

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

Oct. 27, 2021

Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: SUP2021-00064
2406 Terrett Ave

Dear Mr. Moritz,

The Del Ray Citizens Association Land Use Committee supports the SUP request for a new residence at 2406 Terrett Ave.

The Del Ray Citizens Association Land Use Committee (DRCA LUC) met with the applicant and interested neighbors during a zoom meeting held on Oct. 5, 2021. After reviewing the proposed site and floor plans, the LUC questioned the location of the garage illustrated to be in the left rear corner of the property, which does not agree with the Del Ray pattern book. The LUC also pointed out the applicant did not indicate a landing and steps from the side entrance which would encroach on the driveway.

The staff representative, Ashley Labadie agreed to review with P & Z staff and subsequently the garage was relocated to the end of the straight driveway. The applicant also revised the side entrance to provide a recessed landing to minimize the projection of the steps into the driveway.

The LUC was disheartened to learn the applicant had not been informed the house was listed as a contributing structure to the Town of Potomac Historic District at the time of the application. We hope in the future this will be added to a review checklist to help encourage homeowners to maintain a contributing structure when planning their projects.

Sincerely,

Kristine Hesse, Lisa Lettieri

DRCA LUC Co-Chairs



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"/>
First Floor	<input type="text"/>	Stairways**	<input type="text"/>
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>
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"/>

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

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

Comments for Existing Gross Floor Area

B1. Total Gross B2. Total Exclusions

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>	
Basement	<input type="text"/>	Basement**	<input type="text"/>
First Floor	<input type="text"/>	Stairways**	<input type="text"/>
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>
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. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

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

C1. Total Gross C2. Total Exclusions

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: _____