ln  
Mailing/Street Address

Bethesda, MD 20814  
City and State Zip Code

 07/03/2021  
Signature Date

301-905-6732  
Telephone # Fax #

artur@marqueskalil.com  
Email address



### PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2406 Terrett Avenue, I hereby  
(Property Address)  
grant the applicant authorization to apply for the single family dwelling use as  
(use)  
described in this application.

Name: Artur Kalil

Please Print

Phone 301-905-6732

Address: 5800 Grosvenor Ln, Bethesda MD 20814

Email: artur@marqueskalil.com

Signature: 

Date: 07/03/2021

- 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.

n/a

# 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. Artur Kalil	5800 Grosvenor Ln, Bethesda MD 20814	50%
2. Andreia Rauta	5800 Grosvenor Ln, Bethesda MD 20814	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2406 Terrett Avenue (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. Artur Kalil	5800 Grosvenor Ln, Bethesda MD 20814	50%
2. Andreia Rauta	5800 Grosvenor Ln, Bethesda MD 20814	50%
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. Artur Kalil & Andreia Rauta	n/a	n/a
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.

08/15/2021      Artur Kalil  
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?

n/a

[ ] **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 applicants request a Special Use Permit for the construction of a new single-family dwelling on a substandard lot at 2406 Terrett Avenue. The property is currently occupied by an existing single-family dwelling that is to be demolished to make way for the new dwelling.

The lot is 45 ft wide by 121 ft deep, for a total of 5,445 sf. It meets the minimum lot area, but does not meet the minimum 50 ft width for a lot in an R2-5 zone.

The proposed home will meet all zoning requirements, including but not limited to setbacks, height and threshold limits, stormwater management, and FAR. The property will be built using materials and designs that are consistent and complimentary to the existing homes in the neighborhood such as including a front porch, pitched roofs, brick and siding exterior finishes, and a detached garage in the rear of the house. The dwelling will comprise of two stories and a basement, which match the shape and mass of several of the homes on Terrett Ave, particularly those across the street.

The owners of the property are a married couple and plan on occupying the home once it is completed.

## 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 sub-standard 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.

As expected from a single family home

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

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- 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

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- 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/week

---

---

- C. How often will trash be collected?

once a week

---

---

- 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:

\_\_\_\_\_ 2 \_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

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

- B. Where is required parking located? (*check one*)

☒ on-site  
[ ] off-site

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

\_\_\_\_\_

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

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

[ ] **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? \_\_\_\_\_ n/a \_\_\_\_\_

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

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?

street parking 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? 2440 square feet.

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

0 sq. ft. (existing) + 2440 sq. ft. (addition if any) = 2440 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: new single family dwelling

## **End of Application**



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

**B**

## A. Property Information

A1.  Street Address  Zone

A2.  x  =   
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	<b>Comments for Existing Gross Floor Area</b> <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

## C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

## D. Total Floor Area

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

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

## E. Open Space

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### APPLICABLE BUILDING CODES:

USBC	ALEXANDRIA CITY ZONING ORDINANCE, 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015 VIRGINIA STATEWIDE FIRE PREVENTION CODE 2015 VIRGINIA BUILDING AND FIRE CODE RELATED REGULATIONS 2015 VIRGINIA RESIDENTIAL CODE 2015 VIRGINIA FUEL GAS CODE
IBC 2015	2015 VIRGINIA CONSTRUCITON CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE)
IFC 2015	2015 INTERNATIONAL FIRE CODE
IEC 2015	2015 VIRIGNIA ENERGY CONSERVATION CODE (BASED ON 2015 INTERNATIONAL ENERGY CONSERVATION CODE)
IMC 2015	2015 VIRGINIA MECHANICAL CODE (BASED ON 2015 INTERNATIONAL MECHANICAL CODE)
IPC 2015	2015 VIRGINIA PLUMBING CODE (BASED ON 2015INTERNATIONAL PLUMBING CODE)
NEC 2011	NATIONAL ELECTRICAL CODE 2011/ NFPA 70

### ZONING DETAILS:

Dwelling Units	1
Min. Lot Width (ft)	50 ft
Min. Lot Area (sqft)	5000 sq ft
Max. Lot FAR	0.45
Max. Height (ft)	30 ft
Max. Stories	3
Front Setback	20 ft and contextual
Rear Yard Setback	7 ft and 1:1 ratio
Side Setback	7 feet and 1:3 ratio
Pervious Surface	10%
Threshold Height	2.5 ft

### ZONING DATA SUMMARY:

Premises Address	2406 Terrett Ave, Alexandria, VA 22301
Map-Block-Lot	034.02-05-07
Zoning District	R2-5
Property Class	Detached House (100)
Legal Description	Lot 30 & N 20 ft Lot 31 Block 10 Abingdon

### SCOPE OF WORK:

Demolition of existing structure and construction of new single-family residence. New residence to be two stories plus basement and will include new footings and foundations. Detached single car garage to be build in rear of the building.

### REQUEST:

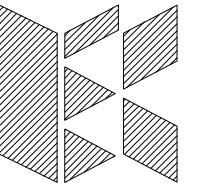
The owners of the property request a Special Use Permit approval for the construction of a single-family detached dwelling on a substandard lot.

The lot for 2406 Terrett Ave is 45 feet wide and 121 feet deep for a total area of 5,445 square feet. The lot meets the R2-5 requirements for minimum lot area of 5,000 feet, but does not meet the minimum lot width of 50 ft. The site is currently developed with a one and a half story single family dwelling.

The proposed new home will vary between 26 and 28 feet wide, which is consistent with the existing structure. There is an existing driveway entrance on the north side of the property, which will remain. The new dwelling will have two stories, a porch, pitched roof, brick and siding facade, and a detached garage in the rear of the property to match the character of the homes along Terrett Avenue.

### SHEET LIST

SUP-0	COVER SHEET
SUP-1	VICINITY MAP
SUP-2	SITE PLAN
SUP-3	FAR EXHIBIT
SUP-4	FLOOR PLANS
SUP-5	CONTEXT PHOTOS
SUP-6	CONTEXT BLOCK ANALYSIS
SUP-7	ELEVATIONS
SUP-8	ELEVATIONS



MARQUES KALIL LLC

**RAUTA KALIL RESIDENCE**  
2406 TERRETT AVE  
ALEXANDRIA, VIRGINIA 22301

Project Title

Architect

MARQUES KALIL LLC

Consultant

Date

10/14/2021

Project ID

2406

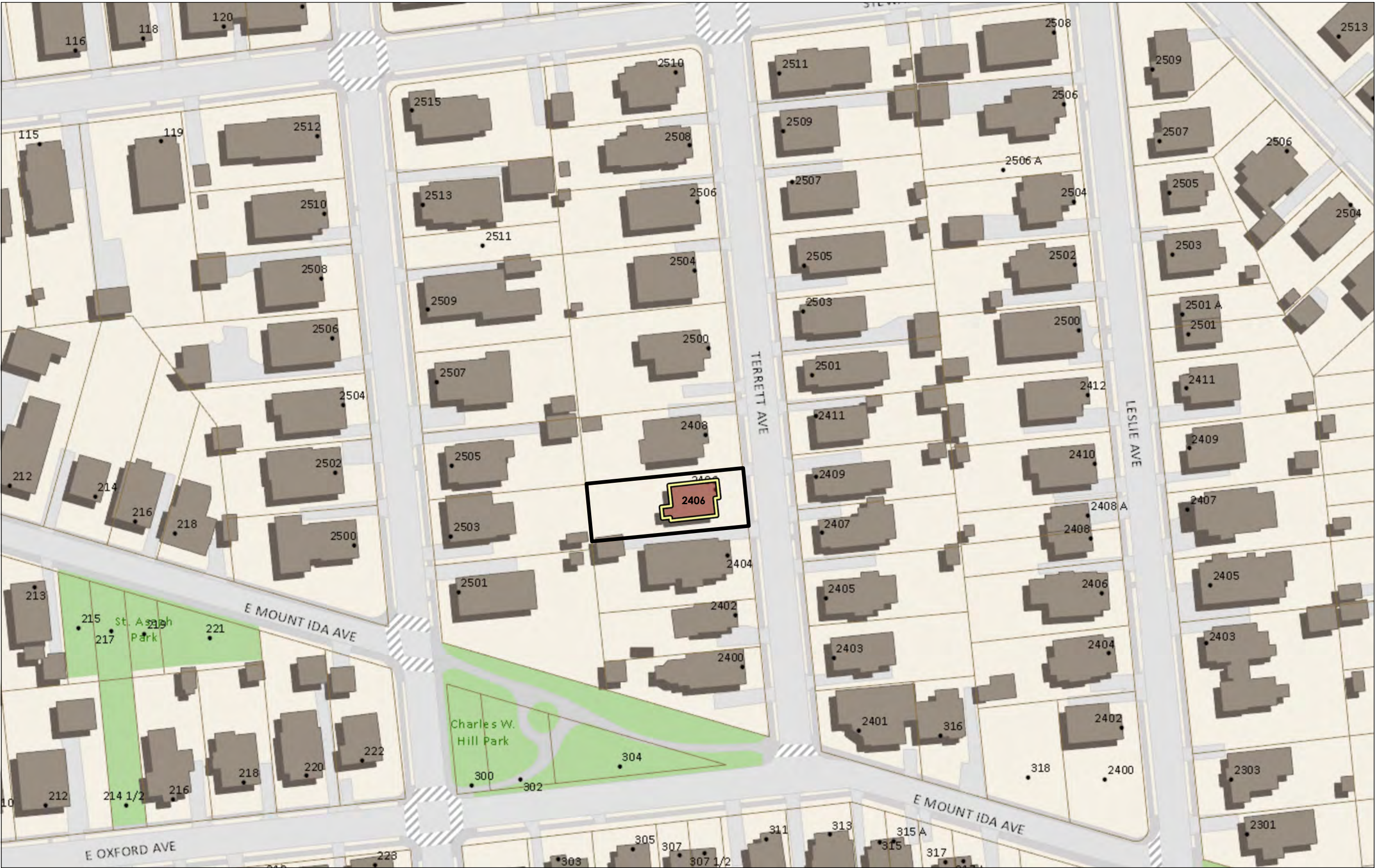
Sheet Title

COVER SHEET

Sheet No.

SUP-0

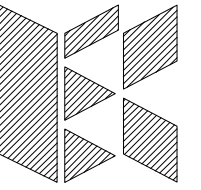




188.1 0 94.04 188.1 Feet  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Alexandria, VA



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION



MARQUES KALIL LLC

**RAUTA KALIL RESIDENCE**  
2406 TERRETT AVE  
ALEXANDRIA, VIRGINIA 22301

Project Title

Architect

MARQUES KALIL LLC

Consultant

Date

10/14/2021

Project ID

2406

Sheet Title

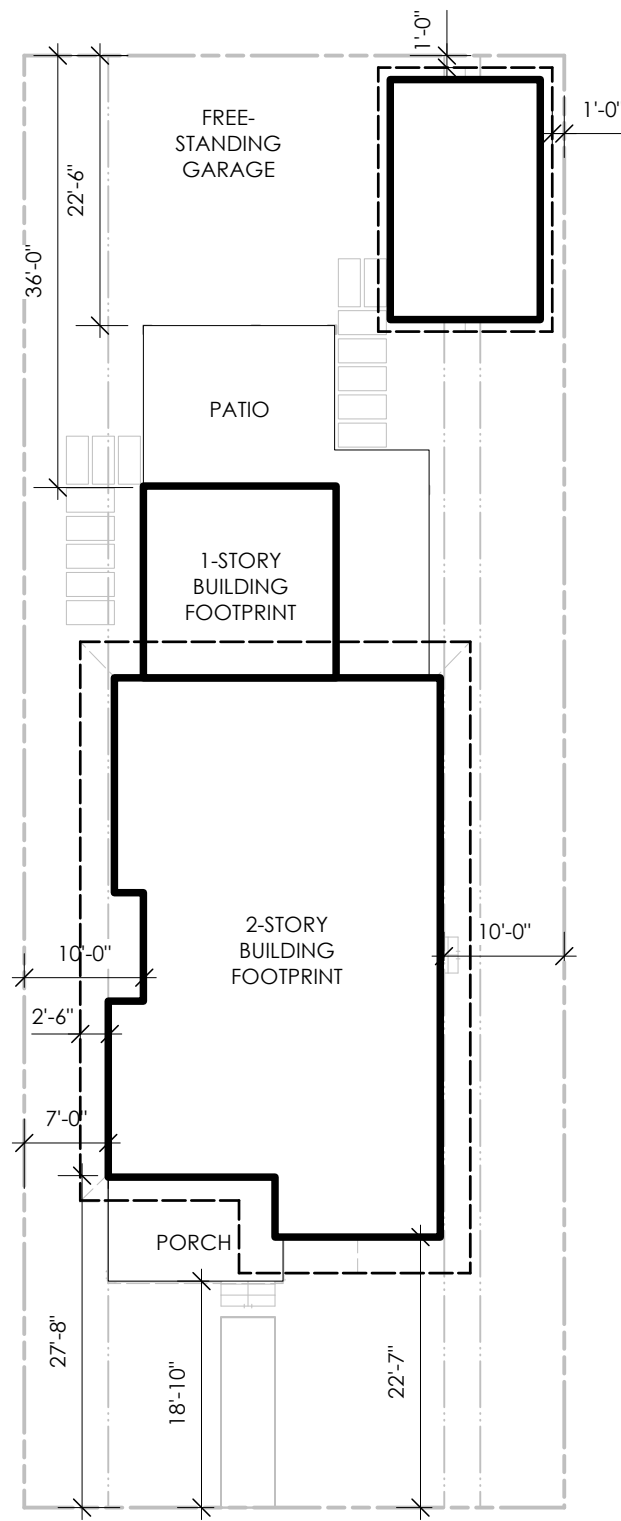
VICINITY MAP

Sheet No.

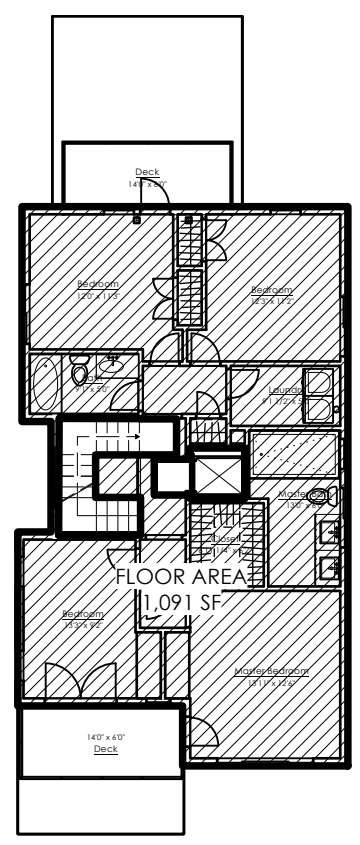
SUP-1



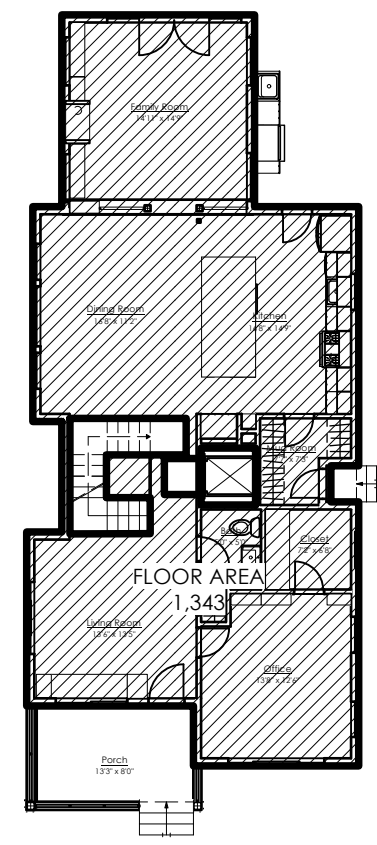




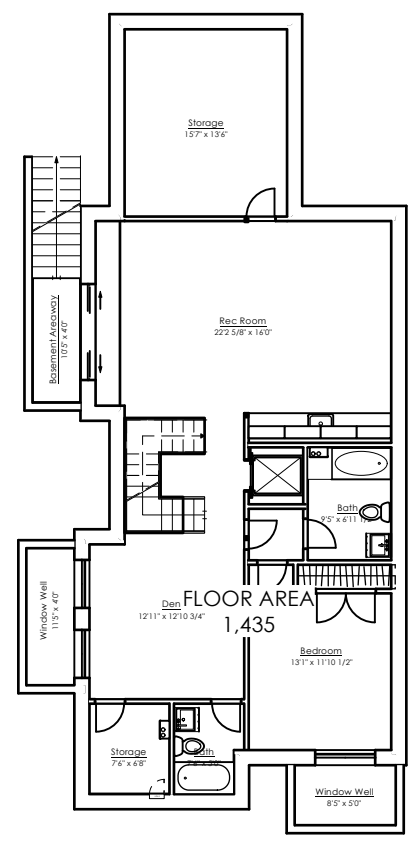
SETBACK DISTANCES  
Scale: 1/16" = 1'-0"



2ND FLOOR AREA  
Scale: 1/16" = 1'-0"



1ST FLOOR AREA  
Scale: 1/16" = 1'-0"



BASEMENT FLOOR AREA  
Scale: 1/16" = 1'-0"

FAR CALCULATION

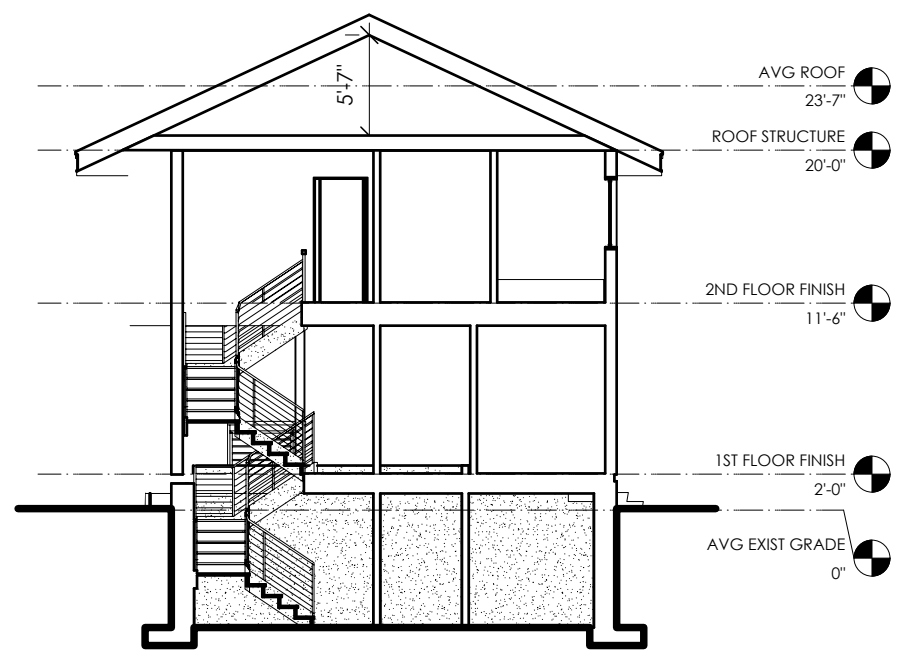
ZONE	FAR	TOTAL LOT AREA (SF)	MAX AREA ALLOWED (SF)
R-2-5	0.45	5445	2450

PROPOSED	GROSS SF	ALLOWABLE EXCLUSIONS	NET SF
BASEMENT	1435	1435	0
1ST FLOOR	1441	98	1343
2ND FLOOR	1189	98	1091
ATTIC	1189	1189	0
PORCH	105	105	0
TOTAL	5359	2925	2434

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
HEIGHT		24.7 FT	30 FT
FRONT YARD	23.6 FT	22.6 FT; 27.75 FT	PREVAILING SETBACK
SIDE YARD	8.4 FT	7 FT ; 10 FT	1:3 RATIO, 7 FT MIN
REAR YARD	62 FT	36 FT	1:1 RATIO, 7 FT MIN



**RAUTA KALIL RESIDENCE**  
2406 TERRETT AVE  
ALEXANDRIA, VIRGINIA 22301

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Architect

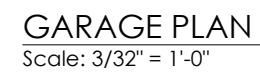
MARQUES KALIL LLC

Consultant

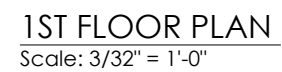
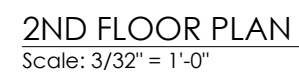
Date 10/14/2021  
Project ID 2406

Sheet Title  
FAR EXHIBIT

Sheet No.  
SUP-3



GARAGE PLAN  
 Scale: 3/32" = 1'-0"



**RAUTA KALIL RESIDENCE**  
2406 TERRETT AVE  
ALEXANDRIA, VIRGINIA 22301

Project Title

Architect

MARQUES KALIL LLC

Consultant

Date 10/14/2021

Project ID 2406

Sheet Title

## FLOOR PLANS

Sheet No.

SUP-4





2400 TERRETT AVE  
STYLE BUNGALOW HEIGHT: 27 FT  
STORIES 2 THRESHOLD: ~2 FT  
FRONT SETBACK 13'-11"



2402 TERRETT AVE  
STYLE BARN HEIGHT: 24 FT  
STORIES 2 THRESHOLD: ~2 FT  
FRONT SETBACK 15'-9"



2404 TERRETT AVE  
STYLE BUNGALOW HEIGHT: 23 FT  
STORIES 1.5 THRESHOLD: ~2.5 FT  
FRONT SETBACK 15'-9"



2408 TERRETT AVE  
STYLE TUDOR HEIGHT: 24 FT  
STORIES 2 THRESHOLD: ~2.75 FT  
FRONT SETBACK 24'-4"



2500 TERRETT AVE  
STYLE COLONIAL HEIGHT: 23 FT  
STORIES 2 THRESHOLD: ~2 FT  
FRONT SETBACK 16'-4"



2504 TERRETT AVE  
STYLE BUNGALOW HEIGHT: 24 FT  
STORIES 1.5 THRESHOLD: ~3 FT  
FRONT SETBACK 15'-9"



2403 TERRETT AVE  
STYLE CRAFTSMAN HEIGHT: 20 FT (OLD)  
STORIES 2 THRESHOLD: ~2.5 FT  
FRONT SETBACK 15'-10"



2405 TERRETT AVE  
STYLE CRAFTSMAN HEIGHT: 22 FT  
STORIES 1.5 THRESHOLD: ~2.5 FT  
FRONT SETBACK 14'-3"



2407 TERRETT AVE  
STYLE COLONIAL HEIGHT: 29 FT  
STORIES 2 THRESHOLD: ~3 FT  
FRONT SETBACK 15'-7"



2409 TERRETT AVE  
STYLE COLONIAL HEIGHT: 28 FT  
STORIES 2 THRESHOLD: ~2 FT  
FRONT SETBACK 14'-9"



2411 TERRETT AVE  
STYLE CRAFTSMAN HEIGHT: 28 FT  
STORIES 2 THRESHOLD: ~1.5 FT  
FRONT SETBACK 20'-7"



2501 TERRETT AVE  
STYLE BARN HEIGHT: 26 FT  
STORIES 2 THRESHOLD: ~2.5 FT  
FRONT SETBACK 15'-9"



**RAUTA KALIL RESIDENCE**  
2406 TERRETT AVE  
ALEXANDRIA, VIRGINIA 22301

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Architect

MARQUES KALIL LLC

Consultant

Date 10/14/2021  
Project ID 2406

Sheet Title  
CONTEXT  
PHOTOS

Sheet No.  
SUP-5





TERRETT AVE CONTEXT PLAN  
Scale: 1" = 50'-0"



NOTE:  
2403 TERRETT AVE DATA REFLECTS PREVIOUS BUILDING.  
A NEW LARGER HOME WAS COMPLETE SINCE LAST GIS INPUT.

CONTEXT DATA

NUMBER	STREET	PORCH SETBACK	STORIES	HEIGHT	THRESHOLD
2400	TERRETT AVE	14'0"	2	27'0"	2'0"
2402	TERRETT AVE	15'9"	2	24'0"	2'0"
2403	TERRETT AVE	15'9"	2	20'0"	2'6"
2404	TERRETT AVE	15'9"	1.5	23'0"	2'6"
2405	TERRETT AVE	14'3"	1.5	22'0"	2'6"
2407	TERRETT AVE	15'6"	2	29'0"	3'0"
2408	TERRETT AVE	24'3"	2	24'0"	2'9"
2409	TERRETT AVE	14'9"	2	28'0"	2'0"
2411	TERRETT AVE	20'6"	2	28'0"	1'6"
2500	TERRETT AVE	16'6"	2	23'0"	2'0"
2501	TERRETT AVE	15'9"	2	26'0"	2'6"
2504	TERRETT AVE	15'9"	1.5	24'0"	3'0"
AVERAGE		16'6 1/2"	1.875	24'10"	2'4 1/4"
PROPOSED		18'8"	2	23'0"	2'6"



Project Title  
**RAUTA KALIL RESIDENCE**  
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Architect  
MARQUES KALIL LLC

Consultant

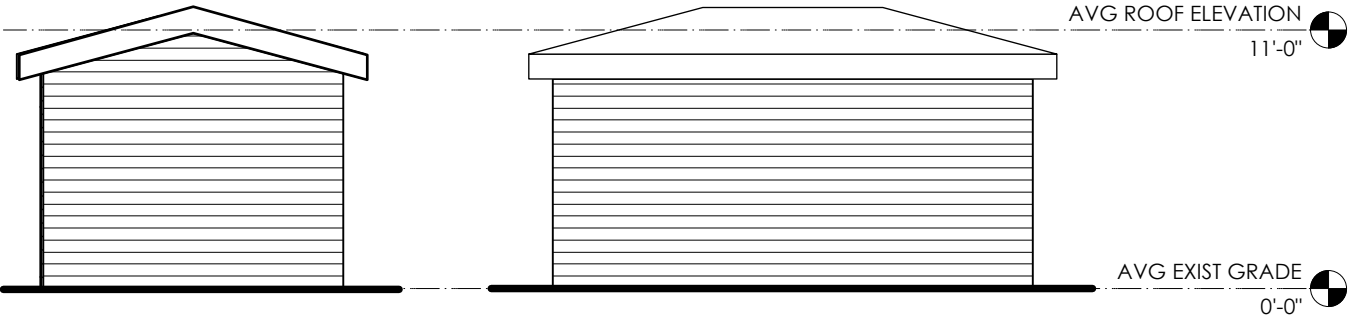
Date  
10/14/2021  
Project ID  
2406

Sheet Title  
**CONTEXT  
BLOCK  
ANALYSIS**

Sheet No.  
**SUP-6**

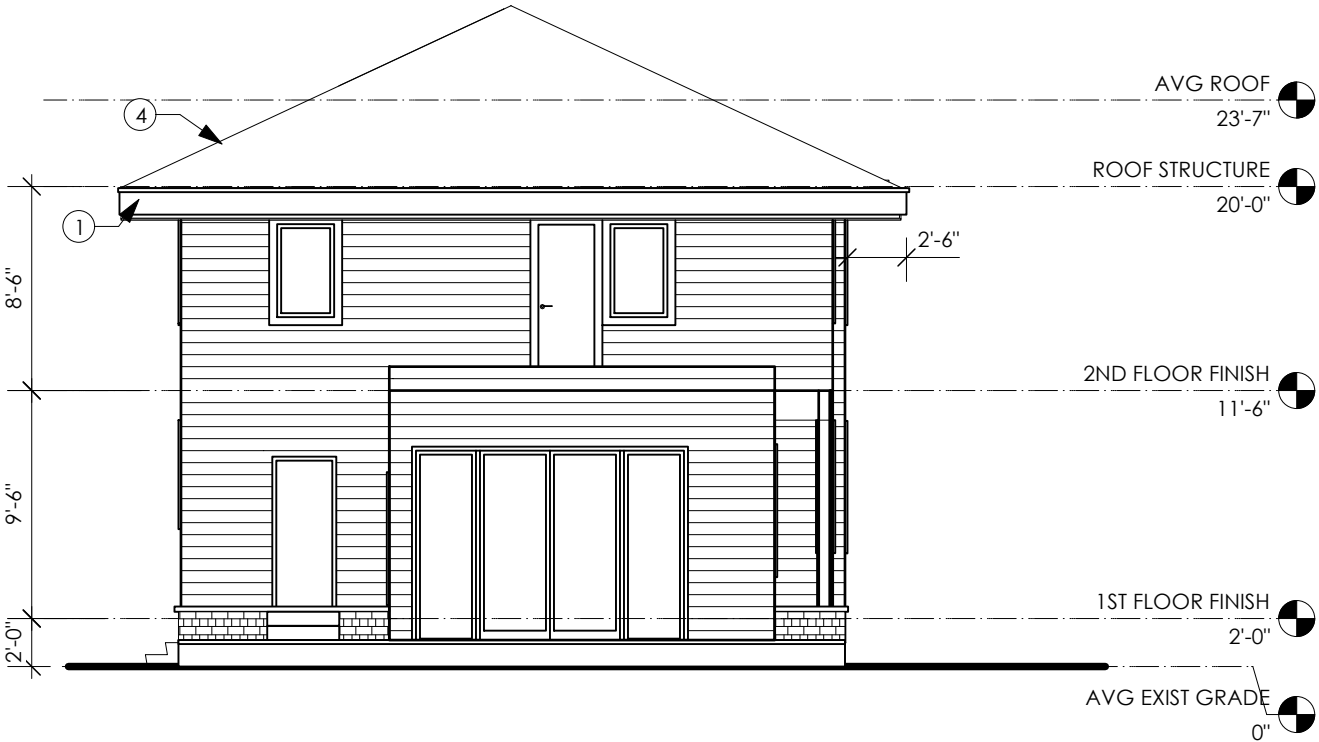
NOTES:

- ① 12" FACIA TO MATCH OVERHANG WIDTH
- ② ROMAN BRICK VENEER
- ③ 4" STONE COURSE TO MATCH BRICK COLOR
- ④ METAL ROOFING
- ⑤ 6" CEMENT FIBER SIDING

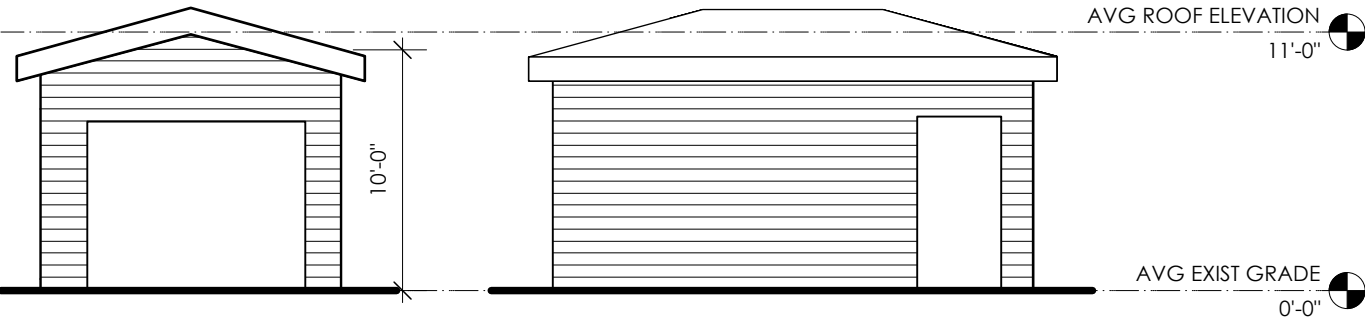


GARAGE - WEST ELEVATION  
Scale: 1/8" = 1'-0"

GARAGE - NORTH ELEVATION  
Scale: 1/8" = 1'-0"

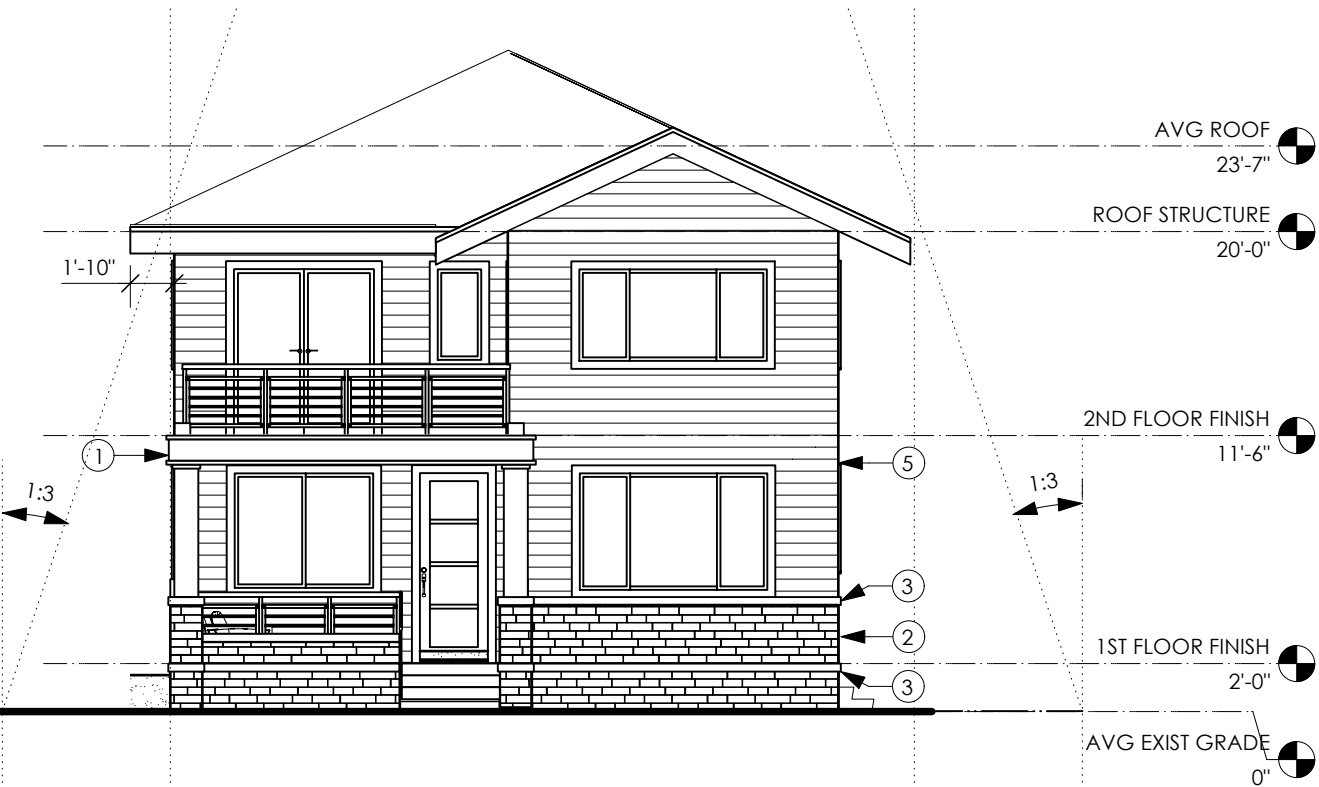


WEST ELEVATION (BACK)  
Scale: 1/8" = 1'-0"

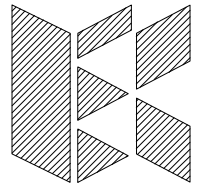


GARAGE - EAST ELEVATION  
Scale: 1/8" = 1'-0"

GARAGE - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



EAST ELEVATION (FRONT)  
Scale: 1/8" = 1'-0"



MARQUES KALIL LLC

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2406 TERRETT AVE  
ALEXANDRIA, VIRGINIA 22301

Project Title

Architect

MARQUES KALIL LLC

Consultant

Date

10/14/2021

Project ID

2406

Sheet Title

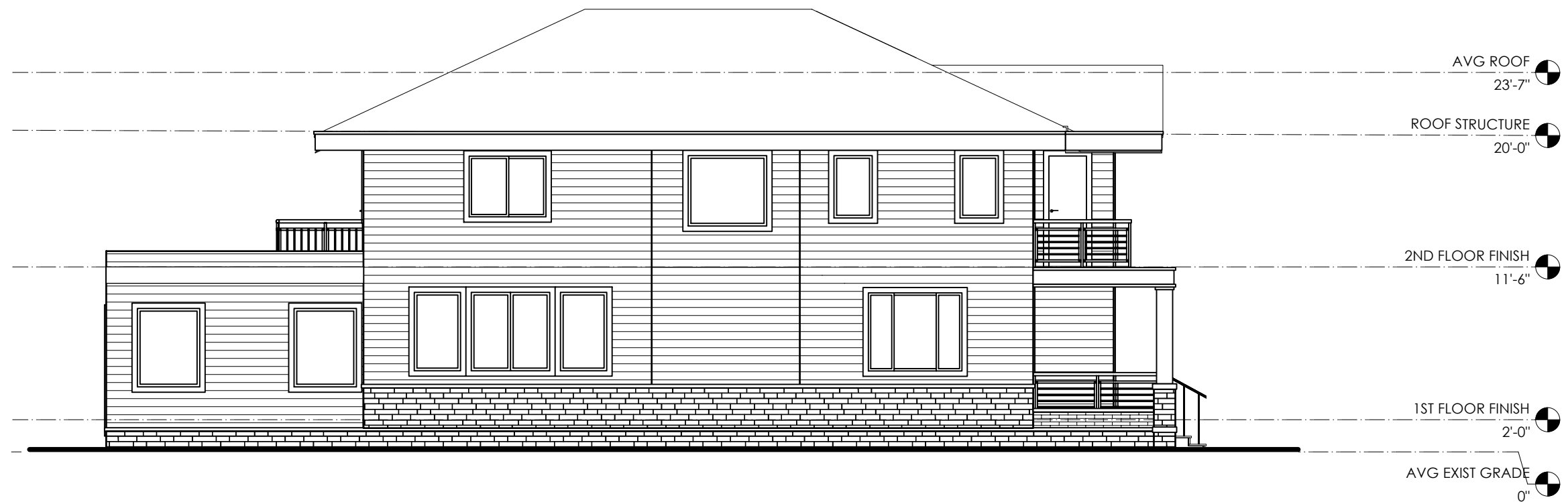
ELEVATIONS

Sheet No.

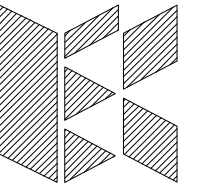
SUP-7



**NORTH ELEVATION (SIDE)**  
Scale: 1/8" = 1'-0"



**SOUTH ELEVATION (SIDE)**  
Scale: 1/8" = 1'-0"



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2406 TERRETT AVE  
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Architect

MARQUES KALIL LLC

Consultant

Date

10/14/2021

Project ID

2406

Sheet Title

ELEVATIONS

Sheet No.

SUP-8