

Docket Item #6
SPECIAL USE PERMIT #2004-0101

Planning Commission Meeting
February 1, 2005

ISSUE: Consideration of a request for a special use permit for a parking reduction.

APPLICANT: 1219 Oronoco, L.L.C.
by Duncan Blair, attorney

LOCATION: 1219 Oronoco Street

ZONE: RB/Townhouse

PLANNING COMMISSION ACTION, FEBRUARY 1, 2005: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, including two additional conditions that staff recommended in a February 1, 2005 memorandum to the Planning Commission, and with the deletion of original condition #1 in the staff report. The motion carried by a vote of 6 to 1, with Mr. Jennings voting against.

Reason: The Planning Commission agreed with the staff analysis.

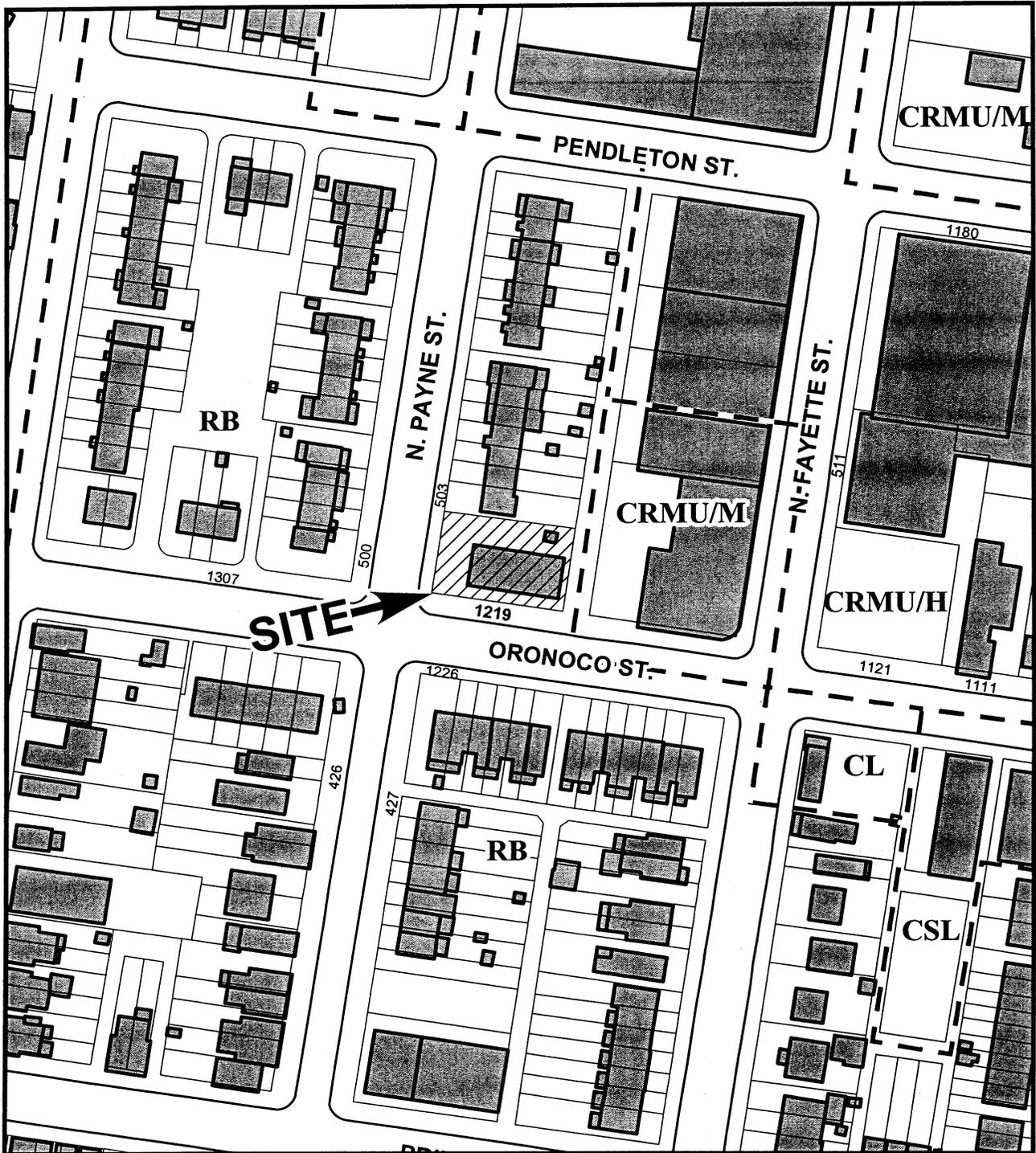
Speakers:

Duncan Blair, applicant's attorney, spoke in support of the application, stating that the applicant agreed with staff's recommended conditions, including the conditions regarding architecture and landscaping that staff recommended in the February 1 memorandum. However, he asked that staff's original condition #1 be deleted to give the property owner greater flexibility. He said that the proposed building renovations would benefit the neighborhood and that no new dwelling units are being proposed. He also noted that if additional parking is needed in the neighborhood, Payne Street, south of Oronoco, could be widened to allow parking on both sides of the street.

Joy Williams, 504 North Payne Street, spoke against the application, stating that parking is very limited and that the proposed development will make the situation worse, particularly for elderly residents.

Jason Guokas, 1226 Oronoco Street, spoke regarding the application. He said that the neighborhood supports the renovation of the building, but he believes that there must be a better solution for parking. He said that the applicant's parking study indicated that most of the available on-street parking is more than a block away, but that at night most people would not be comfortable with walking that far.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in Section III of this report.



SUP #2004-0101

02/01/05



I. DISCUSSION

REQUEST

The applicant, 1219 Oronoco, L.L.C., by John E. Cole, requests a special use permit for a parking reduction at 1219 Oronoco Street.

SITE DESCRIPTION

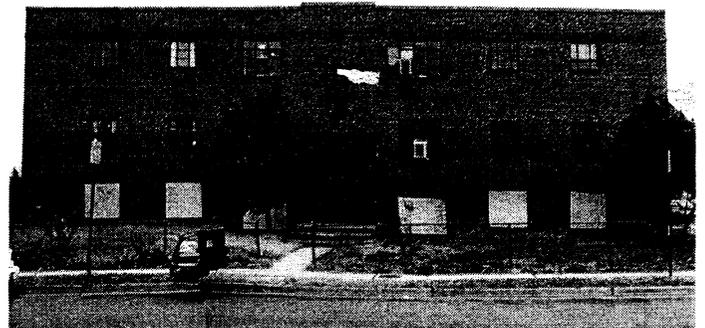
The subject property is a single lot of record with approximately 107 feet of frontage on Oronoco Street, 69 feet of frontage on Payne Street, and a total lot area of 7,363 square feet. The site is developed with a three-story apartment building. The building contains 11 one-bedroom apartments and has been vacant for about one year. No parking is provided on the site. Surrounding uses are predominantly residential, with a mix of service and warehouse uses to the east.



Site Aerial

PROPOSAL DESCRIPTION

The applicant proposes to renovate the existing building and bring it into conformance with the current Uniform Statewide Building Code. The applicant intends to renovate the existing eleven one-bedroom units. The cost of the improvements will exceed 33⅓% of the value of the building. Under Section 8-200(F) of the Zoning Ordinance, this constitutes a “significant alteration,” and the development must therefore comply with current parking standards.



Oronoco Street Elevation

The building was constructed in 1950 and was developed without on-site parking. The zoning ordinance currently requires 1.3 parking spaces per 1-bedroom unit, or a total of 15 parking spaces for the site. Therefore, the applicant is requesting a parking reduction from 15 parking spaces to zero.

The applicant is still finalizing plans for the renovation, but at a minimum the improvements will include total refurbishment of all of the units, including new windows, appliances, bathroom and kitchen fixtures, and floor and wall treatments; landscaping; cosmetic improvements to the exterior of the building; removal of the existing fence; and a new trash enclosure. The individual units will be sold as condominiums.

ZONING

The subject property is located in the RB/Townhouse zone. This zone generally does not permit multiple-family dwellings. However, the zone does provide an exemption for properties which were zoned RB prior to February 27, 1973, and which contained a multiple-family dwelling prior to March 28, 1978. The existing building qualifies under this exemption since it was constructed in 1950.

MASTER PLAN

The proposed use is consistent with the Braddock Road Metro Station Small Area Plan chapter of the Master Plan, which designates the property for preservation and as a residential use.

II. STAFF ANALYSIS

Staff does not readily support parking reduction requests, particularly in neighborhoods where on-street parking availability is limited. However, this particular application has merit and a parking reduction is justified. The building was constructed without parking and the most likely development alternative, if the parking reduction is not granted, is that the scope of building improvements would be reduced but the building would still contain 11 units. Granting the parking reduction not only allows the developer to make all of the improvements necessary to bring the building up to current standards, but also allows the City to work with the applicant to provide further enhancements that might not be made under a simple building permit.

DEVELOPMENT ALTERNATIVES

The property at present is vacant and boarded and detracts from the surrounding neighborhood. The applicant is proposing to upgrade the building, but the cost of needed repairs and renovations would exceed 33 $\frac{1}{3}$ % of the market value of the property. As a result, the improvement triggers a requirement that the property must be brought into full compliance with parking requirements. The property has 11 one-bedroom units, requiring the provision of 15 parking spaces. Fifteen parking spaces is more than can be accommodated on the property. Five options exist for the property:

1. *Reduce Scope of Improvements.* The applicant could reduce the scope of the improvements such that the cost does not exceed 33 $\frac{1}{3}$ % of the value of the property. This would allow the improvements without triggering the parking requirement. However, this would not be in the best interest of the applicant, the neighborhood, or the City, as it would leave the property in a less-than-optimal condition and would avoid providing parking only via technical means. Additionally, it would accomplish nothing, as the property would still be comprised of the same number of dwelling units and bedrooms, yet would provide no off-street parking.
2. *Bring the Existing Building into Conformance.* The applicant has the option of bringing the property into conformance with the parking requirements by constructing parking on-site and reducing the number of units in the building in accordance with the parking provided. However, due to the existing configuration of the property and the requirement that parking spaces not back into the street, the maximum number of conforming parking spaces that could be created on the site is three. This would allow only 2 one-bedroom units or 1 unit with two or more bedrooms. Neither option would be an economically viable conversion from 11 units, and the applicant would instead select Option 1 above.
3. *Redevelop the Property.* The applicant could demolish the existing building and redevelop the site in conformance with the standards of the RB zone. However, due to the shape of the lot and the required lot area, lot width, and setbacks, only two townhouse units could be constructed. It would not be economically viable for the applicant to undertake the cost of demolishing the existing building and constructing a new building while reducing the number

of dwelling units from 11 to 2. Therefore, the applicant would not pursue this option and would instead select Option 1 above.

4. *Provide the Parking Off-Site.* The zoning ordinance allows required parking to be provided off-site. However, the ordinance also specifies that off-site parking for multiple-family dwellings must be located on an adjoining property, across a local street, or across an alley. All such lots are already developed, so constructing the parking off-site would require the demolition of existing buildings. Not only would this likely make the undertaking financially infeasible, but doing so to the west, south, or east would result in a parking lot on a corner lot, an aesthetically undesirable alternative. Additionally, providing the parking to the north, west, or south would mean the demolition of the end unit of a row of townhouses, thereby detracting from the neighborhood. This option is not only economically unviable, but is also undesirable for the neighborhood.
5. *Request a Parking Reduction.* The most viable option for the applicant is to complete all of the improvements that are needed on the site and to request a parking reduction. While reducing the parking requirement for the property is not ideal, none of the alternatives for providing the required parking is economically viable. Denial of the parking reduction would leave the applicant with a single option – to limit building improvements to those which can be completed without exceeding 33 $\frac{1}{3}$ % of the value of the property. This would result in a less desirable building for the applicant, the future tenants, and for the neighborhood, yet would have the same parking impact as a fully remodeled building. Approving a parking reduction is the most desirable of the economically viable alternatives.

PARKING ANALYSIS

The applicant commissioned a study of on-street parking availability in the area, which was performed by Gorove-Slade. This study evaluated the availability of parking within two blocks of the site, surveying the area from Thursday, December 2, 2004, through Sunday, December 5. The site was surveyed between 4:00 p.m. and 8:00 p.m. on Thursday and Friday, between 11:00 a.m. and 8:00 p.m. on Saturday, and between 11:00 a.m. and 3:00 p.m. on Sunday.

The study found that Thursday has an average of 133 vacant on-street parking spaces within two blocks of the site (47% of total on-street parking), Friday has an average of 119 vacant spaces (42%), Saturday an average of 102 (36%), and Sunday an average of 103 (37%). During the study period, the minimum number of vacant spaces at any given time was 76 (27%). However, parking was not quite as readily available close to the site - on Payne Street one count yielded no vacant spaces and two counts yielded only one vacant space, and counts on Oronoco Street yielded as few as 7 vacant spaces. The study concluded that adequate on-street parking exists within a two-block radius to accommodate vehicles from the building's 11 units, although there may be times when parking is not available within one block of the building. Staff's observations of the area are consistent with the findings of the report - at times there may not be adequate parking available in the immediate vicinity of the site to accommodate an additional 11 units, but adequate parking does exist within easy walking distance.

The project's impact on on-street parking should be lessened by two factors – the small size of the units, and the site's proximity to public transit. The units range in size from approximately 490 to 530 square feet, a size which will likely be most attractive to one-person households. Additionally, the site is only 3 blocks from the Braddock Road Metro, with a "door to gate" distance of approximately 1,660 feet, or slightly less than a third of a mile. The site is also 8 blocks, or approximately 3,000 feet, from the new entry that is slated to be constructed at the west end of the King Street Metro platform. The site has even easier access to the bus system, with Dash 4 and Metro 10A,B,C,D,&E one block away on Pendleton Street, and Dash 3 one block away on West Street. Washington Street is 6 blocks, or approximately 1,800 feet, from the site and offers Dash 8 and Metro 9A,E, 29K,N, 11Y,P, and 107.

In order to encourage residents of the development to use alternative modes of transportation, staff recommends the following conditions:

1. *Transit fare subsidies.* Staff recommends a series of conditions requiring a transportation management plan approach for this small residential development. Specifically, staff recommends that the applicant establish a transit fund that provides at least 50% of one monthly Metrorail fare pass every month for each unit, that each unit in the building be given a 50% subsidy on a monthly transit fare pass if they request it, and that any remaining monies in the fund be granted to the City to be used to promote transit generally. The conditions will be subject to enforcement and annual reporting as with a TMP. Finally, the language regarding the availability of the subsidies is required to be included in all lease or condominium documents.
2. *Bike racks.* Staff recommends that the applicant install a bike rack on the site, providing incentive and opportunity for an alternative means of travel.

COMMUNITY OUTREACH

Staff contacted the president of the Inner City Civic Association, as well as other neighborhood activists, to inform them of the parking reduction request. Additionally, a community meeting was held on January 19, 2005 to solicit community input regarding the request. Generally, the neighbors are supportive of the proposed building renovations. However, one neighbor did note that the neighborhood presently has parking and traffic problems, and expressed a concern that the renovations and conversion to condominiums would result in an increase in car ownership among the building's occupants. Many residents also mentioned past problems with criminal activity on the site, and it was suggested that site lighting be improved to help address this issue.

STAFF RECOMMENDATION

Staff recommends approval of the parking reduction subject to the suggested conditions. Included in the recommendation is a condition that site lighting be provided to address security concerns that have been expressed by neighboring residents.

III. RECOMMENDED CONDITIONS

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

1. **CONDITION DELETED BY THE PLANNING COMMISSION:** ~~The special use permit shall be granted only to the applicant, to any business or entity in which the applicant has a controlling interest, or to the owners of the units once individual units are sold. (P&Z) (PC)~~
2. The maximum number of residential units shall be limited to eleven. (P&Z)
3. The applicant shall contact the Crime Prevention Unit of Alexandria Police Department regarding a security survey for the building. This is to be completed prior to the renovations commencing. (Police)
4. The applicant shall submit a site lighting plan to address site security issues, to the satisfaction of the Director of Planning and Zoning. (P&Z)
5. The applicant shall establish a transit fund to be administered by the condominium association. The transit fund shall offer each dwelling unit a monthly transit fare subsidy equal to at least 50% of one monthly Metrorail fare pass. Discounted transit fare media shall be provided to residents of the project on request on a monthly basis. The availability of this fare media discount will be prominently advertised.

The applicant shall establish an initial transit fund of \$600 per dwelling unit, payable with the issuance of the initial Certificate of Occupancy. Payment thereafter (to commence one year after the initial CO is issued) shall be \$50.00 per unit per month. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation for the previous year, unless a waiver is obtained by the Director of Transportation and Environmental Services. Payment shall be the responsibility of the developer until such time as this responsibility is transferred by lease or other legal arrangement to the owners of the condominiums. The transit account shall be used exclusively for approved activities; modifications to approved transit account activities shall be permitted upon approval by the Director of Planning and Zoning, provided that any changes are consistent with the goals of the transit account. Approved transit account activities are as follows:

- a. Discounting the cost of bus and transit fare media for residents. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 50%.
- b. Marketing activities, including advertising, promotional events, etc.
- c. Membership and application fees for carshare vehicles.

The transit account shall also be subject to the following:

- d. The transit account program shall provide that subsidies shall be available to all residents, including both owner-occupants and tenants of rental units.
 - e. Information about all transit account activities shall be distributed and displayed to residents, including transit schedules, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within the building. (T&ES) (P&Z)
6. The applicant will provide annual transit account reports to the Office of Transit Services and Programs. These reports will provide a summary of the discounts on fare media issued to residents. The first report will be due one year following the issuance of the first certificate of occupancy. The Director of T&ES shall determine whether any unencumbered funds remaining in the transit account at the end of each reporting year should be reprogrammed for transit activities during the ensuing year or should be paid to the City for use in transit support activities which benefit the site. (T&ES) (P&Z)
 7. The applicant shall prepare, as part of its leasing and/or sales agreements, appropriate language to inform tenants/owners that the transit account requires the owner or owners of the property to provide transit fare subsidies for each apartment unit. Such language shall be reviewed and approved by the City Attorney's office prior to its use in any lease/purchase agreements. (T&ES) (P&Z)
 8. The applicant shall provide a screened enclosure to the north of the building for all outdoor refuse and recycling containers, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
 9. The applicant shall fund the purchase and installation of one bike rack to be located on-site, to the satisfaction of the Directors of Planning and Zoning. (P&Z)
 10. It is recommended that the existing overhead utilities be placed underground. (T&ES)
 11. The applicant shall repair, to the satisfaction of T&ES, the concrete apron that leads into the alley immediately east of the building. (T&ES)
 12. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions; or (c) the Director has determined that there are

problems with the operation of the use and that new or revised conditions are needed.
(P&Z)

13. **CONDITION ADDED BY THE PLANNING COMMISSION:** The applicant shall provide a landscape plan, to the satisfaction of the Director of Planning and Zoning, that shall include at a minimum the following:
 - a. Six to eight street trees.
 - b. Six to eight ornamental trees.
 - c. 40-50 shrubs and foundation plantings.
 - d. Eight to ten evergreen trees and/or shrubs to provide screening along the north property line.
 - e. Removal of all existing fencing. Any new fencing which is provided shall be limited to 3.5 ft. tall open decorative metal fencing. (P&Z) (PC)

14. **CONDITION ADDED BY THE PLANNING COMMISSION:** All exterior changes to the building, including the refurbishment of all entrances, shall be of high quality materials and shall be designed to the satisfaction of the Director of Planning and Zoning. (P&Z) (PC)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
David Sundland, Urban Planner III.

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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES recommends that the applicant submit a Parking Impact Assessment that provides information on the availability of on and off street parking for the proposed use.
- F-2 Although T&ES has concerns regarding the optimistic parking assessment produced by Gorove/Slade Associates, staff believes that the neighborhood streets have the ability to absorb the additional parking demand, and have no objection to the request for a parking reduction for the proposed rehab of the residential building.
- R-1 It is recommended that the existing overhead utilities be placed underground.
- R-2 The applicant shall repair, to the satisfaction of T&ES, the concrete apron that leads into the alley immediately east of the building.
- C-1 Change in point of attachment or removal of existing overhead utility service, will require undergrounding or variance.

Code Enforcement:

- F-1 The number of dwelling units within the structure fall below the number required for handicap accessibility. However, should additional buildings fall under the same ownership, the aggregate total of all dwelling units may cause the applicant to conform to the provisions of Chapter 11 of the USBC concerning handicap accessibility.

Based upon the preliminary information provided, the percent of work / dwelling units involving the renovation of the structure does not appear to require the building to comply with the provisions of Chapter 11 of the USBC concerning handicap accessibility. As such, neither a handicap parking space nor other handicap requirements of the USBC shall be required.

Health Department:

No comments.

Police Department:

No comments.

APPLICATION for SPECIAL USE PERMIT # 2004-0101

[must use black ink or type]

PROPERTY LOCATION: 1219 Oronoco Street

TAX MAP REFERENCE: 064.01-02-11

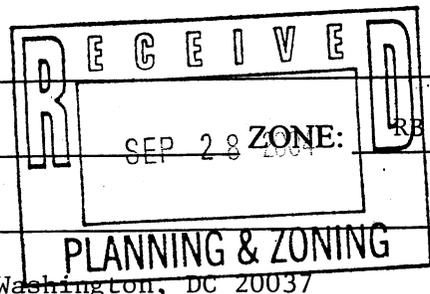
APPLICANT Name: 1219 Oronoco, LLC

Address: 2128 O Street, NW, Washington, DC 20037

PROPERTY OWNER Name: 1219 Oronoco, LLC

Address: 2128 O Street, NW, Washington, DC 20037

PROPOSED USE: Parking reduction special use permit pursuant to
Sec. 8-100(A)(4) of the Alexandria Zoning 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.

John E. Cole
Cole & Denny Incorporated
Print Name of Applicant or Agent

Signature

333 N. Fairfax St.
Mailing/Street Address

(703) 684-5994 (703) 548-0975
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

28 September 2004
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.

1219 Oronoco, LLC is a Virginia limited partnership that is 100% owned

by Benten Investors Management, LLC, which is 100% owned by Richard A.

Pettibone.

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.

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)

Narrative

The existing building is a vacant, three-level, 11-unit apartment building that was built in 1950. Each dwelling unit contains only one bedroom. The building is within easy walking distance of the Braddock Road Metro station.

The Applicant purchased the vacant building in January 2004 and plans to remodel and enhance the property to bring it up to current market standards for multi-family residences. The blighted building will be upgraded to the required standards of the current Uniform Statewide Building Code without increase in the number of dwelling units or bedrooms beyond the current count.

Pursuant to Section 8-200 (F) of the Alexandria Zoning Code, the cost of the alterations will exceed 33 1/3% of the market value of the building and, thus, the requirement to provide off-street parking will be invoked. Since there is no change in the use, no intensification of use and no space available for on-site parking, the Applicant requests a Special Use Permit allowing reduction of the off-street parking requirement.

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: Parking reduction special use permit
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).
- Eleven (11) one-bedroom, single family dwellings
- 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: |
|-----------------------|-----------------------|
| <u>Not Applicable</u> | <u>Not Applicable</u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
| <u> </u> | <u> </u> |
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?

Not Applicable

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

Not Applicable

C. How often will trash be collected?

Not Applicable

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. Not Applicable

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. Not Applicable

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Not Applicable

ALCOHOL SALES

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

Yes. No. Not Applicable

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?

15 spaces (1.3 spaces per dwelling unit)

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

0 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

0 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? Not Applicable

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

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

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

Not Applicable

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

Not Applicable

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Not Applicable

SITE CHARACTERISTICS Not Applicable

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

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

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

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

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

The 11-unit multi-family structure at 1219 Oronoco Street was built in 1950, predating the requirement for residential parking. Thus, no on-site parking was provided at the time of construction. There is no space available on the site for parking.

Per Section 8-200 (F) of the Alexandria Zoning Code, the significant alterations that are required to bring this vacant, blighted building up to habitable condition require the Applicant to provide off-street or off-site parking, which he is unable to do since neither is available.

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

Parking reduction is justified because:

- a. The site was fully developed by 1950, and, thus, grandfathered for residential parking;
- b. The Applicant is committed to bringing the 54-year old, vacant building up to contemporary, residential market condition and increasing the residential housing stock;
- c. Sufficient on-street parking is available for residents and protected by the City's residential parking zone system and the building is within walking distance of the Braddock Road Metro station.

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

It is not feasible to provide the required parking because:

- a. The site was fully developed by 1950 before residential parking was required and, thus, no land is available on-site for parking; and
- b. There is no off-site parking available in the neighborhood.

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

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

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

SUP 2007-0101

PARKING MANAGEMENT PLAN for 1219 Oronoco Street

Location & Number of Spaces

No on-site or off-site parking is available to this location.

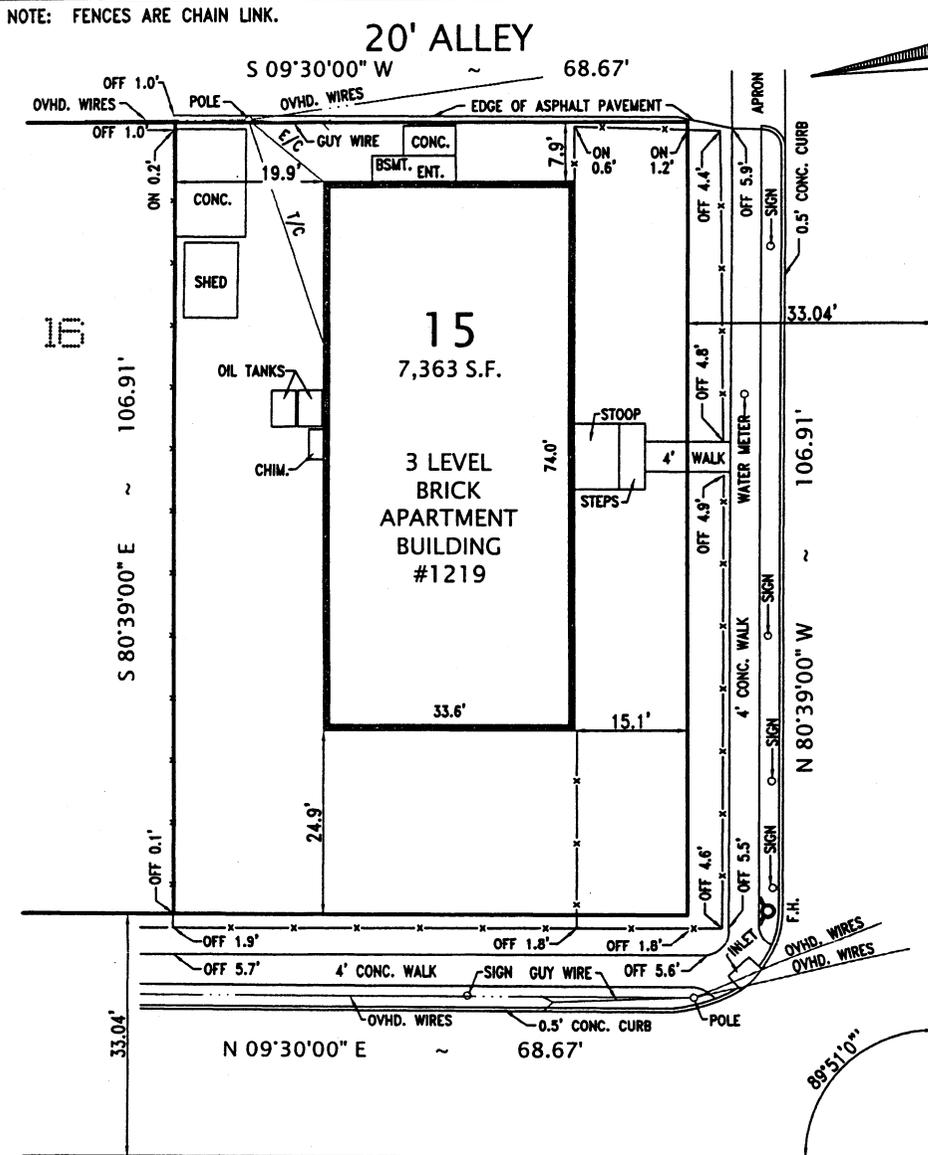
Availability of on-street parking

Controlled, residential on-street parking is available adjacent to the site (a corner lot with 170 linear feet of frontage) and in the surrounding neighborhood.

Mitigation of negative effects

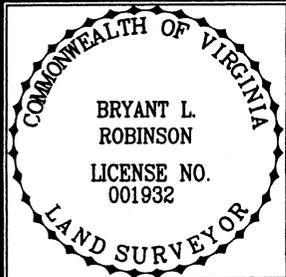
Since the number of dwelling units and bed rooms will not increase, we expect no additional parking load beyond that which the building has experienced since its construction in 1950. Thus, there will not be any negative impact on the surrounding area.

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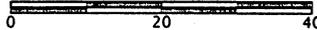


MONUMENT LINE
NORTH PAYNE STREET

PLAT
SHOWING BUILDING LOCATION ON
LOT 15, OF THE SQUARE BOUNDED BY
**PENDLETON, ORONOCO, FAYETTE
AND PAYNE STREETS**
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MAY 19, 2004



GRAPHIC SCALE



PLAT SUBJECT TO RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED.

REQUESTED BY:

MR. CARL ANDREEN

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A TRANSIT TAPE
SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO VISIBLE ENCROACHMENTS.

Bryant L. Robinson
BRYANT L. ROBINSON, L.S.

**ALEXANDRIA SURVEYS
INTERNATIONAL, LLC**

6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



MEMORANDUM

TO: Jeffrey Farner City of Alexandria

CC: Richard Pettibone 1219 Oronoco St. LLC.
Duncan Blair Land, Clark, Carroll, Mendelson & Blair, P.C.

FROM: Chad Baird Gorove/Slade Associates, Inc.
Caleb Smith C.E.T. Gorove/Slade Associates, Inc.
Christopher Tacinelli, P.E. Gorove/Slade Associates, Inc.

DATE: January 12, 2005

SUBJECT: On-Street Parking Analysis – 1219 Oronoco Street
Alexandria, Virginia

Introduction

The purpose of this memorandum is to review the on street parking within the vicinity of the proposed Oronoco Street Residential development located at 1219 Oronoco Street in the City of Alexandria, Virginia. The site is located along the north side of Oronoco Street between N. Fayette Street and N. Payne Street. This document outlines the available on-street parking within a two-block radius of the proposed development. Other sites in the area were taken into consideration when providing the conclusions of the study.

Analysis

There are five basic areas of concern associated with on-street parking availability within the vicinity of the site. The following areas of concern were evaluated to show the availability of parking on the adjoining streets and how this parking will accommodate future parking for the proposed development:

- Show an inventory of all on-street parking spaces within a two-block radius of the proposed site.

A comprehensive inventory of available parking spaces within the two-block area is shown on **Figure 1** and is attached to the back of this memorandum.

- Show an inventory of the available on-street parking.

The on-street parking supply within a two-block radius of the site was collected for four consecutive days from a Thursday to a Sunday. The hours of the survey are listed by date below:

- Thursday, December 2, 2004 4:00pm – 8:00pm
- Friday, December 3, 2004 4:00pm – 8:00pm
- Saturday, December 4, 2004 11:00am - 8:00pm
- Sunday, December 5, 2004 11:00am – 3:00pm

MEMORANDUM

On-Street Parking Analysis – 1219 Oronoco Street

January 12, 2005

Page 2

The survey was performed during these hours to include both the commercial and residential uses on the surrounding streets, and it would be the time of day that the parking would be most used by future residents. **Tables 1 – 6** display the available parking inventory by restriction for each of the dates and times collected. All tables are attached to the back of this memorandum.

- Display all parking time availability and parking limitations within a two-block radius of the site.

The times available for on-street parking as well as the parking restrictions within a two-block area of the proposed development are shown on **Figure 1** and is attached the back of this memorandum.

- Show all residential, commercial, and church uses within a two-block radius of the propose site.

The residential, commercial, and municipal uses within a two-block radius of the site are shown on **Figure 2** and is attached the back of this memorandum.

- Display circulation patterns for all streets within a two-block radius of the proposed site

The roadway circulation pattern within a two-block radius of the site is shown on **Figure 3** and is attached the back of this memorandum.

Conclusions

This analysis has evaluated the availability of parking surrounding the 1219 Oronoco Street site. The analysis focused on conditions during the evening hours of Thursday, December 2, Friday, December 3, all day Saturday, and mid-afternoon Sunday, December 5, 2004. The following summarizes the conclusions of our study.

1. As the analysis shows, at all times over four days (two weekdays and two weekend days) there is significant available parking for the 1219 Oronoco Street Site.
2. The attached tables 7,8, & 9 provide a summary of the available parking spaces within a two-block radius of the site.
3. Thursday has an average of 149 occupied spaces (53% occupancy). Of the total spaces, an average of 87 parked vehicles (31%) displayed a residential parking permit while an average of 62 vehicles (22%) did not. Thursday has an average of **133 vacant** on-street parking spaces (47% available).
4. Friday has an average of 163 occupied spaces (58% occupancy). Of the total spaces, an average of 98 parked vehicles (35%) displayed a residential parking permit while an average of 65 vehicles (23%) did not. Friday has an average of **119 vacant** on-street parking spaces (42% available)

MEMORANDUM

On-Street Parking Analysis – 1219 Oronoco Street

January 12, 2005

Page 3

5. Saturday has an average of 180 occupied spaces (64% occupancy). Of the total spaces, an average of 102 parked vehicles (36%) displayed a residential parking permit while an average of 78 vehicles (28%) did not. Saturday has an average of **102 vacant** on-street parking spaces (36% available).

6. Sunday has an average of 179 occupied spaces (63% occupancy). Of the total spaces, an average of 102 parked vehicles (36%) displayed a residential parking permit while an average of 77 vehicles (27%) did not. Sunday has an average of **103 vacant** on-street parking spaces (37% available).

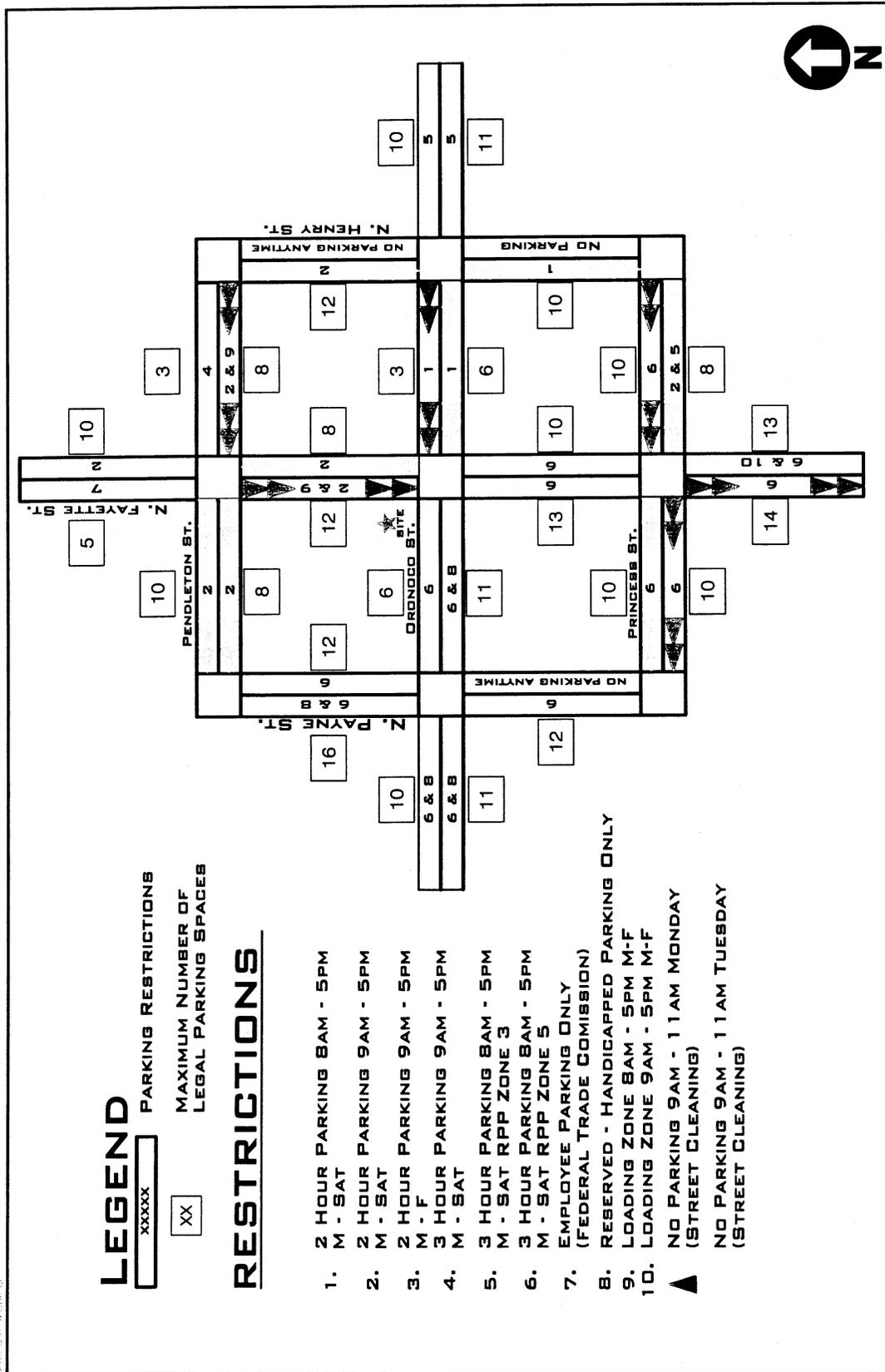


Figure 1
On-Street Parking Supply Inventory

DATE LAST MODIFIED:

View Number

25



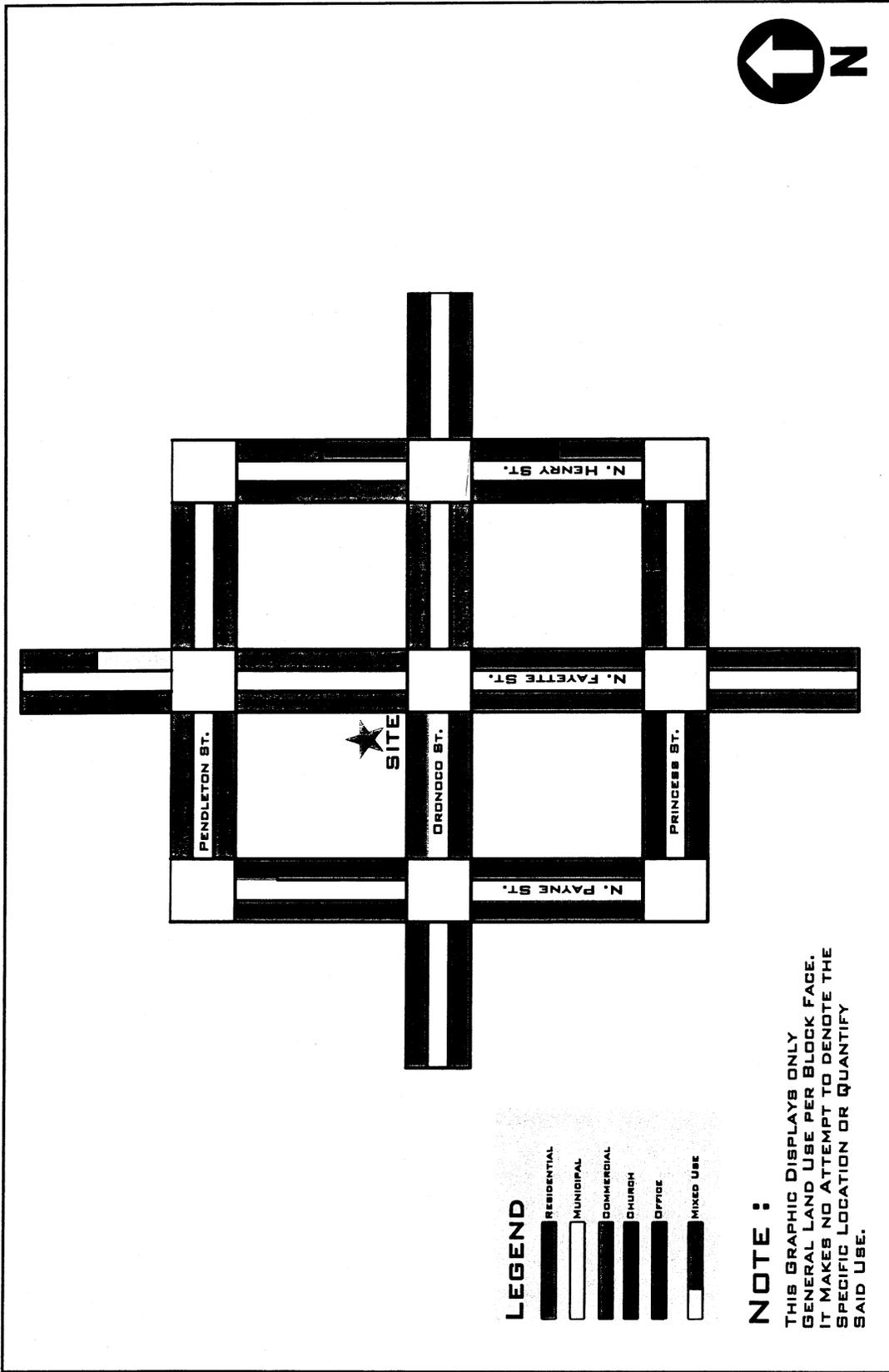
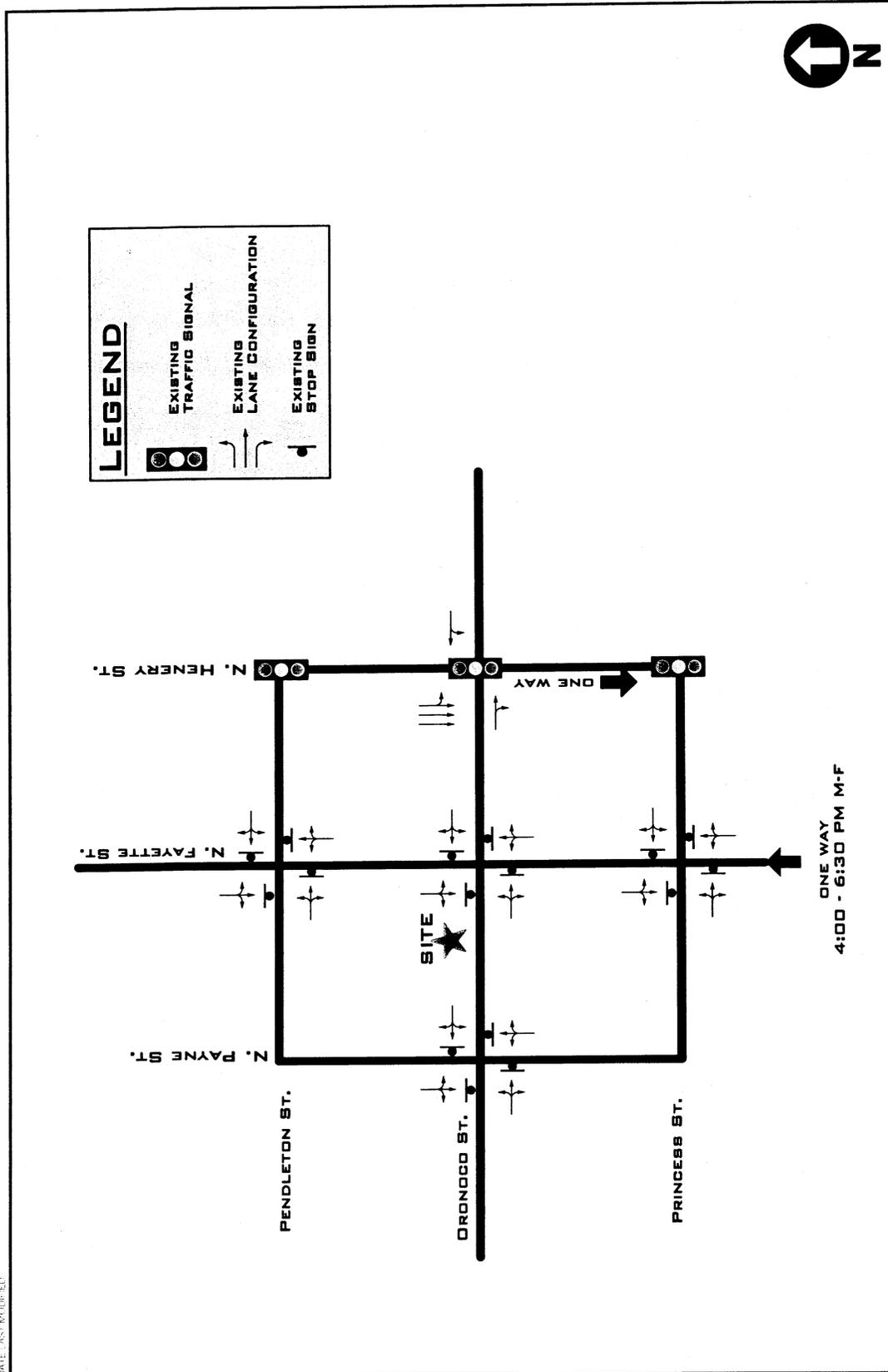


Figure 2
General Land-Use Diagram



DATE LAST MODIFIED

View Number



Figure 3
Existing Lane Configurations & Traffic Control Devices

**1219 Oronoco Street
On-Street Parking Utilization Assessment**

TABLE 3

Princess Street

Parking Restrictions	# Spaces
2 Hr. Parking - 8am - 5pm M-Sat	3
3 Hr. Parking - 8am - 5pm M-Sat RPP Zone 5	35
TOTAL:	38

	11:00AM - 12:00PM		12:00PM - 1:00PM		1:00PM - 2:00PM		2:00PM - 3:00PM		3:00PM - 4:00PM		4:00PM - 5:00PM		5:00PM - 6:00PM		6:00PM - 7:00PM		7:00PM - 8:00PM															
	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT														
THURSDAY	10	28	9	30	1	40	10	24	1	35	9	22	1	32	11	18	1	30	12	15	0	27	12	11	0	23	13	7	0	20		
FRIDAY	15	18	1	34	13	24	1	38	13	24	1	38	15	19	0	34	11	14	0	25	11	14	0	25	12	12	0	24	9	17	0	28
SATURDAY	10	28	9	30	1	40	10	24	1	35	9	22	1	32	11	18	1	30	12	15	0	27	12	11	0	23	13	7	0	20		
SUNDAY	15	18	1	34	13	24	1	38	13	24	1	38	15	19	0	34	11	14	0	25	11	14	0	25	12	12	0	24	9	17	0	28

Residential Permits Vs. Total Occupancy

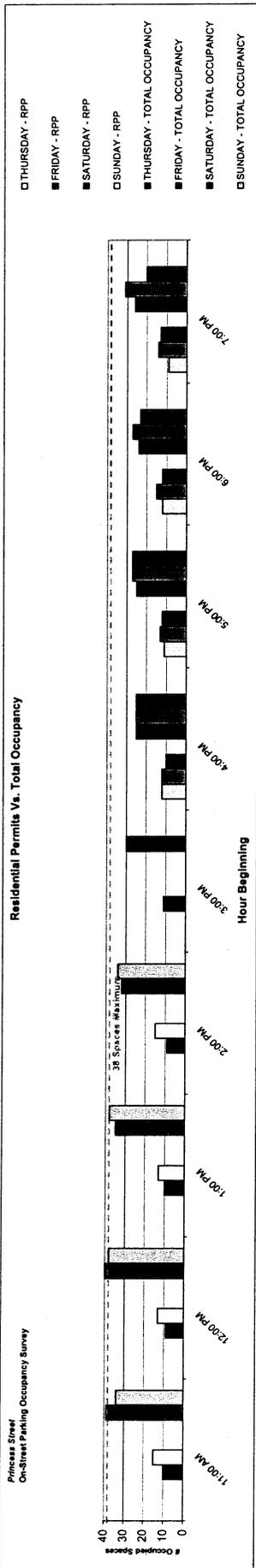


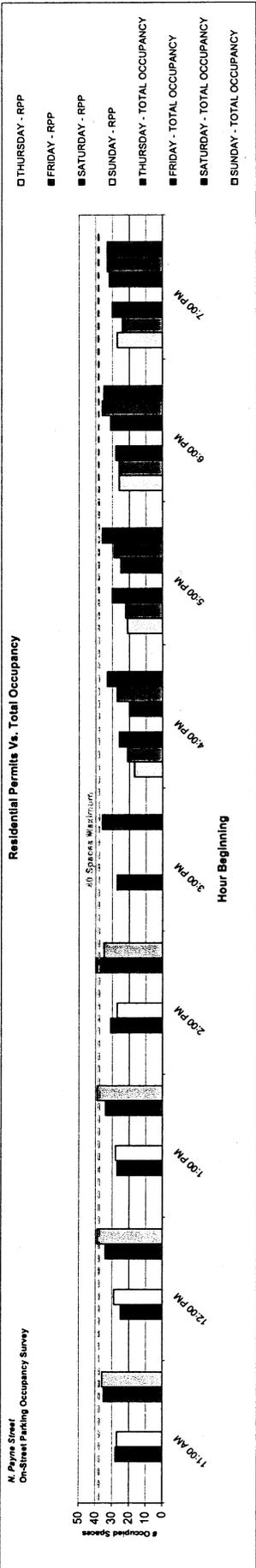
TABLE 4

M. Payne Street

Parking Restrictions	# Spaces
3 Hr. Parking - 8am - 5pm M-Sat RPP Zone 5	39
Reserved - Handicapped Parking	1
TOTAL:	40

	11:00AM - 12:00PM		12:00PM - 1:00PM		1:00PM - 2:00PM		2:00PM - 3:00PM		3:00PM - 4:00PM		4:00PM - 5:00PM		5:00PM - 6:00PM		6:00PM - 7:00PM		7:00PM - 8:00PM															
	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT	RPP	TOT														
THURSDAY	27	9	0	36	29	10	0	39	28	11	0	39	27	8	0	35	17	3	0	20	21	4	0	25	26	5	0	31	27	5	0	32
FRIDAY	28	7	0	35	25	8	1	34	27	7	0	34	31	9	0	40	27	9	0	38	26	7	0	33	30	6	0	36	28	7	0	35
SATURDAY	27	9	0	36	29	10	0	39	28	11	0	39	27	8	0	35	17	3	0	20	21	4	0	25	26	5	0	31	27	5	0	32
SUNDAY	28	7	0	35	25	8	1	34	27	7	0	34	31	9	0	40	27	9	0	38	26	7	0	33	30	6	0	36	28	7	0	35

Residential Permits Vs. Total Occupancy



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1219 Oronoco Street
On-Street Parking Utilization Assessment

TABLE 5

N. Fayette Street
Spaces

2 Hr. Parking, 9am - 5pm M-Sat	29
3 Hr. Parking, 9am - 5pm M-Sat RPP Zone 5	49
Employee Parking Only (Federal Trade Commission)	5
Loading Zone 9am - 5pm M-F	2
TOTAL:	85

11:00AM - 12:00PM		12:00PM - 1:00PM		1:00PM - 2:00PM		2:00PM - 3:00PM		3:00PM - 4:00PM		4:00PM - 5:00PM		5:00PM - 6:00PM		6:00PM - 7:00PM		7:00PM - 8:00PM			
RPP	MON	LL	TOT	RPP	MON	LL	TOT	RPP	MON	LL	TOT	RPP	MON	LL	TOT	RPP	MON	LL	TOT
23	35	0	58	20	36	0	56	21	39	0	60	19	32	0	51	19	31	0	50
22	17	0	39	22	30	0	52	19	32	0	51	21	23	0	44	16	28	0	44
THURSDAY		29		FRIDAY		49		SATURDAY		5		SUNDAY		2		TOTAL		85	

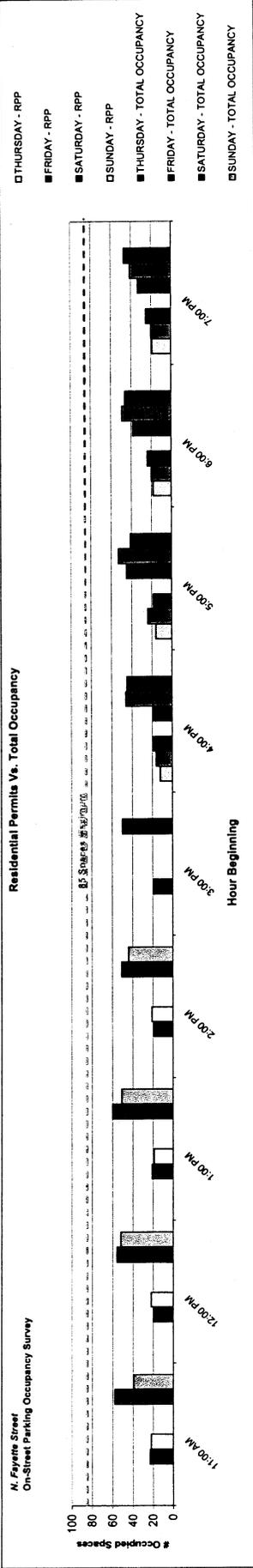
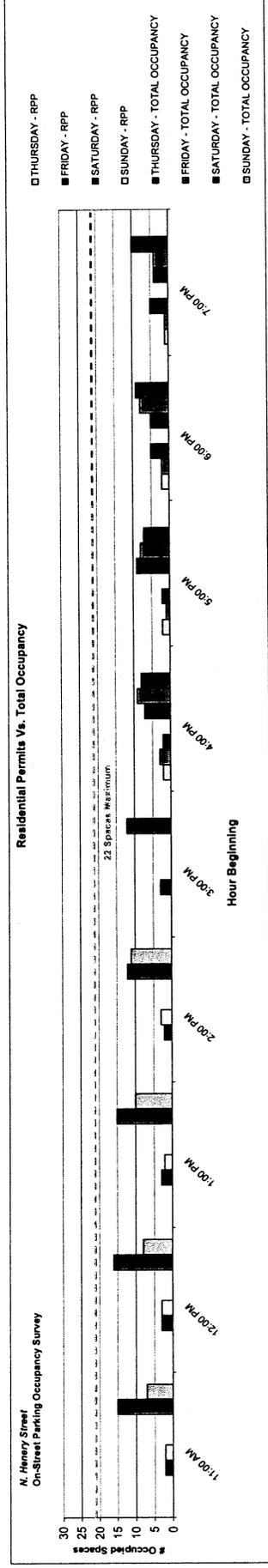


TABLE 6

N. Henry Street
Spaces

2 Hr. Parking, 9am - 5pm M-Sat	22
TOTAL:	22

11:00AM - 12:00PM		12:00PM - 1:00PM		1:00PM - 2:00PM		2:00PM - 3:00PM		3:00PM - 4:00PM		4:00PM - 5:00PM		5:00PM - 6:00PM		6:00PM - 7:00PM		7:00PM - 8:00PM			
RPP	MON	LL	TOT	RPP	MON	LL	TOT	RPP	MON	LL	TOT	RPP	MON	LL	TOT	RPP	MON	LL	TOT
2	13	0	15	3	13	0	16	3	12	0	15	2	10	0	12	3	9	0	12
2	5	0	7	3	5	0	8	2	8	0	10	3	8	0	11	2	6	0	8
THURSDAY		22		FRIDAY		22		SATURDAY		5		SUNDAY		2		TOTAL		22	

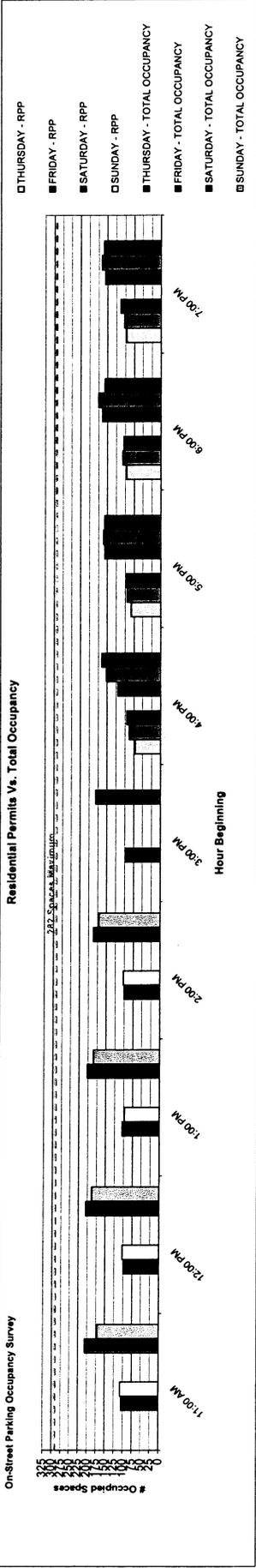


1219 Oronoco Street
On-Street Parking Utilization Assessment

TABLE 7
TOTAL STUDY AREA INVENTORY

Parking Restrictions	# Spaces
2 Hr. Parking - 8am - 5pm M-Sat	87
3 Hr. Parking - 8am - 5pm M-Sat	3
3 Hr. Parking - 8am - 5pm M-Sat RPP Zone 3	21
3 Hr. Parking - 8am - 5pm M-Sat RPP Zone 5	157
Reserved - Handicapped Parking	5
Employee Parking Only (Federal Trade Commission)	5
Loading Zone 8am - 5pm M-F	2
Loading Zone 8am - 5pm M-F	2
TOTAL:	282

	11:00AM - 12:00PM		12:00PM - 1:00PM		1:00PM - 2:00PM		2:00PM - 3:00PM		3:00PM - 4:00PM		4:00PM - 5:00PM		5:00PM - 6:00 PM		6:00PM - 7:00PM		7:00PM - 8:00PM		TOT										
	RPP	LL	RPP	LL	RPP	LL	RPP	LL	RPP	LL	RPP	LL	RPP	LL	RPP	LL	RPP	LL	RPP	LL									
THURSDAY	104	101	208	99	103	204	104	97	202	100	85	186	98	82	181	88	61	152	83	73	157	96	58	164	97	59	0	156	
FRIDAY	107	84	172	102	85	188	98	86	185	102	70	0	472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158
SATURDAY	107	84	172	102	85	188	98	86	185	102	70	0	472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	158



1219 Oronoco Street
On-Street Parking Utilization Assessment

TABLE 8 Total Occupancy Percentages

	11:00AM - 12:00PM						12:00PM - 1:00PM						1:00PM - 2:00PM						2:00PM - 3:00PM						3:00PM - 4:00PM																																															
	OCCUPIED			VACANT			OCCUPIED			VACANT			OCCUPIED			VACANT			OCCUPIED			VACANT			OCCUPIED			VACANT																																												
	RPP	%	NON	%	TOTAL	%	RPP	%	NON	%	TOTAL	%	RPP	%	NON	%	TOTAL	%	RPP	%	NON	%	TOTAL	%	RPP	%	NON	%	TOTAL	%	RPP	%	NON	%	TOTAL	%																																				
THURSDAY	104	37%	103	37%	207	73%	76	27%	89	35%	105	37%	204	72%	78	28%	104	37%	98	35%	104	37%	98	35%	100	35%	66	30%	186	68%	96	34%	181	64%	96	34%																																				
FRIDAY	107	38%	86	29%	173	61%	110	39%	102	36%	86	30%	188	67%	94	33%	98	35%	87	31%	165	66%	97	34%	102	36%	70	25%	172	61%	110	39%	96	34%	110	39%																																				
SATURDAY																																																																								
SUNDAY																																																																								
THURSDAY	72	26%	48	17%	120	43%	162	57%	83	29%	74	26%	157	56%	125	44%	96	34%	68	24%	164	58%	118	42%	97	34%	59	21%	156	55%	126	45%	149	53%	133	47%																																				
FRIDAY	88	31%	64	23%	152	54%	130	46%	94	33%	66	23%	160	57%	122	43%	107	38%	68	24%	175	62%	107	38%	102	36%	64	23%	166	59%	116	41%	163	58%	119	42%																																				
SATURDAY	95	34%	70	25%	165	59%	117	41%	97	34%	60	21%	157	56%	125	44%	104	37%	53	19%	157	56%	125	44%	113	40%	46	16%	159	58%	123	44%	180	64%	102	36%																																				
SUNDAY																																																																								
DAILY AVERAGE																																	97	34%	71	25%	168	60%	114	40%	97	34%	71	25%	168	60%	114	40%	97	34%	71	25%	168	60%	114	40%	97	34%	71	25%	168	60%	114	40%	97	34%	71	25%	168	60%	114	40%

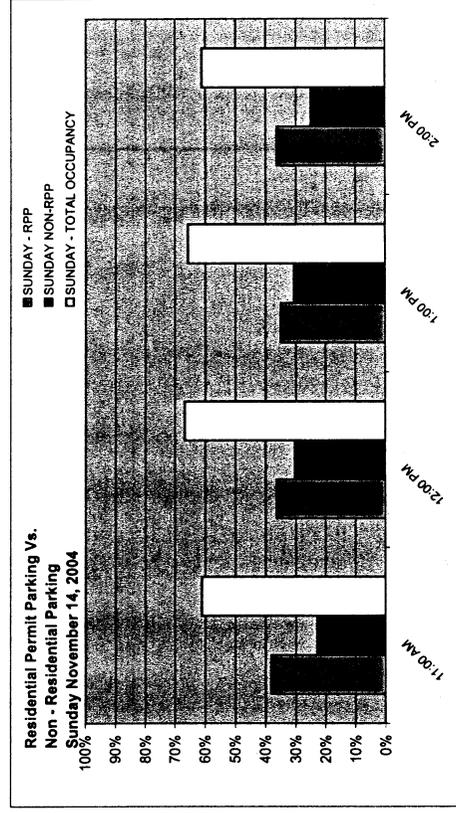
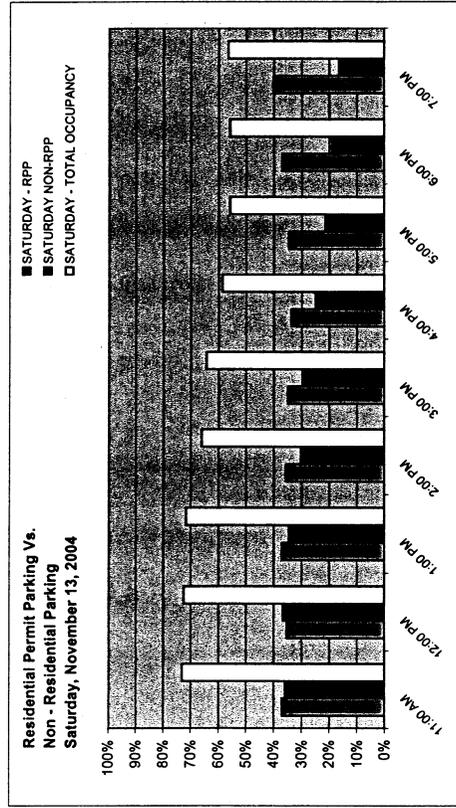
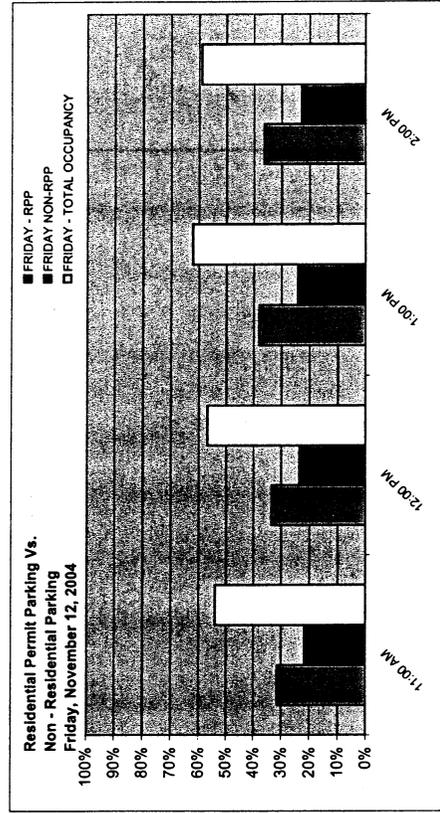
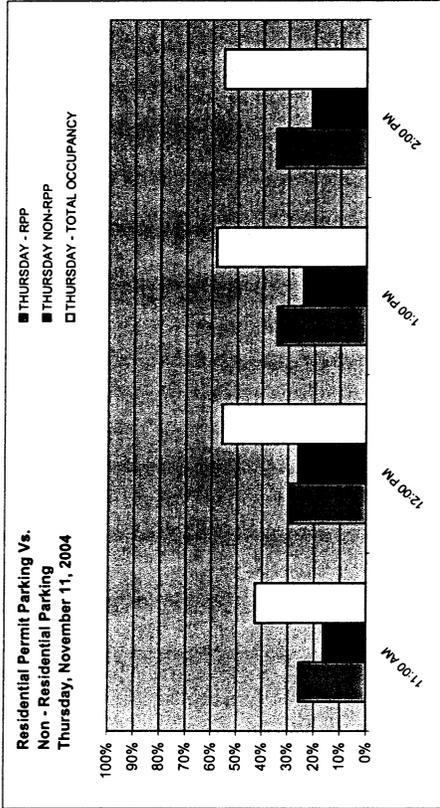
32

1219 Oronoco Street
On-Street Parking Utilization Assessment

TABLE 9 Total Occupancy Percentages

11:00AM - 12:00PM			12:00PM - 1:00PM			1:00PM - 2:00PM			2:00PM - 3:00PM			3:00PM - 4:00PM			4:00PM - 5:00PM			5:00PM - 6:00 PM			6:00PM - 7:00PM			7:00PM - 8:00PM											
RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT	RPP	NON	TOT									
37%	36%	0%	73%	35%	37%	1%	72%	37%	34%	0%	72%	35%	30%	0%	66%	36%	25%	0%	61%	26%	16%	1%	43%	29%	26%	0%	56%	34%	24%	0%	58%	34%	21%	0%	55%
38%	23%	0%	61%	36%	30%	0%	67%	35%	30%	0%	66%	35%	29%	0%	64%	34%	25%	0%	59%	31%	22%	1%	54%	33%	23%	0%	57%	38%	24%	0%	62%	36%	23%	0%	59%

THURSDAY
FRIDAY
SATURDAY
SUNDAY



Gorve / Slade Associates, Inc.
1175 Herndon Parkway - Suite 600 -
Herndon, Virginia, 20170

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 1, 2005

TO: ALEXANDRIA PLANNING COMMISSION

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING *EPF*

SUBJECT: SUP 2004-0101 - ORONOCO PARKING REDUCTION

Subsequent to the distribution of Planning Commission packets, staff met with the attorney that is representing the proposed parking reduction at 1219 Oronoco Street. The purpose of the meeting was to discuss architecture and landscaping in order to ensure that, when redeveloped, the property will complement the surrounding neighborhood. Staff proposed adding two conditions, both of which were agreeable to the applicant. As a result of that meeting, staff is recommending the addition of the two conditions listed below. The applicant has agreed to both conditions.

13. The applicant shall provide a landscape plan, to the satisfaction of the Director of Planning and Zoning, that shall include at a minimum the following:
 - a. Six to eight street trees.
 - b. Six to eight ornamental trees.
 - c. 40-50 shrubs and foundation plantings.
 - d. Eight to ten evergreen trees and/or shrubs to provide screening along the north property line.
 - e. Removal of all existing fencing. Any new fencing which is provided shall be limited to 3.5 ft. tall open decorative metal fencing. (P&Z)

14. All exterior changes to the building, including the refurbishment of all entrances, shall be of high quality materials and shall be designed to the satisfaction of the Director of Planning and Zoning. (P&Z)

Feb 12 City Council
Public Hearing

Docket Item #5 1219 Oronoco St
SUP reduction of parking

Good Morning Mayor, Vice Mayor and Council Members,

My name is Charlotte Landis. I live at 433 N. Patrick St.

I called the City this week to request that this item be removed from the docket so that I and others may again have the opportunity to express our disappointment with the “ how tos ” of planning staff’s communications with my neighbors. Many of us, in my area, experienced the same concerns when we appeared before Council on behalf of the recent Prescott and Monarch development projects. The announcement of the City’s Jan 19th meeting was made at the Inner City Civic Association on Jan 13th. There were 28 members present. I’m not sure how the numbers work out, I’ll let you do the figures, but my guess is that less than 1% of the neighborhood was notified. Given the fact that at the meeting on the 19th only 3 individuals from the neighborhood, ^{attended} one of those being a planning commission member, I think one could say that communications have been and remain poor.

Having said that, my real issue with this SUP at 1219 Oronoco, is that practically it sets precedence for what developers can expect in our neighborhood. There is another development site at 1210 Queen St. Will Planning and Council approve another parking reduction for that property? Given the fact that our neighborhood has not yet realized the increased parking problems that may come with the Prescott and the Monarch, why are

we agreeing to give up 15 more parking places on the street?

I would only hope that council, if they approve this SUP, will use language as such to make the SUP specific and unique.

Thank you for taking the time to listen.

SPEAKER'S FORM

DOCKET ITEM NO. 5

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

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. **NAME:** Duncan W. Blair, Esquire
- 2. **ADDRESS:** 524 King Street, Alexandria, Virginia 22314
TELEPHONE NO. 703 836-1000 **E-MAIL:** dblair@landclark.com
- 3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**
1219 Oronoco, LLC
- 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 three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided 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 legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting 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. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and 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 legislative 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

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker

APPLICATION for SPECIAL USE PERMIT # 2004-0101

[must use black ink or type]

PROPERTY LOCATION: 1219 Oronoco Street

TAX MAP REFERENCE: 064.01-02-11

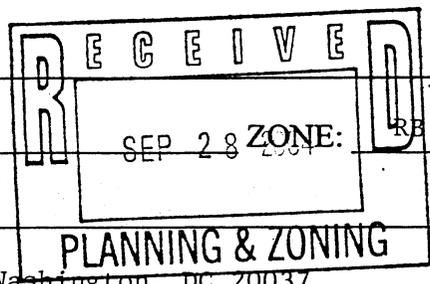
APPLICANT Name: 1219 Oronoco, LLC

Address: 2128 O Street, NW, Washington, DC 20037

PROPERTY OWNER Name: 1219 Oronoco, LLC

Address: 2128 O Street, NW, Washington, DC 20037

PROPOSED USE: Parking reduction special use permit pursuant to
Sec. 8-100(A)(4) of the Alexandria Zoning 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.

John E. Cole
Cole & Denny Incorporated
Print Name of Applicant or Agent

Signature

333 N. Fairfax St.
Mailing/Street Address

(703) 684-5994 (703) 548-0975
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

28 September 2004
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 2/1/2005 RECOMMEND APPROVAL, AS AMENDED 6-1

ACTION - CITY COUNCIL: 2/12/05 CC approved the Planning Commission recommendation 6-0-
(see attached)

1219 ORONOCO STREET
PARKING REDUCTION

Public Hearing and Consideration of a request for special use permit to allow a parking reduction at a residential building; zoned RB/Residential. Applicant: 1219 Oronoco, LLC by Duncan Blair, attorney

PLANNING COMMISSION ACTION: RECOMMEND APPROVAL 6-1

(A copy of Planning Commission report dated February 1, 2005, is on file in the office of the City Clerk and Clerk of Council, marked Exhibit No.1 of Item No. 5, 2/12/05, and is incorporated as part of this record by reference.)

Deputy Director Josephson gave an overview of the proposed project.

The following persons participated in the public hearing on this item:

(a) Charlotte Landis, 433 North Patrick Street, spoke in opposition to the parking reduction.

(b) Duncan W. Blair, 524 King Street, attorney representing the applicant, spoke in favor of the parking reduction.

WHEREUPON, upon motion Vice Mayor Pepper, seconded by Councilman Krupicka and carried unanimously, City Council closed the public hearing. The voting was as follows:

Pepper	"aye"	Gaines	"aye"
Krupicka	"aye"	Macdonald	"aye"
Euille	"aye"	Smedberg	"aye"
	Woodson	"aye"	

WHEREUPON, upon motion Vice Mayor Pepper, seconded by Councilman Krupicka and carried 6-0-1, City Council approved the Planning Commission recommendation with a modification to condition #2 to include the language, "The maximum number of residential units shall be limited to eleven **in the existing building.**" The voting was as follows:

Pepper	"aye"	Gaines	"aye"
Krupicka	"aye"	Macdonald	abstain
Euille	"aye"	Smedberg	"aye"
	Woodson	"aye"	

END OF ACTION CONSENT CALENDAR

ORDINANCES AND RESOLUTIONS