

Docket Item # 7
SPECIAL USE PERMIT #2002-0127Planning Commission Meeting
April 1, 2003

ISSUE: Consideration of a request for a special use permit to allow a minimum lot area of less than 1,980 square feet for two new lots to construct a new single family home, and for a parking reduction.

APPLICANT: William Cromley, trading as William Cromley Restoration/Preservation

LOCATION: 334 N. Patrick Street

ZONE: RB-Townhouse Zone

PLANNING COMMISSION ACTION, APRIL 1, 2003: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. Mr. Komoroske suggested that the city consider conducting an inventory of garden properties so that their value can be assessed prior to a development request.

Speakers:

Duncan Blair, representing the applicant, spoke in support of the application.

Robert Irmer, Vice President of the Inner City Civic Association, spoke in support of the application.

Jennifer Gibbons, resident at 902 Pendleton, spoke in support of the application.

David Zuckerkandel, member of Parker-Gray BAR and resident at 622 S. Pitt Street, spoke in support of the application.

Leslie Zupan, resident at 1309 Queen Street, spoke in opposition to the application. She was concerned that the development would remove open space quality. She was also concerned at how the approval of this project may set a precedent for developing other garden lots in Parker-Gray.



SUP #2002-0127

04/01/03



STAFF RECOMMENDATION:

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

1. The approval of the special use permit shall be contingent upon the approval of SUB#2003-0008. (P&Z)
2. A Plot Plan showing all improvements and alterations to the site must be approved by T & ES and P & Z prior to issuance of a building permit. (T&ES) (P&Z)
3. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
4. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)
5. The applicant shall submit a landscaping plan for the 1000 Princess Street lot for approval by the Director of Planning and Zoning and the Director of Recreation, Parks and Cultural Activities. The plan shall include at least one Magnolia tree, appropriate additional trees, shrubbery, and green areas. The land shown on the plat as open space shall remain open, without building or structure, including arbor, trellises, or fences over 42 inches. A note to this effect shall be included on the plat. (P&Z)
6. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the home. This is to be completed prior to the commencement of construction. (Police)

7. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The above statement must appear in the General Notes of the site or plot plan so that on-site contractors are aware of the requirement. (Archaeology) (P&Z)

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.

Discussion

The applicant, William Cromley, trading as William Cromley Restoration/Preservation, requests approval to build a new house at the corner of North Patrick and Princess Streets. The house will be located on the open area immediately north of the existing house at 334 North Patrick Street. This infill project requires several land use approvals:

- The project requires a resubdivision of the existing one lot into two smaller lots, with variations for lot frontage. See SUB #2002-0008.
- The property is located in the RB/Townhouse zone, which requires that each residential lot include at least 1,980 square feet of land. The zone also allows an exception for smaller lots – as small as 1,600 square feet – in the case of *unusual circumstances* or *exceptional design*, with special use permit approval. In this case both new lots will be less than the 1,980 minimum lot size. The applicant asserts that his project is of exceptional design and meets the criteria of the ordinance.
- The applicant proposes to build the house without on site parking, and requests SUP approval for a parking reduction.
- The property is located in the Parker Gray Historic District. The design of the house will require BAR approval.

Property Description

The subject property is one lot of record with 42 feet of frontage on North Patrick Street, 59 feet of frontage on Princess Street, and a total lot area of 3,358 square feet. The site is developed with an attached three story frame house that faces North Patrick Street. The proposed new house will be located at the corner of North Patrick Street and Princess Street in the side yard to the north of the existing house.

History of the site. The existing lot was created in 1948 with a subdivision that divided an existing parcel of land into two lots; one lot was oriented to Patrick Street and developed with the dwelling at 334 North Patrick, and the other lot was oriented to Princess Street and was developed with the garage at 1006 Princess Street and the house at 1008 Princess Street. According to Ethelyn Cox in Historic Alexandria Virginia Street by Street, the house at 334 North Patrick Street was built as a pair with the house at 332 North Patrick Street in the mid 19th century. The 1887 Hopkins City Atlas appears to show 334 North Patrick Street as having a large rectangular lot extending from Patrick Street west to the alley and from the northern boundary of 332 North Patrick Street north to Princess Street. In addition to the house at 334 North Patrick Street, the Hopkins Atlas shows a small one story structure located at the corner adjacent to the alley and Princess Street, where 1008 Princess Street was later built. The 1891 Sanborn Fire Insurance map indicates that another small one-story

building was added to the lot midway along Princess Street. However, this structure as well as the one at the alley had disappeared by 1896, according to the Sanborn map of that date. By 1902, the Sanborn map shows the small two story brick dwelling at 1008 Princess Street, just east of the alley, sharing the lot with 334 North Patrick Street. By 1921, the three-bay garage at 1006 Princess Street had been added to the lot. Thus, except for a short-lived outbuilding extant at the end of the 19th century, the area where the new house is proposed has not been built upon. Currently enclosed with chain link fence and planted with a mature magnolia tree, crepe myrtle and other shrubs, it has been the side yard of the property at 334 North Patrick Street for some time.

The surrounding area is developed with residential uses. There is also a church on the northeast corner of the Princess and North Patrick intersection, and there are office uses located on Princess Street west of the subject property.

Proposed Development Project

The applicant has applied for a subdivision of the lot at 334 North Patrick Street (SUB2002-0008) proposing to maintain the existing dwelling on a lot of 1,745 square feet, and to construct a new single family dwelling in what is now its side yard on a lot of 1,613 square feet. The new house will be located at the corner of the site, with a sideyard distance of eight feet between the existing house and the new one. The proposed new house will have a square main block of two-and-a-half stories oriented toward Patrick Street and a smaller two-and-a-half story ell oriented toward Princess Street. The applicant proposes that the remainder of the new lot should be open and that it not include on site parking.

There is a mature southern magnolia growing on this parcel which will have to be removed if this property is subdivided and developed. The applicant has proposed to replace the magnolia and install other plants and landscaping and has provided a plan showing its layout (see attached Landscaping/Planting Schedule).

Design. In terms of design, the new house draws from examples of Greek Revival style buildings in Alexandria in a way that allows it to read as a contemporary building. Other Greek Revival buildings in Alexandria include the Lee-Fendall House, the Atheneum, and the Lyceum. The main block will have an equilateral hip roof, while the ell will have a steeply pitched gable with a shed dormer on the south side. The ell will be considerably smaller than the main block. The foundation will be brick, the walls fiber cement lap siding and the roof standing seam metal. The windows will be true divided light wood windows and will have 1" x 4" wood casings with a crown molding at the head.

Zoning. The RB zone requirements and *proposed* lot and dwelling dimensions are as follows, with **bold** items indicating noncompliance:

	<u>RB Requirements</u>	<u>1000 Princess</u>	<u>334 N. Patrick</u>
<i>Lot Size</i> (sq ft)	1,980 (exception to 1,600 with SUP)	1,613	1,745
<i>Lot Width and Frontage</i>	50'	58.97' (north) 27.35' (east)	14.65'
<i>Front Yard</i> (ft)	Front lot line	Front lot line	2.1'
<i>Rear Yard</i> (ft)	N/A for corner lots 28.5' for interior lot	N/A for corner lots	53.3'
<i>Side Yard</i> (ft)	<u>Corner:</u> Two side yards of five feet each <u>Interior:</u> none	15.17' west side 8' south side	None
<i>Parking</i>	Two spaces	None	None
<i>FAR</i>	.75 maximum	.69	.67
<i>Bldg Height</i> (ft)	45'	32.5'	28.5'
<i>Open Space</i> (sq ft)	800	961 (no parking) 793.5 (one space) 627 (two spaces)	1,055

*Note: the project at 1000 Princess does not comply with open space requirement if on-site parking is provided. A site plan modification would be required.

The proposal will comply with the RB zone requirements except for the lot size of both lots (for which SUP approval has been requested), the frontage of both lots (for which subdivision variations are requested) and the parking issue (for which a parking reduction SUP is requested).

Parking Reduction and Curb Cut: The applicant proposes to build the new house without any onsite parking spaces for two principal reasons: (1) because parking is not necessary or desirable at this location and (2) because the BAR has denied the applicant's request for a curb cut as being inappropriate on this blockface. Without a curb cut, the lot cannot include parking.

Section 8-200 (A)(1) of the zoning ordinance requires two parking spaces for a new single family detached dwelling, but the 1992 ordinance revisions restricted new curb cuts in the historic districts because they create disruption of the streetscape and interfere with the traditional design and pedestrian experience in the districts. Within the Parker Gray Historic District, the procedure by which a curb cut may be approved is found at Section 8-200 (C)(5)(b) of the zoning ordinance, and involves an initial staff assessment, similar to that required for any curb cut in the city. If staff approves the curb cut, then the Parker Gray BAR may consider it. The BAR may approve the curb cut if it finds that it and associated parking is compatible with the character and architectural style of the developed block face. In this case, after a staff approval, the BAR denied the curb cut case at its hearing on March 3, 2003, with some members expressing a preference to maintain the open space instead of providing parking.

Although the applicant applied for a curb cut as specified in the ordinance, he prefers the project without the curb cut in order to maintain the open space on the property. The lot is small, and to add the two parking spaces required would create a paved area along the Princess Street frontage. As a technical matter, if two parking spaces were provided, 256 square feet of land area would have to be paved and a reduction in the required open space on site would have to be approved. In addition, installation of the curb cut would require the relocation of an existing telephone pole, which is a significant investment that according to the applicant is not economically feasible. The applicant also points out that a curb cut large enough for two side by side on site cars would remove two on street parking spaces for a net gain of zero.

Finally, at staff's request, the applicant performed a parking study to determine whether parking was available on adjacent streets. Specifically, the applicant looked at the 1000 block of Princess Street over a two week period. There are 15 on street parking spaces available and 22 off street spaces within the study area. Of the 15 on street parking spaces available there, he found that an average of six spaces were available at 12:00 noon, and that an average of 10 of the 15 spaces were available at 7:00 p.m. when most residents would be home. The time with the fewest spaces available was Sunday at 12:00 noon when church services were being held with three spaces available the first Sunday surveyed, and one space available the second Sunday.

Staff notes that given the BAR denial of the curb cut, this project cannot proceed at this time unless the City Council grants the requested parking reduction SUP. A denial of the parking reduction would essentially be a denial of the project.

BAR Concept Approval: On March 3, 2003, the Parker-Gray Historic District Board of Architectural Review considered this project for conceptual review. The Board approved the concept design of the subject proposal with a waiver of the vision clearance requirement at the corner and, as mentioned above, denied the request for a curb cut. By granting conceptual approval, the Board approved the appropriateness of the project's scale, mass and general architectural character as well as its appropriateness for the site and for the Parker Gray Historic District. BAR review of the final design will follow if City Council approves the special use permit, and the Planning Commission approves the subdivision.

Master Plan. The proposed use is consistent with the Braddock Road Metro chapter of the Master Plan which designates the property for residential use.

Analysis

The proposed development project raises a series of land use and planning issues for staff and the city. It would add a house to a piece of land that is already reasonably developed. In doing so, it would remove an open area along the street that includes a mature Magnolia tree. If development is allowed, the proposal would create two small lots with less than required lot area and frontage. Finally, the request would add a new house without on site parking. Each of these issues is of great concern and in the abstract suggests serious and negative land use impacts. After working with the applicant, and analyzing each of these issues, staff recommends that, on balance, the proposal should be approved. Staff's detailed analysis is presented below. In summary, staff finds that *in context* the proposal is not harmful and *at this location* supports the land use pattern of the area in a positive way.

Loss of Open Space.

For staff, the most significant issue in this case is the loss of open space. The proposed new house will be located in what is now an open area of land which is the side yard of a long established home. Because the open area is at the corner, rather than in the interior of a block, it provides a strong visual connection to the public space along the street, contributing to the overall public experience of the streetscape. The construction of the new home will require the removal of the existing large Magnolia tree, which contributes greatly to the visual appearance of the property. Staff considers the removal of the tree for development a great loss. The City has expressed its concern about losing open spaces in general, as well as the problem of losing small, remaining open spaces within neighborhoods.

By the same token, this private land is located on North Patrick Street, which is heavily traveled. It has historically been surrounded by both fencing and plantings to protect it from the street. Its usefulness as open space is therefore limited. More importantly, however, the site is within a very dense, developed area of the city. The fact that the land is at the corner and on North Patrick Street weighs heavily in the balance, an open corner lot is highly unusual in this part of the city. From an

urban design stand point, the proposed house provides a desirable “anchor” at the corner, a pattern seen in Parker-Gray and, more commonly, in the Old and Historic District. The applicant has a clear vision on how this infill project fits into the context and character of the existing neighborhood and how it is appropriate for the subject property, and has provided much supporting evidence.

The applicant conducted a survey of open space on all corner properties, excluding schools, playgrounds, and public housing on government owned property, in all zoning districts of the Parker-Gray Historic District to establish whether a developed corner as proposed, is characteristic of the District, or if corners are typically more open. The survey found that of the 101 corner properties surveyed in the District, 66% have less than 800 square feet of open space (which is the open space amount required by the zoning ordinance in the RB zone), and 31% of those corner properties with less than 800 square feet have zero open space. Only 34% of the 101 corner properties have over the 800 square feet that is required in the RB. The applicant states that the majority of the surveyed corners have structures built to the corner.

Although the existing home at 334 North Patrick Street will lose a large side yard, it will still have a large rear yard and the applicant is taking steps to emphasize the open yard area that will remain. The open area will meet the technical open space requirement in the zone, and the applicant supports the retention of the yard instead of a paved area for parking. In addition, the applicant is willing to provide significant landscaping to include a new Magnolia tree. In recommending approval of this project, staff has included a condition requiring the applicant to work with staff on the landscaping, requiring that the plat designate the yard area as open, and prohibiting any structures in the open area, including arbors or tall fences.

Reduced Lot Size and exceptional design.

The proposal requires approval of two new lots at reduced lot size (1,613 and 1,745 sf). The RB zone requirements anticipate lots of at least 1,980 square feet, but allow smaller lots in some circumstances. The RB zone thus implicitly recognizes that lots that are smaller may be appropriate within the neighborhood. In fact, as demonstrated by the applicant, who surveyed some 699 properties within the Parker-Gray Historic District, 504 (72%) of those lots are smaller than 1,980 square feet and 373 (53%) of those properties are under 1,600 square feet. In addition, staff notes that the proposed reduced lot frontage is also typical in the District. Although the zone requires that new lots be 50 feet wide, there are many lots in the area with as little as a 14' frontage, and many more with a frontage of about 20'. Therefore, staff agrees with the applicant that lots of the size proposed here are not unusual and that they would not be out of character in the neighborhood.

While the RB zone allows smaller lots, the zone requires SUP approval for their creation, thereby intending that each new smaller lot be judged on a case by case basis as part of the city's discretionary approval mechanism. Specifically, the zone requires a finding that there be unusual circumstances to the project or that the project demonstrate exceptional design. The applicant states that the design of the proposed house is of character, quality, and detail that when constructed will

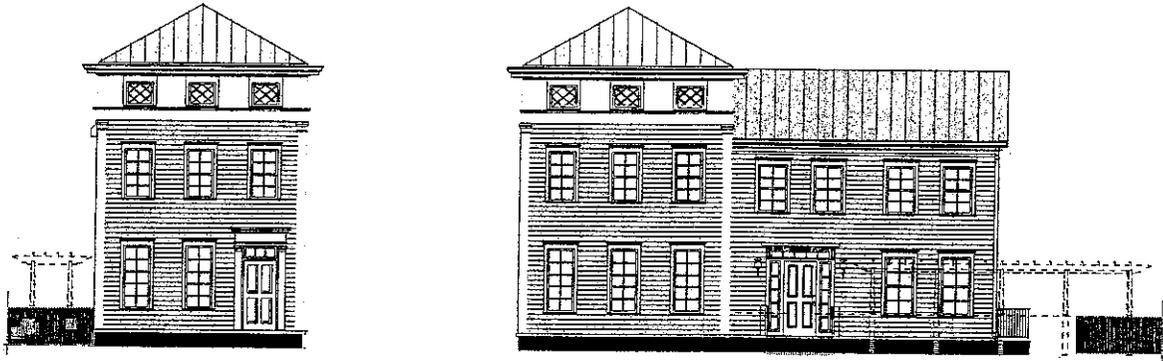
be an important contributing property in the Parker-Gray Historic District, and to the level of “exceptional design” as described in the ordinance.

The zoning ordinance does not specify what is considered an *exceptional design*. However, there is a recent approval based on this criteria that can be used as a guide. Also a project of the applicant's, the dwellings at 311 and 313 North Fayette Street were approved on lots of less than 1,980 under the exceptional design criteria. Staff noted in the staff report that the design included

“many details, including cornices and columns which support the front porches, metal roofs, windows and front doors. Staff believes that these design features, including the provision of front porches, will strengthen the neighborhood and notes that the Parker-Gray historic district is characterized by townhouse dwellings in narrow lots. In addition, staff believes that the design of the new homes will relate well with the existing residences and will enhance the fabric of the neighborhood.”

Staff has been concerned about the height, mass, and scale of the proposed new house relative to the size of the lot and to existing area structures. The proposed dwelling has a height of 32.5 feet on North Patrick Street. The area is developed generally with more modest two story homes and the proposed house is quite prominent in comparison. The BAR Design Guidelines for new residential construction recommend that infill construction be “contextual background buildings which allow historic structures to maintain the primary visual importance.”

In response to this concern, the applicant prepared a number of exhibits, including the attached panoramic streetscape photographs, which show that although the height of the building is greater than most nearby buildings, it is not outside the range of heights found in the immediate area. The neighborhood does have a variety in actual heights, with both the North Patrick and Princess Streets block faces having an up-and-down rhythm. The taller buildings in the area include the existing residences at 332 and 334 North Patrick with heights of 28.5 feet, and the office building located at the west end of the 1000 Princess block with a height of 35.5 feet. In regard to scale, the applicant points out that prominent corner buildings are seen in areas of Parker Gray, and are very common in the Old and Historic District. In fact, the church located on the northeast corner of the North Patrick and Princess Streets is an example of a prominent corner building in the District, and the applicant designed the home specifically to provide another prominent feature at the intersection. In addition, the applicant made several significant revisions to the original building proposal to address staff's concerns. For example, the actual height of the main block was reduced one foot and the bulk of the rear ell was reduced by eliminating the attic story windows on the north facade and altering the pitch of the roof. Also helpful in reducing the visual perception of mass, was the addition of a front entrance on the east facade on the main block. The door will provide a visual connection to Patrick Street and a more pedestrian scale.



North Patrick Street

Princess Street

As a result of the applicant's revisions, staff is less concerned about the height, mass, and scale of the proposed structure. Additionally, staff notes that the BAR approved conceptually the mass, scale and general architectural character of the revised house design, and members spoke favorably about this infill project's compatibility with the district. Staff finds that the quality of architecture and design of the building itself is outstanding, and superior to what staff sees on other projects. The proposed home is a handsome building which draws from the architectural traditions of the 19th century Alexandria with high quality materials and details, consistent with what is expected for an approval based on *exceptional design*. Staff finds that the proposed design is a good one that satisfies the exceptional design criteria.

Staff notes that the applicant appeared before the Inner City Civic Association on two occasions to review the project and on January 9, 2003, the Association voted unanimously to approve the project (see attached letter from Association). The applicant has also submitted a petition signed by several area residents in support of the proposal (see attached letters), although there were also speakers opposed to the project at the BAR hearing on March 3, 2003. While not part of the legal standard for approval, staff's finding that the building is appropriate in context appears to have the support of the immediately affected neighborhood.

On-site parking and open space

Staff is concerned about allowing any new development without parking. There is no question that the proposed house will be sold to people with at least one, and more likely two or more vehicles. Although the applicant's parking study revealed many street spaces available, the area is changing and could see a parking congestion problem in the future. On the other hand, maintaining open space is very positive and considering the intensity of the development on the site, staff finds that

it is an important feature of the development. Additionally, the Design Guidelines for Alexandria's two Historic Districts states: "In many sections of the historic districts, individual driveways in the front of residential properties are not desirable because the automobiles parked in the front yards create visual intrusion and disrupt the scale, rhythm and unity of the architecture." Finally, as the applicant pointed out, to provide on-site parking requires a new curb cut which would remove at least one and possibly two street spaces, resulting in a net gain of zero. In any event, the Parker Gray BAR has denied the applicant's request for a curb cut, without which parking on site is not feasible. Staff therefore supports the proposed parking reduction.

Conclusion

Staff supports the application for the creation of the two lots less than 1,980 square feet, to construct one single family home, and for a parking reduction. Staff recommends that a landscaping plan be implemented to ensure the replacement of the tree and beautification of the open space on the property. With this condition, staff recommends approval of the special use permit.

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T & ES is currently reviewing a request for a waiver of the vision clearance requirement and to provide a curb cut for an on-site parking space for this parcel (BAR #2002-322). T & ES supports both requests.
- C-1 All utilities serving this site shall be placed underground. (Sec.5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit. (Ord. #4257)
- C-3 Any work within the right-of-way requires a separate permit from T & ES and meet City design standards. (Sec. 5-3-61)
- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T & ES prior to issuance of a building permit.
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-3 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services.

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Health Department:

- F-1 No comments.

Police Department:

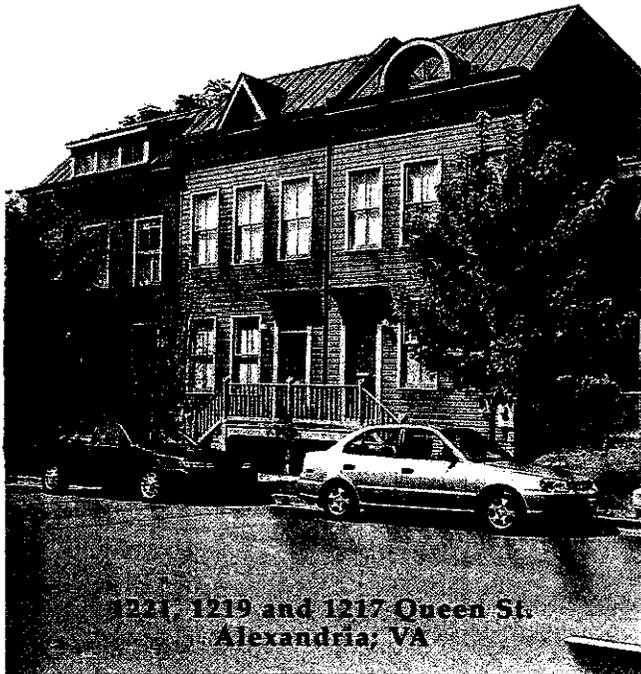
- F-1 The side window panels on the front door are a security risk and should be replaced with a regular door frame.
- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the home. This is to be completed prior to the commencement of construction.

Historic Alexandria Commission (Archaeology):

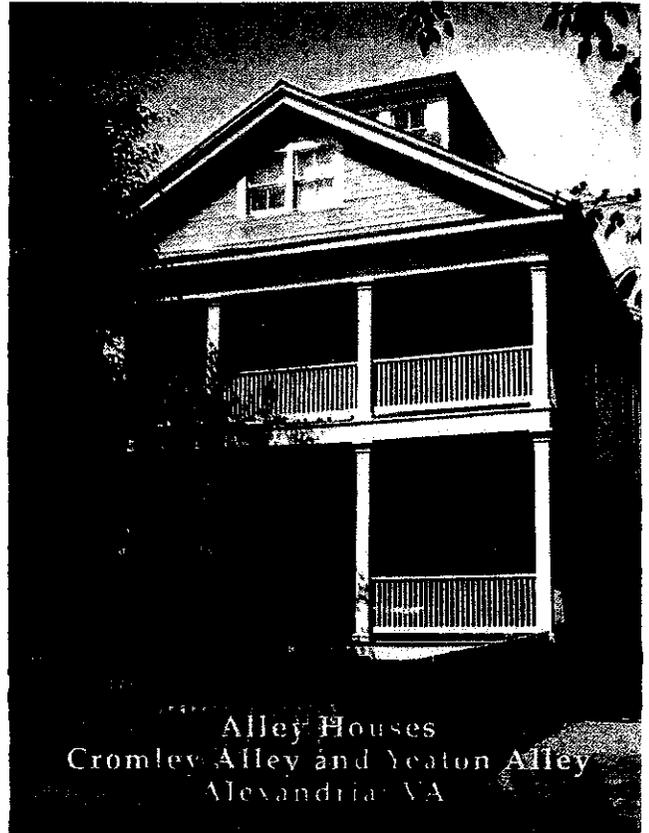
- F-1 According to Ethelyn Cox's *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot dates to the mid-19th century. Tax records indicate that a free African American household was present on this block in 1850, but the exact address is unknown. After the Civil War, the block became part of the African American neighborhood known as Uptown. This property therefore has the potential to yield archaeological resources which could provide insight into residential life in 19th Century Alexandria.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-2 The above statement must appear in the General Notes of the site or plot plan so that on-site contractors are aware of the requirement.

Recreation, Parks & Cultural Activities (Arborist):

- F-1 There is a mature southern magnolia growing on this parcel which will have to be removed if this property is subdivided and developed.
- C-1 No trees may be removed from this property without first applying for or obtaining a permit from the arborist, or as part of the securing of a site plan, obtaining permission of the planning commission. Section 6, Chapter 2 Article C of the City Code.



1221, 1219 and 1217 Queen St.
Alexandria, VA



Alley Houses
Cromley Alley and Yeaton Alley
Alexandria, VA



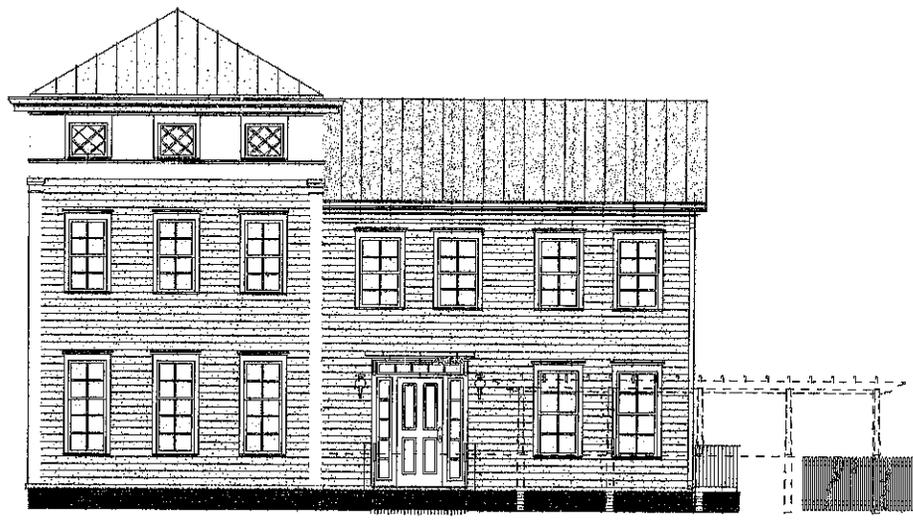
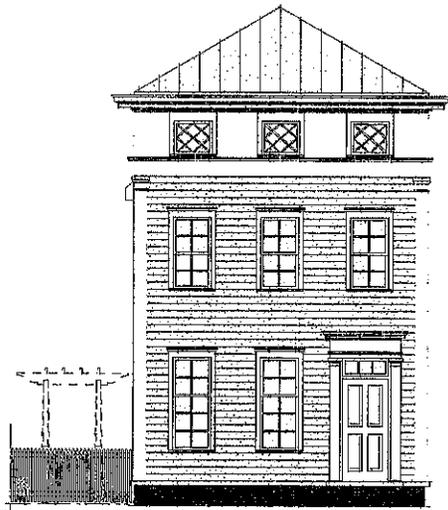
115 and 117 N. Duke St., Alexandria, VA



424 N. Alfred St.

**William Cromley
New House Projects
Alexandria, Virginia**

SUP #2002-0127 vmp
334 N PATRICK ST
construct dwelling on substandard lot



William Cromley

Restoration/Preservation



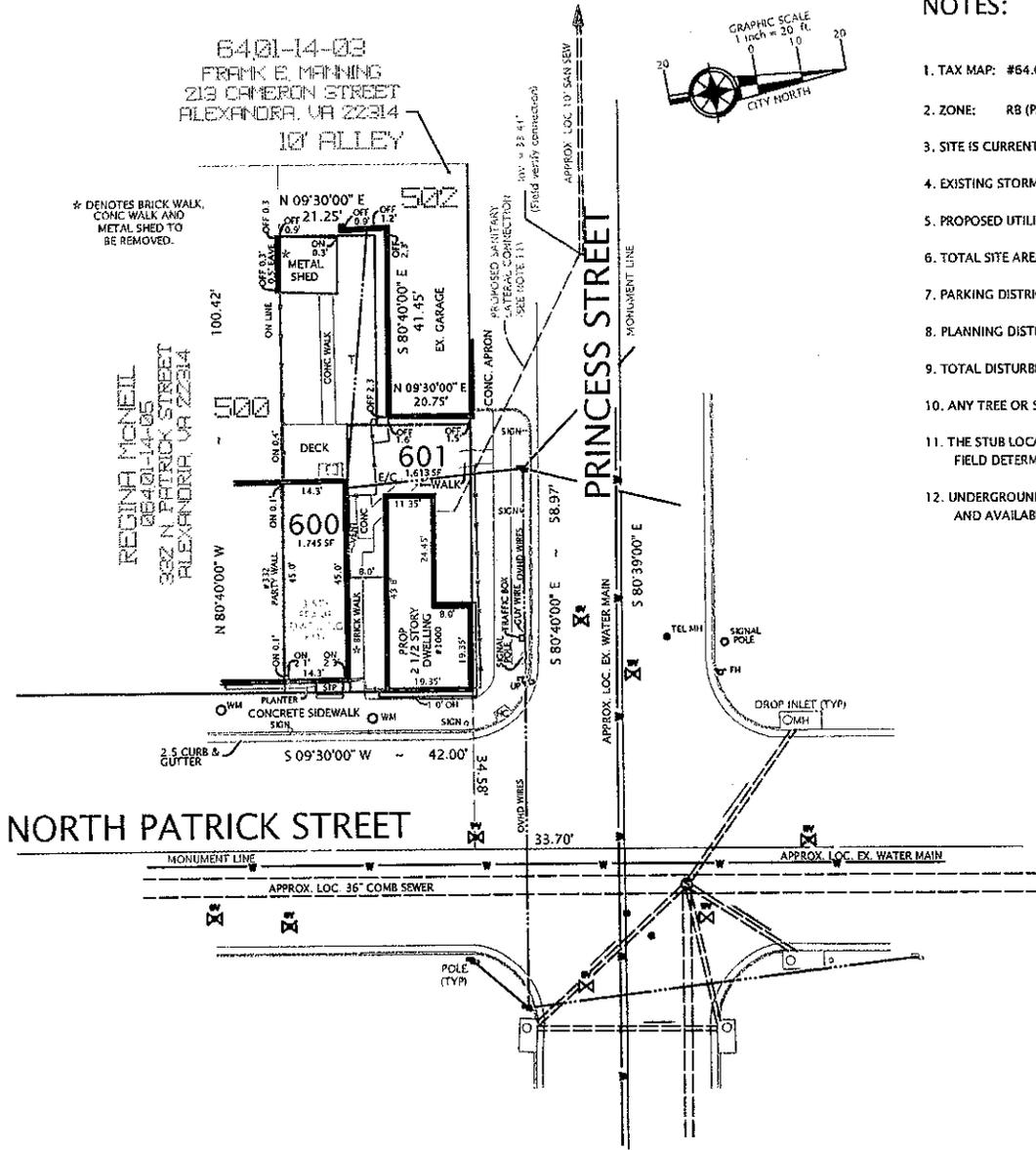
Intersection of
N. Patrick St. & Princess St.
(1000 Princess St.)

6401-14-03
FRANK E. MANNING
219 CAMERON STREET
ALEXANDRIA, VA 22314

10' ALLEY

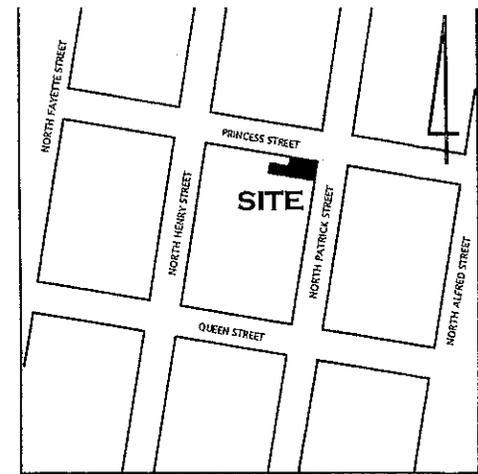
* DENOTES BRICK WALK,
CONC WALK AND
METAL SHED TO
BE REMOVED.

RECINA MCNEIL
6401-14-05
352 N. PATRICK STREET
ALEXANDRIA, VA 22314



NOTES:

1. TAX MAP: #64.01-14-04
2. ZONE: RB (PARKER GRAY DISTRICT)
3. SITE IS CURRENTLY DEVELOPED WITH AN ATTACHED SINGLE FAMILY DWELLING.
4. EXISTING STORM AND SANITARY SEWER IS SHOWN HEREON.
5. PROPOSED UTILITIES SHALL BE UNDERGROUND.
6. TOTAL SITE AREA = 3,358 SF
7. PARKING DISTRICT 1.
8. PLANNING DISTRICT: BRADDOCK ROAD METRO.
9. TOTAL DISTURBED AREA PROPOSED 1,756 SF.
10. ANY TREE OR SHRUBS REMOVED WILL BE REPLACED IN KIND.
11. THE STUB LOCATION AND DEPTH OF THE EX. 10" SANITARY SEWER TO BE FIELD DETERMINED.
12. UNDERGROUND UTILITIES DELINEATED HEREON ARE TAKEN FROM A FIELD SURVEY AND AVAILABLE PLANS.



VICINITY MAP
SCALE: 1" = 100'

NORTH PATRICK STREET

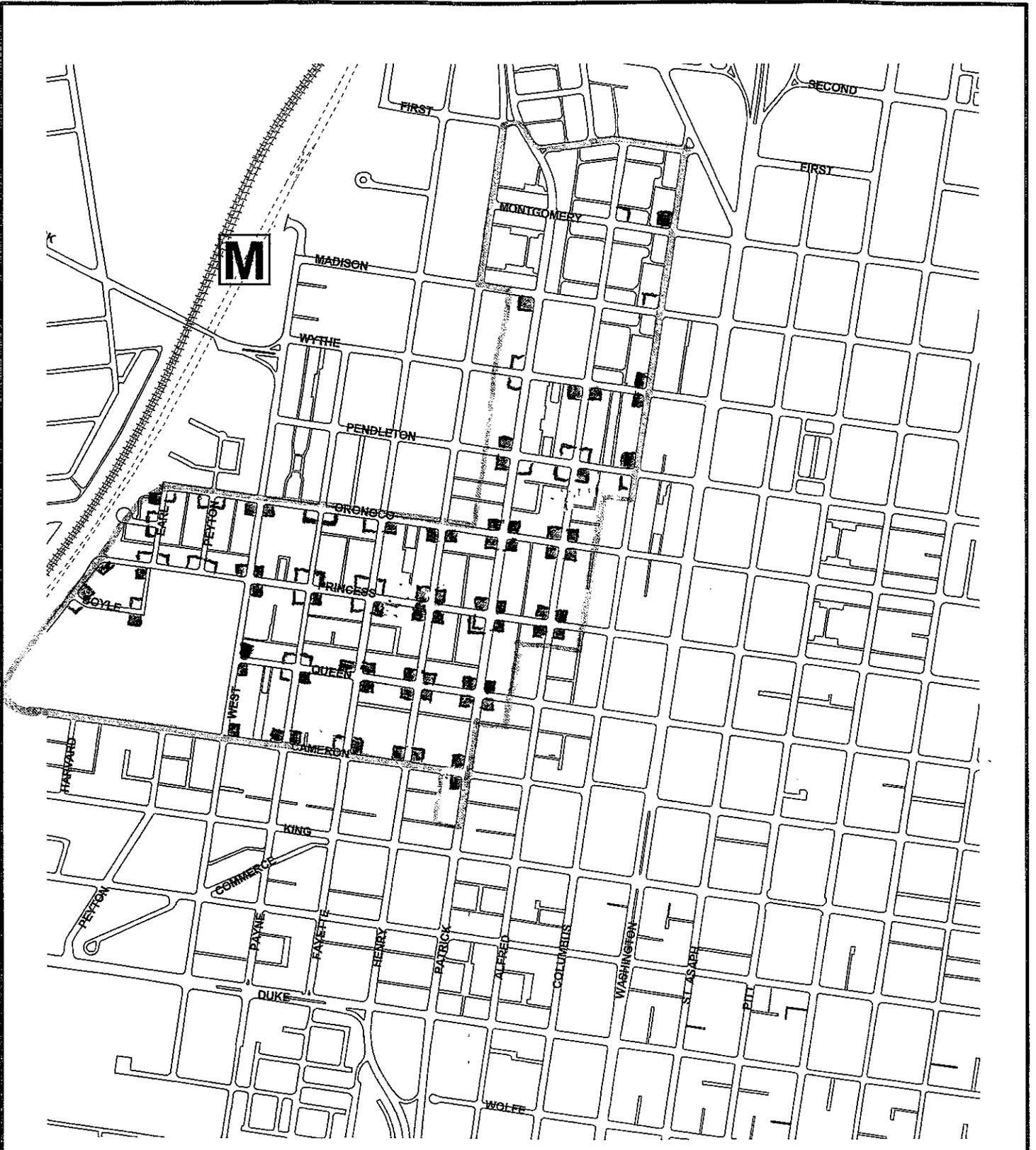
SPECIAL USE PERMIT
FOR
LOT 501
LAND OF
LEROY S. BENDHEIM
(DB 269, PG 4)

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20'
DECEMBER 17, 2002
REVISED FEBRUARY 25, 2003
REVISED MARCH 21, 2003

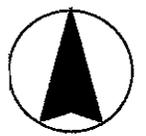
PROJECT NARRATIVE:

THIS PROJECT PROPOSES TO RESUBDIVIDE THE EXISTING LOT, MAINTAIN THE EXISTING DWELLING, AND CONSTRUCT A NEW SINGLE FAMILY DWELLING AT THE CORNER OF PATRICK AND PRINCESS STREET. THE LOT WITH THE EXISTING DWELLING IS 14.65 FEET WIDE AND HAS A LAND AREA OF 1,745 SF. THE LOT BEING CREATED FOR THE PROPOSED DWELLING HAS A WIDTH OF 27.35 FEET AND LAND AREA OF 1,613 SF. THE PROPOSED OPEN SPACE FOR LOT 600 IS 1,054 SF AND FOR LOT 601 IS 961 SF. THE COMBINED OPEN SPACE FOR THE PROJECT IS 2015 SF.

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>CASE NAME: URIBE WILLIAM CROMLEY</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED.</p>		<p>DOMINION SURVEYORS, INC 8608-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX 703-799-6412</p>



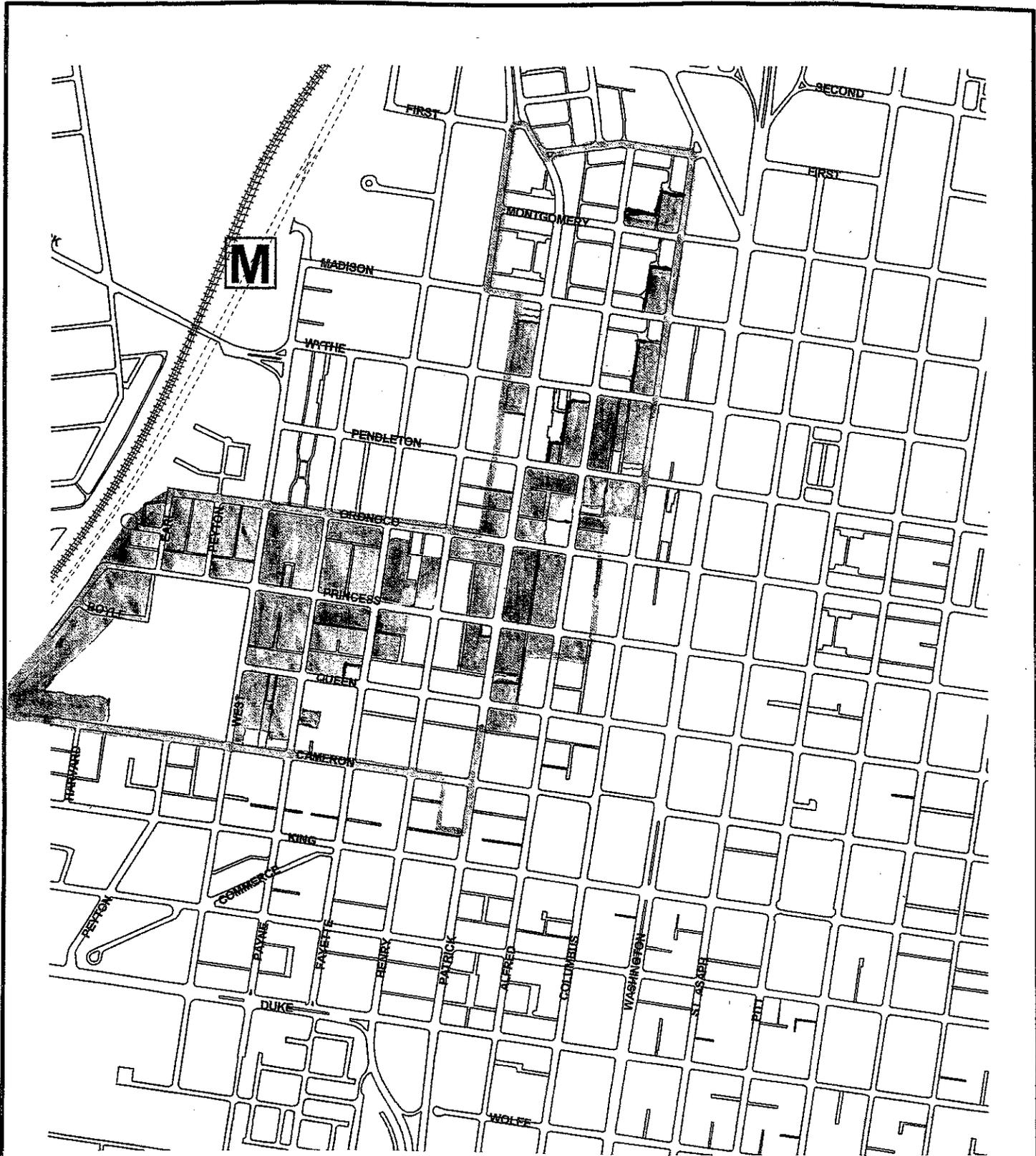
Corners over 800 s.f. open space	34%	Minimum open space in RB
Corners under 800 s.f. open space	66%	Below minimum w/o Variance
Corners with 0 s.f. open space	31%	
Total Corners	101	



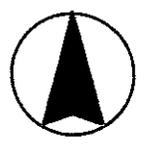
Corners in Parker-Gray Historic District; all zones
(Government owned property excluded)

 = subject property

20



Lots over 1,980 s.f.	195 = 28%	Minimum lot size in RB zone
Lots under 1,980 s.f.	504 = 72%	Substandard lot w/o SUP
Lots under 1,600 s.f.	373 = 53%	Substandard lot
Lots over 3,356 s.f.	26 = 4%	Subject lot before Subdivision
Lots under 1,612 s.f.	391 = 56%	Subject lot after Subdivision
Total Lots 699		



RB zone in Parker-Gray Historic District used residentially
 (Government owned property excluded)
 □ = subject property

Height and Width of Adjacent Buildings
Beginning, Middle and End of Block Comparisons

N. Patrick Street

Princess Street

300 N. Patrick Street

1020 Princess Street

21 feet tall
33 feet wide

20.6 feet tall (front)
35.5 feet tall (ridge)
73.5 feet wide

314 N. Patrick Street

1008 Princess Street

30.2 feet tall
20.2 feet wide

17.5 feet tall (carriage house)
11.5 feet tall (garages)

334 N. Patrick Street

15.0 feet wide (carriage house)
41.0 feet wide (garages)

25.5 feet tall (front)
28.5 feet tall (ridge)
14.3 feet wide

56.0 feet wide (total width)

1000 Princess Street
(N. Patrick Street side)

1000 Princess Street
(Princess Street side)

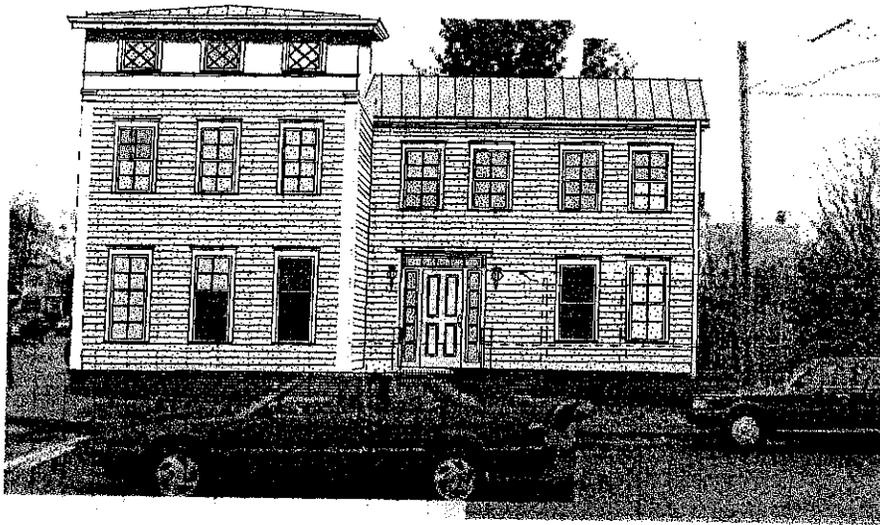
26.5 feet tall (front)
32.2 feet tall (ridge)
19.3 feet wide

26.5 feet tall (front of main section)
32.2 feet tall (ridge of main section)

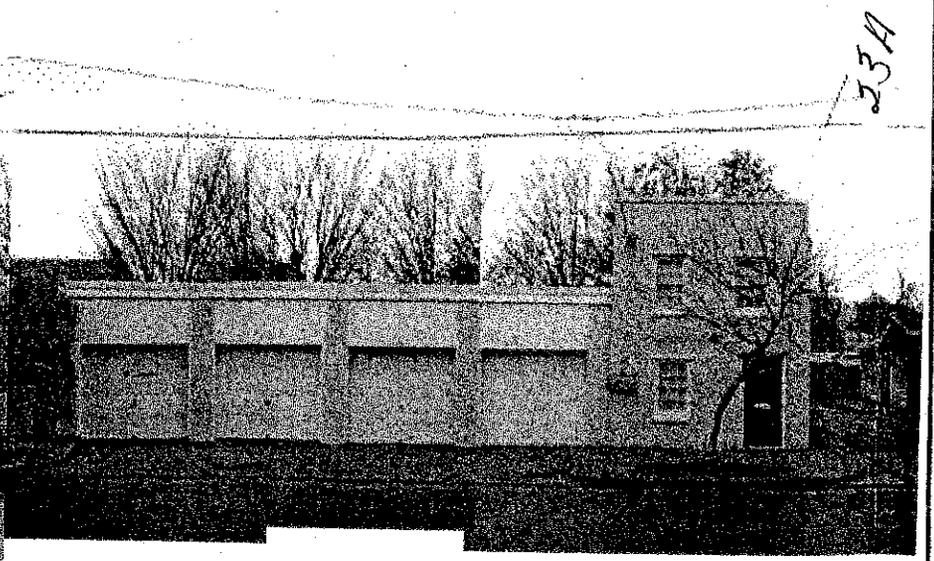
19.5 feet tall (front of recessed wing)
26.5 feet tall (ridge of recessed wing)

19.3 feet wide (width of main section)
24.4 feet wide (width of recessed wing)

43.8 feet wide (total length of
Princess Street side)

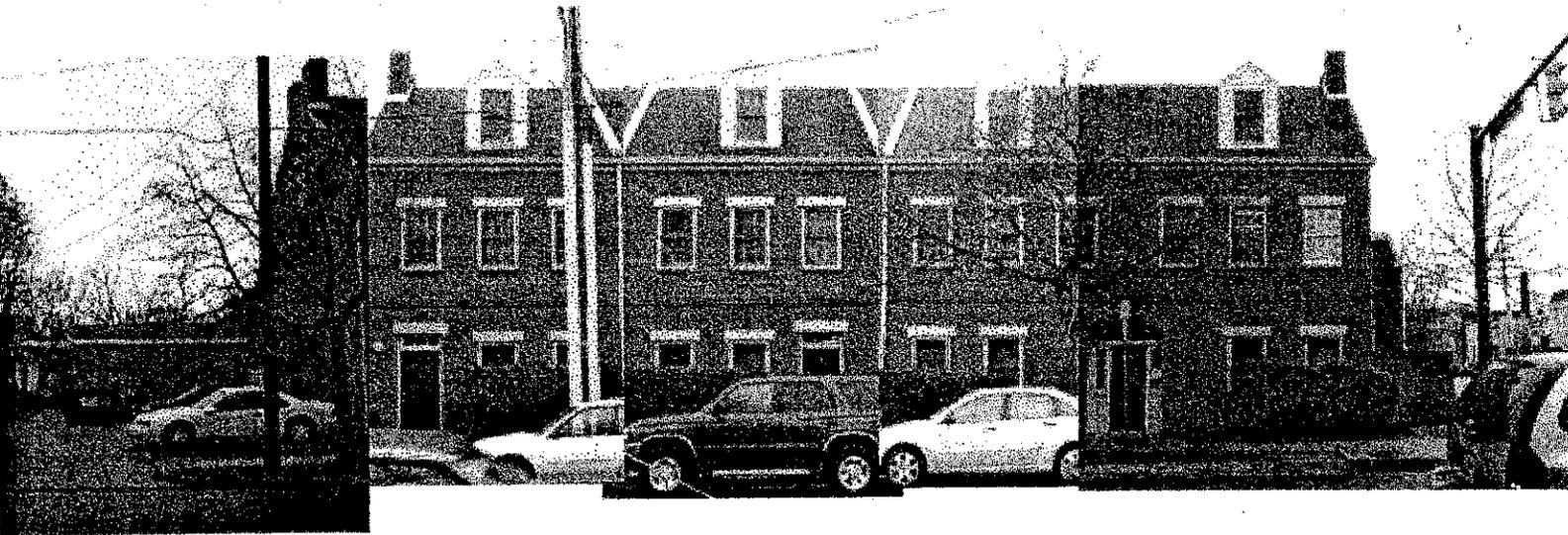


1000



1008

236



Princess Street

1020

24A





24B

314

N. Patrick Street



24e

48

APPLICATION for SPECIAL USE PERMIT # 2002-0127

[must use black ink or type]

PROPERTY LOCATION: **334 N. Patrick Street, Southwest corner of North Patrick and Princess Streets**

TAX MAP REFERENCE: **64.01 14 04** ZONE: **RB-Townhouse Zone**

APPLICANT NAME: **William Cromley, Trading as William Cromley Restoration/Preservation**

ADDRESS: **421 N. Alfred Street, Alexandria, VA 22314**

PROPERTY OWNER NAME: **Vicki Riley and Juan D. Uribe**

ADDRESS: **334 N. Patrick Street, Alexandria, VA 22314**

PROPOSED USE: Special Use Permit to construct a single family dwelling on a parcel of RB-Zoned land containing less than 1980 square feet of land based on unusual circumstances and exceptional design pursuant to Section 3-705(B)(1) of the Alexandria Zoning Ordinance, 1992 as amended ("Ordinance")

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.

**Land, Clark, Carroll, Mendelson & Blair, P.C.
Duncan W. Blair, Esquire**



Print Name of Applicant or Agent Signature

524 King Street (703) 836-1000 (703) 549-3335
Mailing/Street Address Telephone # Fax #

Alexandria, Virginia 22314 dclair@landclark.com
City and State Zip Code 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.

The applicant is William Cromley, an individual trading as William Cromley Restoration/Preservation. Mr Cromley resides at 421 North Alfred Street.

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

Yes. Provide proof of current City business license

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

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.
See Attached.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, 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)
William Cromley, trading as William Cromley Restoration/Preservation (the "Applicant") has filed an application requesting approval of a plat subdivision of 334 North Patrick Street into two (2) new lots and proposes to construct a single family dwelling on one (1) of the newly created lots. The existing lot was created by subdivision approved in 1948. The 1948 subdivision approval divided an existing parcel of land into two (2) lots for the purpose of placing then existing improvements on separate lots. The resulting lots were unusually shaped and uncharacteristic of lots in the Parker-Gray Historic District.

The Applicant has designed the proposed new dwelling unit to be consistent with the residential scale and architectural character of the Parker-Gray Historic District, and has sited the dwelling on the lot to strengthen the corner and the streetscape of the 300 block of North Patrick by its character, design and detailing. The Applicant's proposed architectural design will be reviewed and approved by the Parker-Gray Historic District Board of Architectural Review. As shown on the elevations submitted with this application, the design is of a character, quality, and detail that when constructed will be an important contributing property in the Parker-Gray Historic District. The design is clearly on a level that would satisfy the criteria of "exceptional design" mandated in Section 307(B)(1) of the Ordinance.

The Applicant has extensive experience in working in the Parker Gray Historic District both as the current Vice Chairman of the District's Board of Architectural Review and as the developer of a number of properties including 1217, 1219, and 1221 Queen Street, 311 and 313 North Fayette Street, 424 North Alfred Street, 1110 Cromley Alley and 1115 Yeaton Alley.

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: **SUP to construct single family dwelling on RB zoned lot with less than 1980 square feet of land based on unusual circumstances and exceptional design.**
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).
Not applicable
 - B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
Not applicable

6. Please describe the proposed hours and days of operation of the proposed use:
Day: Hours:
Not applicable
7. Please describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Not applicable
- 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:
Not applicable
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?
The type of trash and garbage will be that typically generated and associated with residential use.
- B. How much trash and garbage will be generated by the use?
The volume of trash and garbage will be that typically generated and associated with residential use.
- C. How often will trash be collected?
Trash, garbage, and recyclable materials will be collected in accordance with the City of Alexandria's weekly pickup schedule for this area.
- 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?

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?

Two (2) parking spaces are required, however, the Applicant has initiated the administrative process pursuant to Section 8-200 (C)(5)(b) of the Ordinance to have the Parker-Gray District Board of Architectural Review determine whether or not a curb cut should be approved for the new dwelling since it is not feasible to access required parking by an interior court or alley. The Applicant's expects that the Section 8-200 (C)(5)(b) process will result in a determination that providing required off street parking is neither feasible nor consistent with the urban streetscape of the 900 block of Princess Street or the characteristics of the new dwelling. The Applicant anticipates that the Section 8-200 (C)(5)(b) process will be completed by the beginning of February 2003.

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

_____ 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:

Not applicable

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? **None**
- B. How many loading spaces are available for the use? **None**
- C. Where are off-street loading facilities located? **None**
- D. During what hours of the day do you expect loading/unloading operations to occur? **None**
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? **None**

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?

Yes, street access is adequate and no new improvements are required.

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? **-0- square feet**

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

~~0~~ sq. ft. (existing) + **1955** sq. ft. (addition if any) = **1955**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: _____

**ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA AND OPEN SPACE COMPUTATIONS**

- A. 1. Street Address 1000 Princess St. (proposed house)
 2. Zoning RB Total Lot Area 1,613 (proposed)
- B. 1. Floor Area Ratio (F.A.R.) allowed by the Zone .75
 2. $\frac{1,613}{\text{Lot Area}} \times \frac{.75}{\text{F.A.R.}} = \frac{1,209.75}{\text{Maximum Allowable Net Floor Area}}$

C.

EXISTING GROSS AREA		DEDUCTIONS	
Basement	N/A	Basement	
First Floor	"	Stairways	
Second Floor	"	Mechanical/Elevator	
Third Floor	"	<7'6" headroom	
Porches/Other	"	Other	
Total Gross		Total Deductions	

1. Existing Gross Floor Area* _____ Square Feet
 2. Allowable Deductions** _____ Square Feet
 3. Existing Net Floor Area _____ Square Feet (subtract C-2 from C-1)

D.

NEW GROSS AREA		DEDUCTIONS	
Basement	109.25	Basement	109.25
First Floor	651.93	Stairways	116.62
Second Floor	651.93	Mechanical/Elevator	
Third Floor	651.93	Other	
Porches/Other		- 7'6" headroom	729.55
Total Gross	2,065.04	Total Deductions	955.42

1. New Gross Floor Area 2,065.04 Square Feet
 2. Allowable Deductions 955.42 Square Feet
 3. New Net Floor Area 1,109.62 Square Feet (subtract D-2 from D-1)

EXISTING + NEW AREA

- E. 1. Total Net Floor Area Proposed 1,109.62 Square Feet (add C-3 and D-3)
 2. Total Net Floor Area Allowed 1,209.75 Square Feet (from B-2)

- F. 1. Existing Open Space 1,613.00 Square Feet
 2. Required Open Space 800.00 Square Feet
 3. Proposed Open Space ~~960.00~~ 96.07 Square Feet

* Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.
 ** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

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

Signature: Wm. Crowley Date: 2/20/03

**ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA AND OPEN SPACE COMPUTATIONS**

- A. 1. Street Address 334 N. Patrick St. (existing house)
 2. Zoning RB Total Lot Area ~~2,714.50~~ (existing) 3,357.55
1,745.00 (proposed)
 B. 1. Floor Area Ratio (F.A.R.) allowed by the Zone .75
 2. $\frac{1,745}{\text{Lot Area}} \times .75 = \frac{1,308.75}{\text{Maximum Allowable Net Floor Area}}$

C.

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor	659.25	Stairways	119.00
Second Floor	659.25	Mechanical/Elevator	30.00
Third Floor	243.10	<7'6" headroom	243.10
Porches/Other		Other	
Total Gross	1,561.60	Total Deductions	392.10

1. Existing Gross Floor Area* 1,561.60 Square Feet
 2. Allowable Deductions** 392.10 Square Feet
 3. Existing Net Floor Area 1,169.50 Square Feet (subtract C-2 from C-1)

D.

NEW GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		Other	
Porches/Other			
Total Gross		Total Deductions	

1. New Gross Floor Area _____ Square Feet
 2. Allowable Deductions _____ Square Feet
 3. New Net Floor Area _____ Square Feet (subtract D-2 from D-1)

EXISTING + NEW AREA

- E. 1. Total Net Floor Area Proposed 1,169.50 Square Feet (add C-3 and D-3)
 2. Total Net Floor Area Allowed 1,308.75 Square Feet (from B-2)

- F. 1. Existing Open Space ~~2,714.50~~ Square Feet 2,698.3 #
 2. Required Open Space 800.00 Square Feet
 3. Proposed Open Space ~~1,048.00~~ Square Feet 1,055 #

* Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

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

Signature: Wm. Crowley

Date: 2/20/03

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).

The applicant is requesting a waiver of the two parking spaces required for new single family construction.

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

To provide the required parking to this lot a curb-cut is necessary. Because a curb-cut at the approved location would remove two on-street parking spaces, the net gain in parking spaces is zero.

As outlined in the attached Parking Diagram, the subject block has 15 on-street and 22 off-street parking spaces. In addition, nearly every lot in the surrounding neighborhood has ally access.

As demonstrated in the companion Parking Survey, on-street parking is available at all times, with an average evening availability of 10 spaces.

This is remarkable for Old Town; and doubly so given the fact that this block has no zone or hourly parking restrictions.

Given the above, it is neither necessary or desirable to take away 256 square feet of open space to provide two car parking for this lot.

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

The required parking is feasible, but not desirable: see (2.) above. Additionally, the Design Guidelines for Alexandria's two Historic Districts state: "In many sections of the historic districts, individual driveways in the front of residential properties are not desirable because the automobiles parked in the front yards create visual intrusion and disrupt the scale, rhythm and unity of the architecture."

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

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 effects of the parking reduction.

N/A

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

Because of the current availability of on-street and off-street parking, and because the potential for future development in the immediate neighborhood is almost nothing, the effect of adding two more cars to the street is negligible.

Landscaping/Planting Schedule
1000 Princess Street

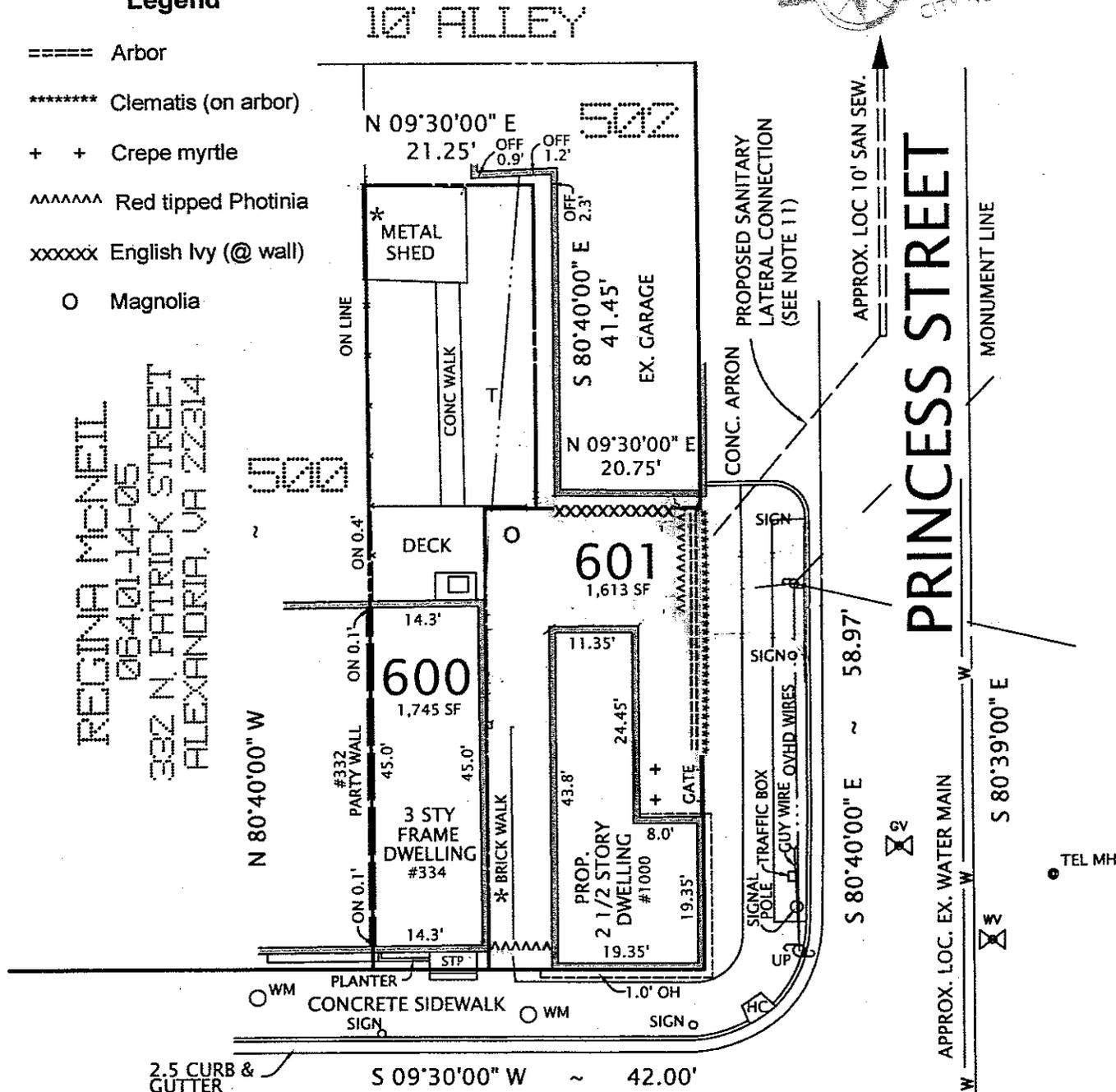
GRAPHIC SCALE
1" = 20'
0 10 20



Legend

- ===== Arbor
- ***** Clematis (on arbor)
- + + Crepe myrtle
- ^^^^^^ Red tipped Photinia
- xxxxxx English Ivy (@ wall)
- O Magnolia

REGINA McNEIL
06401-14-05
332 N. PATRICK STREET
ALEXANDRIA, VA 22314



2.5 CURB & GUTTER S 09°30'00" W ~ 42.00'

NORTH PATRICK STREET
PLAT

SHOWING LOTS 600 and 601
BEING A RESUBDIVISION OF
LOT 501

LAND OF
LEROY S. BENDHEIM

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 17, 2002

CROMLEY

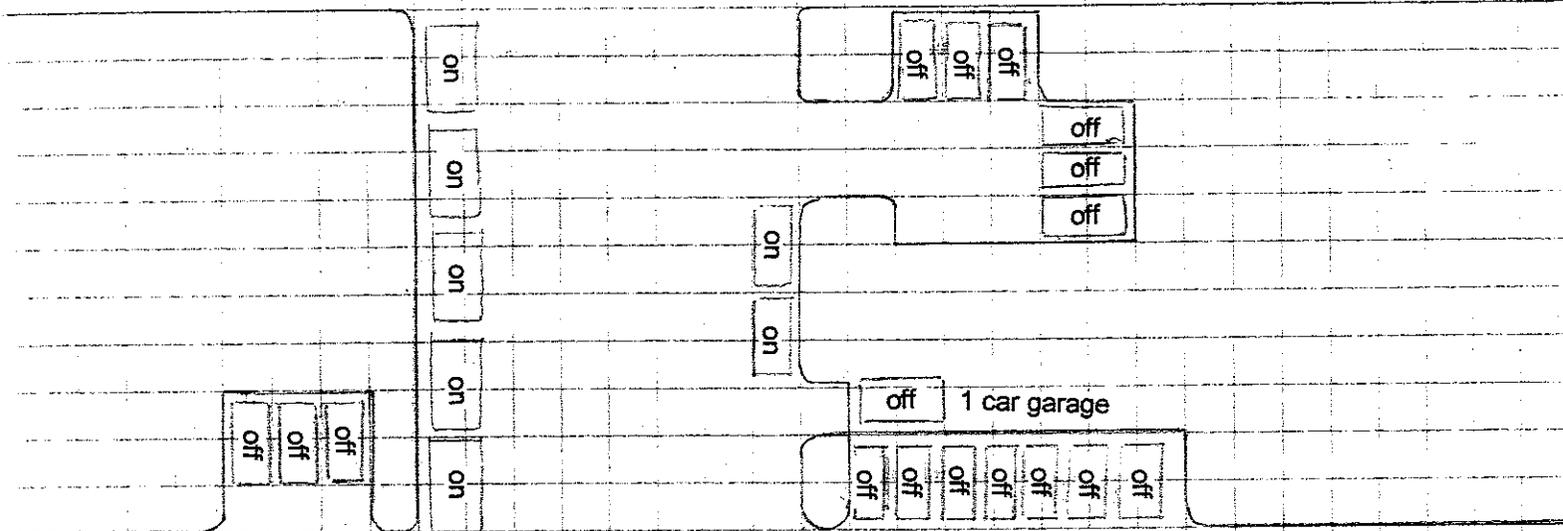
35

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15 On Street Spaces

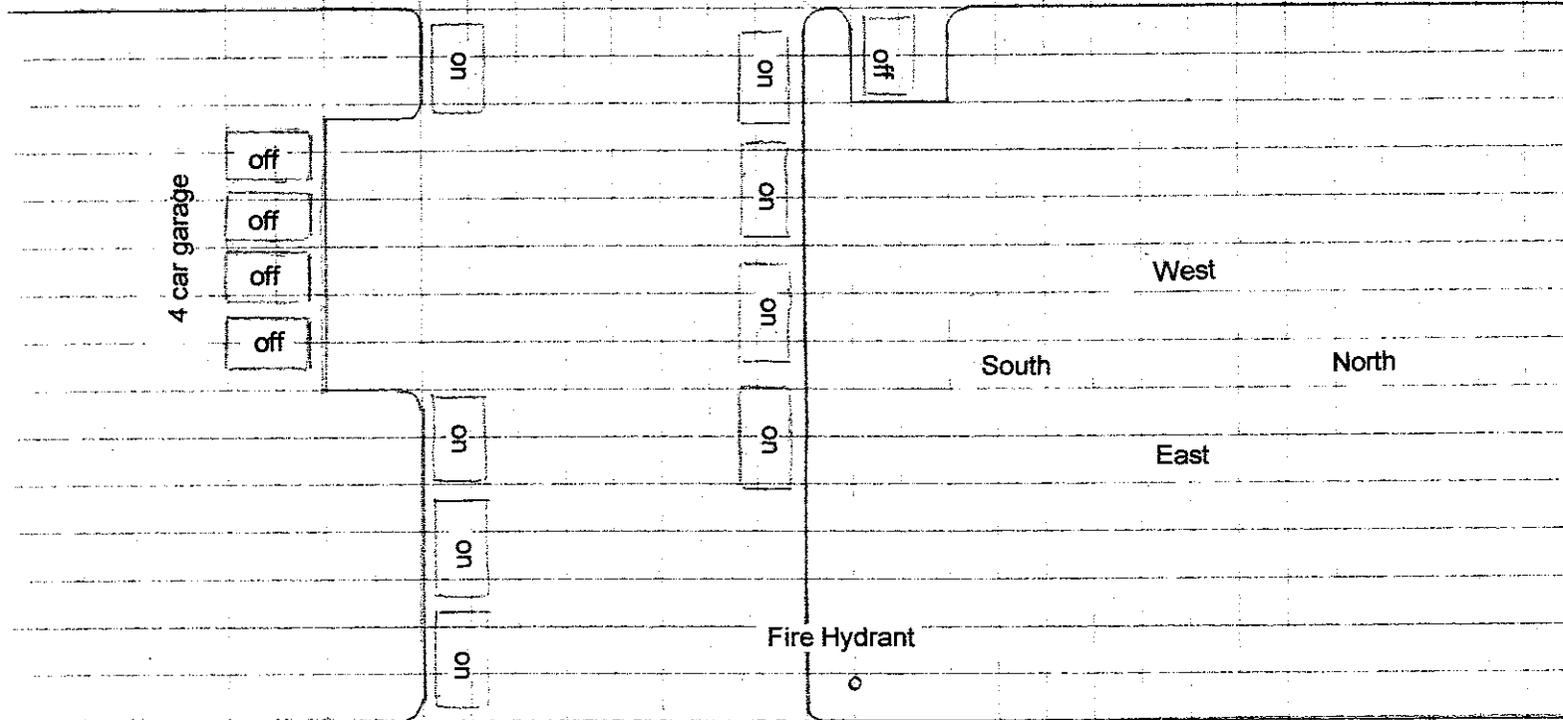
22 Off Street Spaces

N. Henry Street



Alley

Alley



4 car garage

West

South

North

East

Fire Hydrant

N. Patrick Street

1000 Block Princess Street, Alexandria, VA

Parking Survey

1000 Block Princess Street, Alexandria, Virginia

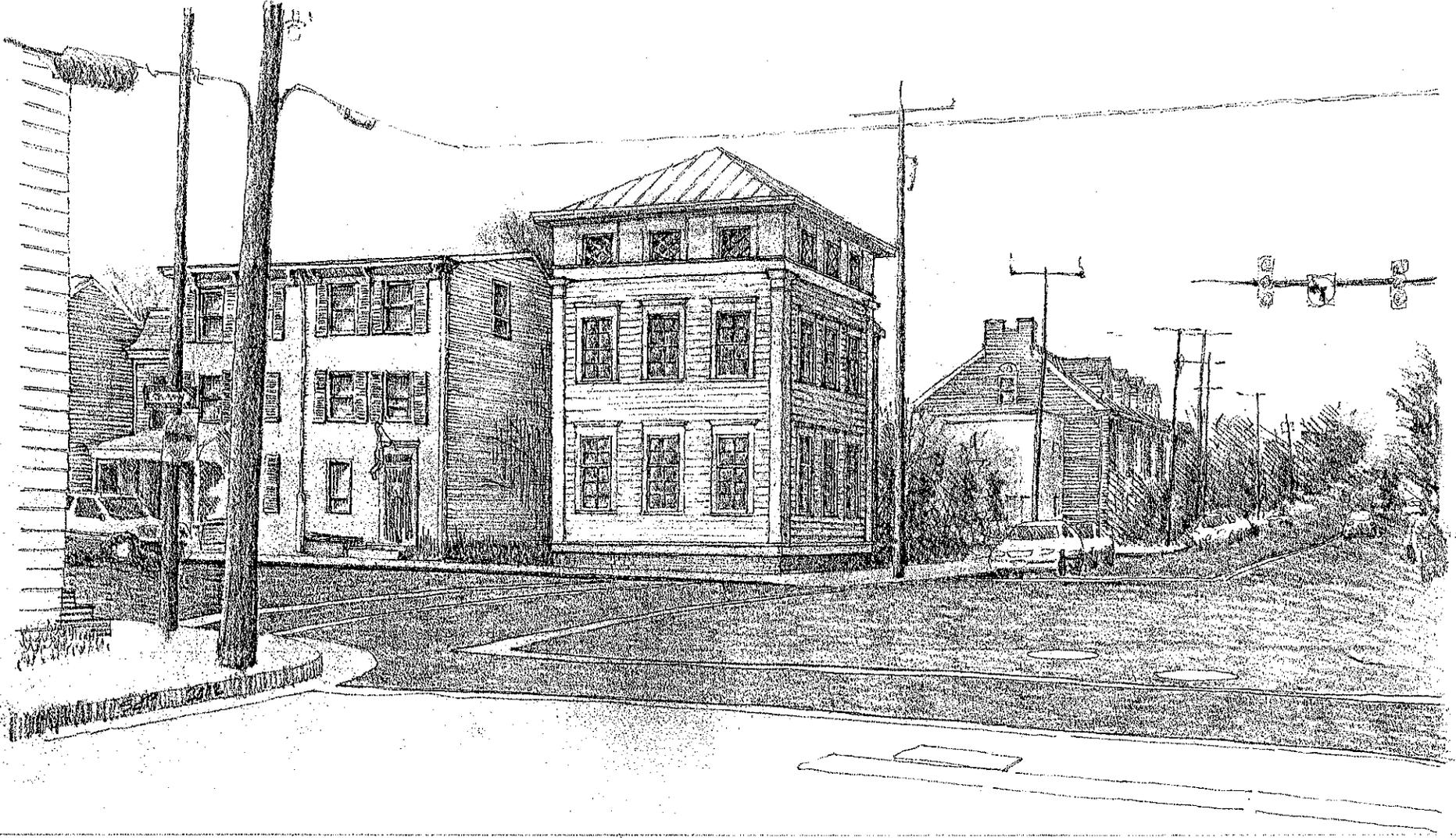
15 On Street Spaces

	12:00 PM	7:00 PM
	Occupied / Free	Occupied / Free
Mon 1/27	10 / 5	4 / 11
Tues 1/28	8 / 7	3 / 12
Wed 1/29	9 / 6	6 / 9
Thur 1/30	9 / 6	5 / 10
Fri 1/31	10 / 5	8 / 7
Sat 2/1	4 / 11	5 / 10
Sun 2/2	12 / 3*	3 / 12
Mon 2/3	8 / 7	5 / 10
Tues 2/4	8 / 7	5 / 10
Wed 2/5	11 / 4	4 / 11
Thur 2/6	11 / 4	7 / 8
Fri 2/7	8 / 7	8 / 7
Sat 2/8	5 / 10	4 / 11
Sun 2/9	14 / 1*	7 / 8
Average	9 / 6	5 / 10

*Church Services

William Cromley

38



SUP #2002-0127 vmp
334 N PATRICK ST
construct dwelling on substandard lot

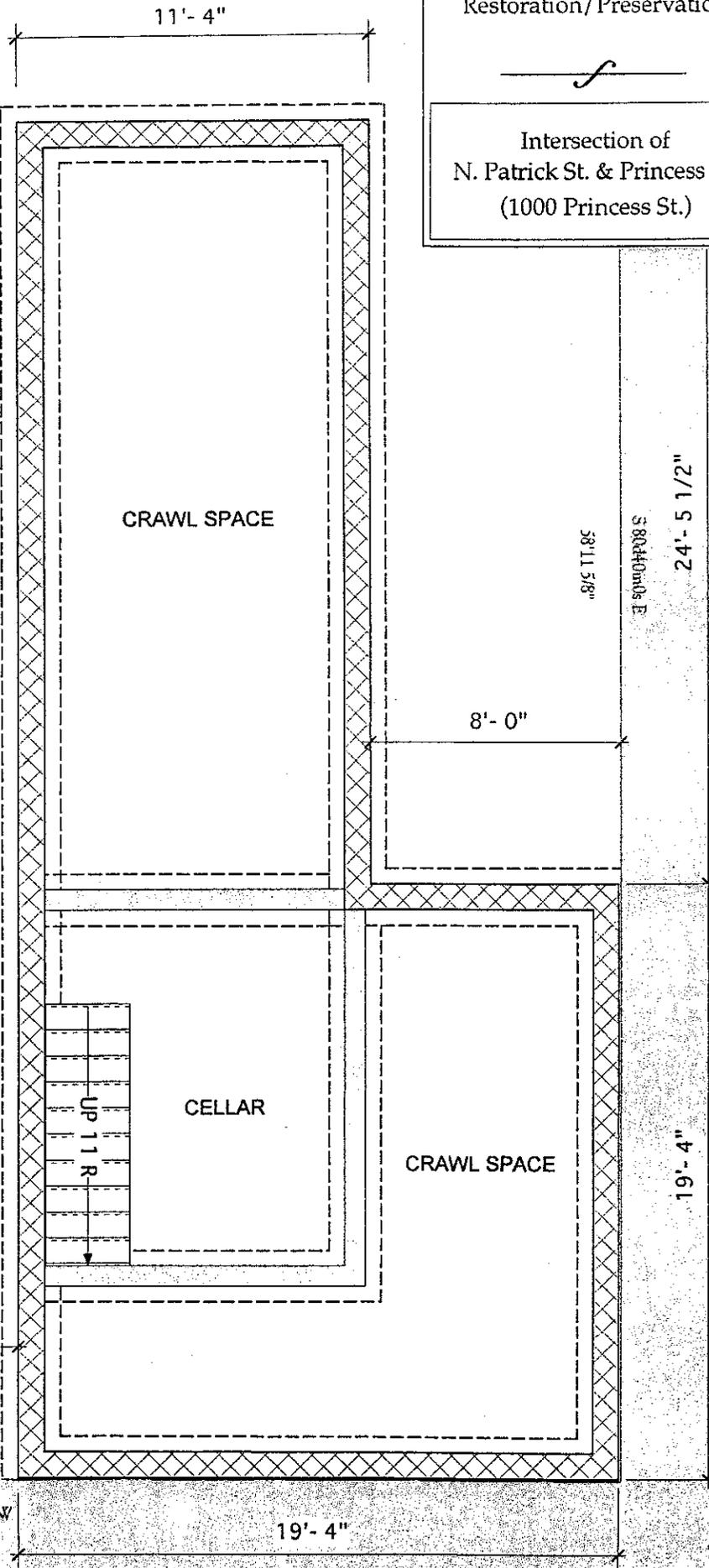
507260a-c/d +

William Cromley

Restoration/Preservation



Intersection of
N. Patrick St. & Princess St.
(1000 Princess St.)



S 9430m0s W

39

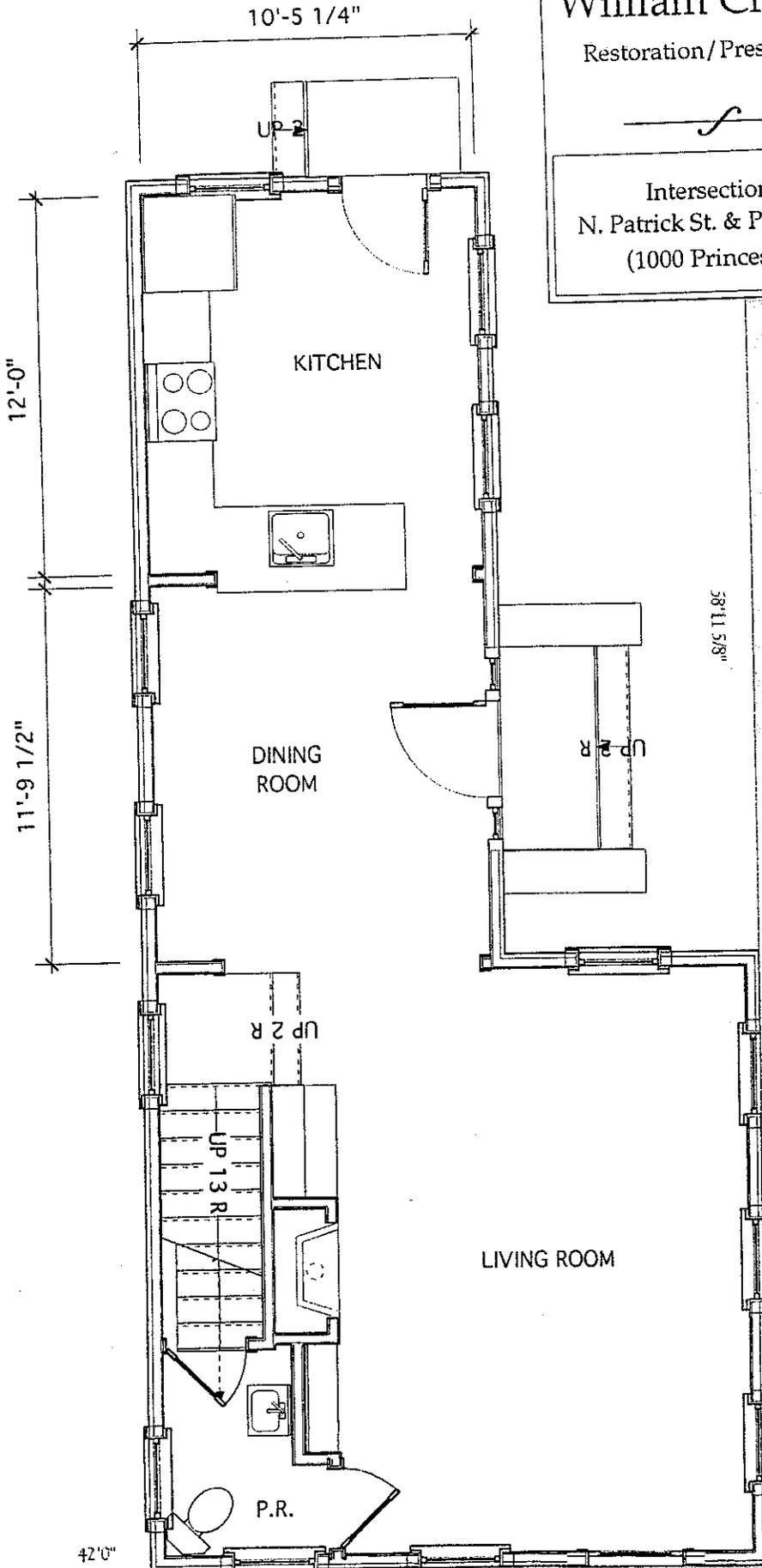
20P2002-412 1

William Cromley

Restoration/Preservation

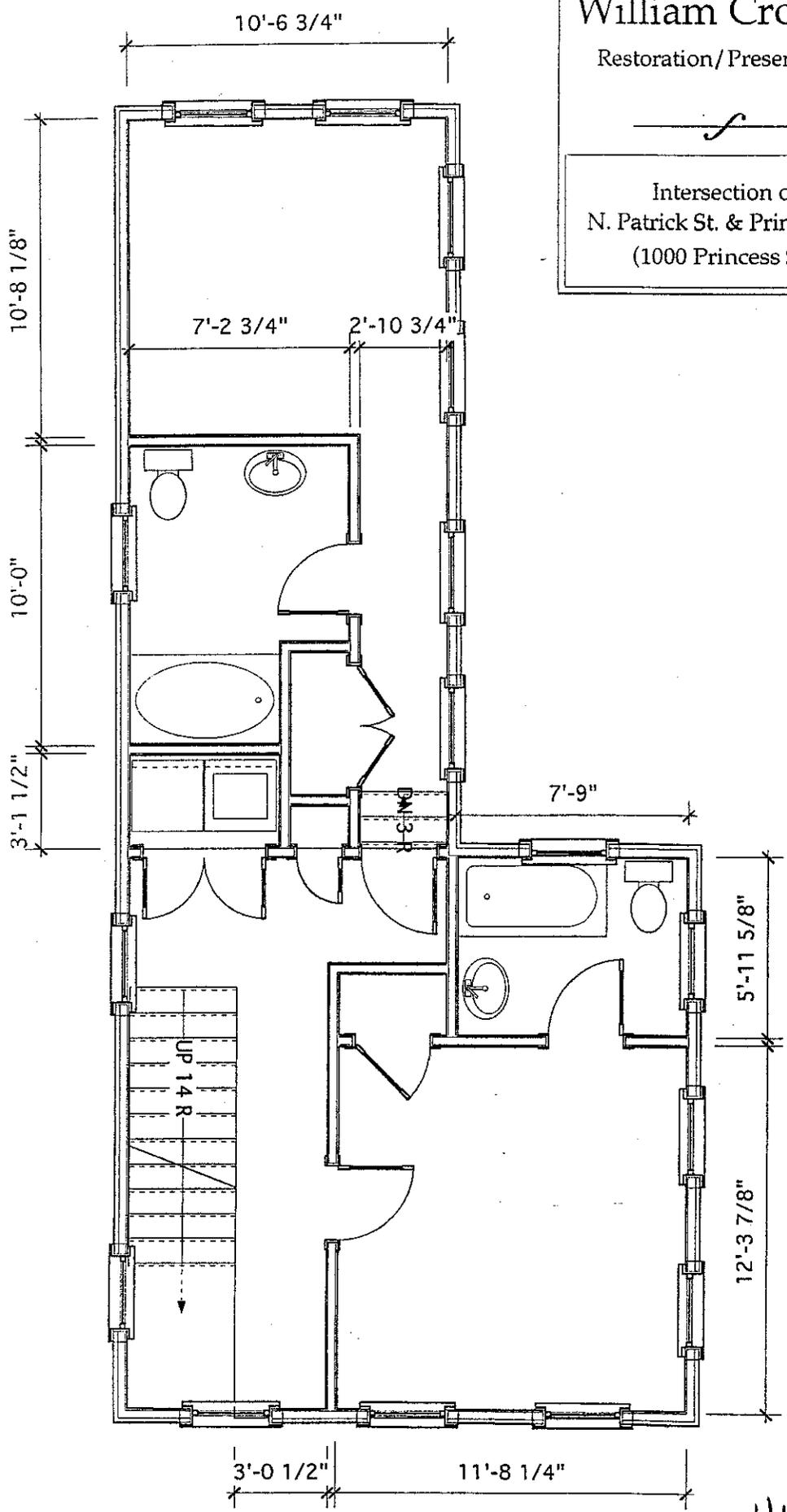


Intersection of
N. Patrick St. & Princess St.
(1000 Princess St.)



William Cromley
Restoration/Preservation

Intersection of
N. Patrick St. & Princess St.
(1000 Princess St.)

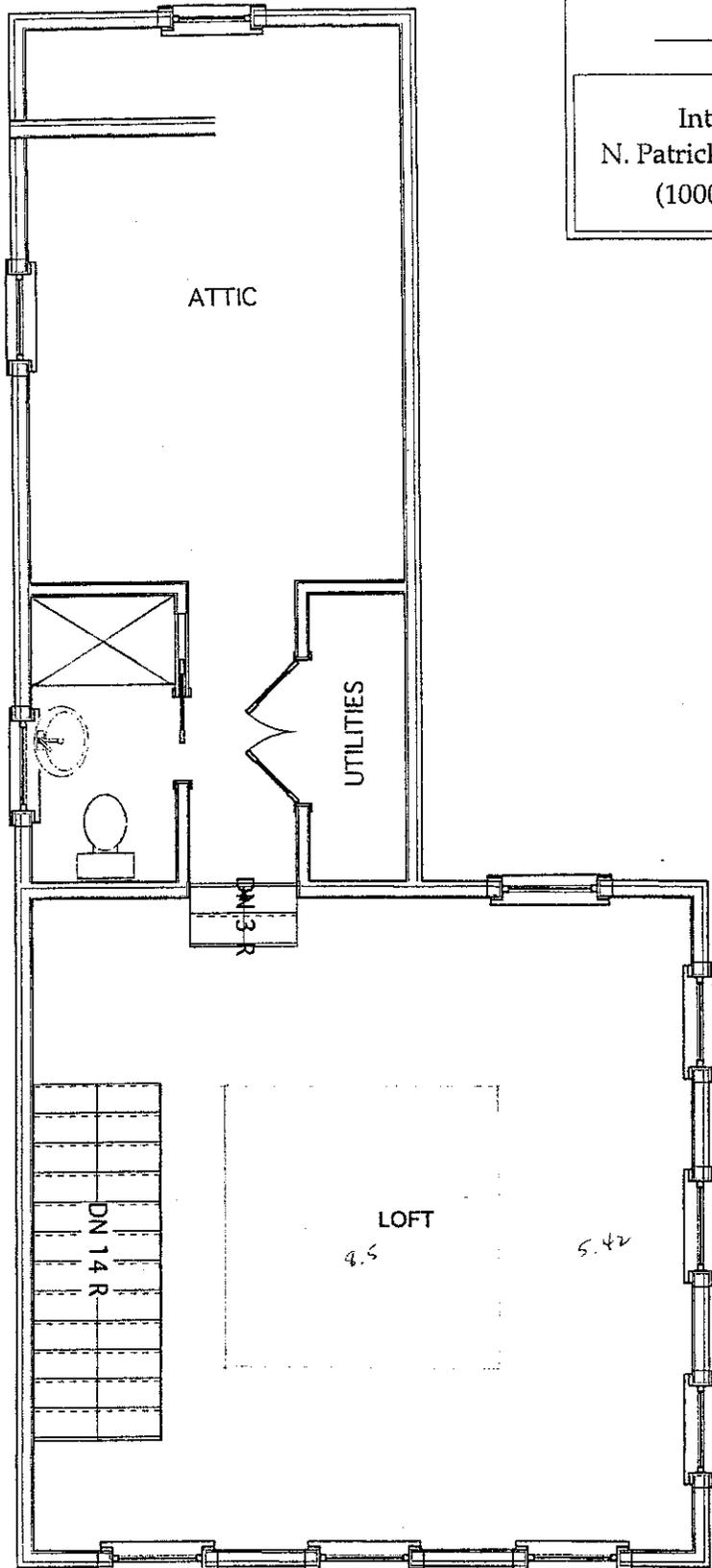


William Cromley

Restoration/Preservation



Intersection of
N. Patrick St. & Princess St.
(1000 Princess St.)



Many corner buildings in the Historic Districts are taller than adjacent buildings.

These buildings act as finials, end caps and occasionally exclamation points to otherwise nondescript blocks.



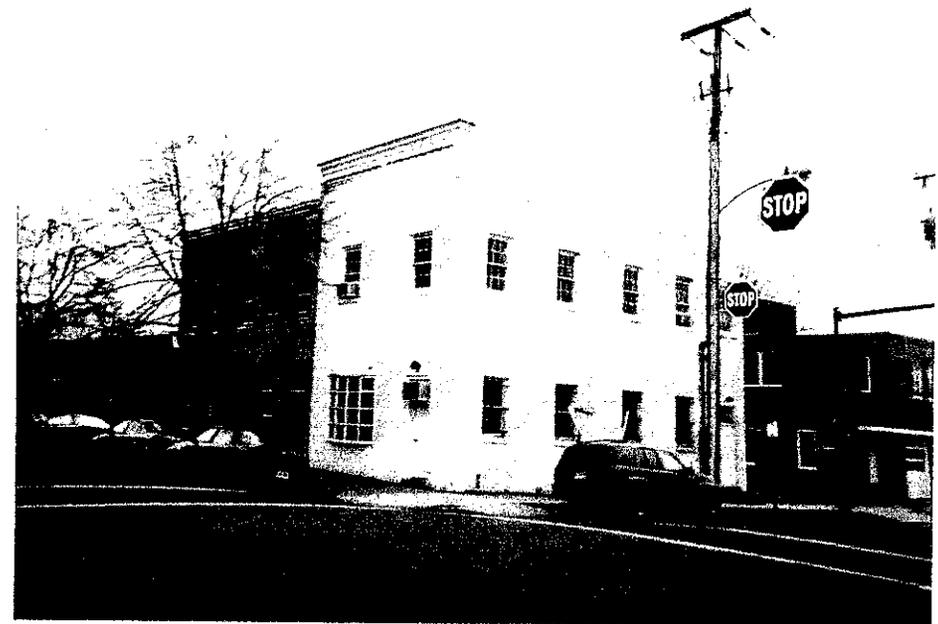
Southeast corner N. West & Queen



Northeast corner N. West & Queen



Southwest corner N. West & Oronoco



Southwest corner N. Fayette & Cameron



Southeast corner N. Alfred & Oronoco



Northeast corner N. Alfred & Oronoco

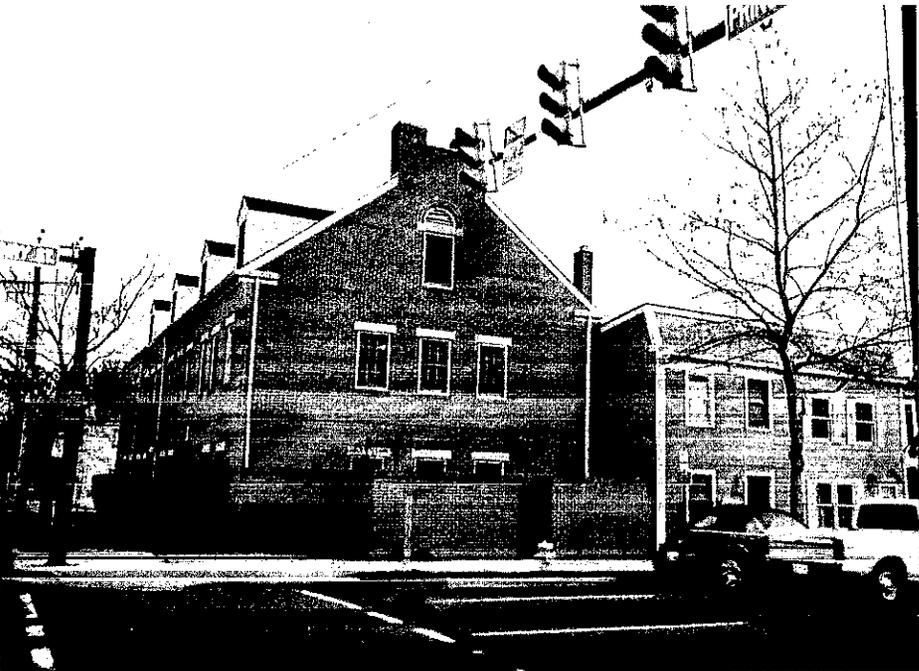


Northwest corner N. Columbus & Wythe



Southeast corner N. Columbus & Oronoco

45



Southeast corner N. Henry & Princess



Northwest corner N. Henry & Queen

46

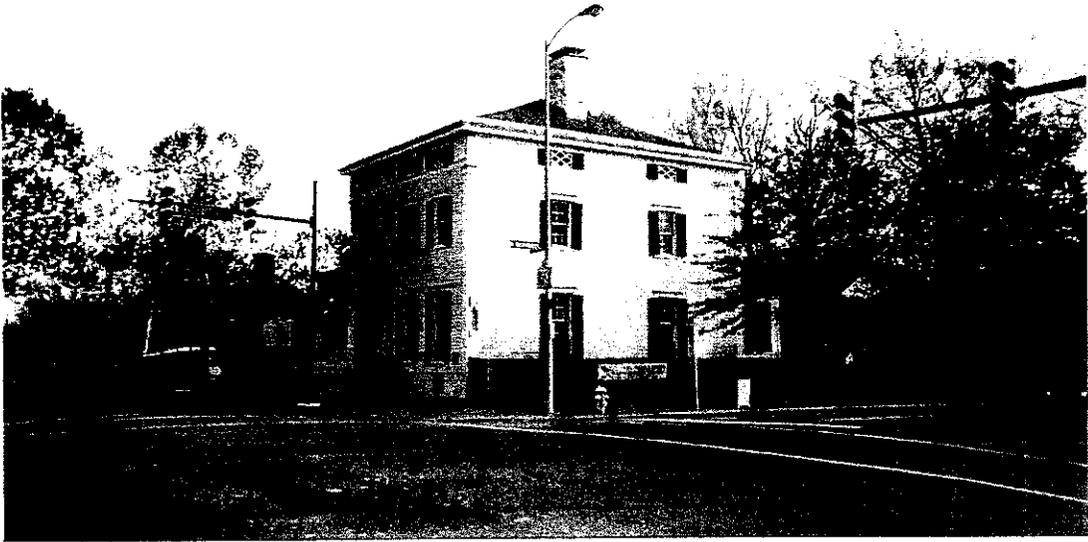


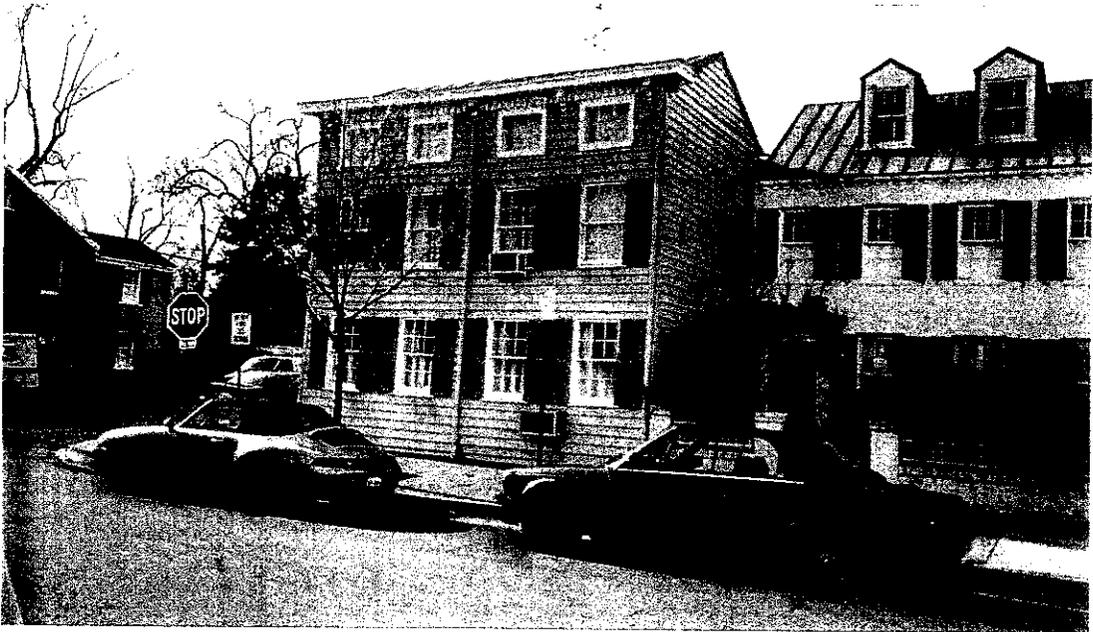
Northwest corner N. Patrick & Cameron



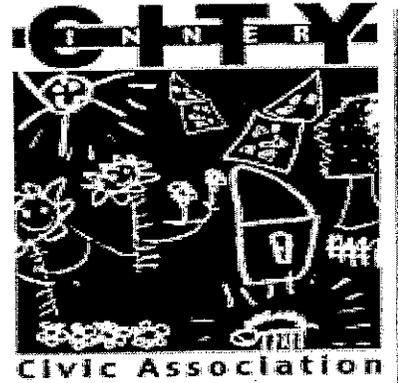
Southwest corner N. Henry & Princess

Buildings in Alexandria's Historic Districts
which influenced the design of this project









January 13, 2003

Mr. Eric Wagner
Chairman, Planning Commission
301 King Street, Room 2100
Post Office Box 178, City Hall
Alexandria, Virginia 22313

Re: Intersection N. Patrick and Princess Streets

On Thursday, January 9, 2003, the members of the Inner City Civic Association voted in support of William Cromley's application for a Special Use Permit and subdivision to construct a new house at the intersection of N. Patrick and Princess Streets. Please note that during the meeting we were shown a rendering of the proposed construction.

Lastly, Mr. Cromley has demonstrated integrity of design and has a respect for the community which qualifies him to develop this corner.

Sincerely,



The Inner City Civic Association

By: Camille F. Leverett, 1st Vice President

Letters
 Parker-Gray Historic District / Inner City Civic Association
 Residents

Edward Braswell	426 N. Columbus St.	Former Chairman, City of Alexandria Planning Commission
Edward Luckett	420 N. Alfred St.	Former Chief, Development Division, City of Alexandria Dept. of Planning & Zoning; Former member B.A.R.
Suzanne Dunlap	405 N. West St.	President, Inner City Civic Association
Cammile Leverett	1306 Princess St.	Immediate Past President, Inner City Civic Association
Mark Webster	1208 Princess St.	Past President, Inner City Civic Association
Donald Kraft	1209 Queen St.	Chairman, Parker-Gray Board of Architectural Review
J. Glenn Hopkins	1224 Princess St.	President, Hopkins House
Elsie Mosqueda	900 Pendleton St.	Office of Brian Moran, State Delegate, 46th District
R. Kevin Flood	400 N. Patrick St.	Adjacent property owner
Vikki Riley	334 N. Patrick St.	Adjacent property owner
Jeff Simmons	318 N. Alfred St.	Deacon, Russell Temple C.M.E. Church
Reverend Tony Gee	830 Oronoco St.	Former Pastor, St. John's Baptist Church
Myron McCrensky	314 N. Patrick St.	
Marcello Abruzzetti	517 N. Patrick St.	
Suzanne Reifman	912 Princess St.	
Robert Irmer	1403 Princess St.	
Paula Mueller	519 N. Patrick St.	
Charles Gude	218 N. Patrick St.	
Damian Kunko	911 Princess St.	
Scott Stiens	1304 Princess St.	
Jodi Orr	212 N. Alfred St.	
Dean Armandroff	902 Oronoco St.	

Gregory Peeples	1105 Queen St.
Linwood C. Cotman	424 N. Alfred St.
Sean Pratt	532 N. Columbus St.
Billy Dutko	308 N. Fayette St.
Shawn Shephard	515 N. Alfred St.
Stephen Baer	501 Francis Ct.
Andy Erlich	309 N. Fayette St.
Lee Esther Bivins	518 N. Alfred St.
Christopher Schultz	1011 Oronoco St.
Jennifer Gibbins	902 Pendleton St.
Gerald B. Kauvar	501 N. Alfred St.
Beth Daniels	403 West St.
Marcia Feldman	929 Oronoco St.
Gabrielle Longaker	423 N. Alfred St.
Mary Moore	1008 Oronoco St.
Linda Vaughn	419 N. Alfred St.
Thomas Hunt	401 N. West St.
James Lose	419 N. Fayette St.
Barbara Sumner	417 N. Alfred St.
J.T. Burns	925 Oronoco St.
Dana McLeod	519 N. Alfred St.
Marlene Collins	417 N. Fayette St.
Ralph Brooker	422 N. Alfred St.
Jack Spahr	808 Oronoco St.
Saskia Jansen	421 N. Alfred St.
Fay Harris	909 Princess St.

Barbara Levy	522 N. Alfred
Patrick Flood	1110 Cromley Alley
Harold Fergeson	1205 Queen St.
Linda Wolf	513 N. Alfred St.
Mark Kuite	1600 Princess St.
Sherry Neale	405 N. Alfred St.

12/6/02

Mr. Eric Wagner, Chairman;
Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

Dear Chairman Wagner and Members of the Planning Commission,

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Bill has built eight new houses in our neighborhood over the past four years. His projects are innovative and thoughtful. They are positive contributions to the Parker-Gray Historic District and to the City.

Bill is a neighbor. He lives where he works. His houses are models of good architecture and good planning.

I have reviewed the new design/proposal, and it too fits that bill. I urge its support & approval.

Sincerely,

Name

Ed Braswell

Address

426 N. Columbus St

Alexandria, VA 22314

Phone #

703-548-2652

Ed Braswell

12/6/02

Mr. Eric Wagner, Chairman;
Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,

E. Lockett

Name ED LUCKETT

Address 420 N. ALFRED ST.

Alexandria, VA 22314

Phone# 703 836 4546

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,



Name SUZANNE DUNLAP & GEORGE THOMAS

Address 405 N West St

Alexandria, VA 22314

Phone # 703 739 7764

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,



Name Camille Leverett

Address 1306 Princess St.

Alexandria, VA 22314

Phone # 703-519-8573

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,

Mark Webster
former ICCA president

Name *Mark Webster*

Address *1208 Princess St.*

Alexandria, VA 22314

Phone # *703-299-0144*

12/6/02

Mr. Eric Wagner, Chairman;
Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

Dear Chairman Wagner and Members of the Planning Commission,

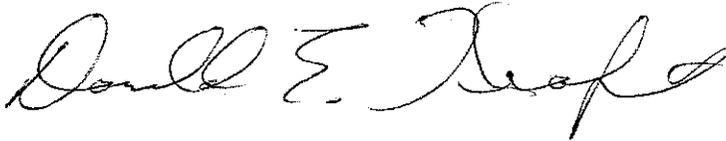
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Sincerely,



Name DONALD E. KRAFT

Address 1209 QUEEN ST.

Alexandria, VA 22314

Phone # 703-548-2246

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

Dear Chairman Wagner and Members of the Planning Commission,

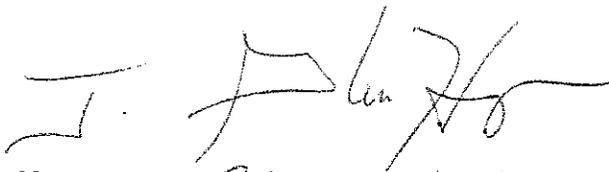
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Sincerely,



Name J. Glenn Hopkins

Address 1224 PRINCESS STREET

Alexandria, VA 22314

Phone # 703/549-4222

Elsie M. Mosqueda
900 Pendleton Street
Alexandria, Virginia 22314
(703) 549-0190

December 15, 2002

Mr. Eric Wagner, Chairman
Members of the Planning Commission
301 King Street
Room 2100
Alexandria, Virginia 22314

Dear Chairman Wagner and Commission Members,

My husband and I have lived in our home for almost 21 years and have a strong commitment to Alexandria and to our neighborhood. I am writing in support of Bill Cromley, a neighbor and building contractor, who hopes to building a new house at the southwest corner of Princess and North Patrick Streets. I am writing to you in support of Bill because he works and lives in our community, and that is very important to me.

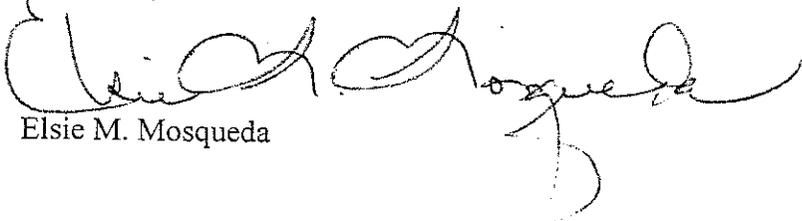
Bill has a proven record that reflects his knowledge of the Parker Gray Historic District. His designs have contributed to enhancing the quality, character and ambience of our neighborhood.

Bill has built eight houses in this area in the last four years. While his projects are innovative, are excellent models of architecture and thoughtful planning, what is most important is that he knows the neighborhood and designs and builds accordingly.

I have reviewed the design of the above mentioned property and urge you to approve Bill's project.

I am available to discuss this request with you.

Sincerely yours,



Elsie M. Mosqueda

12/6/02

Mr. Eric Wagner, Chairman;
Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

Dear Chairman Wagner and Members of the Planning Commission,

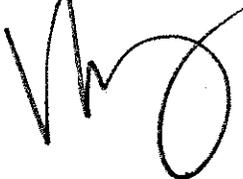
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Bill is a neighbor. He lives where he works. His houses are models of good architecture and good planning.

I have reviewed the new design/proposal, and it too fits that bill. I urge its support & approval.

Sincerely,



Name

VIKKI RILEY

Address

334 N. Patrick St

Alexandria, VA 22314

Phone #

703-548-9558

12/6/02

Mr. Eric Wagner, Chairman;
Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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Sincerely,

R Kevin Flood

Name R KEVIN FLOOD
Address 400 N PATRICK ST
Alexandria, VA 22314

Phone # 202 707 2959

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,

Name *Jeff & Camille Simmons*
Address *318 N. Alfred St.*
Alexandria, VA 22314
Phone # *703-549-4635*

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,



Name Myron W. McRepsky

Address 314 N. Patrick St

Alexandria, VA 22314

Phone # (703) 739-2425

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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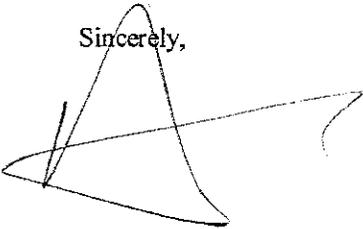
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Sincerely,



Name Marcello + Kathy Adornozzich

Address 517 N. PATRICK ST

Alexandria, VA 22314

Phone # 703 299 9404

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,

Name ROBERT LAMER
Address 1403 PRINCESS STREET
Alexandria, VA 22314
Phone # (703) 836-8418

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Sincerely,

Upmuller

Name *Paula M. Mueller*
Address *519 N. Patrick St.*
Alexandria, VA 22314

Phone #

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Members of the Planning Commission
301 King Street, Room 2100
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Sincerely,

Name

Charles Gude / Charles Gude

Address

218 N. Patrick St.

Alexandria, VA 22314

Phone #

703 683 8077

12/6/02

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301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,



Name DAMIAN KUNKO

Address 911 Princess St

Alexandria, VA 22314

Phone # 703-706-0196

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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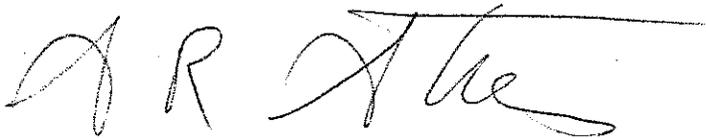
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Sincerely,



Name *Scott Stiers*

Address *1304 Princess*

Alexandria, VA 22314

Phone # ~~500~~ *703 706-5754*

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301 King Street, Room 2100
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Sincerely,

Brooks A. Armandorff Dean R. Armandorff

Name Dean & Brooks Armandorff

Address 902 Oronoco St.

Alexandria, VA 22314

Phone # 703-299-9629

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Members of the Planning Commission
301 King Street, Room 2100
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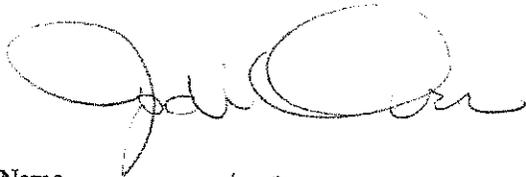
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Sincerely,



Name Jodi Orr
Address 212 N. Alfred St.
Alexandria, VA 22314
Phone # 703-684-8444

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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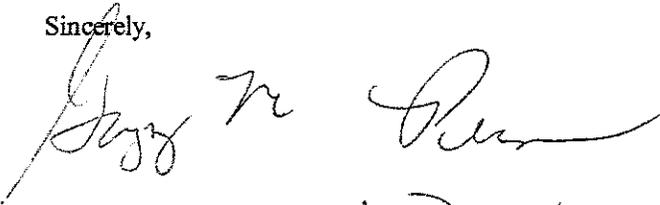
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Sincerely,



Name Gregory M. Peeples
Address 1105 Queen Street
Alexandria, VA 22314
Phone # (703) 739-4608

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301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,



Name Linwood C. Cotman, Jr

Address 424 N. Alfred Street

Alexandria, VA 22314

Phone # (703) 548-6854

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,

Name SEAN TART + SHANNON TARKS
Address 532 N. COLUMBUS ST.
Alexandria, VA 22314
Phone # 703. 684-3293

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Members of the Planning Commission
301 King Street, Room 2100
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Sincerely,



Name Billy Dotko
Address 308 N. Fayette St.
Alexandria, VA 22314
Phone # 703 548 1843

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

Dear Chairman Wagner and Members of the Planning Commission,

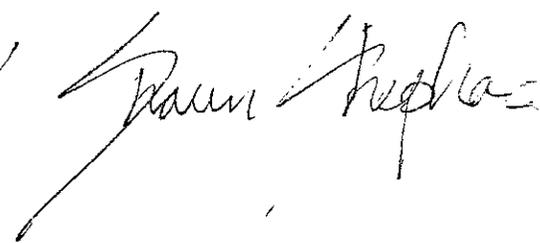
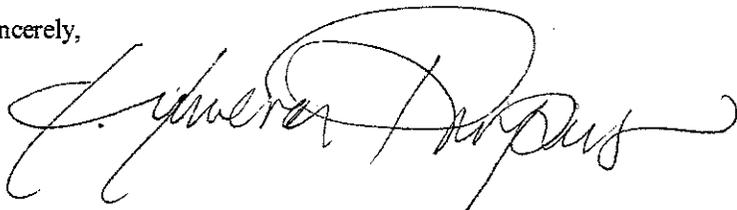
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Bill is a neighbor. He lives where he works. His houses are models of good architecture and good planning.

I have reviewed the new design/proposal, and it too fits that bill. I urge its support & approval.

Sincerely,



Name

Address 515 North Alfred Street

Alexandria, VA 22314

Phone # 703 838 3618

12/6/02

Mr. Eric Wagner, Chairman;
Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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Sincerely,

Name *Stephen Baer*
Address *501 Francis Ct.*
Alexandria, VA 22314
Phone # *703 - 838 - 8557*

*I have enjoyed
Mr. Cromley on my
projects and his work
is absolutely first rate.*
SB

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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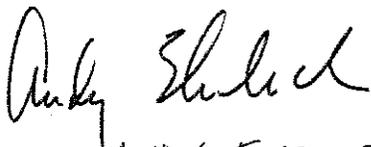
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Sincerely,



Name ANDY EHRLICH

Address 309 N Fayette St.

Alexandria, VA 22314

Phone # 703-299-9025

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,

Name *Lee Esther Bivins*
Address *518 N. Alfred St*
Alexandria, VA 22314
Phone # *703 - 548 - 3121*

Note: Mr Cromley restored
my house, which may
be one of the oldest
clapboard frame houses
in alexandria, materials
going back to the mid 1700's

The Planning Commission
representatives are welcome
to see it
Lee Esther Bivins

12/6/02

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Sincerely,

Christopher Schultz

Name *Christopher Schultz*

Address *1011 Oronoco St*

Alexandria, VA 22314

Phone # *703 519 8953*

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Members of the Planning Commission
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P.O. Box 178, City Hall
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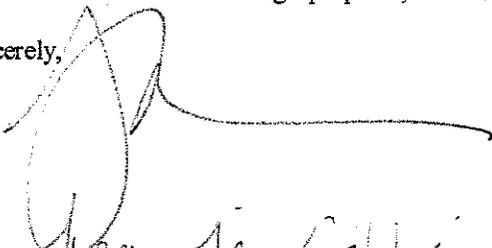
Sincerely,

Name

Address

Alexandria, VA 22314

Phone #


Jennifer Gibbins
902 Pendleton Street
703-438-6347
202-494-4524

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Members of the Planning Commission
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Sincerely,



Name *GERALD B KAUVAR*

Address *501 N. ALFRED ST*

Alexandria, VA 22314

Phone # *703 549 0829*

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Members of the Planning Commission
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Sincerely,



Name Deborah Beth Daniels

Address 403 N. West St.

Alexandria, VA 22314

Phone # 703.706.5870

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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Sincerely,



Name MARCELLA FELDMAN

Address 929 OROSCO

Alexandria, VA 22314

Phone # (703) 519-7025

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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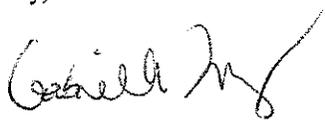
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Sincerely,



Name Gabriell Wenger
Address 423 N. Alfred St.
Alexandria, VA 22314
Phone # 703-917-0800

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Members of the Planning Commission
301 King Street, Room 2100
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Sincerely,

Mary Burrell Moore

Name

Address

Alexandria, VA 22314

Phone #

1108 CROWNED STREET / 409 QUEEN ST
753. 683. 4683

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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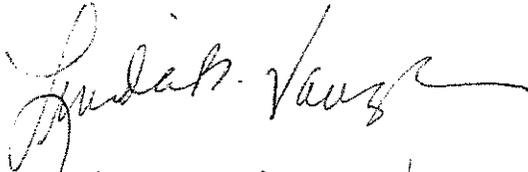
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Sincerely,



Name LINDA VAUGHN
Address 419 N. Alfred St.

Alexandria, VA 22314

Phone # 703-548-8904

12/6/02

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
Alexandria, VA 22313

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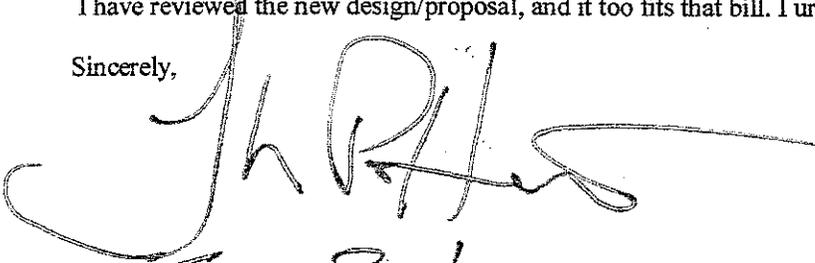
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Sincerely,



Name Thomas P. Hunt
Address 401 N. West St.
Alexandria, VA 22314
Phone # 703 836 8827

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Members of the Planning Commission
301 King Street, Room 2100
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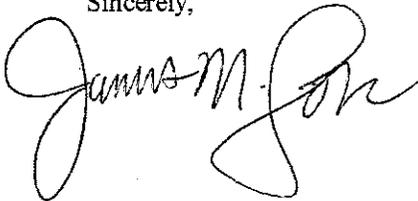
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Sincerely,



Name JAMES M. LOSE
Address 419 N. FAYETTE ST,
Alexandria, VA 22314
Phone # (703) 548-1853

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Members of the Planning Commission
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Sincerely,



Name BARBARA E. SUMNER
Address 417 No. Alfred Street

Alexandria, VA 22314

Phone # 703 549 2925

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Members of the Planning Commission
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Sincerely,

Name

J Burns

Address

925 ORONO CO ST

Alexandria, VA 22314

Phone #

703 836 0004

703 762-3347 w

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Sincerely,

✓ Name Dana McLeod
✓ Address 519 N. Alfred St
Alexandria, VA 22314
✓ Phone # 703 738-322632

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Sincerely,

Charles E Gee

Name *Charles E Gee*
Address *830 Onnoco Street*
Alexandria, VA 22314
Phone # *(703) 765-4910*

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Name MARLENE V. COLLINS

Address 417 N. Fayette St.

Alexandria, VA 22314

Phone # 703.683.6793

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Sincerely,



Name RALPH BROOKER

Address 422 N. ALFRED ST

Alexandria, VA 22314

Phone # 703-684-0760

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Name JOHN A. SPAHR, JR.

Address 808 ORONOCO ST, ALEXANDRIA, VA.

Alexandria, VA 22314

Phone #

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Sincerely,

Saskia Jansen

Name *Saskia Jansen*
Address *421 N. Alfred Street*
Alexandria, VA 22314
Phone # *703-739-0057*

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Members of the Planning Commission
301 King Street, Room 2100
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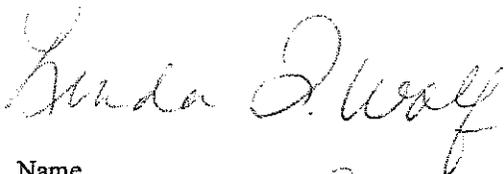
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Sincerely,



Name

Linda Wolf

Address

513 N. Alfred St
Alexandria, VA 22314

Phone #

703-836-8259

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301 King Street, Room 2100
P.O. Box 178, City Hall
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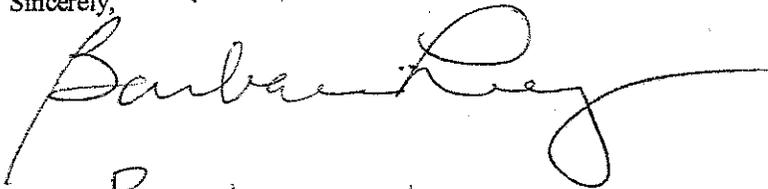
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Sincerely,



Name

Barbara Levy

Address

522 N. Alfred St.

Alexandria, VA 22314

Phone #

703-299-9010

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Members of the Planning Commission
301 King Street, Room 2100
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Sincerely,



Name Mark Kuite

Address 1600 Princess St
Alexandria, VA 22314

Phone # 703-836-9166

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Members of the Planning Commission
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P.O. Box 178, City Hall
Alexandria, VA 22313

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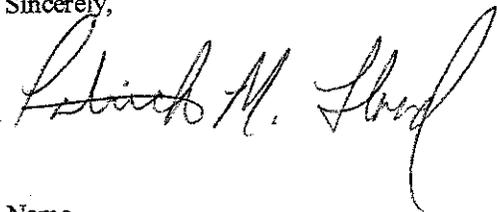
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Sincerely,



Name

Address 1110 Cromley Alley

Alexandria, VA 22314

Phone # 703-519-6429

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Members of the Planning Commission
301 King Street, Room 2100
P.O. Box 178, City Hall
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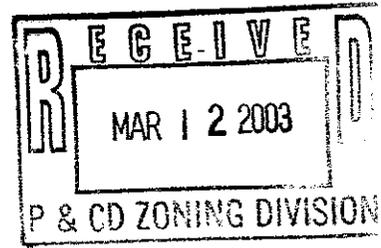
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Sincerely,

Ms. Wayne Neale

Name *Shermill R. Neale*
Address *405 N. Alfred St.*
Alexandria, VA 22314
Phone # *703-548-3655*

#3 2002-0008



March 6, 2003

Richard Leibach, Vice Chairman
Department of Planning & Zoning
City of Alexandria
301 King Street
Suite 2100
Alexandria, VA 22314

Dear Mr. Leibach,

I am writing in regards to the proposed project at 334 Patrick Street. I would ask you not to approve this project. There is concern in the neighborhood that within a five block square area (from Alfred to West and from King to Pendleton), there are only fifteen garden lots. Once they are gone, they are gone for good.

This is not an opposition to good development or the developer; there is the same number of buildable lots in this neighborhood (that are not attached garden lots). I will be the first to celebrate the brilliance of this plan. The developer buys the house, subdivides the lots, does a little renovation and resells, and gets one lot free. Put a heavy price tag on the proposed new house and how will you stop other developers from doing away with the remaining fourteen garden lots. Is the lot large enough to build on and still follow the guidelines for new construction? Why make exceptions on this project?

In the past three years this neighborhood has been deeply divided by one real estate agent. I write this letter anonymously to prevent further divisiveness. However, I am not alone in my concern, there are some who have spent decades here. It is nice to add to what is already here, many of us consider this as taking something away.

UP 2002-0127
Docket # 7

1309 Queen Street
Alexandria, VA 22314
(703) 548-9489

Mr. Eric Wagner, Chairman
City of Alexandria Planning Commission
301 King Street, Room 2100
Alexandria, VA 22313

Dear Mr. Wagner:

I am a 23-year resident of the Parker Gray neighborhood and am writing to express my opposition to the proposed subdivision of 334 N. Patrick Street, which will be considered this evening at the Planning Commission hearing.

Had this property been an empty and unadorned lot which had previously been the site for permanent residential or commercial structures, I probably would not speak out about this project – although I *am* becoming concerned about the increasingly large and ostentatious homes being built in Parker Gray.

The side yard at 334 N. Patrick is not a bare or trash-strewn lot waiting to be reused or redeemed. It is a small oasis of green along the Route 1 corridor, with a lovely mature magnolia tree, shrubs, and a grass lawn. It is a surprisingly quiet and sheltered spot on a busy highway and provides a home to a variety of songbirds such as robins, house finches and mockingbirds. Except for one or two small transient structures, the site has never before been developed, and long-time residents like Mrs. Helen Miller can recall old neighbors and friends enjoying the yard on fine summer evenings.

I am deeply concerned that the garden side yards of the Parker Gray neighborhood are going to come under increased pressure from a small intertwined group of developers, contractors and realtors who face less resistance here than they would encounter from the better-organized activists in the Old and Historic District.

By giving in to the pressures of these developers and approving subdivisions like this, the City will be giving away what is priceless and irreplaceable – small green open spaces that were lovingly planted and tended by past owners.

Although the applicant proposes to re-landscape the lot once the house is constructed, the green space will be greatly reduced and will no longer provide the buffering that the intact plot once offered.

As you are undoubtedly aware, the Alexandria Open Space Plan has recently been completed and I understand it will be considered for adoption by the City Council in the next few weeks.

Nearly every page of this report speaks to the importance of open spaces, large and small, institutional, public and private. I have read this report with great interest, but was surprised to learn from Planning Department staff that the inventory of open spaces included in an Appendix to the Plan does not include the garden side yards of the Parker Gray neighborhood or the Old and Historic District, since they are almost always associated with an existing home.

This is a small but significant omission. These garden plots are an invaluable resource in the historic districts. Besides their intrinsic beauty and -- in some cases -- historic value, these garden side yards shelter birds and other wildlife and help absorb noise, pollution and car emissions. They are an enhancement to the high-density inner city neighborhoods.

I strongly urge the Planning Commission to recommend that the City Council not grant the SUP. Besides the sacrifice of open space, there is no compelling civic need to build another large, expensive house -- despite exemplary design -- on a sub-sized lot and to further reduce the dwindling stock of on-street parking in Parker Gray.

At a minimum, the Planning Commission should consider delaying a recommendation on this project to City Council until further study can be made of the issue of garden side yards in the historic districts.

Please give this project your careful scrutiny. It will avail the City nothing to have spent two years and a million dollars on a major Open Space Plan yet give away piecemeal the last unprotected garden parcels in the historic districts before anyone realizes that they, too, play a role in the quality of life of the community and deserve preservation.

Thank you for your consideration.

Sincerely,

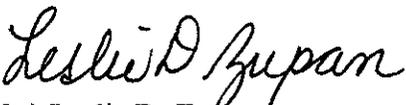

(Ms.) Leslie D. Zupan

EXHIBIT NO. 2

8
4-12-03



17
OK

Area Survey
332-34 North Patrick Street
Alexandria, Virginia.

note book - see Cop-
Collection



Victor Amato, photographer

May 1964

East (front) elevati_on

#8



CITY OF ALEXANDRIA
NOTICE

AN APPLICATION HAS BEEN RECEIVED FOR:

<input checked="" type="checkbox"/> SPECIAL USE PERMIT	<input type="checkbox"/> ZONING
<input type="checkbox"/> VARIATION	<input type="checkbox"/> SUBDIVISION
<input type="checkbox"/> ENCROACHMENT	<input checked="" type="checkbox"/> REZONING
<input type="checkbox"/> DEVELOPMENT SPECIAL USE PERMIT	

PUBLIC HEARINGS

WILL BE HELD BY THE ALEXANDRIA:
 PLANNING COMMISSION: TUESDAY, APR 1, 1983
 5:30 P.M.
 CITY COUNCIL: SATURDAY, APR 12, 1983
 8:30 A.M.
 IN THE CITY COUNCIL CHAMBERS, CITY HALL,
 30 KING STREET, ALEXANDRIA, VIRGINIA

FOR INFORMATION, CALL: 454-6600
 DEPARTMENT OF PLANNING & ZONING

THIS NOTICE SHALL NOT BE REMOVED OR DESTROYED UNDER
 PENALTY OF LAW.

APPLICATION for SPECIAL USE PERMIT # 2002-0127 8

[must use black ink or type]

PROPERTY LOCATION: 334 N. Patrick Street, Southwest corner of North Patrick and Princess Streets

TAX MAP REFERENCE: 64.01 14 04 ZONE: RB-Townhouse Zone

APPLICANT NAME: William Cromley, Trading as William Cromley Restoration/Preservation

ADDRESS: 421 N. Alfred Street, Alexandria, VA 22314

PROPERTY OWNER NAME: Vicki Riley and Juan D. Uribe

ADDRESS: 334 N. Patrick Street, Alexandria, VA 22314

PROPOSED USE: Special Use Permit to construct a single family dwelling on a parcel of RB-Zoned land containing less than 1980 square feet of land based on unusual circumstances and exceptional design pursuant to Section 3-705(B)(1) of the Alexandria Zoning Ordinance, 1992 as amended ("Ordinance")

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.

Land, Clark, Carroll, Mendelson & Blair, P.C.
Duncan W. Blair, Esquire



Print Name of Applicant or Agent Signature

524 King Street
Mailing/Street Address Telephone # Fax #

(703) 836-1000 (703) 549-3335

Alexandria, Virginia 22314
City and State Zip Code

dblair@landclark.com
December 23, 2002
Date

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

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

ACTION - PLANNING COMMISSION: 4/1/03 Recommend Approval 7-0

ACTION - CITY COUNCIL: 4/12/03PH--CC approved the Planning Commission recommendation.

8

4-12-03

SPEAKER'S FORM

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

DOCKET ITEM NO. 8

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. **NAME:** Duncan W. Blair

2. **ADDRESS:** 524 King Street

3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**
William Cromley

4. **WHAT IS YOUR POSITION ON THE ITEM?**
For

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

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.