

Docket Item # 5
SPECIAL USE PERMIT #2001-0066

Planning Commission Meeting
May 7, 2002

ISSUE: Consideration of a request for a special use permit for a reduction of off-street parking to allow one parking space and for a modification of the side yard setback requirement to allow a zero side yard setback adjacent to the western property line in conjunction with the construction of a single family dwelling.

APPLICANT: Eric Peterson and Joan Peterson

LOCATION: 518 East Howell Avenue

ZONE: RB/Townhouse

PLANNING COMMISSION ACTION, MAY 7, 2002: On a motion by Mr. Dunn, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 1; Mr. Leibach voted against the motion.

Reason: The Planning Commission agreed with the staff analysis, commending the applicant, staff and the community for working together to reach a successful design for the site.

Speakers:

Mrs. Peterson, applicant, presented the application.

Amy Slack, on behalf of Del Ray Civic Association, spoke in support of the application. Speaking on her own behalf, Ms. Slack raised concerns about the proposal and specifically about there being no need to approve this development without a proposal for the adjacent site.

Paul Haire, owner of the adjacent commercial property, spoke in opposition, arguing in support of waiting for both lots to be developed at the same time.

PLANNING COMMISSION ACTION, OCTOBER 2, 2001: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to defer the request. The motion carried on a vote of 6 to 0. Mr. Gaines was absent.

Reason: The Planning Commission deferred the applicant's request in order to allow the applicant the opportunity to employ a design professional to redesign the proposed residence and to address staff's concerns about the design, the proposed setbacks, and the provision of off-street parking spaces.

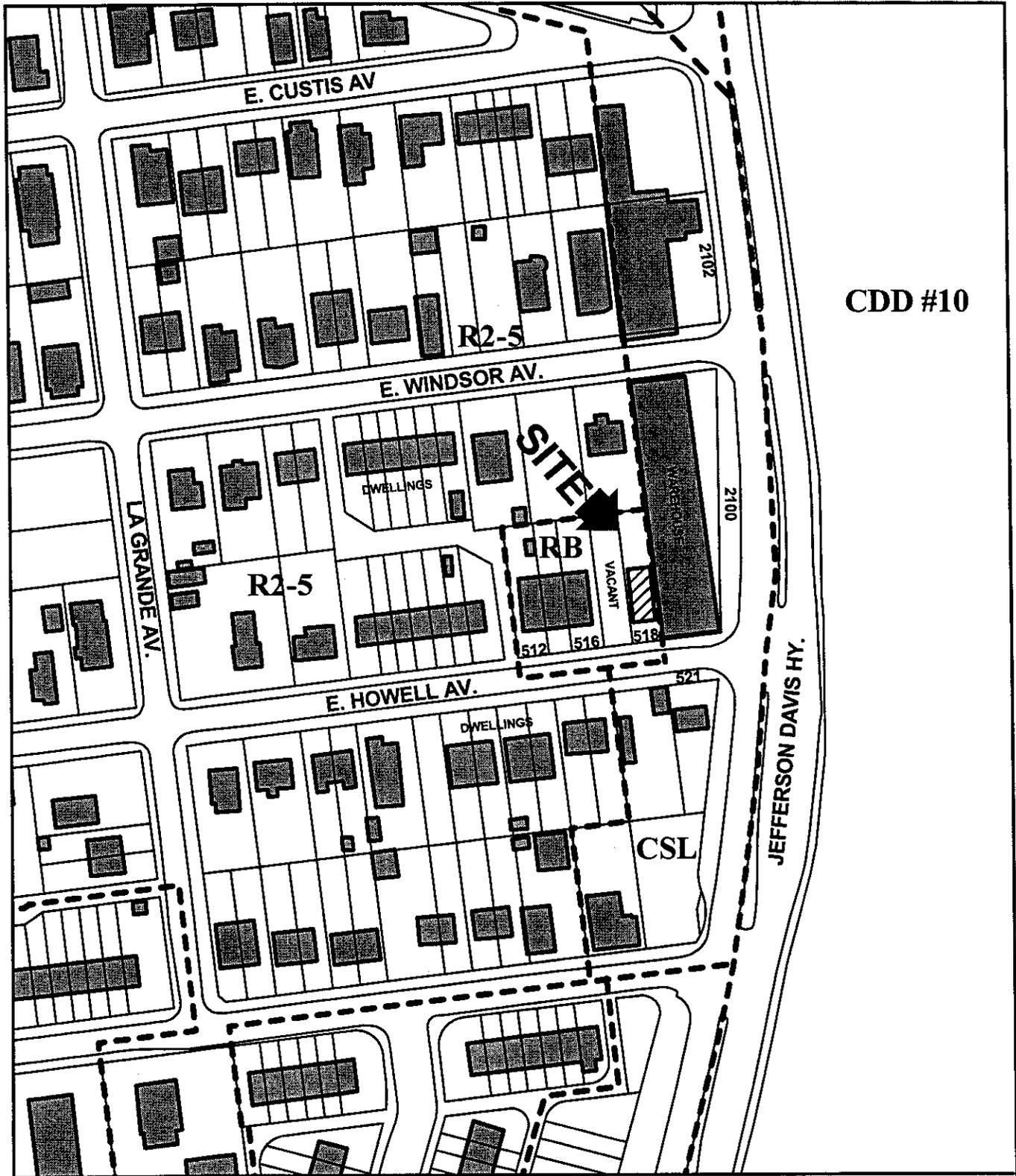
Speakers: Joan Peterson, applicant, spoke.

PLANNING COMMISSION ACTION, SEPTEMBER 4, 2001: On a motion by Mr. Dunn, seconded by Mr. Leibach, the Planning Commission voted to defer the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission deferred the applicant's request in order to allow the applicant the opportunity to redesign the proposed residence without a garage and encouraged the applicant to investigate providing greater side yard setbacks. Some members were skeptical about any house being compatible on this small lot.

Speakers:

Joan Peterson, applicant, stated that she purchased the property in 1997 at a tax sale and has tried to purchase the adjacent vacant lot to develop the properties together but has not been successful in purchasing the property. She stated that providing off-street parking on the property is important as she has observed few on-street spaces available. She stated that she would be willing to consider a redesign of the home that does not include a garage.



CDD #10



SUP #2001-0066

05/07/02



STAFF RECOMMENDATION:

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

1. The redesigned residence shall comply with all zoning requirements except for the side yard requirement which may be reduced to zero feet adjacent to the western property line. (P&Z)
2. The driveway shall be limited to two parallel brick strips located directly on grade. No garage shall be provided. (P&Z)
3. The side yard modification and parking reduction permitted pursuant to this permit are allowed if the building proposal is consistent with the revised plans and elevations submitted by the applicant on March 14, 2002, provided that minor modifications to that proposal may be approved by staff. (P&Z)
4. The driveway may only be used to park one vehicle. (P&Z)
5. A plot plan showing all improvements/alterations to the site shall be approved before a building permit can be issued. (T&ES)
6. Prior to the commencement of construction, the applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home. (Police)

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 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void. (P&Z)

DISCUSSION:

1. The applicants, Eric Peterson and Joan Peterson, request special use permit approval for a reduction of off-street parking requirement to allow one parking space and for a modification of the side yard setback requirement in conjunction with the construction of a new single family residence at 518 East Howell Avenue.
2. The subject property is one lot of record with 25 feet of frontage on East Howell Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The site is vacant and is located immediately outside the Town of Potomac Historic District.

The property is surrounded by residential uses to the north and west. To the south of the site across East Howell Avenue is a contractor's storage yard. To the east is the rear wall of the AZ Printing business which faces Jefferson Davis Highway.

3. The applicants' request was deferred by the Planning Commission at its September 4, 2001 and October 2, 2001 meetings in order to allow the applicants the opportunity to redesign the home to address staff's concerns about the building design, the proposed setbacks, and the number and configuration of off-street parking spaces.
4. The applicants have retained an architect and submitted a revised plan and elevations that depict a two story single family residence measuring 16 feet in width by 54 feet in depth, including a covered front porch (see attached plans). The residence will have a net floor area of approximately 1,542 square feet. The applicants' original plan depicted an 18 feet wide house with approximately 1,774 net square feet of floor area.
5. The applicants request special use permit approval for a parking reduction to allow one parking space accessed from a new curb cut on East Howell Avenue. Pursuant to Sections 8-200(A)(1) and 8-200(D) of the zoning ordinance, a minimum of two standard size parking spaces, each independently accessible, are required for single family detached dwellings. Originally, the applicants proposed to provide one parking space located in a garage at the front of the residence and a second space in front of the garage. A subsequent plan depicted two, tandem off-street parking spaces directly in front of the residence.

Although not depicted on the revised plan, the applicant has advised staff that the proposed off-street parking space will, as staff had suggested, consist of two parallel brick strips located directly on grade beside the residence. The redesigned proposal still requires a parking reduction to allow only one space where two are required.

6. Originally, the applicants proposed to place the house roughly in the center of the lot. That proposal included a two foot wide side yard setback adjacent to the eastern property line and a five foot wide side yard setback adjacent to the western property line. The applicants subsequently revised that plan and increased the proposed western side yard setback from five to seven feet.

The current design depicts the residence located immediately adjacent to the western property line with no setback provided. A nine foot wide setback is proposed adjacent to the eastern property line which complies with the zoning ordinance requirement. According to the applicant's plan, the maximum height of the residence along the eastern and western property lines is 27 feet; therefore, a minimum setback of nine feet is required. A modification is required to allow a zero side yard setback adjacent to the western property line.

7. The proposal will comply with the FAR and height limitations and the open space requirement.
8. The lot contains 2,875 square feet, with a lot width and frontage of 25 feet, and was recorded prior to 1951. The RB zone ordinarily requires a minimum of 50 feet of lot width and frontage. However, pursuant to Section 3-707(B) of the zoning ordinance, any lot in the RB zone recorded prior to December 28, 1951, may be developed with a single family residence at the lot size shown on the recorded plat.
9. The applicant has advised staff that she spoke with the executrix of the estate which owns the adjacent vacant property and was advised by her that although she did not object to the applicants' redesigned plan, she would not provide them with a written response because she could not represent all of the owners of interest in the property. The applicant has provided a copy of the letters she sent to the executrix (see attached).
10. Zoning: The subject property is located in the RB/Townhouse zone. Section 8-100 of the zoning ordinance allows a parking reduction only with a special use permit.
11. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

As staff stated in its previous report, this infill site and the adjacent vacant lot to the west present difficulty for the applicant, the Planning Commission, and the neighborhood. In general, staff would prefer to see a coordinated development of both vacant lots, which were likely originally intended for a structure with two semi-detached units. However, given that they are in separate ownership and that the zoning permits a single family home on each lot, staff believes that professional, careful consideration is necessary to find creative solutions.

In that regard, staff believes that the new development plan responds to staff's concerns and is an example of the creative design solutions that may be achieved with the collaborative efforts of the applicant, her design professional, and staff. After the Planning Commission deferred the application in October, the applicant retained an architect and worked to develop a new plan that responded to staff's concerns. The proposed residence now includes a front porch, decorative trim and better fenestration which is a great improvement over any of the prior plans. The traditional design details now proposed enhance the appearance of the house and relate it better to the existing homes in this block and throughout Del Ray.

In addition, the proposed parking space has been sited adjacent to the residence, not in the front yard, and will consist of two brick strips located directly at grade. While this proposal requires a technical parking reduction to provide only one space where two spaces are required, it is preferable because it results in a green, open, front yard rather than a large parking pad as a front yard.

While staff supports the improved design, staff does have concerns about placing the residence immediately adjacent to the western property line, with no setback provided. The applicant's design anticipates another dwelling built next door in the future and placed so as to be attached to this one. While staff agrees that the semidetached model is appropriate and likely the best design solution for developing these two small lots, developing them one at a time presents a dilemma. First, the western wall of the residence faces the neighborhood. Because it will eventually have another structure attached to it, it was first proposed to be blank, which would detract from the character of the neighborhood. Responding to this concern, the applicant revised her plans to provide several non-functional windows to help visually break up the expanse of the wall. Staff believes that the windows will provide some visual relief until such time as the adjacent vacant lot is developed.

Second, staff is also concerned about the adjacent property owners' ability to freely develop their property and recommended to the applicant that she meet with and present the proposed plan and elevations to the adjacent property owners and the neighborhood in order to notify them of her intent and to solicit feedback from them. The applicant met with the executrix who had no objection to the development proposal but could not speak on behalf of all of the owners. The owner has also written repeatedly to give as much notice as possible. Staff notes that there is nothing within the applicant's development proposal that would preclude the adjacent property owners from developing their property with a similar dwelling, either attached to the proposed structure, or as a detached residence. In fact, the proposed plan may encourage the development of the other lot with a semi-detached unit which was likely the intended development pattern at the time the lots were platted. Given the similar size of the adjacent property, it is likely that future development of it will require either a parking reduction or setback modifications which will require separate review and approval. At that time, the neighborhood, staff and the Planning Commission can review the development plans with the same careful deliberation afforded to the subject application.

Previously, the Planning Commission has asked staff to provide information regarding any constitutional issues regarding the use of the subject property. The property is located in the RB zone. The RB zone includes a provision that allows a lot recorded prior to December 28, 1951, and zoned RB prior to February 27, 1973, to be developed with a single family home. The subject property meets these threshold requirements and may be developed even though the lot is smaller than otherwise required under today's rules. However, as the City Attorney has confirmed, neither the constitution nor the zoning ordinance require that the applicant's development request be approved. City Council has the right to deny a proposed project that does not comply with the zoning requirements and to deny requests for modifications, for example, for yards and parking, if those elements are found to be important in maintaining the character of the neighborhood or to protect from other zoning impacts. Council also has the right to impose design requirements as conditions if such modifications are approved, if those requirements help to mitigate negative impacts on the adjacent properties or the neighborhood.

Staff recommends approval of the special use permit and commends the applicant for her diligence in working with the City to develop a plan that responds to staff's concerns and is consistent with the character and quality of homes in Del Ray in general and with the existing development pattern in this particular neighborhood.

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:

- F-1 T&ES has no objections to the parking reduction request and no recommendations relative to proposed house design.
- F-2 City Ordinance 3176 requires the acknowledgment of adjacent property owners for construction of new driveway apron
- C-1 Utilities serving the new house shall be placed underground. Sec. 5-3-3.
- C-2 Developer shall pay sewer tap fee per Sec. 5-6-25.
- C-3 Any work within the right-of-way requires a separate permit from T&ES, Room 4130.
- C-4 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's Zoning Ordinance for stormwater quality control.
- R-1 Provide a Plot Plan for approval by T&ES showing all improvements and alterations to the site.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home. This is to be completed prior to the commencement of construction.

Historic Alexandria (Archaeology):

- F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 2001-0066

[must use black ink or type]

PROPERTY LOCATION: 518 E. Howell Avenue

TAX MAP REFERENCE: 035.03-03-12 ZONE: RB

APPLICANT Name: Eric Peterson, Joan Peterson

Address: 109 E. Taylor Run Parkway, Alexandria VA 22314

PROPERTY OWNER Name: Eric L Peterson and Joan M Peterson

Address: 109 E. Taylor Run Parkway, Alexandria VA 22314

PROPOSED USE: Single Family Dwelling Parking Reduction

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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 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 Planning Commission or City Council in the course of public hearings 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.

Joan Peterson
Print Name of Applicant or Agent

Joan Peterson
Signature

109 E. Taylor Run Parkway
Mailing/Street Address

(703) 548-2414 _____
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

6-25-01
6/24/01
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

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? *Not Applicable*

- 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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary).

Request for Special Use Permit is to have one parking space instead of two at 518 E. Howell in order to construct a single family dwelling on what is now a vacant lot..

Section 11-501 of the Zoning Ordinance "Authority" states that "The City Council may approve an application...if the proposed location is appropriate for the use and if the proposed use or structure will be designed and operated so as to avoid, minimize or mitigate any potentially adverse effects on the neighborhood as a whole or other properties in the vicinity." In addition to the narrative below is a table listing all properties in the 500 Block of East Howell, their owners, type of dwelling or other use and the parking spaces (Attachment A) and photos (Attachment B) to further illustrate the neighborhood.

Appropriateness of Use

This vacant lot was recorded prior to December 28, 1951 (January 1905) and as such is zoned RB (3-707-B) which states that a single family dwelling may be constructed at the lot size shown on the recorded plat. The lot is 25' wide and 115' deep, Even though the lot falls within the exception we have made extensive attempts to purchase the adjoining lot (516 E. Howell) but the owners of the property are not interested in selling. See Attachment C for a chronological listing of our efforts in this regard.

Other Properties in the Vicinity

The 500 Block of East Howell Avenue is bounded on the East by US1, on the West by La Grande Avenue, to the South by Bellefonte Avenue and Windsor Avenue on the North. All of the properties were developed prior to 1992 with the exception of the subject lot and 516 E. Howell and therefore were not subject to the present parking codes. There are 23 residences on the 500 Block of East Howell Avenue and none have more than one parking space. and one has none.(See Attachment A).

Adjoining the property on the East is a commercial building which is built to the exact edge of the property. Adjoining the property on the West is a vacant lot, 516 A. E. Howell Ave. Adjacent to this vacant lot is a 3 unit multifamily dwelling. Facing the lot on the opposite side of Howell is a contractors yard. Adjoining the contractors yard on the East is a Sanitation Authority Building. There are a total of 23 residences in the 500 Block of with one parking space each..

Design & Operation to minimize and mitigate any adverse effects

The proposed single family dwelling has been designed with a one car garage and a driveway. This will provide one parking space in the garage and in addition will provide a space for a visitor car.

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Other mitigating factors relating to parking

518 E. Howell is 1.1 mile from the Braddock Metro Station which is a 20 minute walk. On US 1 there is a Metro Bus Route.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: Reduction of Parking Space

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).

None

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

None

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

Day:

Hours:

Not Applicable
since this
is going to
be a single
family dwelling

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

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

None

B. How will the noise from patrons be controlled?

Not Applicable

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

None

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?

~~None~~ Trash & garbage usual to a single family residence

B. How much trash and garbage will be generated by the use?

~~None~~ Usual amount for a single family residence

C. How often will trash be collected?

As per city schedule

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

Not Applicable

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 residents, employees and patrons?

Not Applicable

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2

B. How many parking spaces of each type are provided for the proposed use:

1 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

C. Where is required parking located? on-site off-site (check one)

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

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? Not Applicable

B. How many loading spaces are available for the use? Not Applicable

C. Where are off-street loading facilities located? Not Applicable

D. During what hours of the day do you expect loading/unloading operations to occur?

Not Applicable

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not Applicable

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?

NOT Applicable

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?

0 sq. ft. (existing) + 1828 sq. ft. (addition if any) = 1828 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: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

One space

2. Provide a statement of justification for the proposed parking reduction.

The lot is 25 feet wide and there is only room for one car, however, the plan calls for a garage plus a driveway,

3. Why is it not feasible to provide the required parking?

The lot is not large enough for two parking places and the required street set backs and back yard open area.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

EAST HOWELL AVENUE-BLOCK 3

<i>Street Address</i>	<i>Lot #</i>	<i>Tax Lot #</i>	<i>Owner</i>	<i>Type</i>	<i>Lot Area</i>	<i>Parking Spaces & Location</i>
500-02	229,230,231,232	01	Horace & Elsie Dowdy	Single Family	11.500	One Car Garage No Setback
504	227,228	02	John J. or Marian B. Smith	Single Family	5750	1 Space
506	506	03	David or Sandra Brown	Semi-Detached	3045	1 Space Rear
506A	505	04	Steven M. Lecuera	Row	1680	1 Space Rear
508	504	05	Trinity or Sophrina Reynolds	Row	1680	1 Space Rear
508A	503	06	Robert or Jennifer Shook	Row	1680	1 Space Rear
510	502	07	Sean or Helen Vermillion	Row	1680	1 Space Rear
510A	501	08	Elizabeth A. Sandford	Row	1680	1 Space Rear
510B	500	09	Charles A. Hall	Row	1680	1 Space Rear
512	218	10	Charles E. Smith Realty	Semi-Detached	3162	1 Space Rear
514	219	11	Oriecia Hodge	Row	2300	1 Space Rear
516 A	220	12	Robert or Sandra Jones	Semi-Detached	3162	1 Space Front
516	217	13	Sarah D. McCaffrey, Trustee	Vacant Lot	2875	N/A
518	216	14	Eric or Joan Peterson	Vacant Lot	2875	N/A

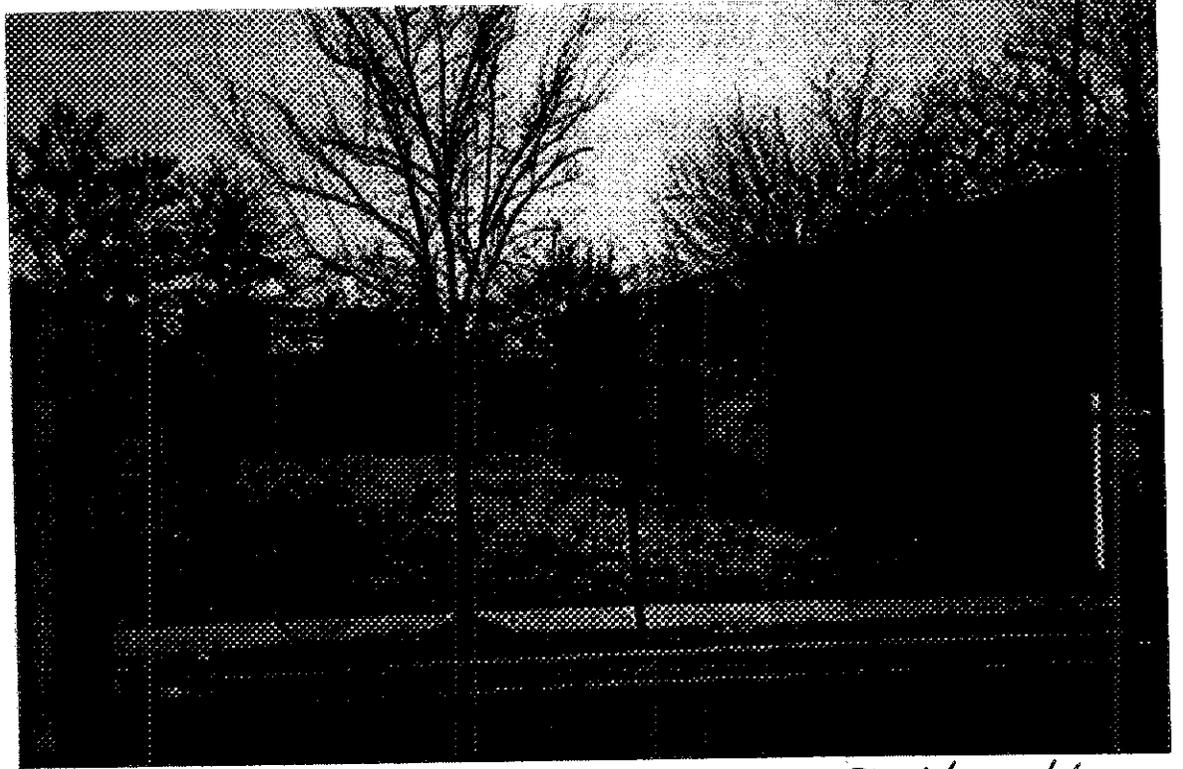
500 BLOCK EAST HOWELL AVE-BLOCK 4

501	191,192	01	John D. or Christine Thomas	Single Family	5750	1 Space Rear
503	193,194	02	Richard or Virginia	Single Family	5750	Front Driveway
505	195	03	Gareth or Janis Bond	Semi-Detached	2875	None
507	196	04	Earlene Dawkins	Semi-Detached	2875	1 Space Front
509	197,198	05	Frank M. or Margaret Wilborn	Detached	5750	1 Space Front/Rear Garage
511	199	06		Vacant Land	2875	None
513	200	07	Karen D Conrad	Semi-Detached	2875	1 Space Front
513A	201	07.01	Mathew or Ma Louise Minnier	Semi-Detached	2875	1 Space Front
515	202	07.02	Dorrell Edstrand or Stephen Nepi	Semi-Detached	2875	1 Space Front
515A	203	07.03	David Akosar	Semi-Detached	2875	1 Space Front
517	204	08	Milton or Ruth Johnson	Semi-Detached	2875	1 Space Front
517A	205	09	Margaret Windus or Alan G. Bow	Semi Detached	2875	1 Space Front
519	206/207	10	Kenneth Shoup	Contractors Yard	5750	None Discernable
521	208	11	City of Alexandria Sanitation Authority,	City Utility	2581	Rear of Lot

Attachment A
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516 + 518 E Howell

21 Attachment C
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Rear of 512 & 514 E Howell

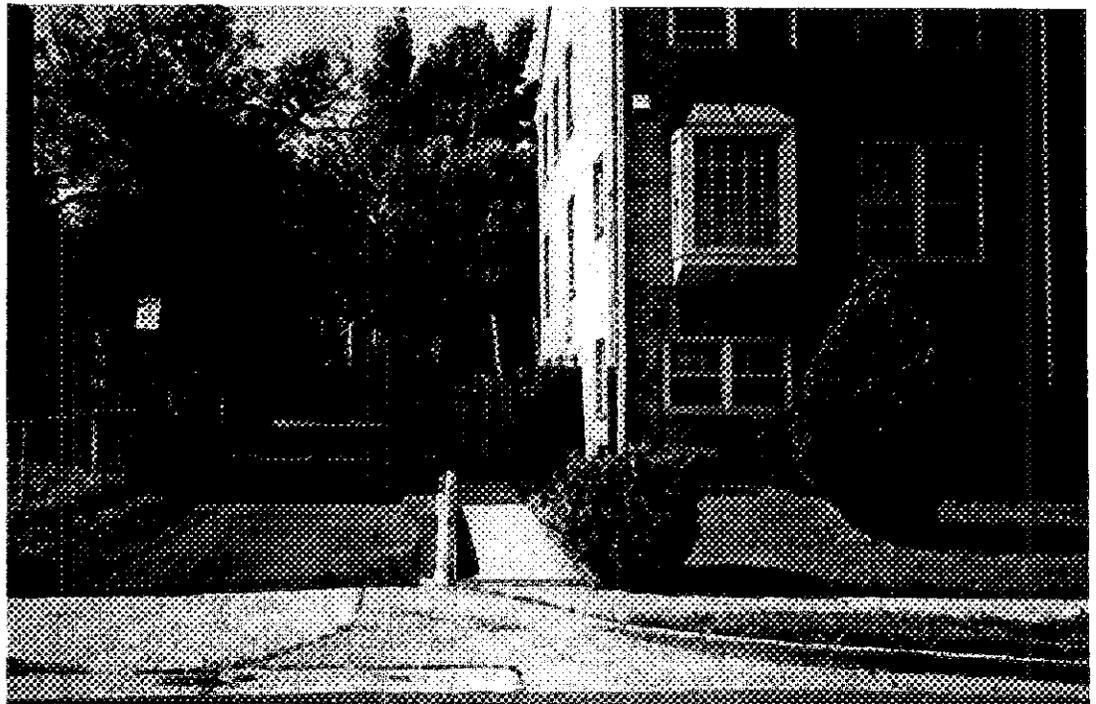


516 A East Howell



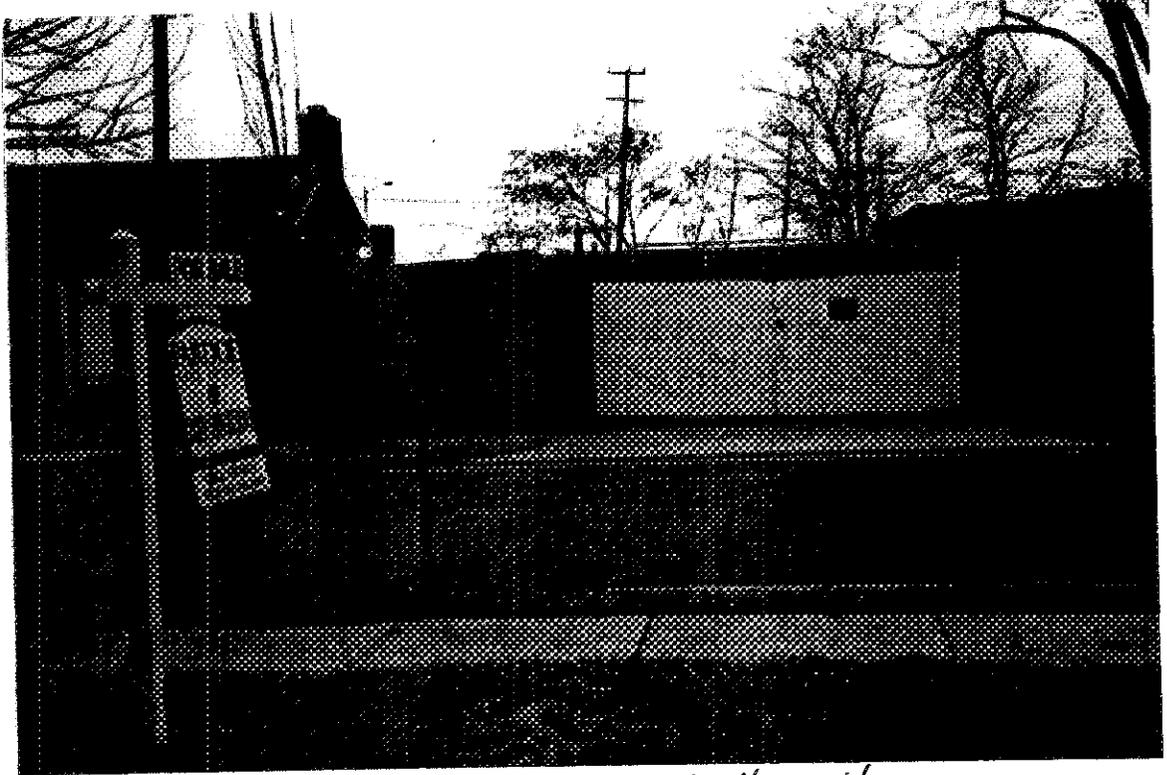
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514 E Howell

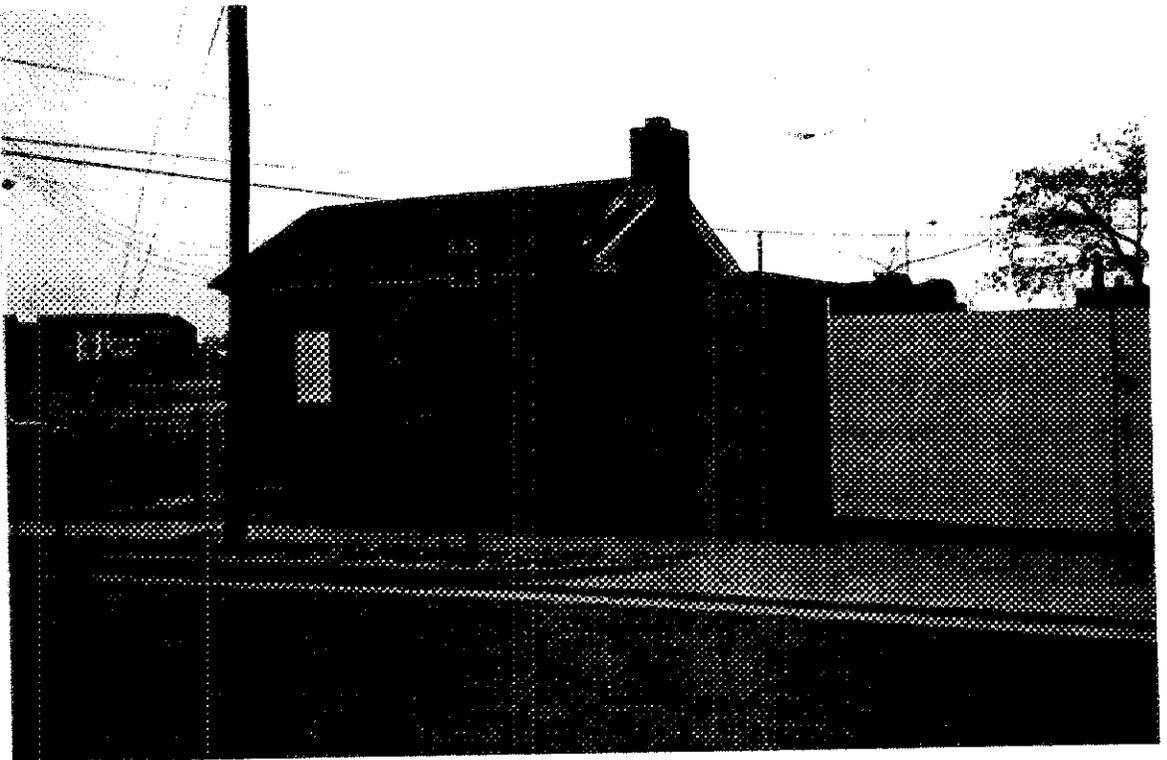


Alley of 512 E Howell
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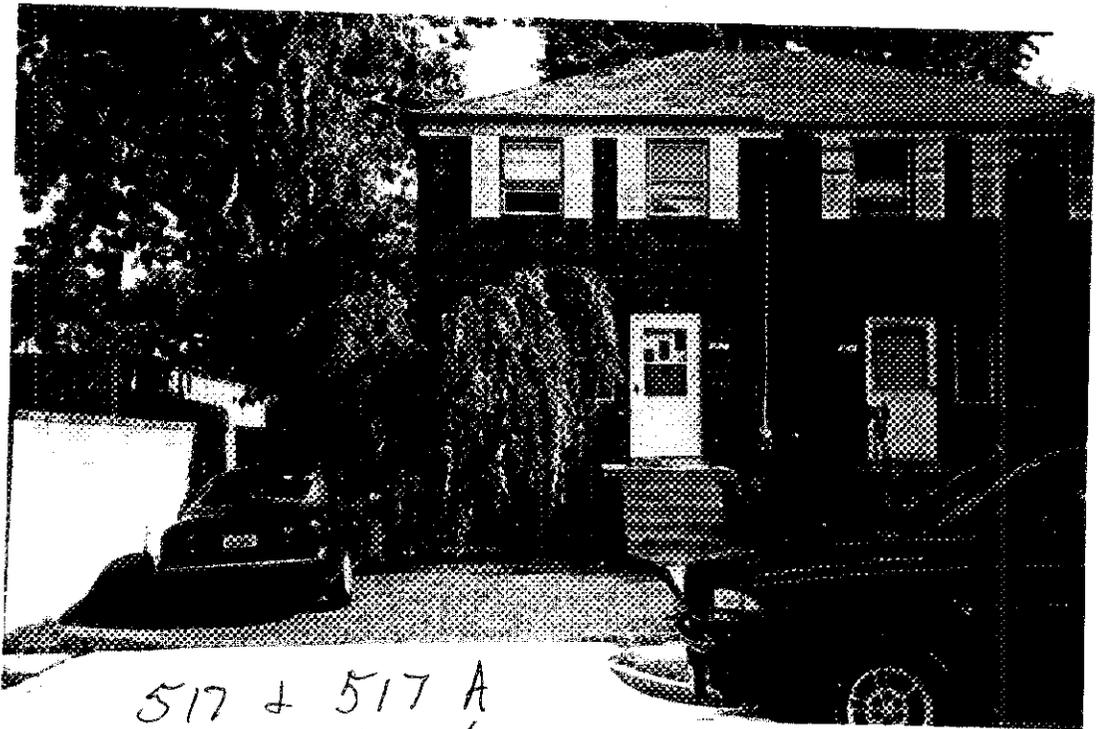


519 E Howell



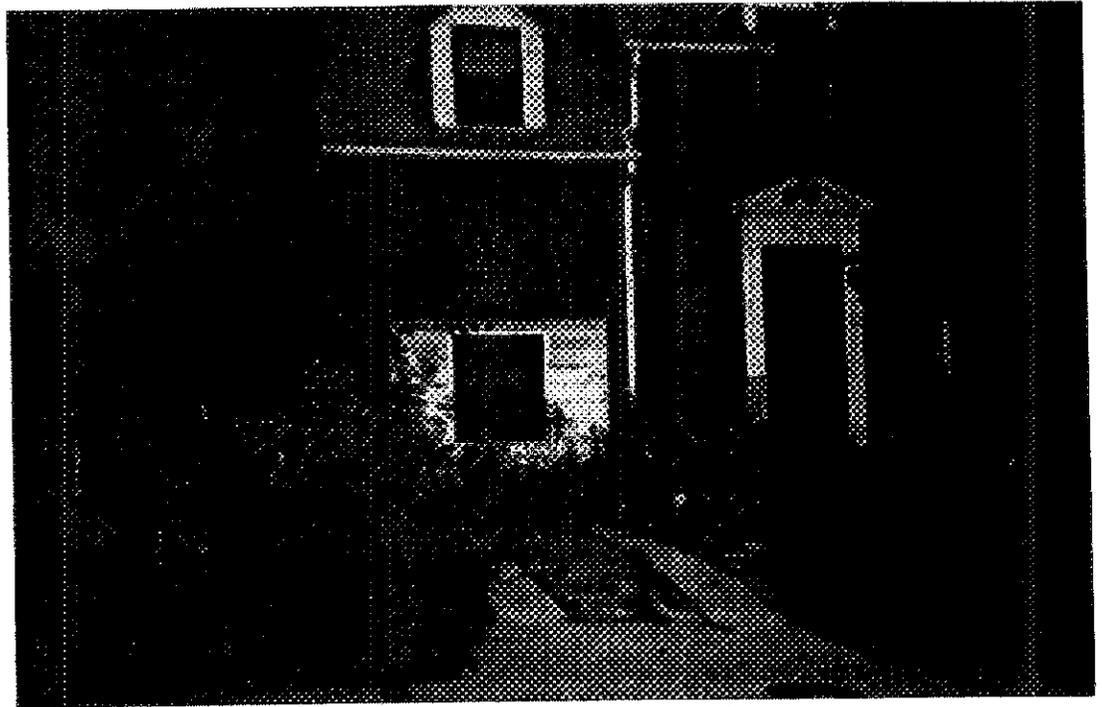
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517 + 517 A
Howell

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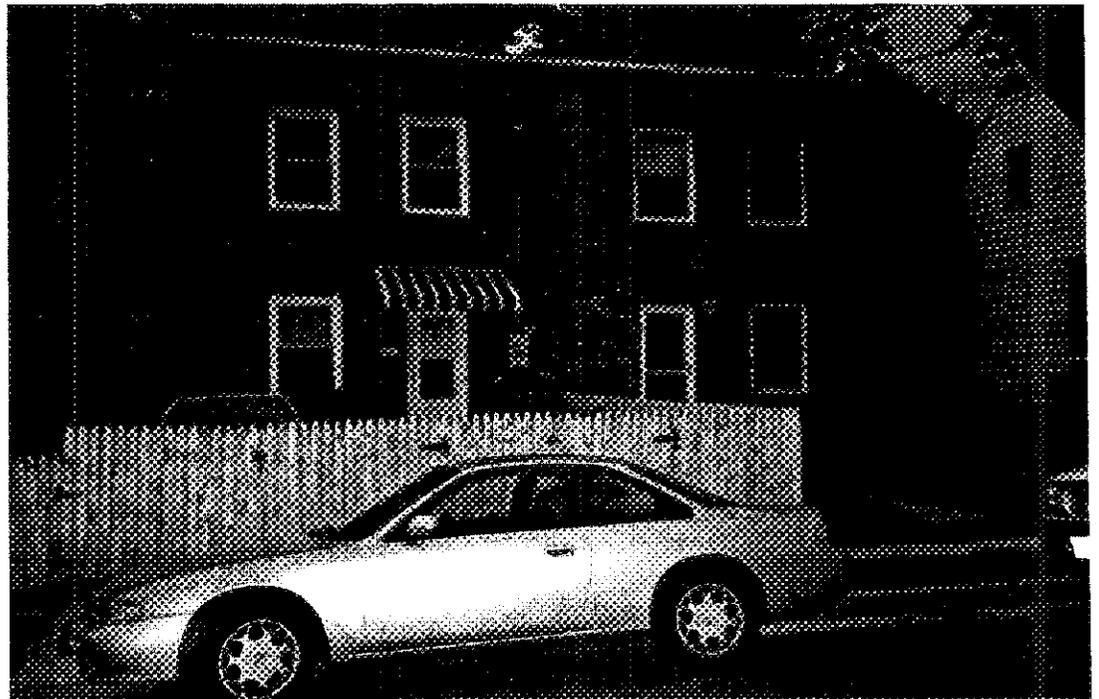
504 E. Howell



500 Block E Howell Looking Toward
US ↓



~~127~~ 505 E Howell



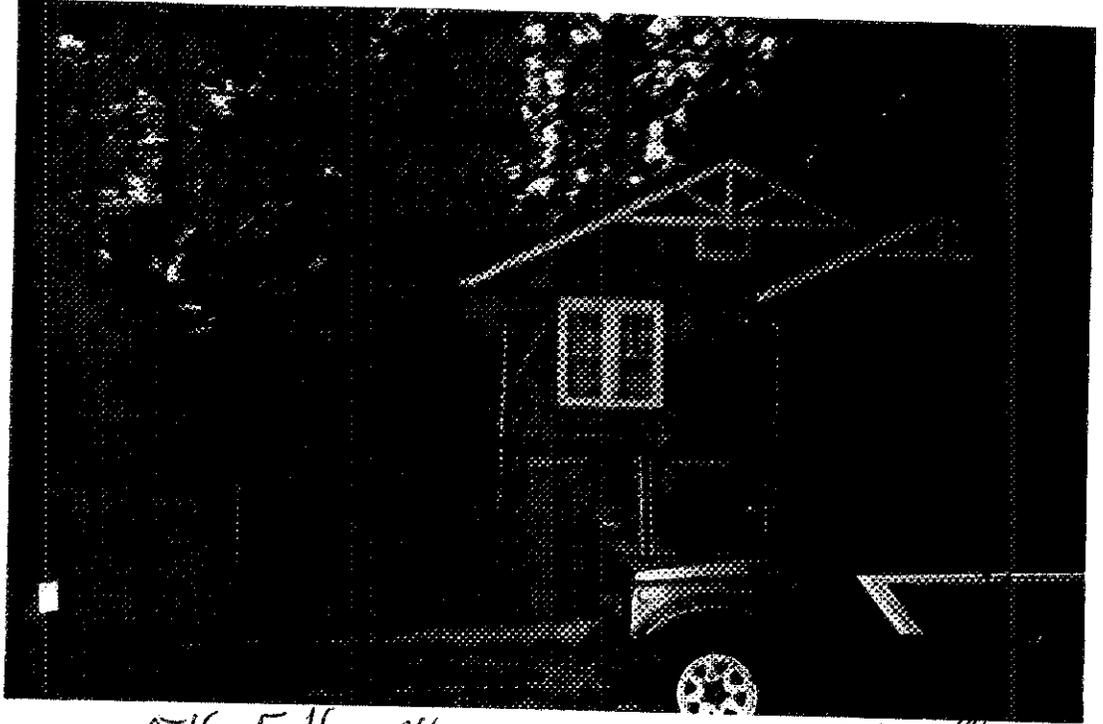
507 E Howell



513 & 513 A E Howell

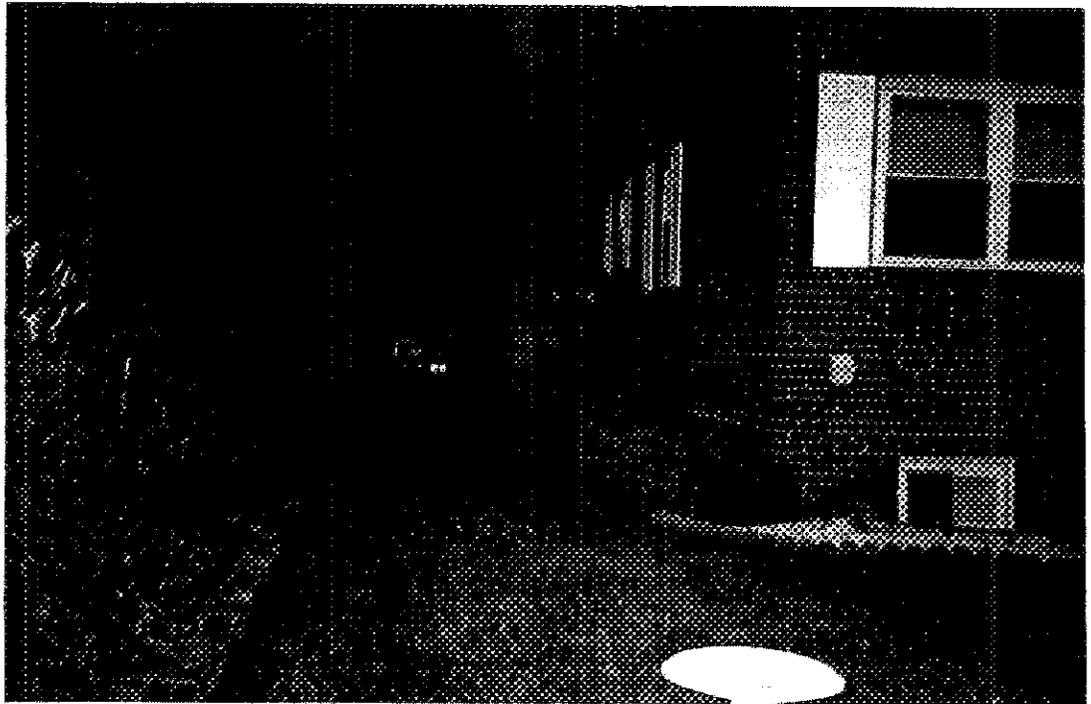


515 & 515 A E Howell



516 E Howell

509 E Howell



506 E Howell

518 E. HOWELL AVE.
ALEXANDRIA

Issues:

* Inability of prospective purchasers to buy contiguous lot known as 516A E. Howell has prevented sale and development of 518 E. Howell Ave. Trustee of 516A E. Howell has repeatedly indicated that owners of that property do not wish to sell it at this time.

* Without variances, lot at 518 E. Howell is too narrow to allow viable residence to be built.

<u>Date</u>	<u>Activity</u>
03/15/97	Owners 518 E. Howell Ave. attempted unsuccessfully to purchase 516A E. Howell.
11/01/97	RJK Builders offer extraordinarily low in recognition of difficulty in obtaining 516A E. Howell, and was rejected.
02/21/99	ALD Group withdrew otherwise acceptable offer because unable to purchase 516A E. Howell.
07/14/00	Pardoe Real Estate ERA attempted, without success, to list 516A E. Howell for sale.
07/25/00	Purchaser offer Vermillion, otherwise acceptable, was withdrawn because purchaser could not obtain 516A E. Howell.
09/25/00	Purchase offer Commonwealth Construction, otherwise acceptable, was withdrawn because purchaser unable to buy 516A E. Howell.

SUP 2001-0066

04/01/01 Purchaser offer Graumann Construction, otherwise acceptable, was withdrawn because purchaser was unable to buy 516A Howell Ave.

Note: In addition to above purchaser offers, numerous prospective purchasers expressed interest in 518 E. Howell, but declined to make written offers without assurance that 516A E. Howell Ave. could be acquired.

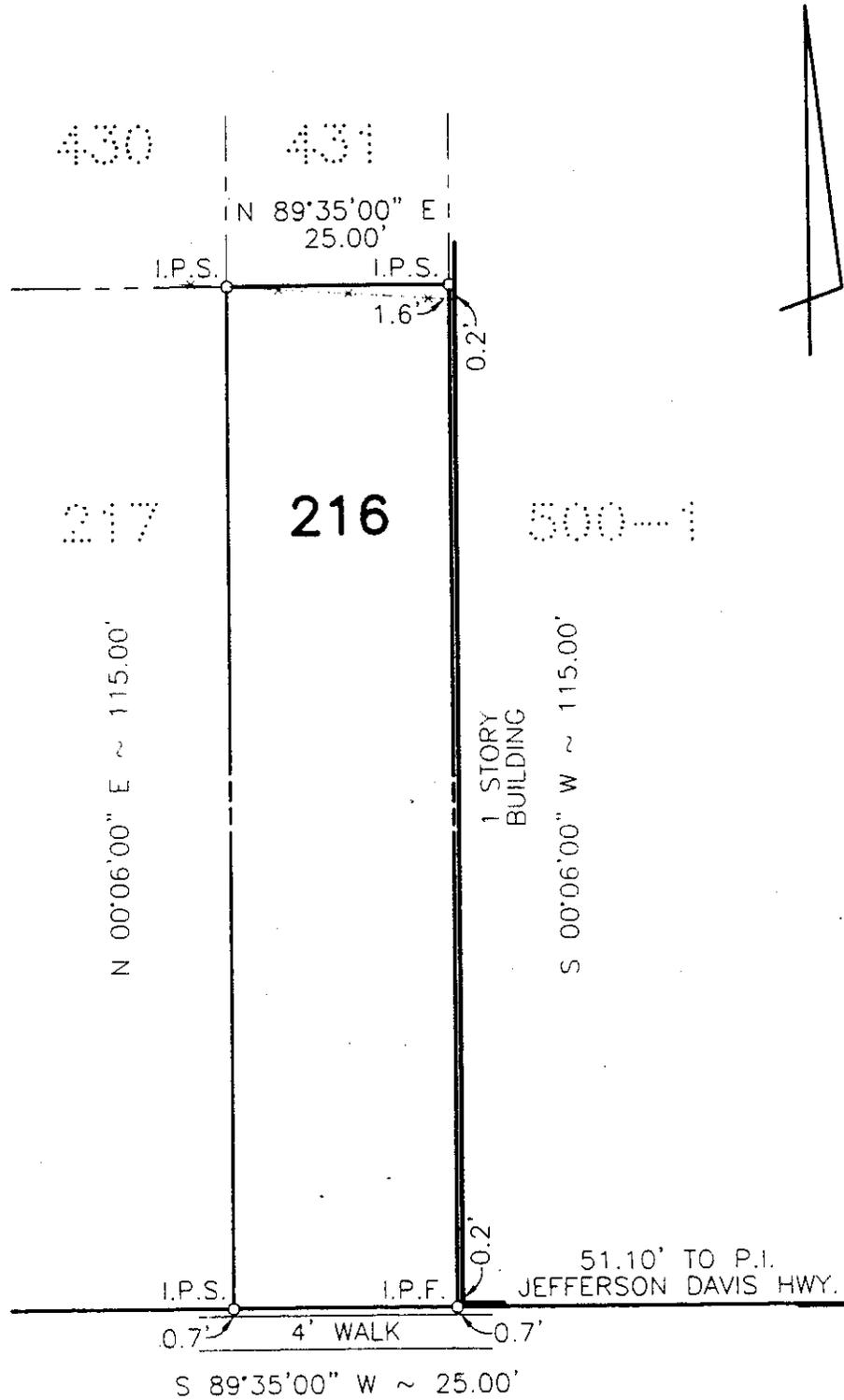
~~Page 2 of 2~~

31

Attachment

NOTE: FENCES ARE STOCKADE.

SUP 2001-0066

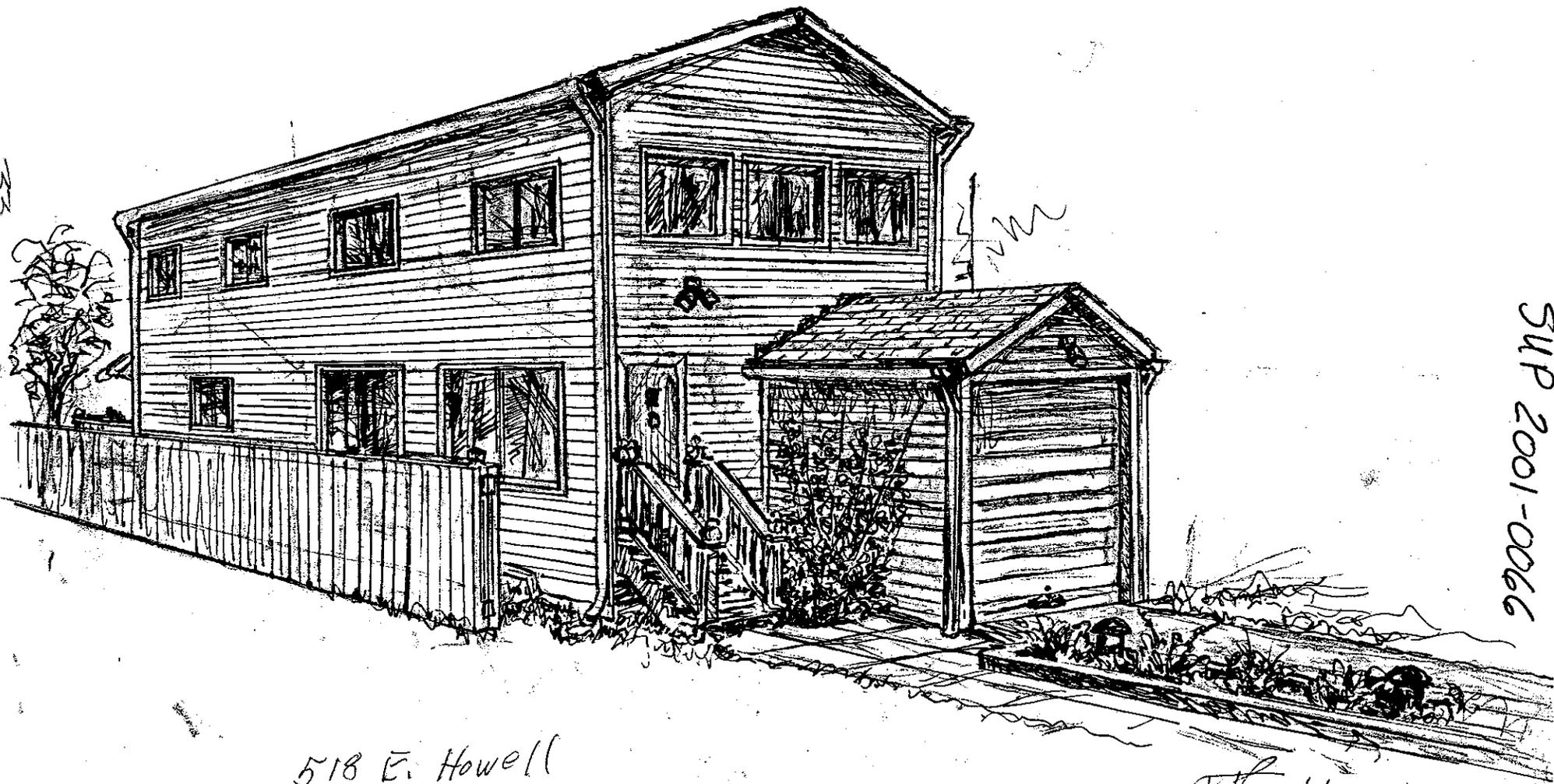


EAST HOWELL AVENUE
40' R/W

PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 216

DEL RAY

32



518 E. Howell

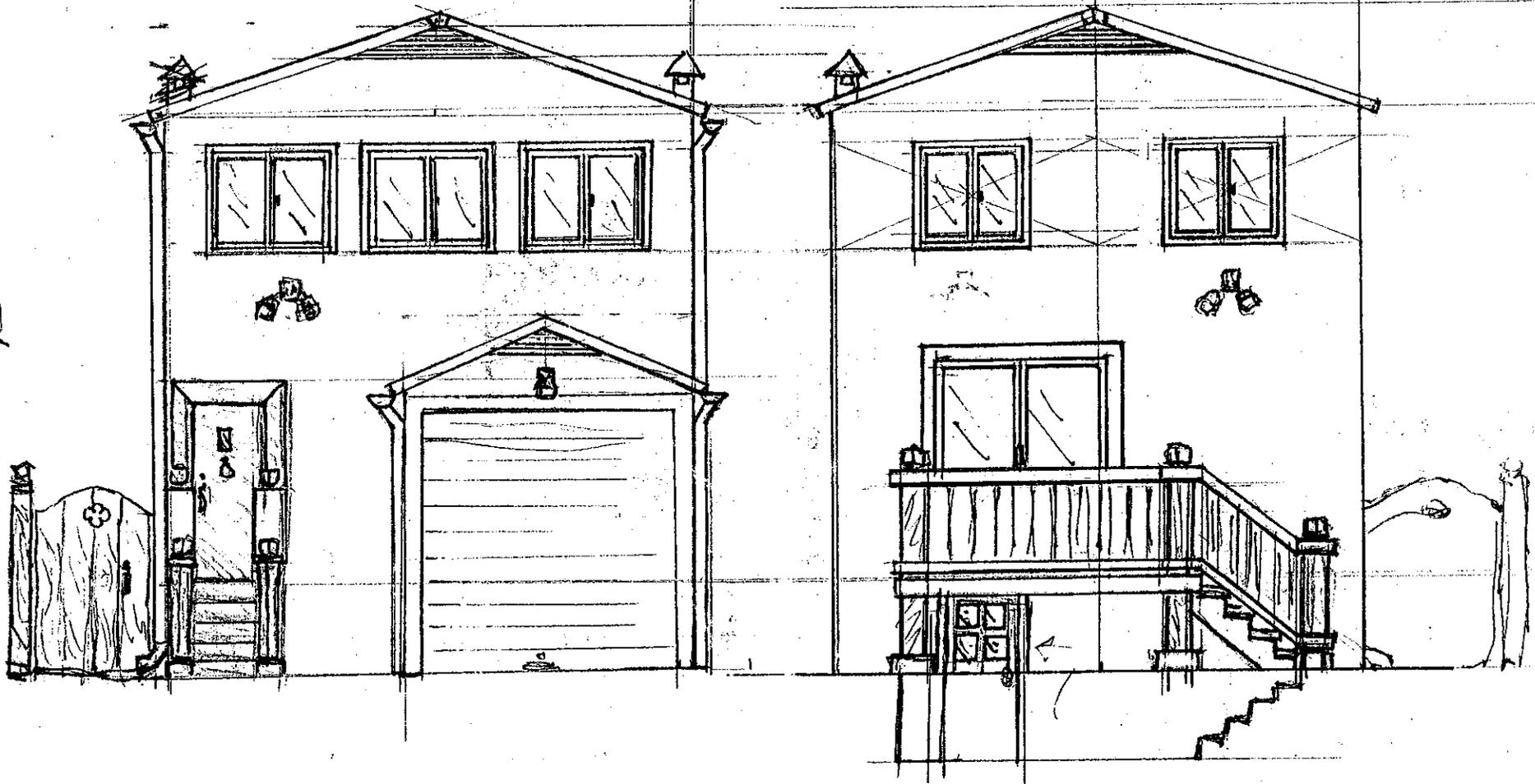
SUP 2001-0066

7/2/01

3/16

FRONT (SOUTH)

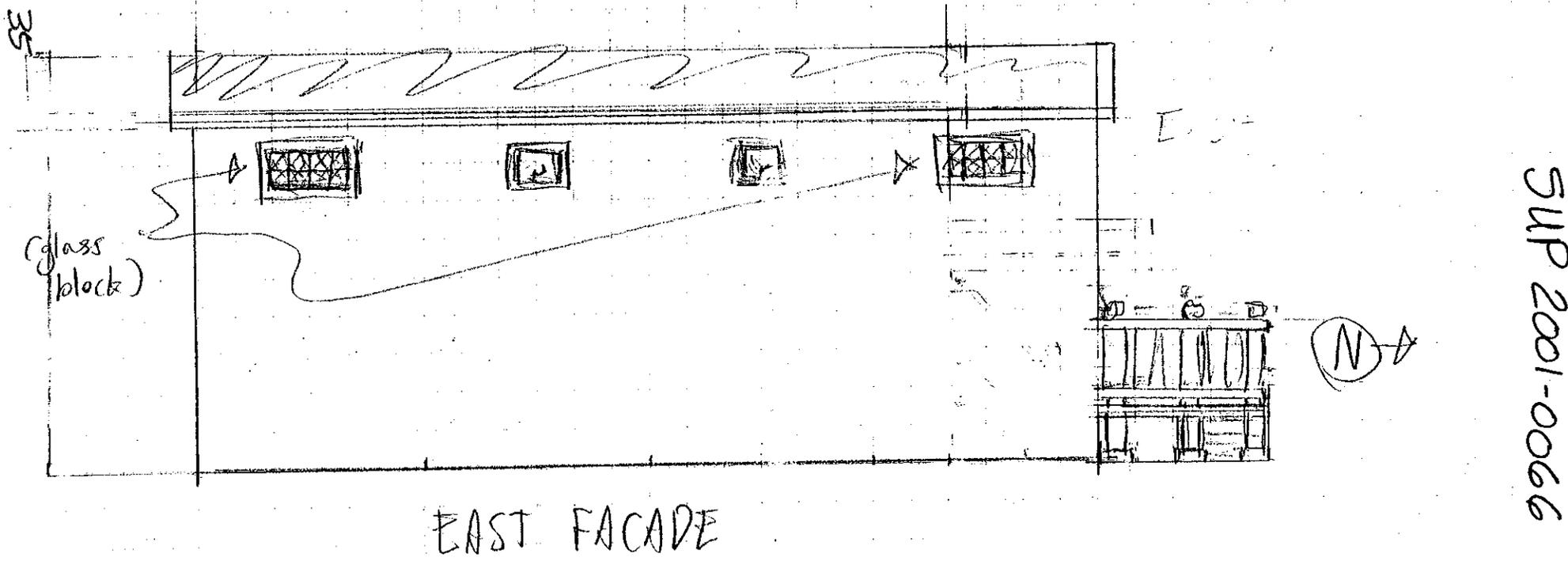
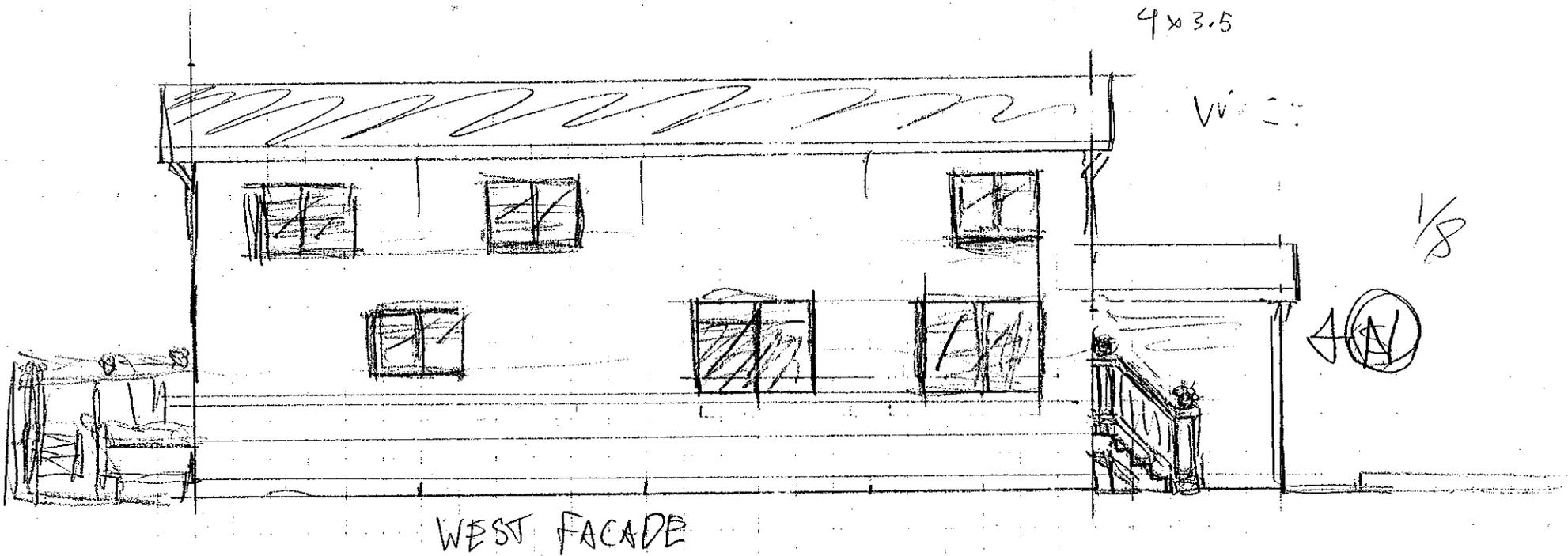
BACK (NORTH)



34

518 E. Howell

SUP 2001-0066



SUP 2001-0066

THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-chair
Sarah Haut, Land Use Committee Co-chair
Bill Hendrickson, President

Date: August 30, 2001

Subject: SUP #2001-0066, Review of SUP for reduction of off-street parking to allow tandem parking spaces, and modifications of the side yard setback requirements in conjunction with the construction of a single family dwelling

The applicant, Ms Joan Peterson, attended the DRCA land use committee meeting on August 29, 2001 and presented the application to the committee.

The property is adjacent to a vacant lot on the west side and a warehouse that sits on the property line on the east side. The lot is 25 feet wide and the applicant would like to construct an 18 foot wide house that is 2 feet from the east side of the property line and 5 feet from the west side. Drawings submitted with the application are for conception purposes and would be open to change although the proposed dimensions would not. Because the proposed construction does not allow for the required side yard setbacks, the applicant also must file an application for a variance with the Board of Zoning Appeals.

The Land Use Committee, voted to recommend denial of the SUP as proposed. The Land Use Committee feels it is premature for us to comment and recommends that the applicant go before the Board of Zoning Appeals for review and approval of the required variances prior to applying for an SUP for a reduction in parking.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

SUP #2001-0066

518 East Howell Avenue

City of Alexandria, Department of Planning and Zoning



37

SUP #2001-0066

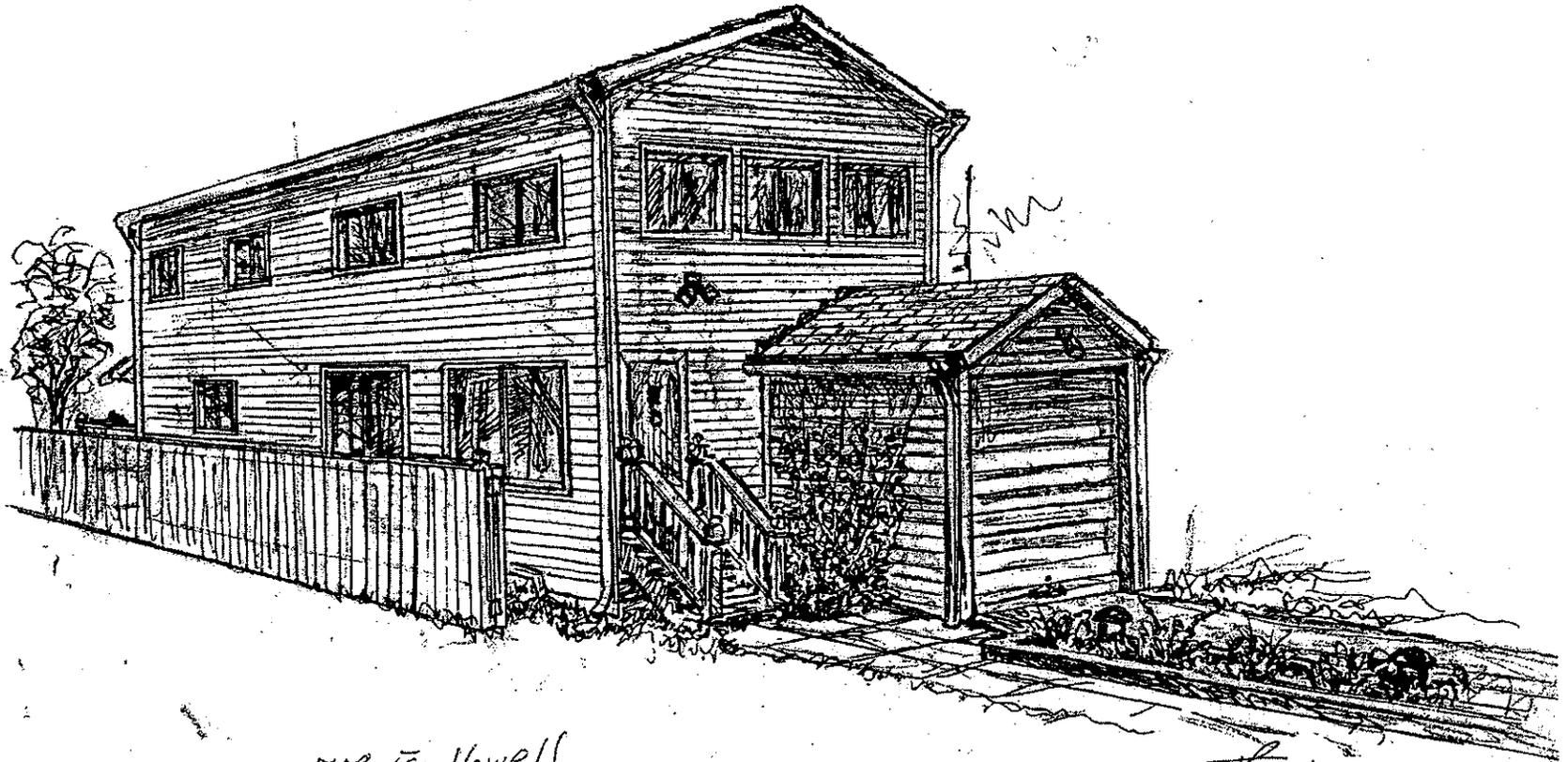
518 East Howell Avenue

City of Alexandria, Department of Planning and Zoning

Staff concerns:

- “Snout” house
- Parking in front yard
- Insufficient side yard setbacks

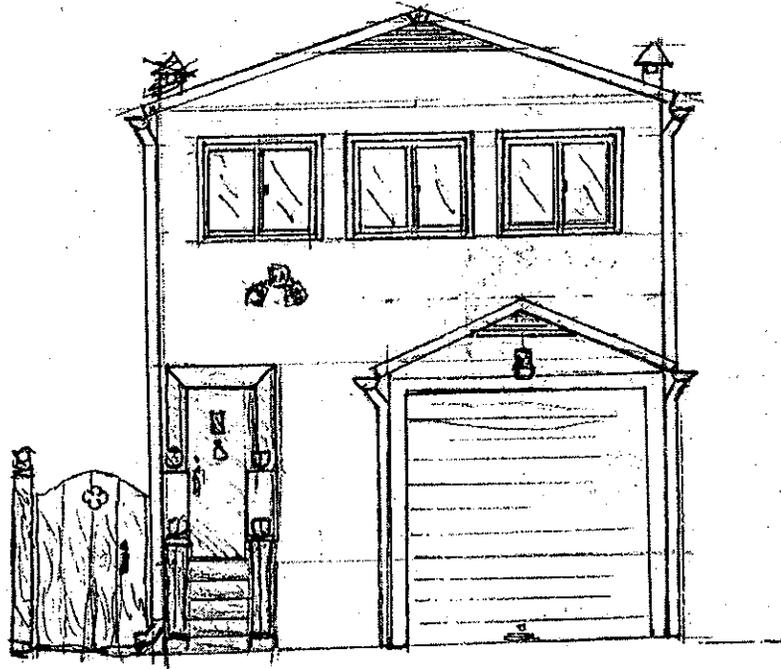
39



518 E. Howell

11.11.01

FRONT (SOUTH)





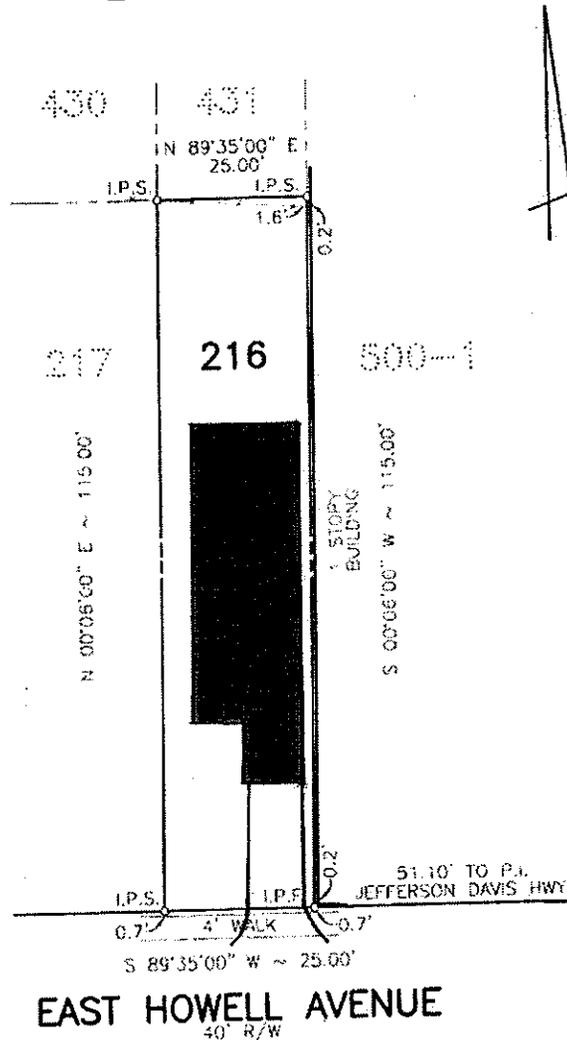
41

09/04/01 P&Z staff presentation

SUP #2001-0066

518 East Howell Avenue

City of Alexandria, Department of Planning and Zoning



42

SUP #2001-0066

518 East Howell Avenue

City of Alexandria, Department of Planning and Zoning

Parking Solutions:

1. No parking, no curb cut
2. Recessed garage, grass/brick driveway
3. No garage, grass/brick driveway

SUP 2001-0066



alsdmf@earthlink.net

09/05/01 01:32 PM

To: Kathleen Beeton@Alex
cc:
Subject: 518 E. Howell

Kathleen,

Wanted to weigh in on this request. Land use was not unsympathetic to the request but was very concerned by the

setback requests as much as the parking reduction request. Had I known that Ms. Peterson had recently (1997) acquired this parcel as an investment without researching the ability to build on it, I'm not sure if we would have left room for hope.

My personal suggestion is that she meet at least 1 side yard setback and no garage. Possibly allow a porch to break the front facade which could encroach into the side yard. Require 2 off-street spaces, tandem would be OK, of grass & strips of brick or concrete for the tires. NO asphalt! Let them decide if they can profit from a 15' wide abode and get creative. Ms. Peterson is not going to live in this house but sell it for a profit. OK but please not at the expense of the neighborhood. We should get a decent design that doesn't compound, as Barbara said, " the errors of the past".

Amy

--

Amy Slack, Co-chair Land Use Committee
Del Ray Citizens Association
703-549-3412
alsdmf@earthlink.net

SUP 2001-0066



Barbara Ross
09/10/01 07:55 AM

To: Linda Ritter/Alex@Alex
cc:
Subject: 518 E. Howell proposal

Please add to case documentation.

----- Forwarded by Barbara Ross/Alex on 09/10/2001 07:50 AM -----



erwagner@home.com
09/07/2001 06:27 PM

To: Barbara Ross@Alex
cc:
Subject: 518 E. Howell proposal

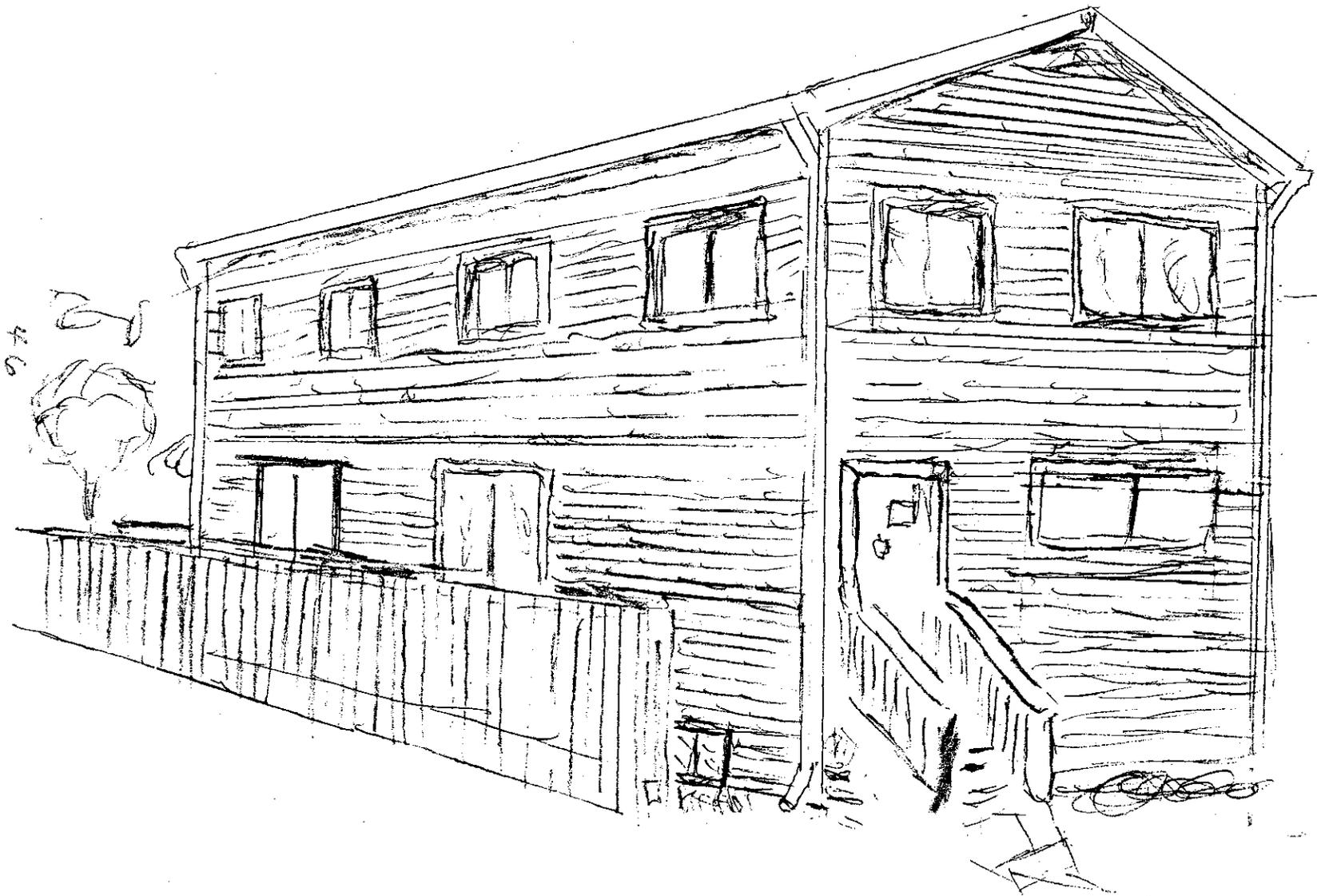
Barbara:

I received this e-mail from a neighbor of the proposed house. Would you please forward it on to the Members of the Commission? I think they raise some valid points. Thanks.

----- Original Message -----

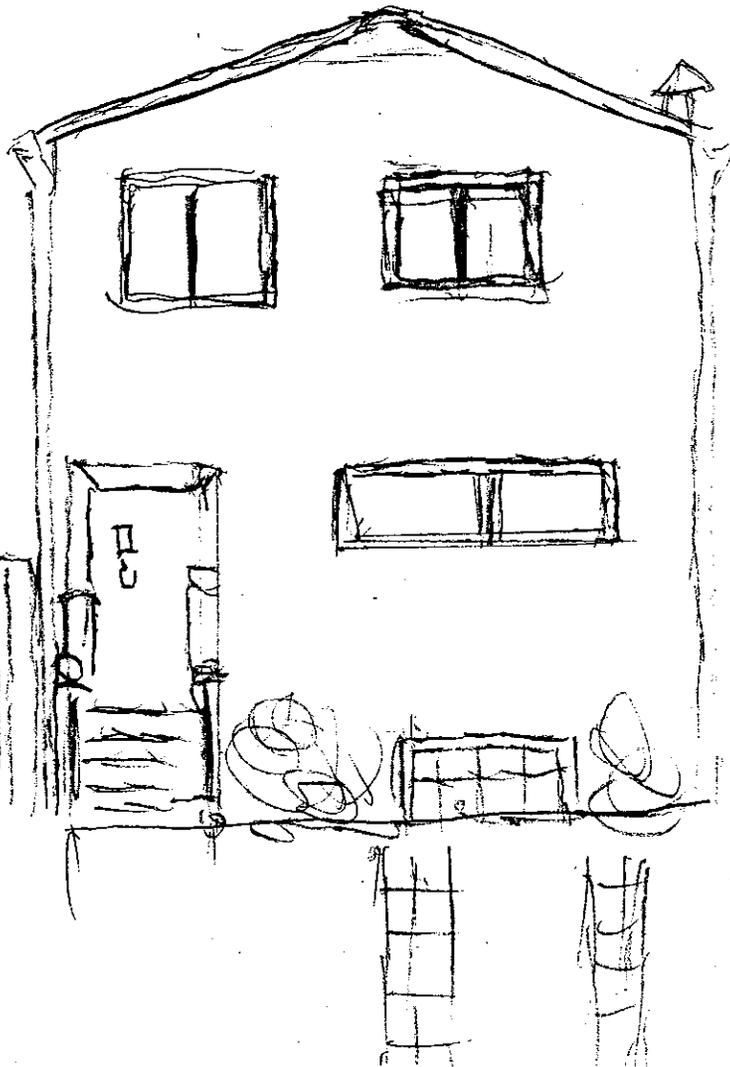
From: "Jones, Robert J." <JONESRJ@nima.mil>
To: <erwagner@home.com>
Sent: Wednesday, September 05, 2001 12:41 PM
Subject: Construction Concerns

> Chairman Wagner,
>
> My neighbors and I (members of The Del Ray Civic Association) are deeply
> concerned about a "request for a reduction of required parking spaces from
> two to one space in order to construct a single family dwelling including
> side yard set back requirements" at 518 E. Howell Ave. We believe that to
> allow construction of a single family dwelling on this 25 foot wide lot
> seems to go against everything our City represents. Mrs. Peters owns only
> half of the lot. We believe that this construction would set a very bad
> precedent for our neighborhood.
>
> Will you please help my neighbors and me to ensure that the house is not
> constructed? We sincerely appreciate whatever support you provide.
>
> Thank you,
>
> Robert J. Jones
> 516 E. Howell Ave.

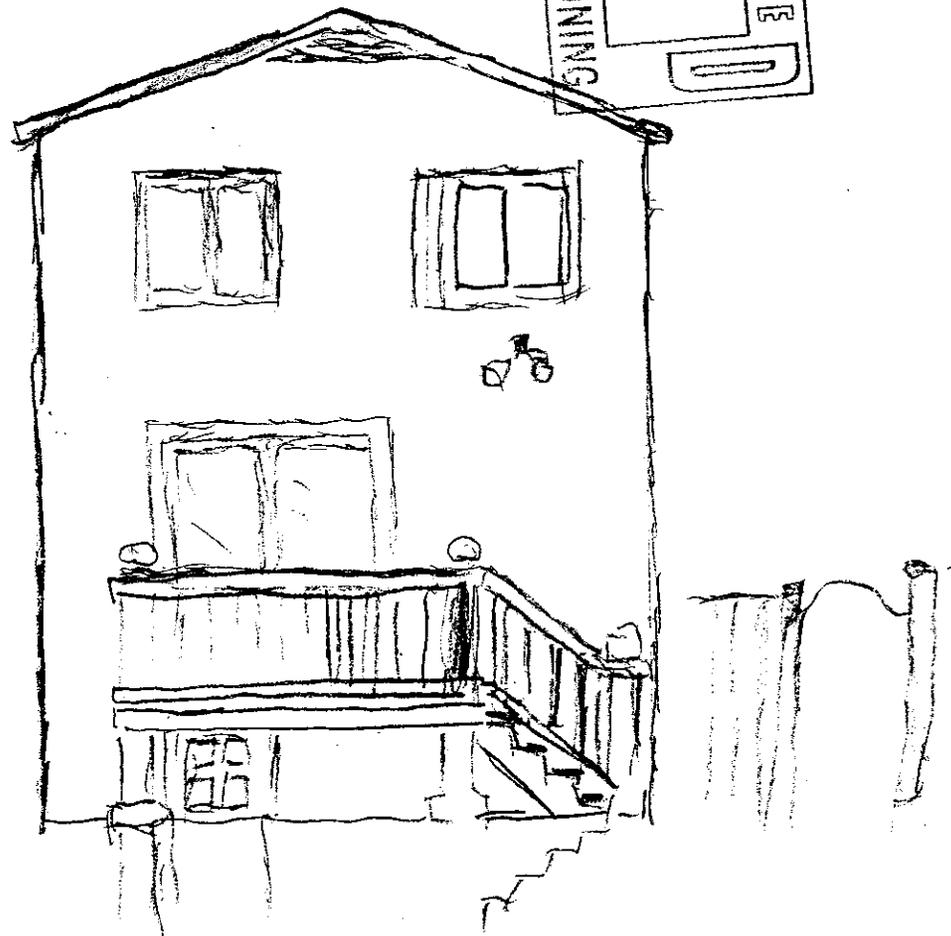


R E C E I V E D
SEP 11 2001
PLANNING & ZONING

FRONT (SOUTH)

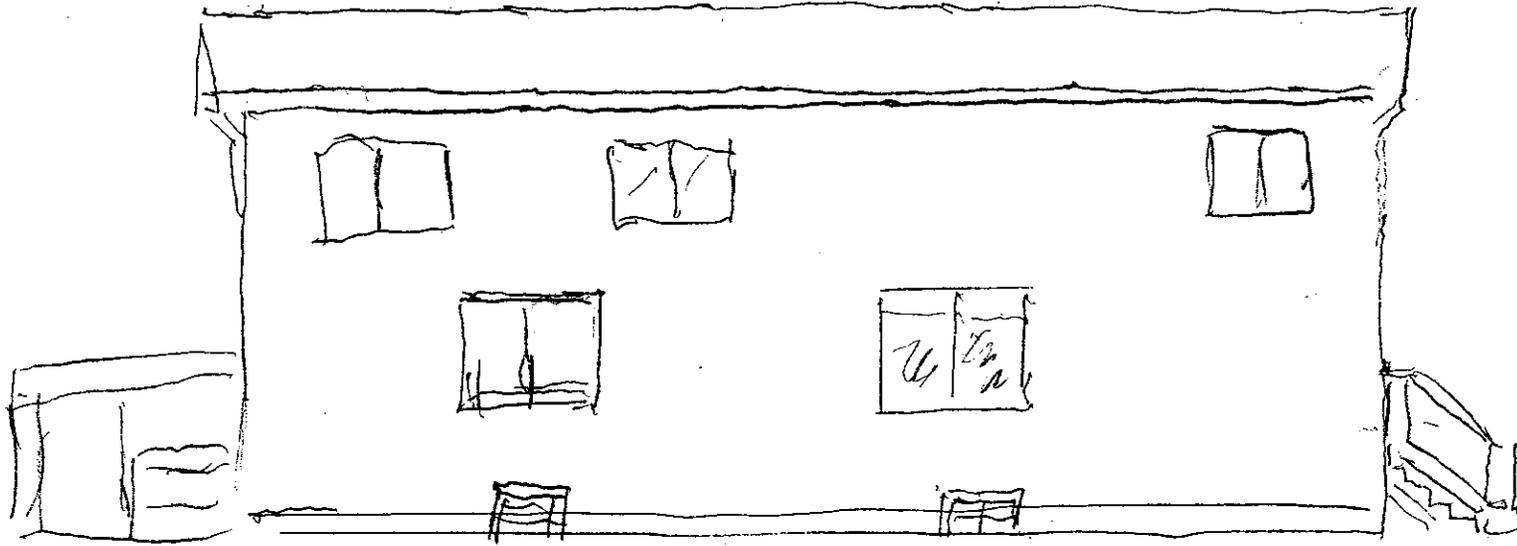


BACK (NORTH)

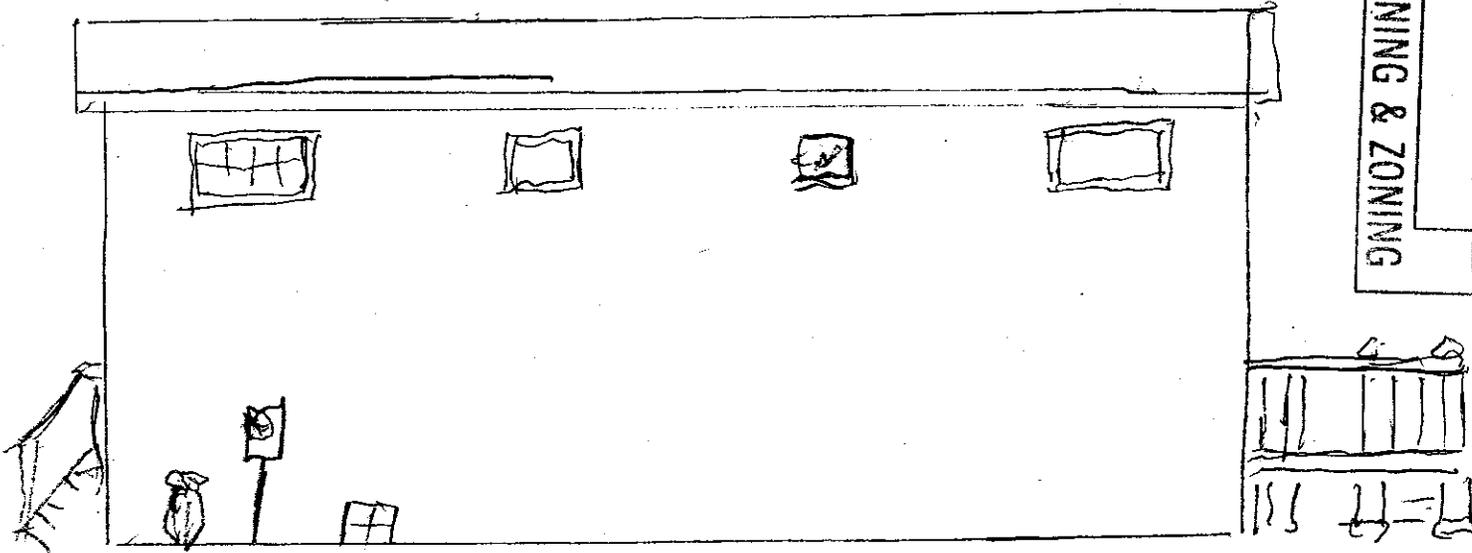


RECEIVED
SEP 11 2001
PLANNING & ZONING

47



WEST FACADE



EAST FACADE

R E G I S T E R
SEP 1 1 2001
PLANNING & ZONING

#13. SUP 2001-0066

THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

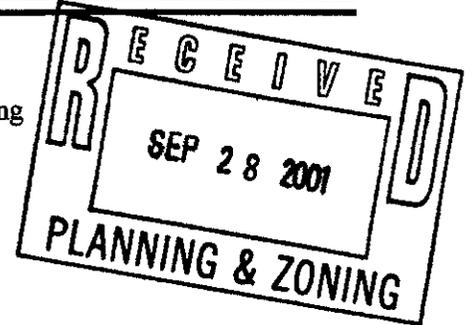
ESTABLISHED 1954

To: Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-chair
Sarah Haut, Land Use Committee Co-chair
Bill Hendrickson, President

Date: September 27, 2001

Subject: SUP #2001-0066, Review of SUP for reduction of off-street parking to allow tandem parking spaces, and modifications of the side yard setback requirements in conjunction with the construction of a single family dwelling at 518 East Howell Avenue.



The applicant, Ms Joan Peterson, attended the DRCA Land Use committee meeting on August 29, 2001 and presented the application. The committee voted to recommend denial of the SUP as proposed.

At our DRCA meeting on September 11, 2001, the general membership voted to support the Land Use committee recommendations.

The property is adjacent to a vacant lot on the west side and a warehouse that sits on the property line on the east side. The lot is 25 feet wide and the applicant wishes to construct a house that requires side yard setback variances to both property lines and a reduction to off-street parking to allow tandem parking. Drawings submitted with the application are conceptual and would be open to change although the proposed dimensions would not.

We understand the applicant has the right to develop the site and is subject to all current code requirements in order to do so or request variances. While we can sympathize with the applicant's difficulty, we feel that granting the setback requests will set a precedent that will create undo problems for the neighborhood and the city as a whole. It is gently suggested that the applicant reconsider the scope of the proposal.

Furthermore, we have received letters objecting to the proposal from neighbors residing in the 500 block.

LU recommendation - Sept. 24, 2001: Deny the request.

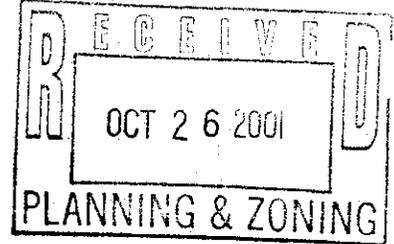
The design is not consistent with the existing neighborhood nor is it of significant architectural value to warrant granting the requested variances and as proposed will not be an asset to the neighborhood.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

SUP 2001-0066 Linda

K & B Management, LLC

October 23, 2001



Planning Commission
and Office of Planning and Zoning
City of Alexandria
301 King St.
Alexandria, VA 22314

Dear Planning Commissioners and Staff

K & B Management LLC owns the warehouse that is contiguous to the property at 518 E Howell Avenue. We recently received a notice regarding reducing the setback from our building to allow the construction of a residence on this unimproved parcel. We strongly oppose reducing the setbacks between our commercial property and a potential residence.

We believe that the construction of a residence any closer to the property line than is provided for in the Zoning Code would have a material adverse affect on the use, the rents and the market value of our building. In essence, the proposal before the Planning Commission is one that would harm our ownership interest solely in order to benefit the owner of 518 E Howell Avenue.

The owner is seeking to increase the return on her speculative purchase of 518 E Howell Avenue at a tax auction. She knew, or should have known, that the setbacks made the parcel an unbuildable lot unless, or until, she can purchase the adjoining undeveloped lot at 518 E Howell Avenue. Her application appears to be a request for a one way transfer of monetary value simply to transfer monetary value from the adjoining parcels to hers. There appears to be no other objective behind the request.

There are times when approving an application for a reduction in setbacks will allow a community to capture a benefit for the community at large. There are times when approving such an application can alleviate a hardship facing a current owner and where it makes sense for a community to forgo its larger interest in response to a humanitarian need. Neither of these is the case in this instance. We believe that there is an as yet unmet burden of proof on the owner of 518 E. Howell to demonstrate that there is an important reason, other than personal profit, to grant her request.

518 E Howell Avenue remaining undeveloped does not create a problem for the community. At some future time it will be possible for 518 E Howell Avenue to be combined with 516 E Howell Avenue, which is also undeveloped, to create a pair of residences that fit both the character of the neighborhood and the setbacks of the Zoning Code. There is no compelling interest to be served by making special concessions just to allow 518 E Howell Avenue to be developed independently at an earlier time. Indeed, granting this request may result in the parcel at 516 E Howell Avenue never being

developed, thereby depriving the owners of that parcel of 100% of their value and the community of the development of the second potential residence.

As in other areas where legal rights are involved it is important for people to be able to depend on the stability of the protections offered under the Zoning Code. It would do considerable long-term harm if the Commission were to grant this variance solely for the profit of a speculative investor. Such a precedent would erode the sense of security that is important to long-term investors like K & B Management, LLC. while rewarding a short-term investor's "get rich quick" strategy.

In sum, the request for a reduction of setbacks to allow the construction of a residence closer to a warehouse accomplishes no community purpose and provides a win-lose situation where 100% of the speculative investor's gain will be at the cost of the long-term investor next door. Please reject that request.

Respectfully



Paul Haire
President

SUP 2001-0066

109 East Taylor Run Parkway
Alexandria, VA 22314
February 12, 2002

Sarah Largent
1812 Duffield Lane
Alexandria, VA 22307-1172

RE: 518 E. Howell and 516 E. Howell

Dear Sarah;

We met with the planning department on Tuesday and they liked the plans (finally). In order to be scheduled for the April meeting we MUST give them the plans with modifications by Friday. The modifications they requested were as follows:

- 1) Indicate that the driveway will consist of two brick lanes and only have 18 feet (for one parking space);
- 2) Either: a) provide some communication from you that you would eventually build a dwelling that abuts ours, or b) put in some fake windows on that side to relieve the blank wall.

I am asking that you give me some idea if you can give me a verbal okay before Thursday noon (so Stephanie can finish the final schematics) followed by a letter by about March 15th or if that is not possible, let me know and I will instead schedule for the May meeting.

I am attaching a copy of the drawings. If you have any questions you can reach me at home after 5:30 at (703)548-2414 or at work (703)333-5100. My email at home is emozart@erols.com and work is joan@a-r-associates.com.

I look forward to hearing from you. Your assistance in this matter will be greatly appreciated.

Sincerely,

Joan M. Peterson

SUP 2001-0066

109 East Taylor Run Parkway
Alexandria, VA 22314
December 13, 2001

Sarah Largent
1812 Duffield Lane
Alexandria, VA 22307-1172

RE: 518 E. Howell and 516 E. Howell

Dear Sarah,

As per our conversation on Tuesday (December 12th) I will be meeting with the Alexandria Planning Department with architect Stephanie Dimond in January to present what I hope will be the final site plan and schematic drawings. I hope to have such plans approved by the Planning Commission at their meeting in April, but no later than May.

In order to address the concerns of the Department and other interested parties we are planning to present a site plan that shows a 17 foot wide semi-detached dwelling which begins on the west property line which abuts your trust's property at 516 E. Howell. This plan would allow a side yard on the east side of the property of eight feet which is the required setback according to the present zoning laws. This would be an advantage to the trust in that when a building is built on your lot in the future you could then build the other half of the semi-detached dwelling with the appropriate side yard set back.

In order to do this I need a letter from you as Trustee stating that you have no objection to my building at the property line. I will be happy to send you a copy of the site plan documents and drawings when they are completed. If possible, I would like to have the letter by mid January. The proposed dwelling would be 48 feet in length. If you have any questions you can reach me at home after 5:30 at (703)548-2414 or at work (703)333-5100. My email at home is emozart@erols.com and work is joan@a-r-associates.com.

I look forward to hearing from you. Your assistance in this matter will be greatly appreciated.

Sincerely,

Joan M. Peterson

SUP 2001-0066

109 E. Taylor Run Parkway
Alexandria, VA 22314
April 7, 2002

Sara Largent
1812 Duffield Lane
Alexandria, VA 22307-1172

RE: 518 E. Howell Ave.

Dear Sara:

I am enclosing a list of owners from the deed dated 12/21/1988 on 516A E. Howell Ave. As you can see I have been able to locate only three (including you as Trustee for your portion) of the original owners of the property as listed in the deed. I would appreciate it if you have any information on the others on the list if you could provide that information. If they are deceased I would appreciate at least knowing the date their will would have been filed for probate. In addition if you are in contact with any of them but would prefer not to give me that information, if you would give them my name, address, and phone number (home(703)548-2414, work (703)333-5100) perhaps they could contact me.

I am also enclosing a petition which I hope you will sign. I am enclosing a stamped self addressed envelope for your convenience. I presently have nine signatures from other owners or occupants (some are tenants) of properties on E. Howell Ave.

Finally, I am enclosing a copy of a similar letter to this one that was sent to Michael D. Delaney and Martin D. Delaney for your information.

Thank you for your assistance. If you have any questions, please feel free to call me at the above numbers.

Yours truly,

Joan Peterson

SUP 2001-0066

109 E. Taylor Run Parkway
Alexandria, VA 22314
April 7, 2002

Martin D. Delaney
C/o Delaney Real Estate
33 North Washington Street
Alexandria, VA 22314

RE: 518 E. Howell Ave.

Dear Mr. Delaney:

I am enclosing a reduced copy of plans of a house that I have presented to the planning department in preparation for a hearing on May 7th 2002. My property abuts the vacant lot at 516 A E. Howell Ave. in which you have an interest of .0214 according to the deed dated 12/21/1988. The proposed plans would have the house built on the property line between the two properties.

I am also enclosing a petition which I hope you will sign. I am enclosing a stamped self addressed envelope for your convenience.

I am also enclosing a list of owners. As you can see I have been able to locate only three of the original owners of the property as listed in the deed. I would appreciate it if you have any information on the others on the list in you could provide that information. If they are deceased I would appreciate at least knowing the date their will would have been filed for probate. In addition if you are in contact with any of them but would prefer not to give me that information, if you would give them my name, address, and phone number (home(703)548-2414, work (703)333-5100) perhaps they could contact me. You could also contact my buyer broker, Bill Stokes at (703)218-5900.

Thank you for your consideration. If you have any questions, please feel free to call me at the above numbers.

Yours truly,

Joan Peterson

SUP 2001-006

109 E. Taylor Run Parkway
Alexandria, VA 22314
April 7, 2002

Michael D. Delaney
609 Princess Street
Alexandria, VA 22314

RE: 518 E. Howell Ave.

Dear Mr. Delaney:

I am enclosing a reduced copy of plans of a house that I have presented to the planning department in preparation for a hearing on May 7th 2002. My property abuts the vacant lot at 516 A E. Howell Ave. in which you have an interest of .0214 according to the deed dated 12/21/1988. The proposed plans would have the house built on the property line between the two properties.

I am also enclosing a petition which I hope you will sign. I am enclosing a stamped self addressed envelope for your convenience.

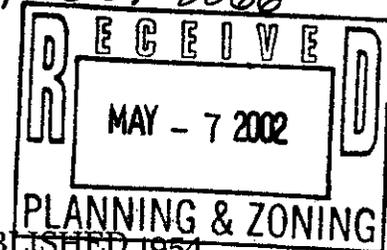
I am also enclosing a list of owners. As you can see I have been able to locate only three of the original owners of the property as listed in the deed. I would appreciate it if you have any information on the others on the list in you could provide that information. If they are deceased I would appreciate at least knowing the date their will would have been filed for probate. In addition if you are in contact with any of them but would prefer not to give me that information, if you would give them my name, address, and phone number (home(703)548-2414, work (703)333-5100) perhaps they could contact me.

Thank you for your consideration. If you have any questions, please feel free to call me at the above numbers.

Yours truly,

Joan Peterson

THE DEL RAY CITIZENS ASSOCIATION



P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: April 17, 2002

Subject: SUP#2002-0066, 518 E. Howell Avenue. Consideration of a request for a reduction of off-street parking to allow one space and for a modification of the side yard setback requirement to allow a zero side yard setback adjacent to the western property line in conjunction with the construction of a single family dwelling.

The applicant, Joan Peterson, attended the Land Use committee meeting on April 9, 2002 to present her revised proposal to build a single family home on the 25' wide by 115' deep lot at 518 E. Howell Avenue. As directed by the Planning Commission and staff, Mrs. Peterson has consulted with an architect. The revised plan is for the construction of a single family house that rests on the west property line and would allow for the construction of a similar structure, to be built at a later time by an unknown person, to produce the appearance of a semi-detached house. A driveway with parking for one car is proposed.

The previous design, discussed at our August and September meetings, requested side yard setback variances to both the east and west property lines and a reduction in off-street parking to allow tandem parking. The object was to construct a single family home affordable to those of modest means. Mrs. Peterson had acquired the property at auction for \$19,000.00 in 1997 and had tried repeatedly to purchase the adjacent parcel at 516A in order to assemble the 50' frontage required by code for a single family home. The ownership of 516A is a complicated tangle due to deaths of the original reality partners and subsequent inheritances.

We had heard from residents of the 500 block and the owner of the adjacent commercial property who opposed construction and/or parking reductions. At the October membership meeting, the Del Ray Citizens Association objected to the requested variances needed for the design as *"The design is not consistent with the existing neighborhood nor is it of significant architectural value to warrant granting the requested variances and as proposed will not be an asset to the neighborhood."* We strongly objected to the a reduction for off-street parking other than to allow tandem parking.

At our April 9th meeting, the committee briefly discussed the following concerns:

1. How does the trustee for 516A East Howell feel about this proposal and will it unduly restrict their use of the property? What is the likelihood of the parcel falling into a similar fate in which it is sold for back taxes?
2. Could this site be an appropriate parcel(s) for the city to acquire for open space?
3. What impact will allowing development have on the neighborhood?
4. Is the mass and scale in keeping with existing structures?
5. Should the applicant be allowed to maximize the FAR and height while also being granted relief from the side yard setback and off-street parking requirement?

The committee concluded that a decision should provide a plausible pattern of development. Either a) require the lots be assembled or b) grant the side yard setback and set a pattern for development.

We have no objection to the request and voted to support only with the following conditions:

- The applicant be required to provide off-street parking for two cars, albeit tandem.
- The foundation be constructed in a manner that will allow for construction of a semi-detached house in the adjacent lot.

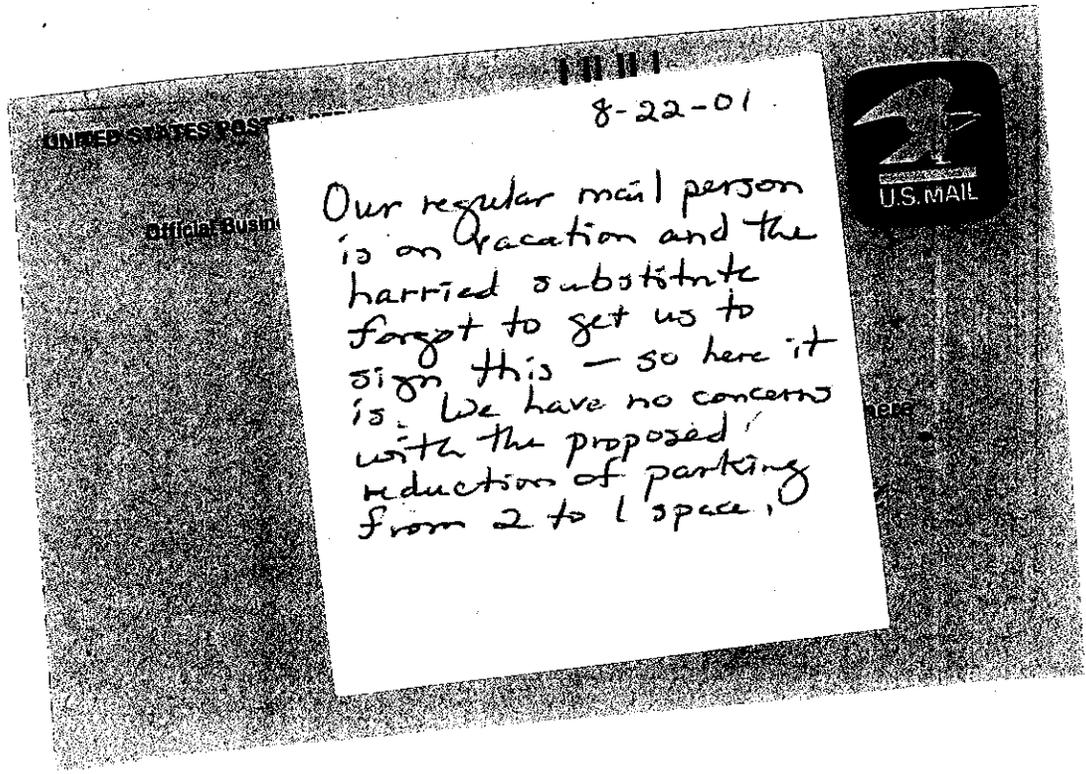
The Executive Board voted to support the committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

I HAVE REVIEWED THE DRAWINGS FOR THE PROPOSED DWELLING TO BE CONSTRUCTED AT 518 E. HOWELL AVE., ALEXANDRIA, VA. AND I HAVE NO OBJECTION TO THE OWNERS (JOAN AND ERIC PETERSON) PROPOSAL TO CONSTRUCT THE DWELLING.

NAME	ADDRESS	SIGNATURE	DATE
Kenneth Smith	504 E Howell	<i>[Signature]</i>	3-30
Charles Sanford	570 A.E Howell	<i>[Signature]</i>	3-30
Carmen Reynolds	508 E. Howell Ave	<i>[Signature]</i>	3-30
Earline Dawkins	507 E Howell Ave	<i>[Signature]</i>	7/3/02
ED COLAHAN	513A E. HOWELL AVE	<i>[Signature]</i>	3/27/02
Shane Sowards	505 E. Howell Ave	<i>[Signature]</i>	3/29/02
Christine Thomas	501 E Howell Ave	<i>[Signature]</i>	3/30/02
H S Dowdy	500 E. Howell Ave	<i>[Signature]</i>	3-30-02
Owen Malone	501 E. Windsor Ave	<i>[Signature]</i>	3/30/02
Ruth Johnson	517 E. Howell Ave.	<i>[Signature]</i>	4/3/02
See Bro	517 E. Windsor	<i>[Signature]</i>	4.4.02

65

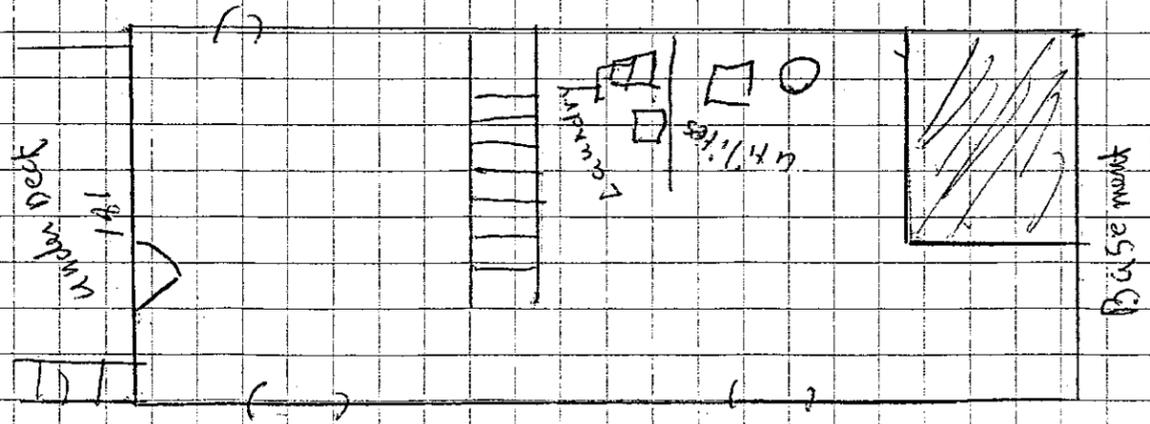
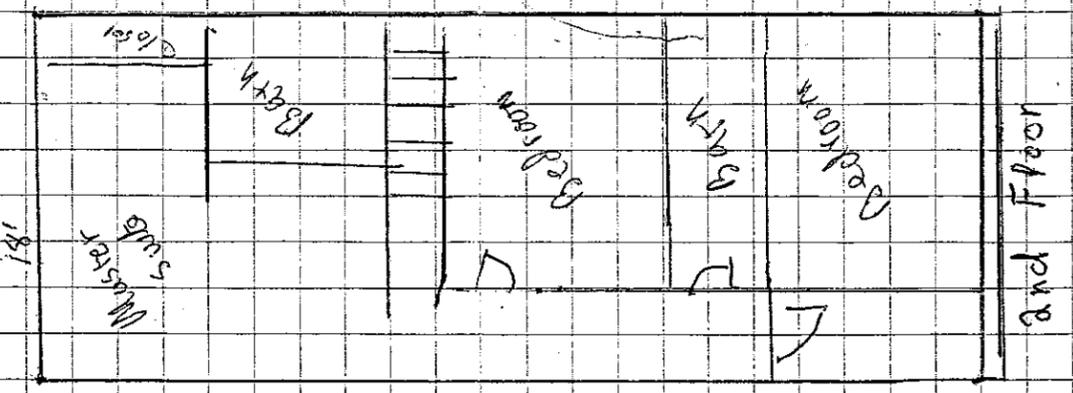
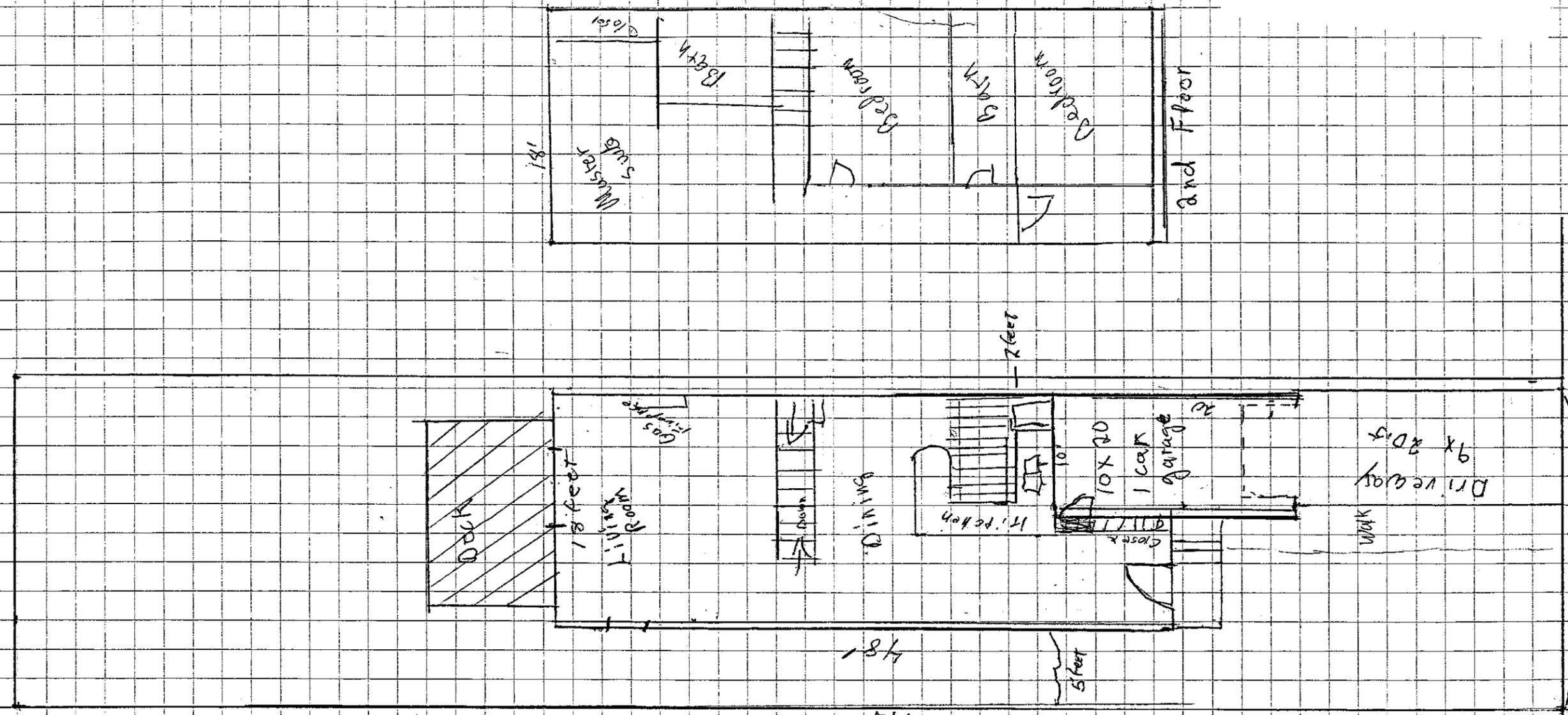


8-22-01

Our regular mail person
is on vacation and the
harrried substitute
forgot to get us to
sign this - so here it
is. We have no concerns
with the proposed
reduction of parking
from 2 to 1 space.



SUP #2001-0066
518 E Howell Av



518 East Howell Ave

112.9 feet

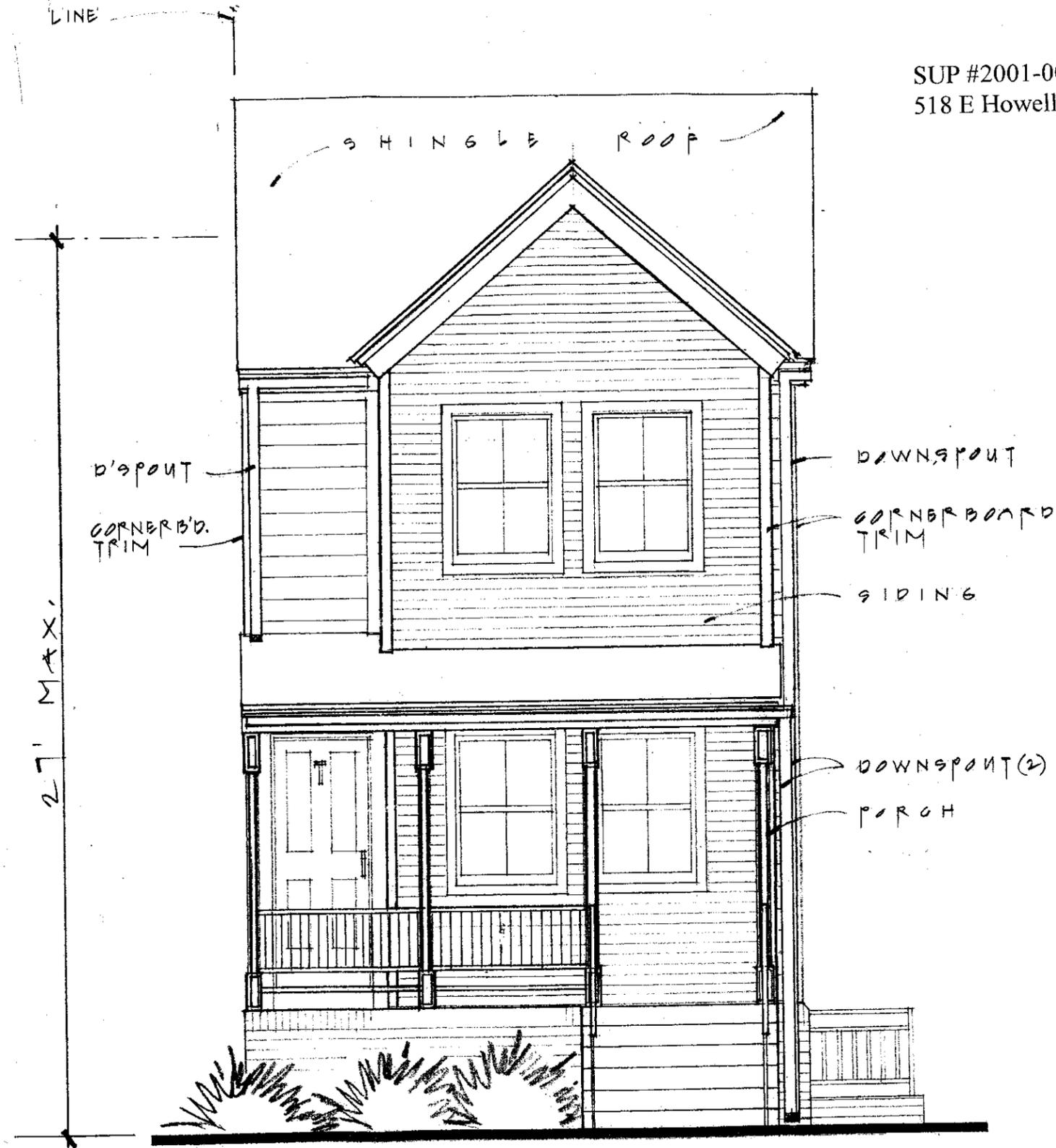
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5-18-02

Plot Plan & Interior Design
Tax Map 035-03-03-14
518 E. Howell Ave

SUP #2001-0066
518 E Howell Av

REVISED

RECEIVED
MAR 14 2002
PLANNING & ZONING

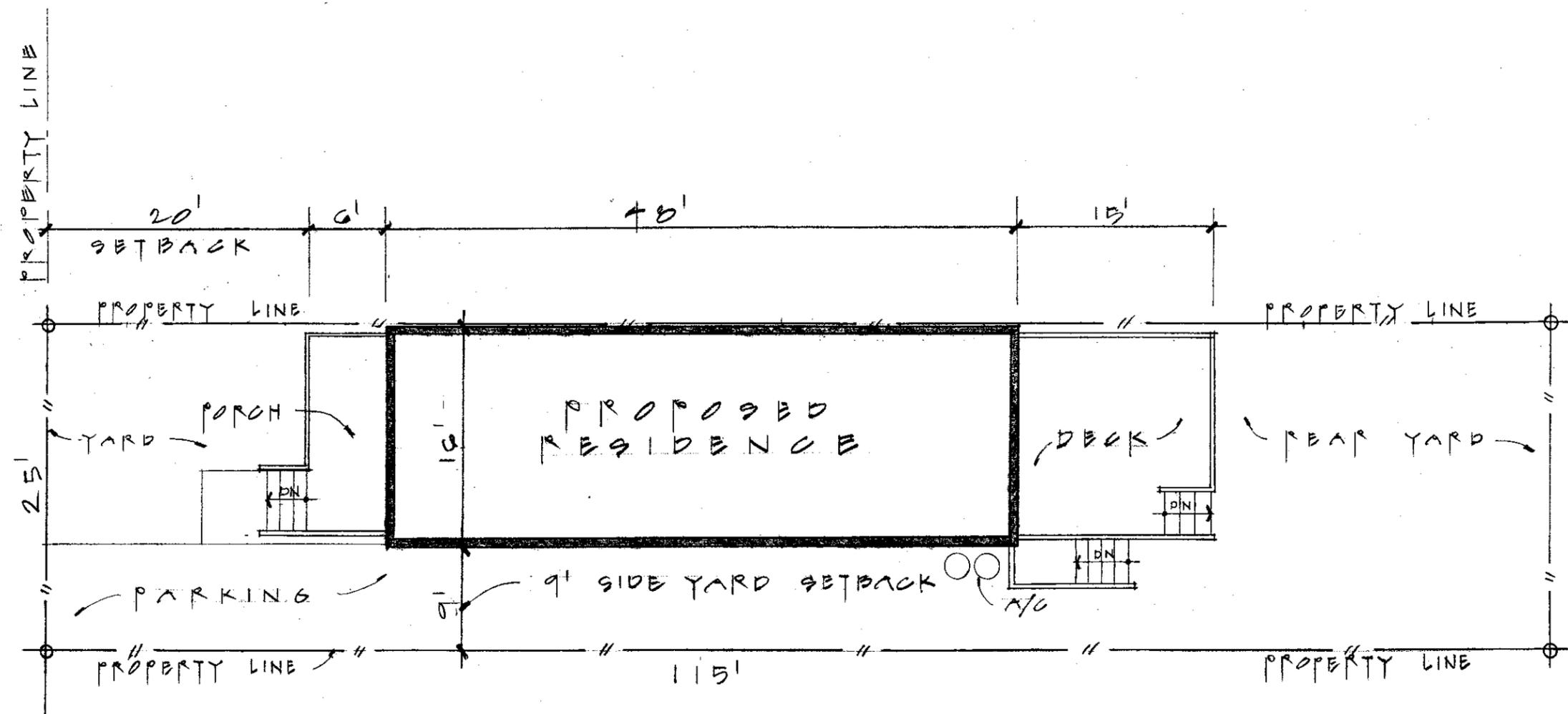


FRONT ELEVATION

SCALE 1/4" = 1' - 0"

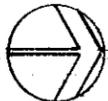
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5-18-02

E. HOWELL AVE.



SITE PLAN

SCALE 1" = 10'

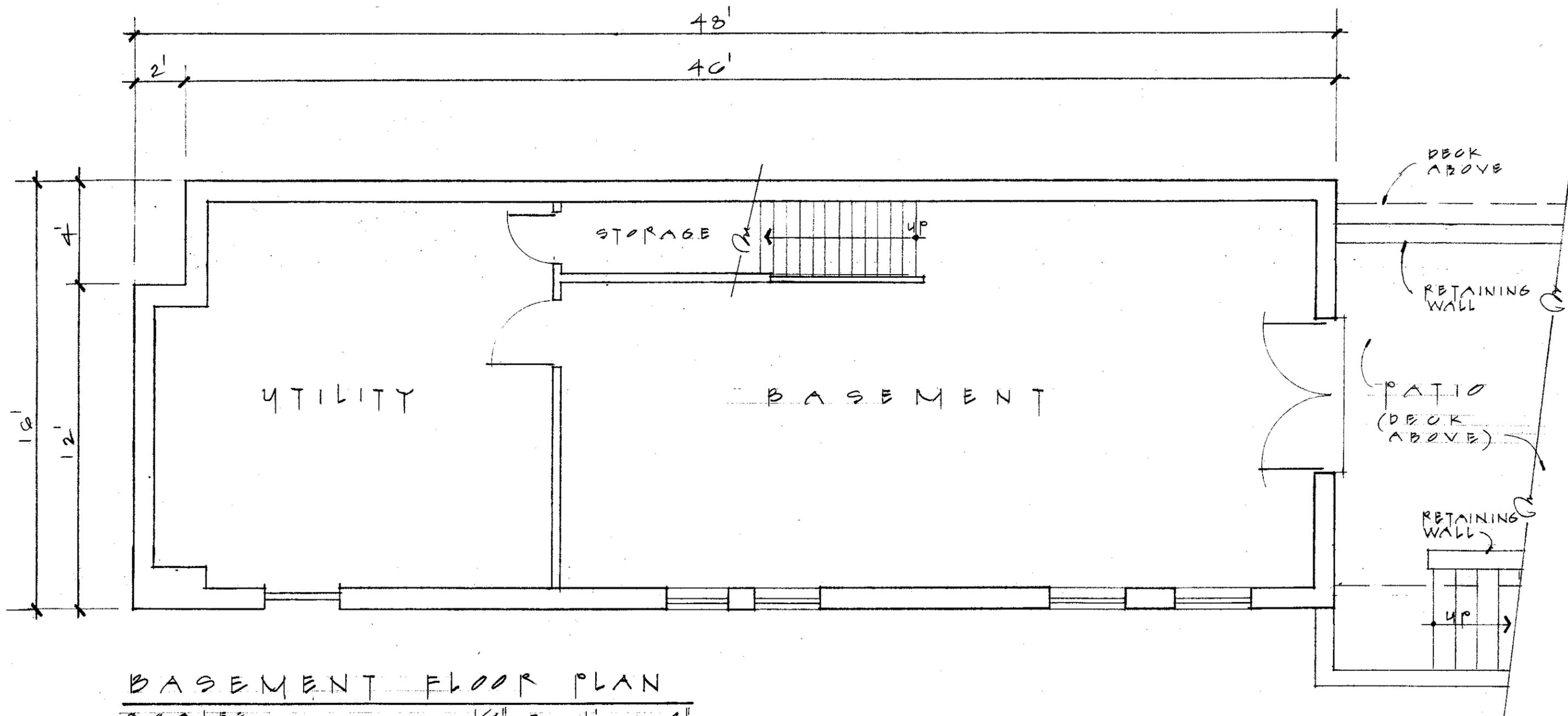


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5-18-02

518 E. HOWELL AVENUE

ALEXANDRIA, VIRGINIA



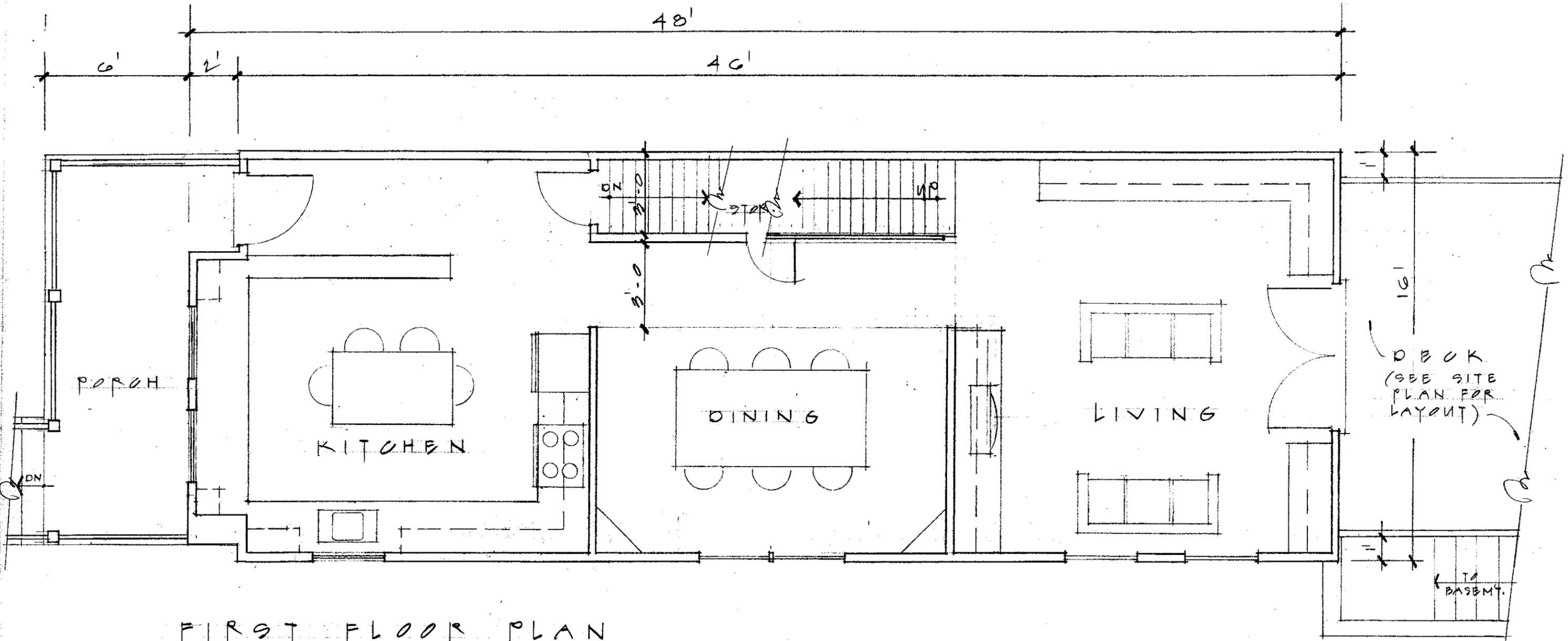
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

510 E. HOWELL AVENUE

ALEXANDRIA,

VIRGINIA

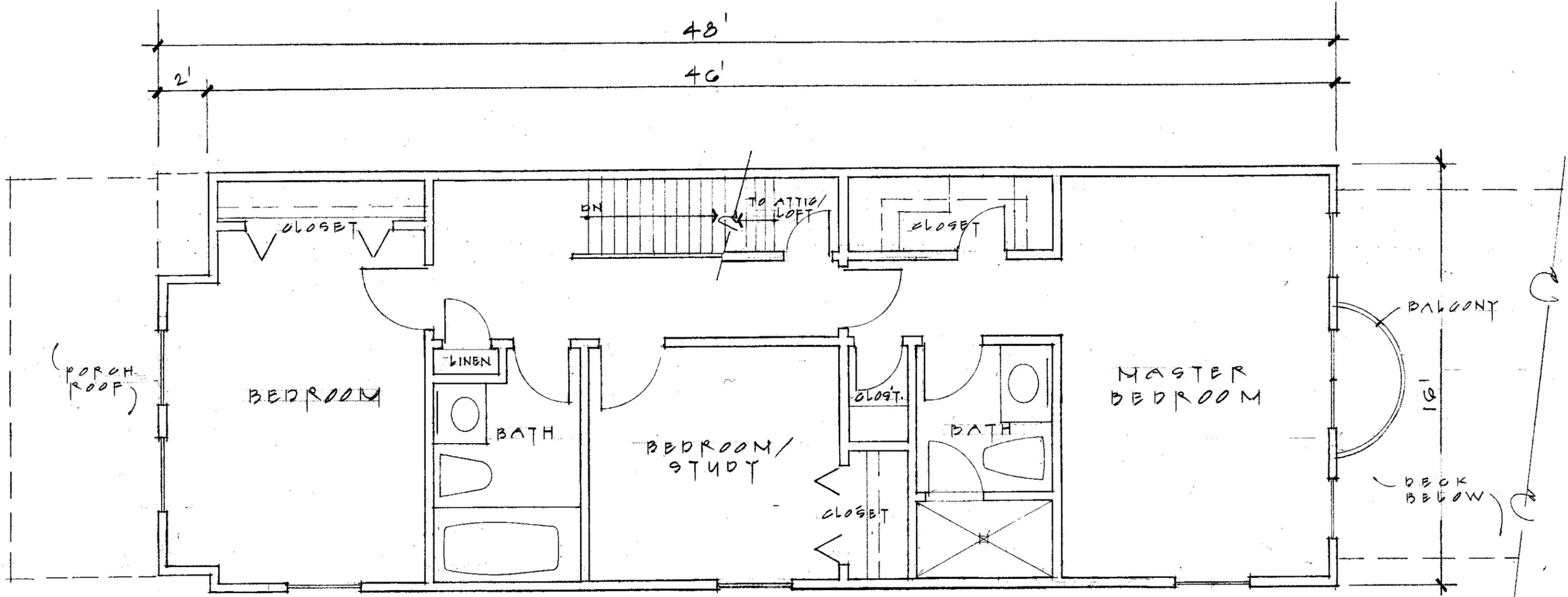
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 5-18-02



FIRST FLOOR PLAN
 SCALE: 1/4" = 1' - 0"

510 E. HOWELL AVENUE
 ALEXANDRIA, VIRGINIA

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 5-18-02



SECOND FLOOR PLAN

SCALE

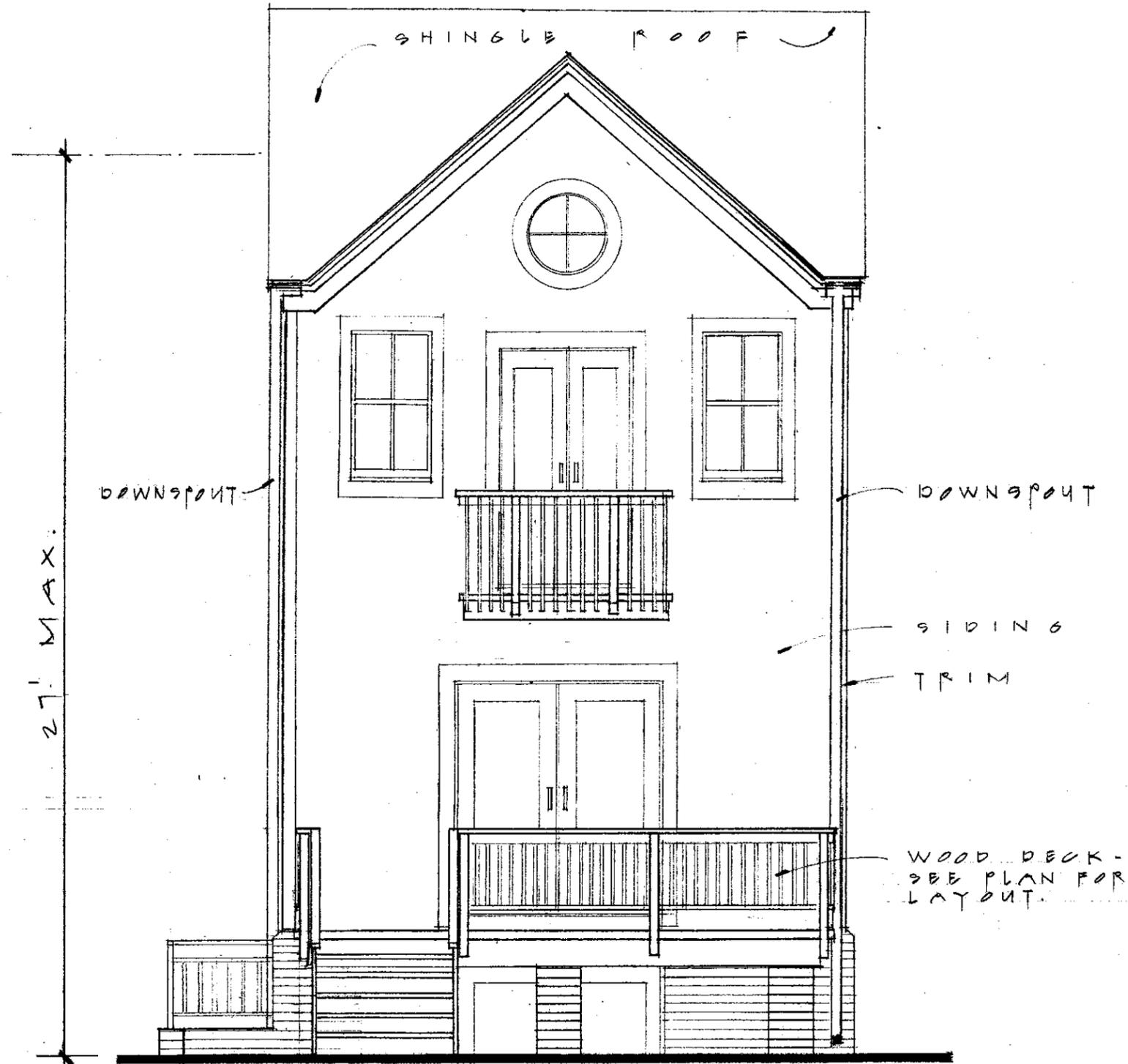
1/4" = 1' - 0"

518 E. HOWELL AVENUE

ALEXANDRIA,

VIRGINIA

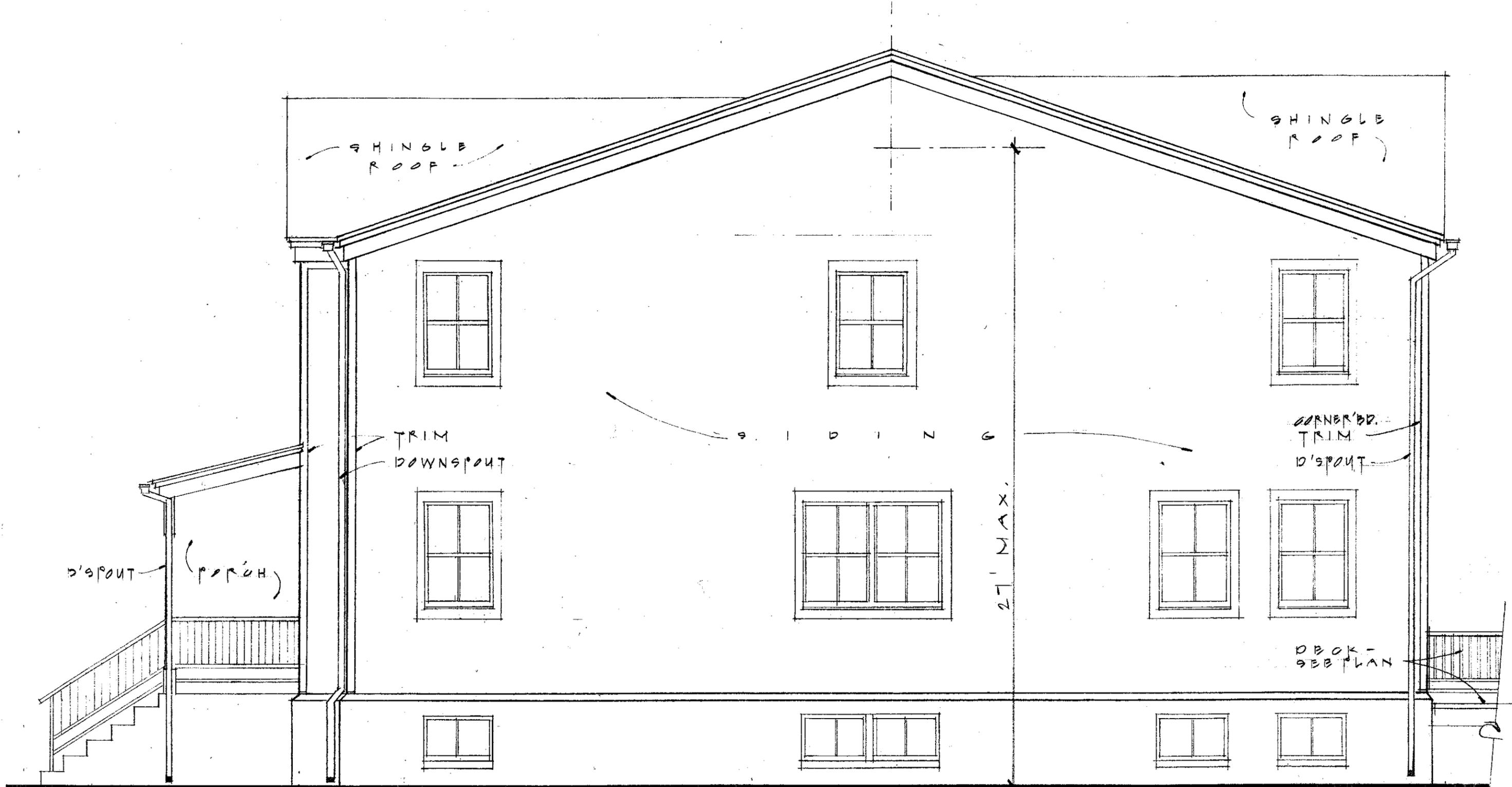
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5-18-02



NORTH ELEVATION

SCALE 1/4" = 1' - 0"

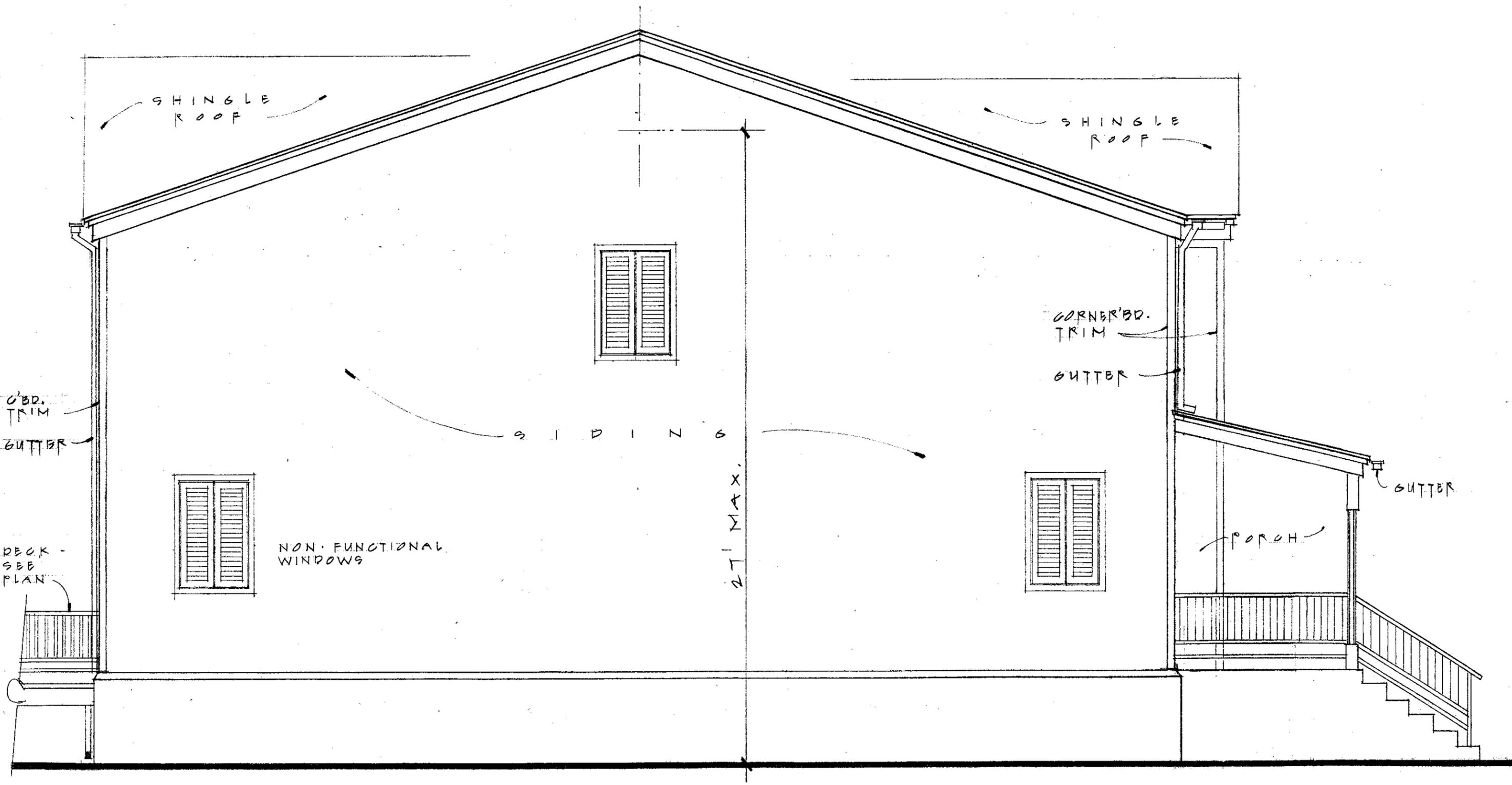
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5-18-02



EAST ELEVATION

SCALE 1/4" = 1' - 0"

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5-18-02



WEST ELEVATION

SCALE 1/4" = 1' - 0"

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5-18-02

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5-18-02

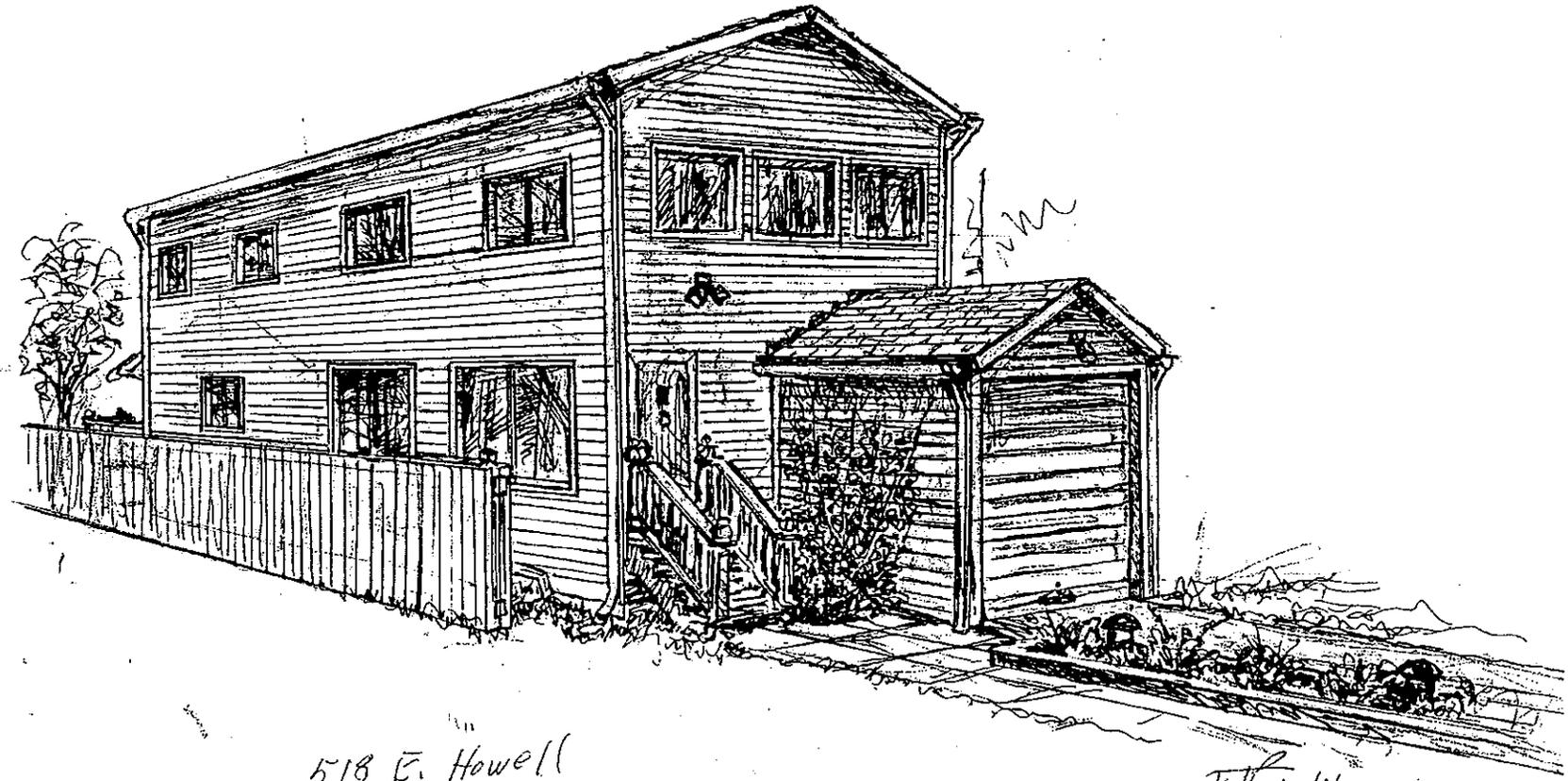
SUP #2001-0066

518 East Howell Avenue

City of Alexandria, Department of Planning and Zoning

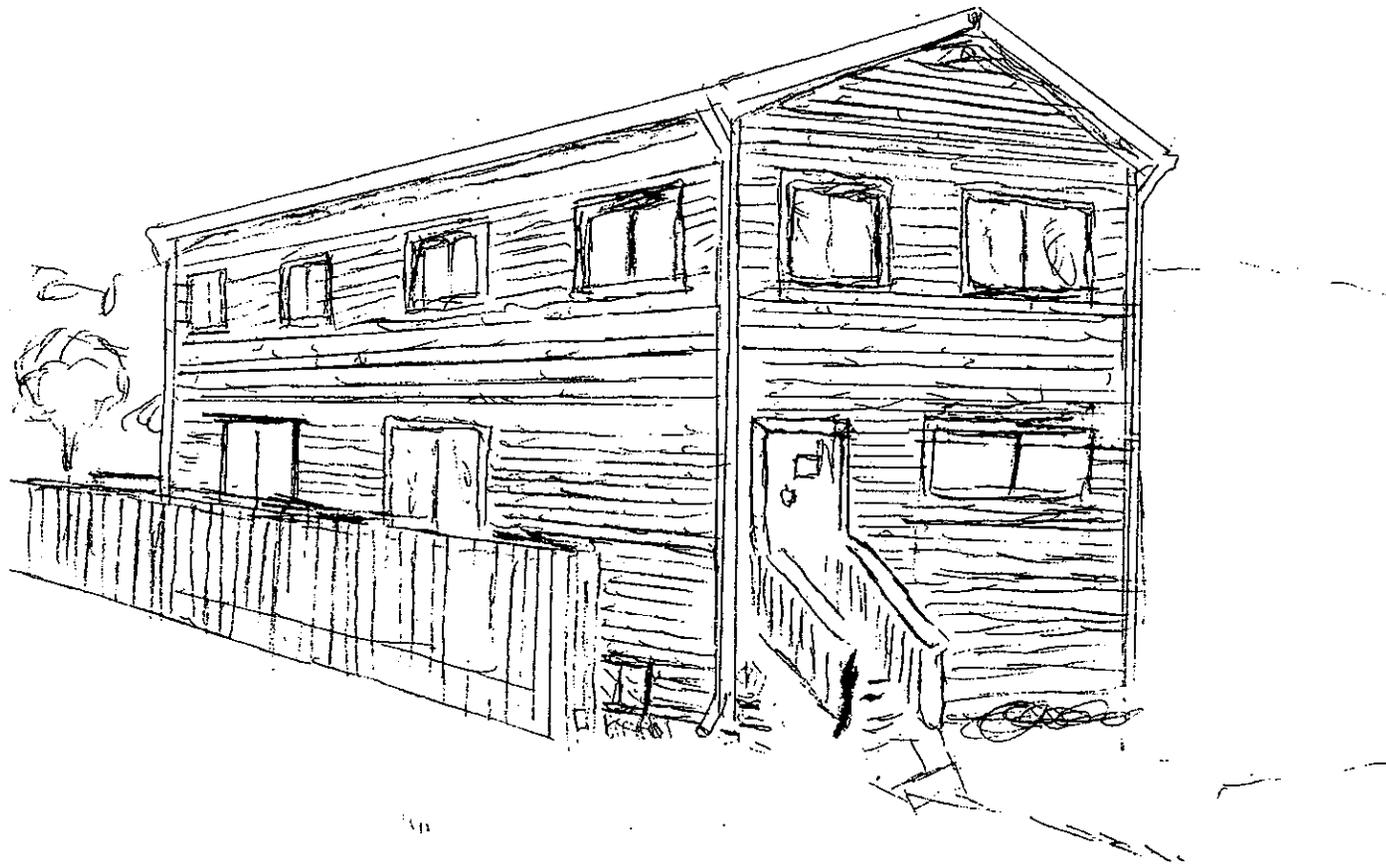


5/7/2002

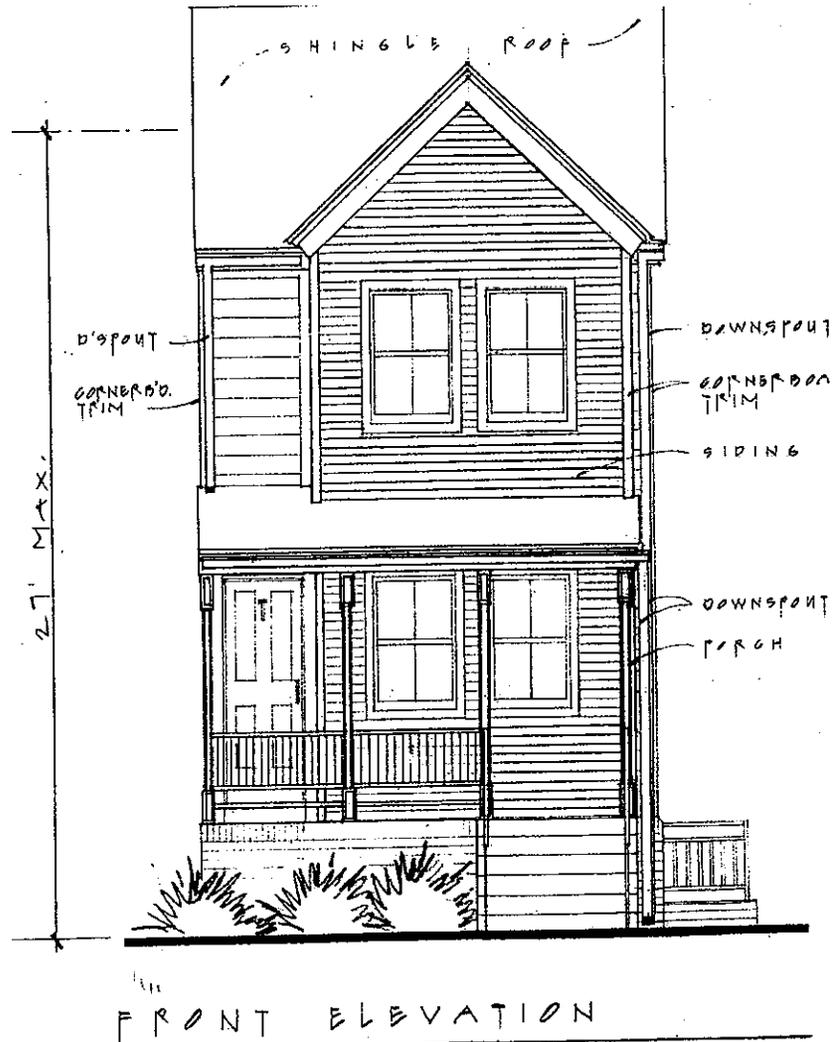


518 E. Howell

Original design: "Snout house"



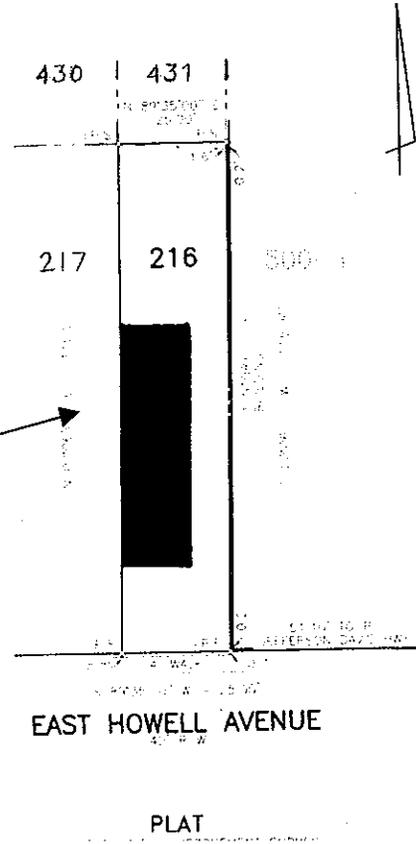
First revision: the front-loaded garage removed



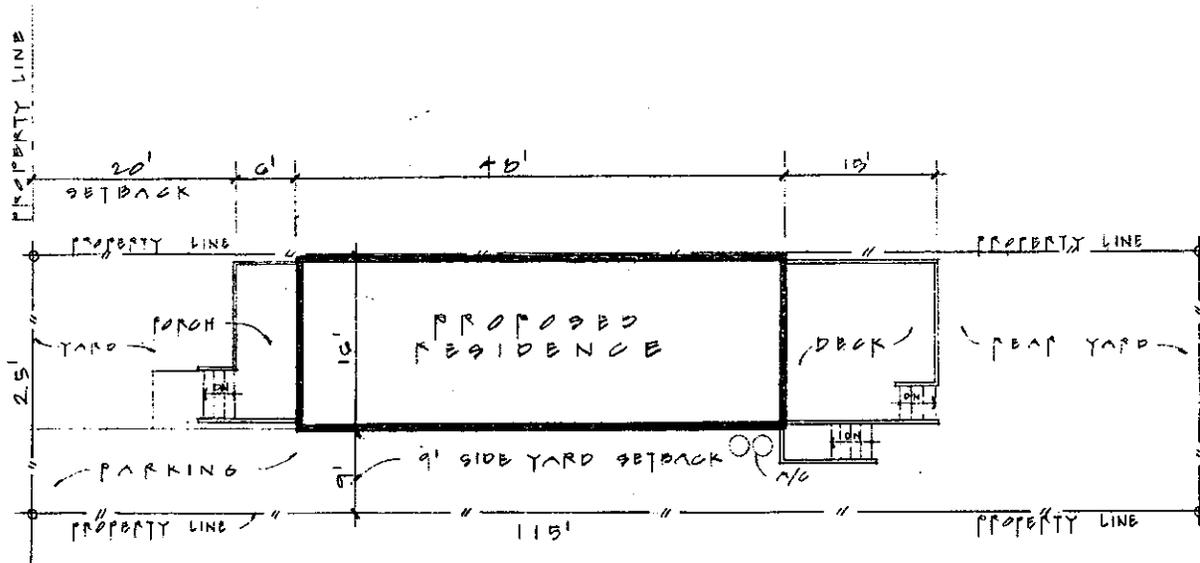
Second revised design includes front porch, improved fenestration and decorative trim

SUP #2001-0066
518 East Howell Avenue
*City of Alexandria, Department of Planning and
Zoning*

Revised footprint
Zero side yard setback



E. HOWELL AVE.



SITE PLAN
000630 11 x 101



518 E. HOWELL AVENUE

THE DEL RAY CITIZENS ASSOCIATION

DOCKET ITEM
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5-18-02

P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

To: Honorable Members of City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: May 17, 2002

Subject: SUP#2002-0066, 518 E. Howell Avenue. Consideration of a request for a reduction of off-street parking to allow one space and for a modification of the side yard setback requirement to allow a zero side yard setback adjacent to the western property line in conjunction with the construction of a single family dwelling.

At our regular membership meeting on May 13, 2002, the Association discussed the subject request.

The May issue of 'the Citizen' reported the position recommended by the Land Use committee and Executive Board. A substitute motion was made to support recommendations from staff to the Planning Commission. The membership asked for the Land Use committee to explain the basis for their position, which are as follows:

- The applicant had proposed off-street parking for two vehicles in the original proposal before the Planning Commission. Our position at those hearings had been to support her request to provide tandem parking.
- The Association has consistently requested the off-street parking requirement for new projects be met, often supporting tandem parking to accomplish it.
- The proposed parking area consists of two brick strips to accommodate only the vehicle wheels. There is a minimal loss of green space.
- In this case, staff has suggested the applicant be granted a parking reduction in addition to a zero lot line variance. Although staff has objected to tandem parking in the past, the Planning Commission and City Council have required it of other developers in order to alleviate the anticipated parking congestion on the street.
- We believe it is unfair to other developers who, in the past, met the requirement.
- We believe it is unfair to the immediate neighbors to relieve this applicant from the parking requirement. The 500 block of East Howell has a shortage of street parking because of the density of the existing housing units.
- Any reductions or variances granted to this applicant will be demanded by the developer of the adjacent, vacant lot.

The motion was rejected.

The Association voted to support the recommendations of the committee who request the following conditions:

- The applicant be required to provide off-street parking for two cars, albeit tandem.
- The foundation be constructed in a manner that will allow for construction of a semi-detached house in the adjacent lot.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

sup#2001-0066

Docket item #10

Smaller

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5-18-02

Mayor and Members of City Council:

Pursuant to section 11-504, Considerations On Review, we are concerned about the applicant's development plans for 518 East Howell Avenue. We firmly believe the construction will have a substantial and undue adverse affect upon and will be incompatible with the character of the neighborhood. We know of no similarly constructed houses in the immediate neighborhood. We sincerely believe the size of this lot is too small to support the applicant's proposed house. We know it will not enhance the value of surrounding properties or add character or charm to the neighborhood.

Printed Name	Signature	Address	Date
DAVID A KOSAR	<i>[Signature]</i>	515-A E Howell	5/13/02
Robert J. Jones	<i>[Signature]</i>	516 E. Howell	5-13-02
Harvey	<i>[Signature]</i>	500 Howell	5/13/02
Luis Segura	<i>[Signature]</i>	412-A E Howell	5/13/02
S.S. Reynolds	<i>[Signature]</i>	502 E Howell	
<i>[Signature]</i>	<i>[Signature]</i>	504 E Howell ave	5/13/02
Shannon Jones	<i>[Signature]</i>	516 E. Howell	5/14/02
JONATHAN JENNINGS	<i>[Signature]</i>	27148 LEXTON PL SPRINGFIELD	5/14/02
Opiecia N. Hodge	<i>[Signature]</i>	514 E Howell Av.	
Charles M. Selig	<i>[Signature]</i>	310A East Howell Ave	22301
Mark Brown	<i>[Signature]</i>	408 EAST HOWELL AVE.	22301
Sandra Brown	<i>[Signature]</i>	506 EAST HOWELL Ave	22301
Benjamin D. Crosby	<i>[Signature]</i>	517A E. Howell Ave	22301
Stephen C. Fode	<i>[Signature]</i>	517A E. HOWELL AVE	22301
DORSEL EDSTRAND	<i>[Signature]</i>	515 E. Howell Ave.	22301
STEPHEN NEPI	<i>[Signature]</i>	515 E. HOWELL AVE	22301

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 10

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: DONALD R. ALLEN
2. ADDRESS: 526 King St Ste 213 (Business) 102 E. Monroe Ave. (Hwy)
TELEPHONE NO. 703 549-5546 w E-MAIL ADDRESS: _____
703 536-0094 #
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Robert Jones
516 E. Howell Ave.
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: _____ AGAINST: X OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):
ATTORNEY
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL? YES X NO _____

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 10

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: STEPHANIE DIMOND
2. ADDRESS: 6 W MAPLE ST. ALEX. 22301
TELEPHONE NO. 103-8368497 E-MAIL ADDRESS: _____
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? JOAN PETERSON
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):
ARCHITECT
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL? YES NO

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

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- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

KB

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APPLICATION for SPECIAL USE PERMIT # 2001-0066

[must use black ink or type]

PROPERTY LOCATION: 518 E. Howell Avenue

TAX MAP REFERENCE: 035.03-03-12 ZONE: RB

APPLICANT Name: Eric Peterson, Joan Peterson

Address: 109 E. Taylor Run Parkway, Alexandria VA 22314

PROPERTY OWNER Name: Eric L Peterson and Joan M Peterson

Address: 109 E. Taylor Run Parkway, Alexandria VA 22314

PROPOSED USE: Single Family Dwelling Parking Reduction

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 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 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 Planning Commission or City Council in the course of public hearings 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.

Joan Peterson
Print Name of Applicant or Agent

Joan Peterson
Signature

109 E. Taylor Run Pkwy
Mailing/Street Address

(703) 548-2414 _____
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

6-25-01
6/4/01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 5/7/02 Recommend Approval 6-1

ACTION - CITY COUNCIL: 5/18/02PH--See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)
Planning Commission (continued)

10. SPECIAL USE PERMIT #2001-0066

518 E HOWELL AV

Public Hearing and Consideration of a request for a special use permit for a reduction of off-street parking to allow one parking space and for a modification of the side yard setback requirement to allow a zero side yard setback adjacent to the western property line in conjunction with the construction of a single-family dwelling; zoned RB/Residential. Applicant: Eric Peterson and Joan Peterson.

COMMISSION ACTION: Recommend Approval 6-1

City Council approved the Planning Commission recommendation, **with the following additional conditions: "That two stacked parking spaces be included in the design."; and "That the west elevation have additional shutters to the satisfaction of the applicant and the staff."**

Council Action: _____

11. DEVELOPMENT SPECIAL USE PERMIT #2000-0032

5010 DUKE ST

CAMERON STATION -- PHASE V

Public Hearing and Consideration of a request for a development special use permit amendment to remove the area west of Tancretti Lane from the Phase V plan; zoned CDD-9/Coordinated Development District. Applicant: Cameron Associates LLC, by David T. McElhaney, engineer, and M. Catharine Puskar, attorney.

COMMISSION ACTION: Recommend Denial 7-0

12. DEVELOPMENT SPECIAL USE PERMIT #2000-0031

450 FERDINAND DAY DR

ARCHSTONE - CAMERON STATION (Phase VI)

Public Hearing and Consideration of a request for a development special use permit, with site plan, to construct apartment buildings; zoned CDD-9/Coordinated Development District. Applicant: Archstone Communities, by M. Catharine Puskar, attorney.

COMMISSION ACTION: Recommend Denial 7-0

13. SPECIAL USE PERMIT #2000-0085

450 FERDINAND DAY DR

ARCHSTONE - CAMERON STATION

Public Hearing and Consideration of a request for a special use permit amendment to the Cameron Station transportation management plan (TMP) to incorporate the site area of the proposed apartment buildings; zoned CDD-9/Coordinated Development District. Applicant: Archstone Communities, by M. Catharine Puskar, attorney.

COMMISSION ACTION: Recommend Denial 7-0

Councilman Speck spoke to the process and to the theme of the communications received on these items. City Council noted the deferral of docket item nos. 11, 12 and 13.

Council Action: _____