

EXHIBIT NO. 1

10  
5-12-01

Docket Item #9  
ENCROACHMENT #2001-0002

Planning Commission Meeting  
May 1, 2001

**ISSUE:** Consideration of a request for encroachment into the public sidewalk right-of-way for an entrance stoop and stairs.

**APPLICANT:** Russell and Sally Murray  
by James W. Ritter, architect

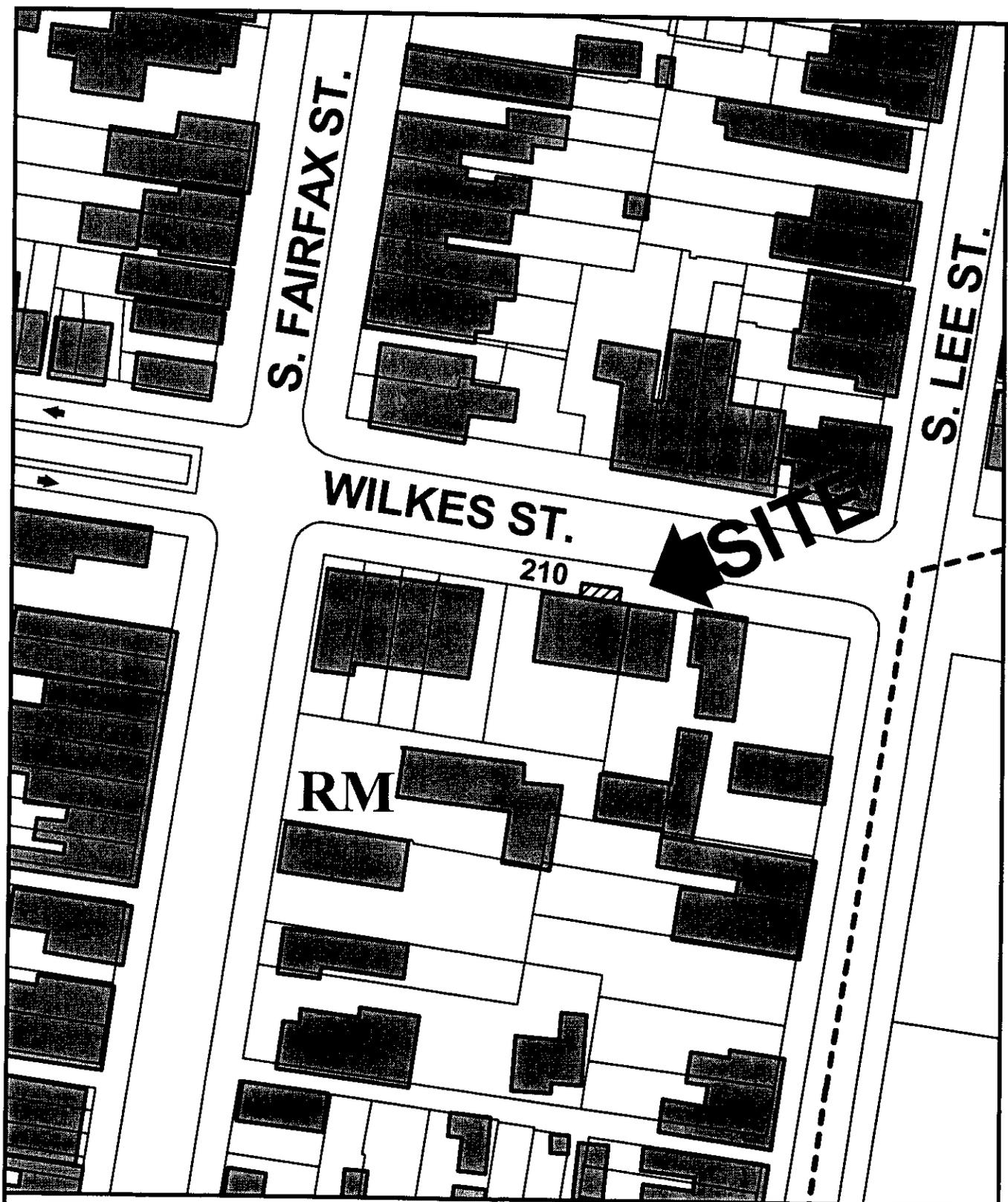
**LOCATION:** 210 Wilkes Street

**ZONE:** RM/Townhouse

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**PLANNING COMMISSION ACTION, MAY 1, 2001:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.



**ENC #2001-0002**

**05/01/01**



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant (and his or her successors, if any) obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his or her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (P&Z) (City Atty)
2. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure or projection that encroaches into the public right-of-way, within 60 days, upon notification by the City. (P&Z)
3. A minimum 4 ½ foot wide unobstructed pedestrian pathway shall be maintained. (T&ES)

DISCUSSION:

1. The applicants, Russell and Sally Murray, by James W. Ritter, architect, request encroachment approval for a proposed stoop and stairs located at 210 Wilkes Street.
2. The subject property is a portion of the public right-of-way adjacent to the applicants' single family residence. The applicants' property is one lot of record with approximately 59 feet of frontage on Wilkes Street, a depth of approximately 76 feet and a total lot area of approximately 4,484 square feet. The property is developed with a single family residence and is located in the Old and Historic Alexandria District.
3. According to the applicant, the existing sand stone stairs that provide access to the entrance of his residence are warped and have been rebuilt a number of times in the past, and are especially dangerous during the winter months. The applicant seeks permission to construct a new stoop and stairs.
4. The proposed steps and stoop would have been a permitted encroachment if they were smaller or if the right-of-way were wider. Section 5-2-29 of the City Code recognizes the necessity of entry steps and their minor impact and allows a four foot encroachment for them where the right-of-way is between 66 and 100 feet wide and the length of the steps is only 12 feet. For a right of way that is only 66 feet wide, such as Wilkes Street, steps that project more than four feet into the right-of-way or are more than 12 feet long require an encroachment ordinance.

According to the plan submitted, the proposed stairs and stoop will encroach at most approximately six feet into the public right-of-way. The length of the stoop and stairs is approximately 16' 8" feet. (See plat submitted with application.) At the closest point, approximately four and one half feet of sidewalk will remain between the existing tree wells and the proposed stairs.

The existing stairs project approximately six feet from the front of the residence onto the sidewalk and are approximately 7'6" in length.

5. The applicants have filed a certificate of appropriateness which is scheduled to be heard by the Board of Architectural Review at its April 18, 2001 meeting.
6. Master Plan/Zoning: The subject property is zoned RM/Townhouse, and is located in the Old Town small area plan.

STAFF ANALYSIS:

Staff has no objection to the applicants' request for an encroachment for a stoop and stairs for their residence located at 210 Wilkes Street. T&ES staff recommend that a minimum four and one half foot wide unobstructed pedestrian pathway be maintained. Planning staff notes that approximately four and one half feet of sidewalk will remain once the stairs and stoop are constructed which will allow sufficient pedestrian access past the stairs and comply with the T&ES recommendation. Staff recommends approval of the encroachment.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant (and his/her successors, if any) obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment.
- R-2 A minimum 4 ½ foot wide unobstructed pedestrian pathway shall be maintained.

Code Enforcement:

- C-1 A construction permit is required for the proposed stairs. Plans detailing the construction shall accompany this application.
- C-2 All construction shall comply with the 1996 VUSBC.

Health Department:

- F-1 No comments.

Police Department:

- F-1 No objections.

# APPLICATION for ENCROACHMENT

ENC # 2001-0002

[must use black ink or type]

PROPERTY LOCATION: 210 WILKES ST., ALEXANDRIA VA

TAX MAP REFERENCE: 81.01-01-05 ZONE: RM

APPLICANT'S NAME: RUSSELL AND SALLY MURRAY

ADDRESS: 210 WILKES STREET, ALEXANDRIA VA

PROPERTY OWNER NAME: RUSSELL AND SALLY MURRAY

ADDRESS: 210 WILKES STREET, ALEXANDRIA VA

ENCROACHMENT DESCRIPTION: REBUILD ENTRANCE STAIR TO HOUSE.  
STAIR ENCROACHES ONTO SIDEWALK 5'-4" DEEP X 16'-8" WIDE.

INSURANCE CARRIER (copy attached) \_\_\_\_\_ POLICY # \_\_\_\_\_

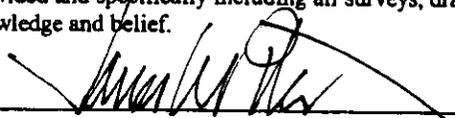
A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

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 XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

JAMES W. RITZER  
Print Name of Applicant or Agent

  
Signature

814 KING ST., 3RD FLR.  
Mailing/Street Address

703.548.4405 703.548.4910  
Telephone # Fax #

ALEXANDRIA, VA 22314  
City and State Zip Code

2.20.01  
Date

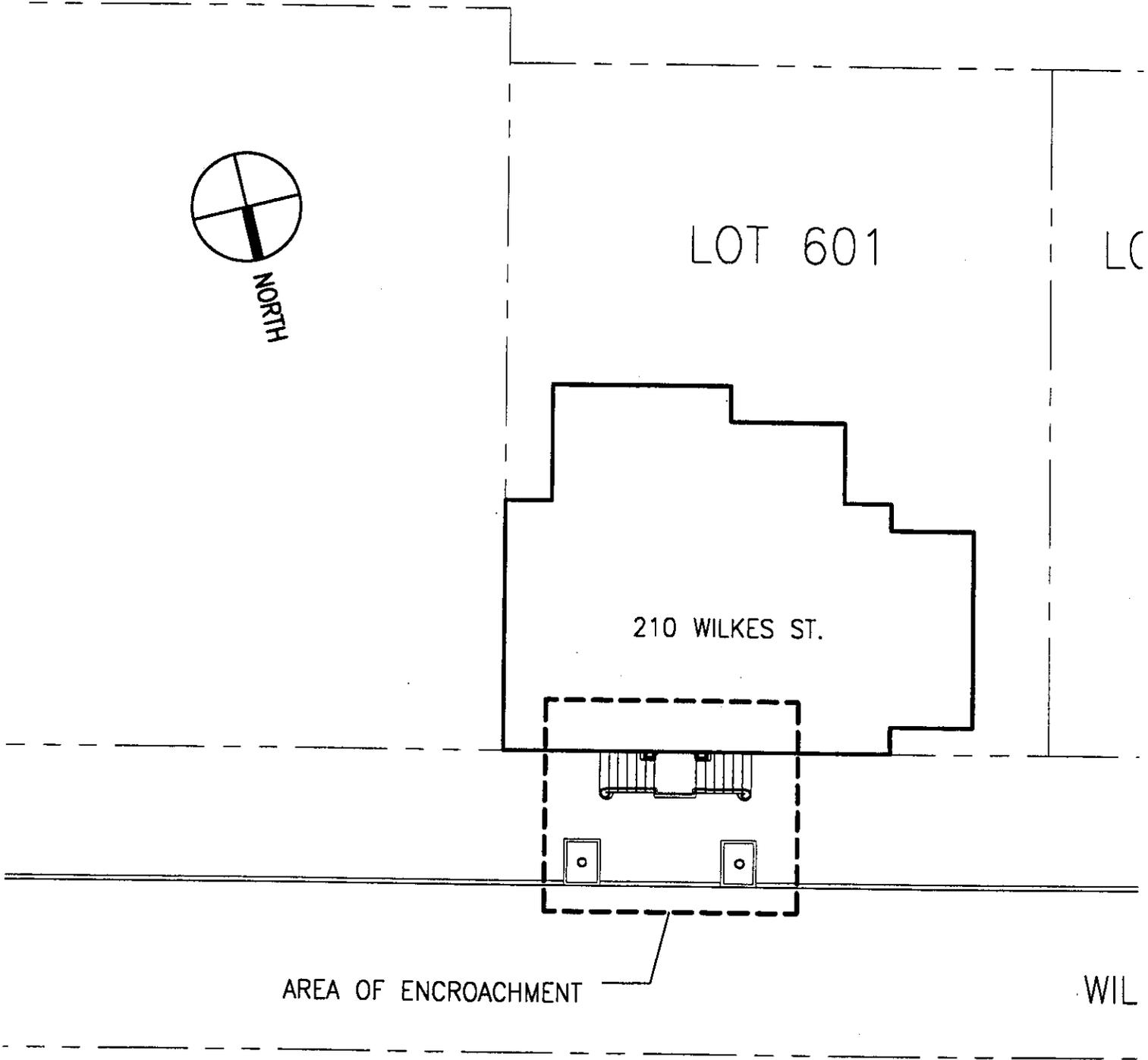
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Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

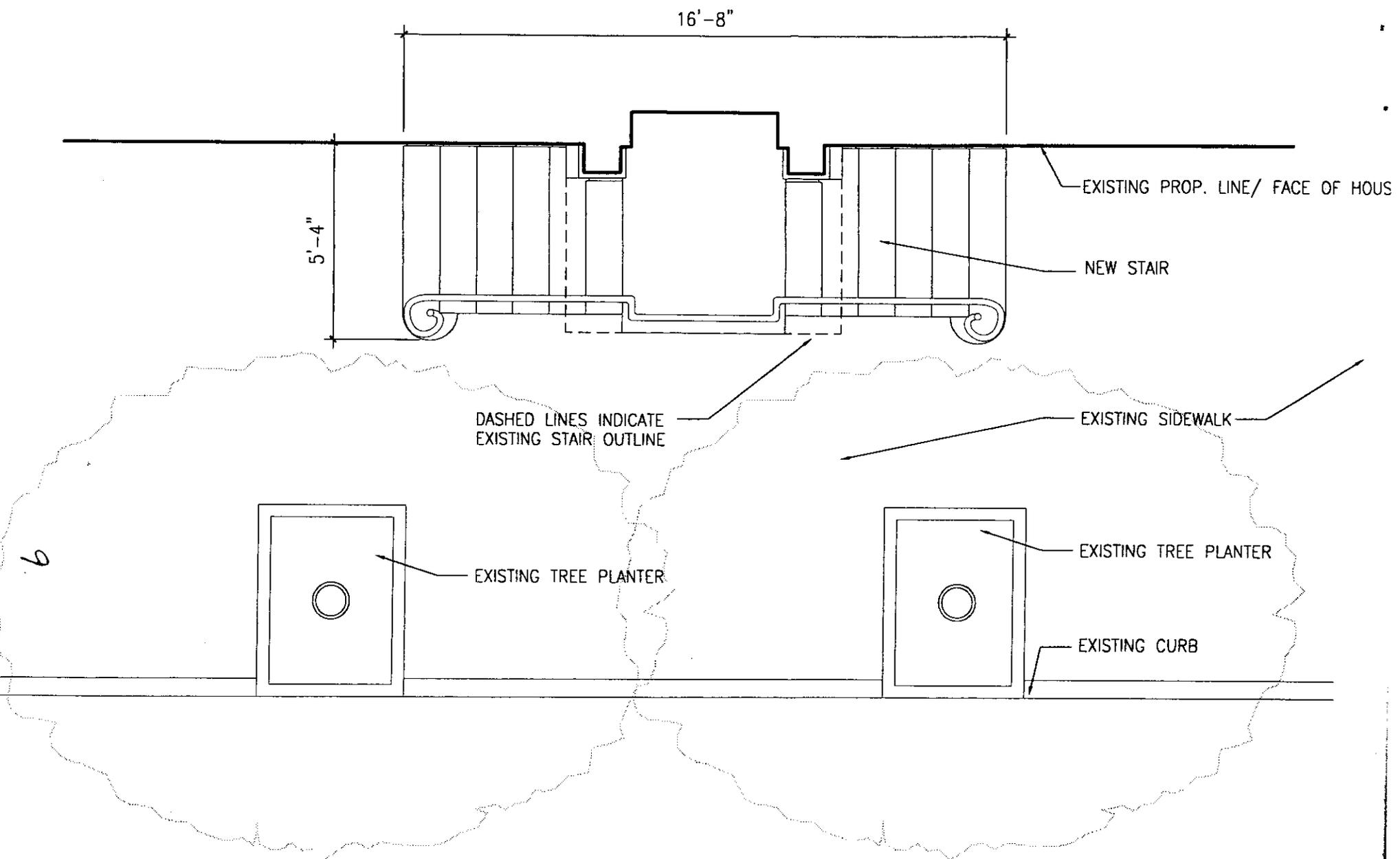
ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

ENC #2001-0002  
Encroachment for  
210 Wilkes St



# PARTIAL AREA PLAN

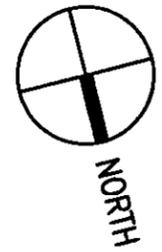


# ENCROACHMENT PLAN

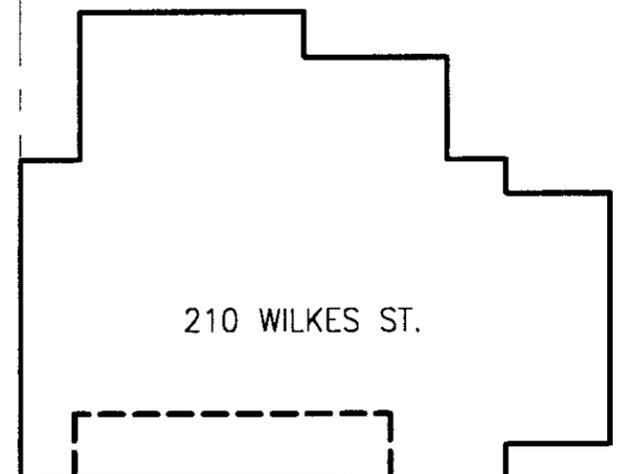
ENC #2001-0002  
 Encroachment for  
 210 Wilkes St

ENC #2001-0002 <sup>10</sup>  
Encroachment for 5-12-01  
210 Wilkes St

JAMES WILLIAM RITTER ARCHITECT  
814 KING STREET  
ALEXANDRIA, VIRGINIA 22314  
tel 703.548.4405 fax 703.548.4910



LOT 601      LOT 602      LOT 603      LOT 604



210 WILKES ST.

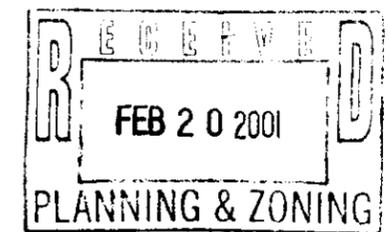
S. FAIRFAX STREET

AREA OF ENCROACHMENT

WILKES STREET

MONUMENT LINE

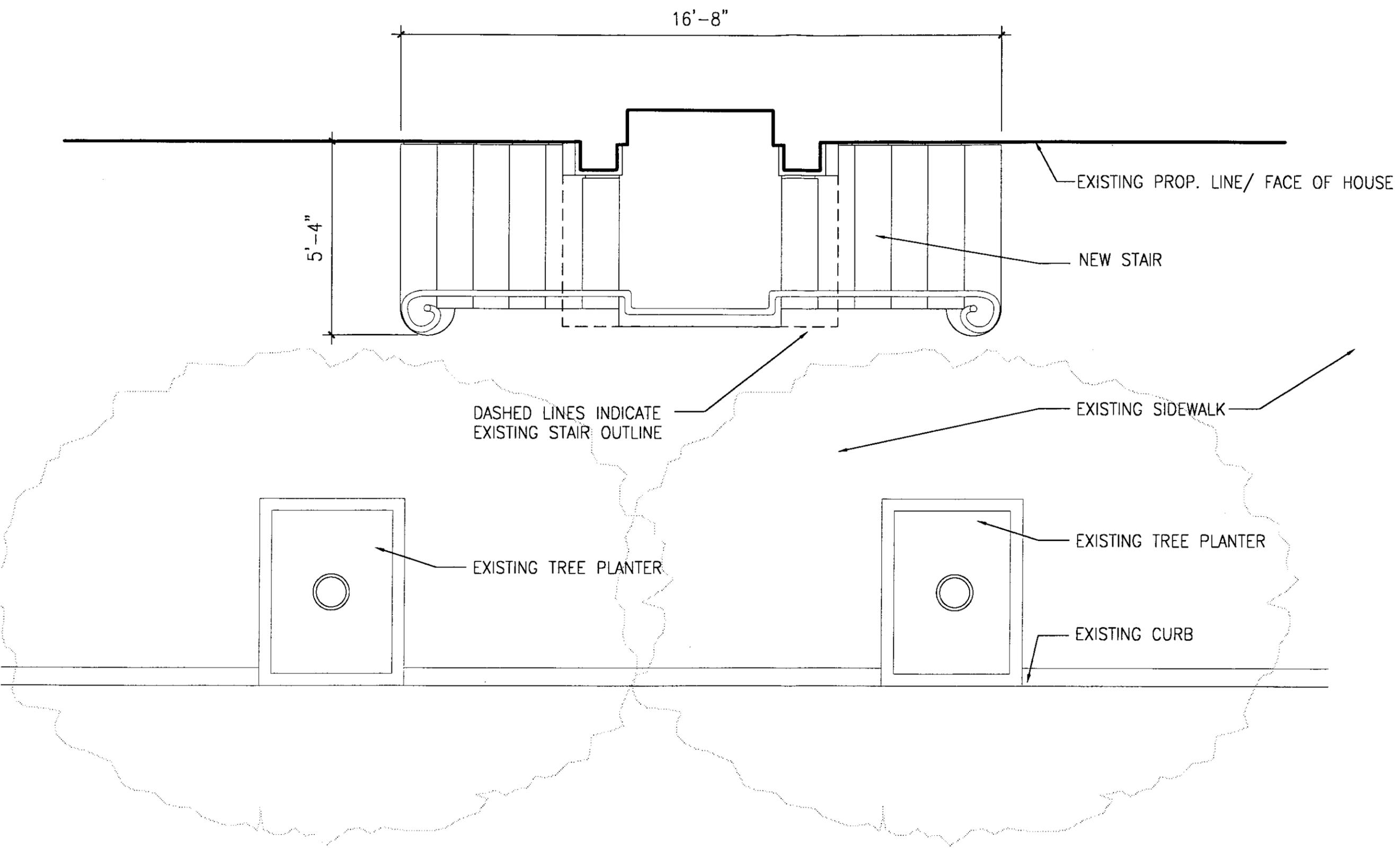
# PARTIAL AREA PLAN



**MURRAY STAIRS**  
210 WILKES ST., ALEXANDRIA, VIRGINIA

TITLE: PARTIAL AREA PLAN  
SCALE: 1/16" = 1'-0"  
DATE: 2.20.01

**1**  
SHEET #:



JAMES WILLIAM RITTER ARCHITECT  
 814 KING STREET  
 ALEXANDRIA, VIRGINIA 22314  
 tel 703.548.4405 fax 703.548.4910

**MURRAY STAIRS**  
 210 WILKES ST., ALEXANDRIA, VIRGINIA

**ENCROACHMENT PLAN**

TITLE: ENCROACHMENT PLAN  
 SCALE: 3/8" = 1'-0"  
 DATE: 2.20.01

**2**

SHEET #:

APPLICATION for ENCROACHMENT

ENC # 2001-0002

[must use black ink or type]

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TAX MAP REFERENCE: 81.01-01-05 ZONE: RM

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[Signature]  
Signature

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ALEXANDRIA, VA 22314  
City and State Zip Code

2.20.01  
Date

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Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 5-1-01 Recommended Approval UC

ACTION - CITY COUNCIL: 5/12/01PH --CC approved the Planning Commission recommendation.