

EXHIBIT NO. 1

3  
5-14-05

Docket Item #4  
SPECIAL USE PERMIT #2005-0019

Planning Commission Meeting  
May 3, 2005

**ISSUE:** Consideration of a request for a special use permit to construct a single family dwelling on a substandard lot and for a parking reduction (tandem parking).

**APPLICANT:** Mark R. Poskaitis  
by Duncan Blair, attorney

**LOCATION:** 29 East Walnut Street

**ZONE:** R-2-5/Residential

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**PLANNING COMMISSION ACTION MAY 3, 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. The motion carried on a vote of 7 to 0.

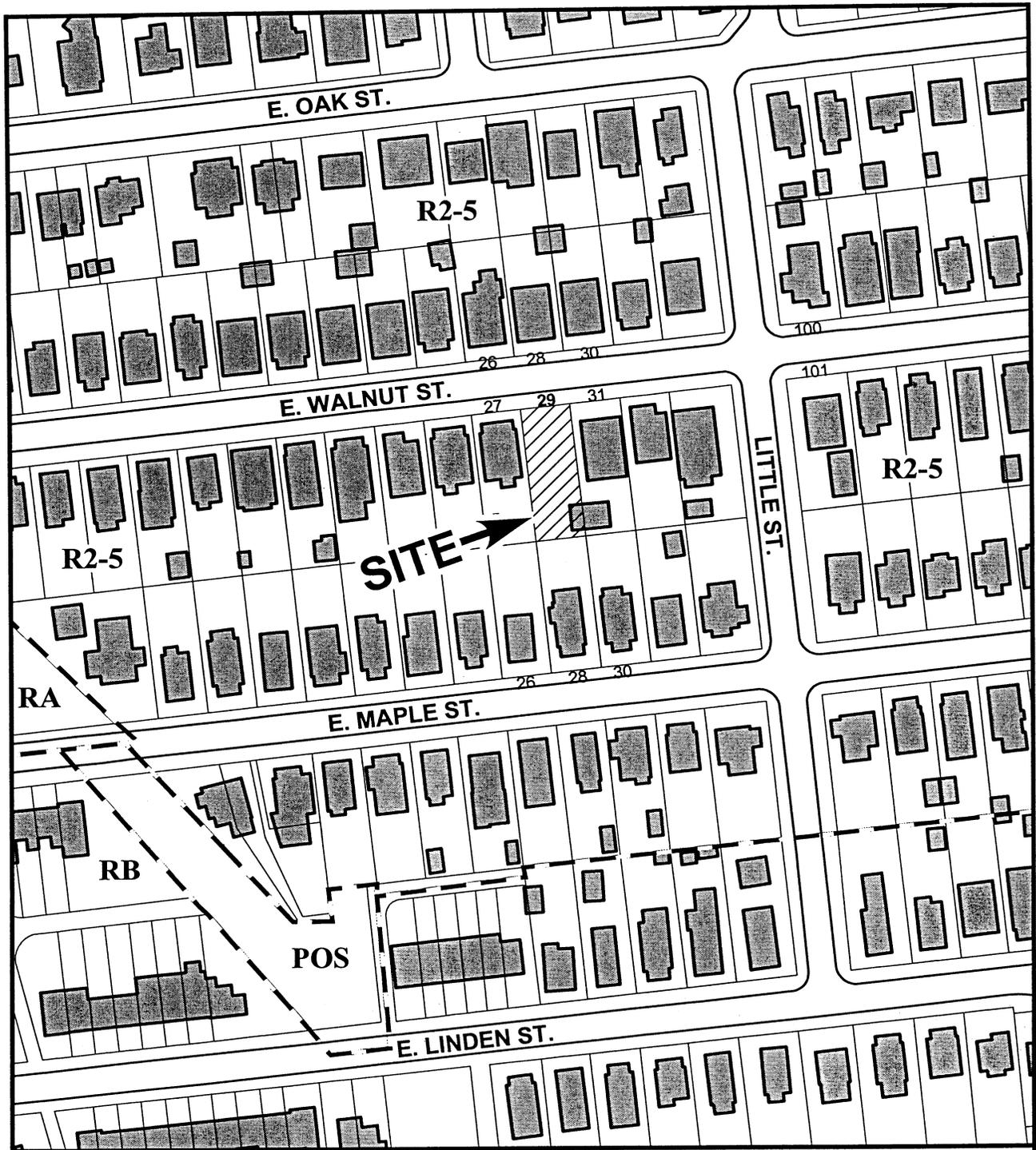
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

John Timmons, property owner at 30 E. Maple, discussed his concern for water drainage onto his property when the house was built. Emily Baker, T&ES, explained that a plot plan will be required for construction of the house, and drainage issues would be addressed at that time.

Duncan Blair, attorney, said he will discuss drainage issues with the civil engineer preparing the plan.

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



**SUP #2005-0019**

**05/03/05**



## I. DISCUSSION

### REQUEST

The applicant, Mark Poskaitis, requests special use permit approval to develop a single family home on a substandard lot and for a parking reduction (tandem parking) at 29 East Walnut Street.

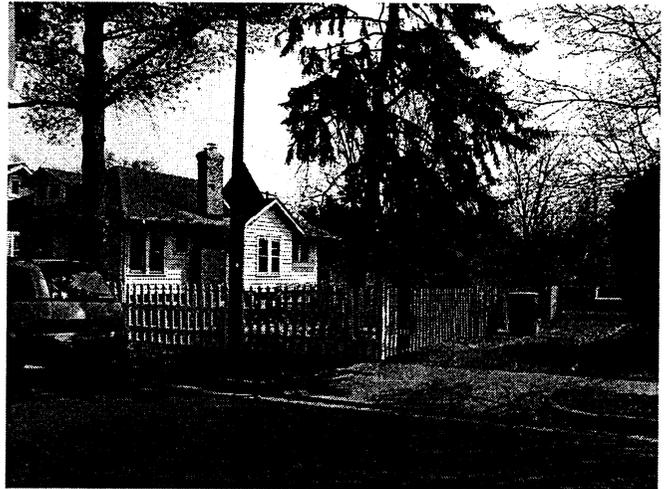
### SITE DESCRIPTION

The subject property is one lot of record with 40 feet of frontage on East Walnut Street, 110 feet of depth and a total lot area of 4,400 square feet. The site is vacant, except for an existing shed that sits on two properties, and is used as an extended side yard for the adjacent residence at 31 East Walnut Street. There is an existing curb cut and driveway apron on the subject property. The surrounding area is developed with single family homes.



### PROJECT DESCRIPTION

The applicant proposes to develop a single family house on what is now a vacant lot. Two parking spaces will be provided in a tandem configuration, which requires a request for a parking reduction.



SUBSTANDARD LOT REGULATIONS

The subject lot was created prior to the enactment of zoning regulations for the R-2-5 zone in the City, and is smaller than the lot requirements of the R-2-5 zone. The R-2-5 regulations and the existing lot dimensions are as follows:

	<u>R-2-5 Requirements</u>	<u>Existing lot Dimensions</u>
Lot area	5,000 sq ft	<b>4,400 sq ft</b>
Lot width	50 ft	<b>40 ft</b>

Pursuant to Section 12-402(A)(1) and (B) of the Zoning Ordinance, a substandard lot may be developed with a single family detached dwelling if it contains at least the lot area, and has at least the width at both the front lot line and building line as at least 50% of the developed lots on the block face where the lot is located, and a special use permit is approved. In this case, 28 of the 30 lots in the block face contain 4,400 square feet or less of lot area and have 40 feet of frontage. The remaining two lots are corner lots and contain more than 4,400 square feet of lot area and more than 40 feet of frontage. The subject lot meets the threshold allowing it to proceed to request a special use permit.

Under Section 12-402 (C) of the Zoning Ordinance, City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:

- (1) Will not unreasonably impair an adequate supply of light and air to the adjacent property,
- (2) Will not diminish or impair established property values in the surrounding areas, and
- (3) Will be compatible with the existing neighborhood character.

BULK AND OPEN SPACE REGULATIONS

The applicant proposes to develop the property with a single family house (see attached drawings). The proposed house complies with the R-2-5 bulk and open space regulations in the following way:

	<u>R-2-5 Required</u>	<u>Proposed</u>
Front Yard Setback:	25 ft	28ft
Side Yard Setback:	7ft	7ft
Rear Yard Setback:	20ft 6in	35ft
FAR:	.45	.44
Height:	35 ft	26 ft

PARKING

According to Section 8-200 (A)(1) of the Zoning Ordinance, a single family residential dwelling requires two parking spaces. In this case, the applicant is proposing two surface parking spaces, and proposes that they be tandem. There is already a curbcut on the property, which will be used to access the proposed driveway and the two tandem parking spaces.

ZONING/MASTER PLAN

The property is located in the R-2-5/Single and two-family zone. The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

**II. STAFF ANALYSIS**

Staff supports the proposed development of this substandard lot, finding the proposal reasonable under the substandard lot regulations for infill development. The size of the property and its frontage is consistent with 18 of the 21 lots on the blockface that are already occupied by single family houses. The applicant proposes to save the two large trees at the front of the property, including the large 24-inch tree straddling the property line with 31 East Walnut. The design of the house, including the front porch, is consistent in character with homes found in the area, the proposed setbacks and floor area ratio comply with current zoning requirements, and two parking spaces will be provided.

Staff was concerned about the front setback of the house. Although it complies with current zoning, the proposed front setback is greater than that of the rest of the block, interrupting the continuous

street wall that exists. The proposed house was originally set back about 9.5 feet farther than the house to the east and 16 feet farther than the adjacent existing houses. The zoning ordinance allows modifications to yard requirements, and City Council has approved them on other substandard lot cases when they were to make the setbacks more consistent with the neighborhood. Staff worked with the applicant on trying to reduce the front setback. However, moving the house forward 9.5 feet threatens a 24-inch tree on the property, and would reduce the parking on the property to only one parking space instead of the two tandem spaces that are proposed. Parking is only permitted on the south side of the street on this block of East Walnut, and some homes on the block only have one on-site space. Therefore, staff recommends that the applicant extend the front porch by two feet, which preserves two parking spaces and saves the tree, still complies with the FAR and front setback requirement, and brings the house closer to the existing street wall. On balance, staff finds that this is a good solution.

The house is large compared to some of the existing houses in the area. However, the design of the house is consistent with the development pattern in the area, appearing like an original house in the neighborhood with an addition. This design also minimizes the bulk and mass of the house.

Staff recommends a condition that the applicant provide tree preservation measures during construction for the two trees at the front of the property. Staff also recommends that the driveway be constructed of permeable material. Finally, because of the importance of the front porch in making the house consistent with existing homes in the area, staff recommends that the front porch remain open.

With these conditions, staff recommends approval of this special use permit.

### III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall provide tandem parking for two vehicles for the house. (P&Z)
3. The applicant shall take appropriate measures to protect the 14-inch and 24-inch trees on the north side of the property during the construction process, to the satisfaction of the City Arborist. (City Arborist)(P&Z)
4. The driveway and walk surfaces shall have minimal paving and be constructed of mostly permeable elements. (P&Z)
5. The porch shall remain an open porch. Screens, windows, walls, or any other type of enclosure material on the porch shall be prohibited. (P&Z)
6. The size and design of the house shall be consistent with the attached drawings, except that the porch depth shall be increased by two feet to the satisfaction of the Director of Planning and Zoning. (P&Z)
7. A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)
8. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
9. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
10. If construction of the residential unit(s) result in land disturbing activity in excess of 2,500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

11. 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)
12. Address should be clearly marked in the front and back for emergency response purposes. (Police)
13. Prior to the issuance of building permits for the house, the applicant shall remove or relocate the existing shed from the property, in compliance with Code requirements and to the satisfaction of the Director of Planning and Zoning. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Valerie Peterson, Urban Planner.

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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:

- 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 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.
- R-4 If construction of the residential unit(s) result in land disturbing activity in excess of 2500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control.
- R-5 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.
- 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.(Sec. 5-6-25)
- C-3 Any work within the right-of-way requires a separate permit from T&ES.(Sec. 5-3-61)
- C-4 Electrical hookup must be undergrounded.
- F-1 T&ES has no objection to the applicant's request

Code Enforcement:

- F-1 The resubmitted plat plan shows a garage structure occupying two lots which includes the lot for this SUP. The ownership of this garage needs to be identified in order to evaluate code compliance within the lot for existing and proposed structures. The lot line cannot divide the garage structure. Because the garage structure is located 2 feet from the proposed porch / master bedroom, there is a fire separation issue. The garage shall be modified to occupy only one lot or the lot line and proposed new dwelling design shall be modified to meet the requirements of the USBC.
- C-1 All exterior walls within 5 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. This condition is also applicable to skylights within setback distance.
- 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 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-7 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-8 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:

No Comments

Police Department:

- R-1 Address should be clearly marked in the front and back for emergency response purposes.
- F-2 No objections.

Historic Alexandria (Archaeology):

No comments.

Parks and Recreation:

- F-1 Existing 24" tree does not qualify as a specimen tree, however, proposed construction may negatively impact tree.
- R-1 Provide appropriate tree protection.

Special Use Permit # 2005-0019

APPLICATION for SPECIAL USE PERMIT # \_\_\_\_\_

(must use black ink or type)

PROPERTY LOCATION: 29 East Walnut Street, Alexandria, Virginia

TAX MAP REFERENCE: 54.04 09 16 ZONE: R-2-5

APPLICANT Name: Mark R. Poskaitis

Address: P. O. Box 7469, Alexandria, Virginia 22307

PROPERTY OWNER Name: John Chester Warrener

Address: 516 Kings Highway, Lewes, Delaware 19958-1456

PROPOSED USE: Special Use Permit to construct a single family dwelling on a substandard lot pursuant to Section 12-400 of the Alexandria Zoning Ordinance, 1992, as amended (the "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.

Duncan W. Blair, Esquire  
Print Name of Applicant or Agent

  
Signature

524 King Street, Alexandria, Virginia 22314  
Mailing/Street Address

(703) 836-1000 (703) 549-3335  
Telephone # Fax #

Alexandria, Virginia 22314  
City and State Zip Code

dblair@landclark.com  
February 22, 2005  
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.

**Mark R. Poskaitis is acquiring the property for his personal residence. Mark Poskaitis' address is P. O. Box 7469, Alexandria, Virginia 22307.**

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)

**SEE ATTACHED.**

**NARRATIVE DESCRIPTION:**

The Applicant, Mark R. Poskaitis, is the contract purchaser of 29 East Walnut Street, an unimproved lot on the south side of the unit block of East Walnut Street in Section Four (4) of the Rosemont Subdivision ("Property").

The Property is defined as a substandard lot under the provisions of §12-400 of the Ordinance by virtue of its noncompliance with the lot width and lot area requirements of the R-2-5/Single Family and Two Family zone regulations. Pursuant to §3-500 of the Ordinance, the required lot width at the front building line is forty (40) feet. The lot width of the Property at the front of the building line is fifty (50) feet. The required lot area for lots in the R-2-5 zone regulations is five thousand (5,000) square feet. The Property contains four thousand four hundred (4,400) square feet of land. The lot was created by subdivision in 1913. The Property is identical in size and shape as all lots on the Blockface as defined in the Ordinance and in Section Four (4) of the Rosemont Subdivision. When created, the lot complied with the then applicable zone regulations.



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

**It is not anticipated that offensive odors will emanate from the use of the Property as a single family residence.**

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 and volume of trash and garbage will be that generally associated with a single family residence.**

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

**The type and volume of trash and garbage will be that generally associated with a single family residence.**

- C. How often will trash be collected?

**Weekly City pick-up of trash and recyclables.**

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

**Not Applicable.**

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

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

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No

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

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

**Not Applicable.**

**ALCOHOL SALES**

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

Yes.  No.

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

**PARKING AND ACCESS REQUIREMENTS**

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

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

**Two (2) parking spaces.**

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

  2   Standard spaces – Tandem spaces

       Compact spaces

       Handicapped accessible spaces.

       Other.

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

The parking spaces will be accessed off East Walnut Street by using the existing curbcut on the Property.

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? **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?

#### **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?      N/A   square feet.

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

\_\_\_\_\_ sq. ft. (existing) + 1938 net sq. ft. = 1938 net sq. ft. (total)

See attached Floor Area and Open Space Computation Sheet.

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

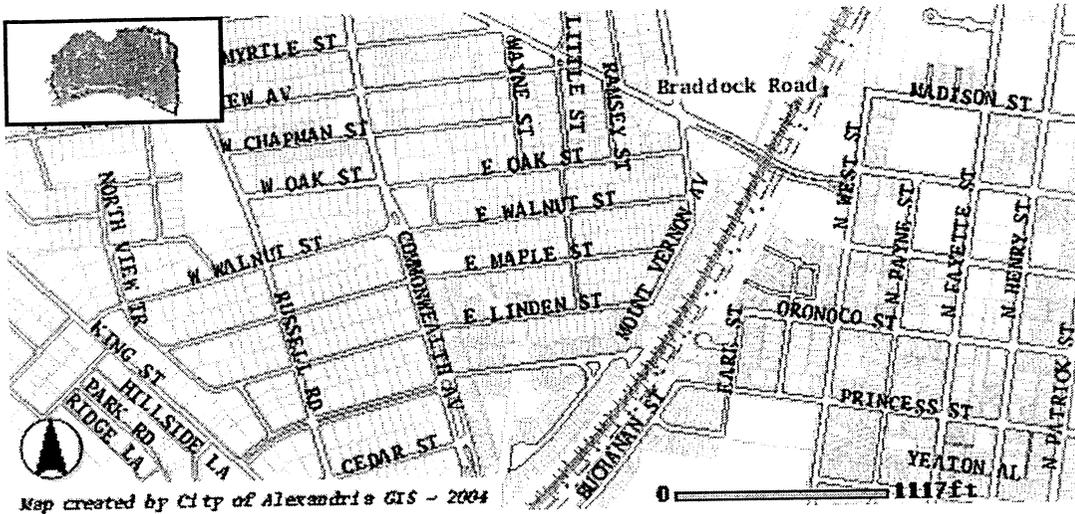
a stand alone building       a house located in a residential zone       a warehouse

a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: \_\_\_\_\_

other, please describe: \_\_\_\_\_

AREA MAP



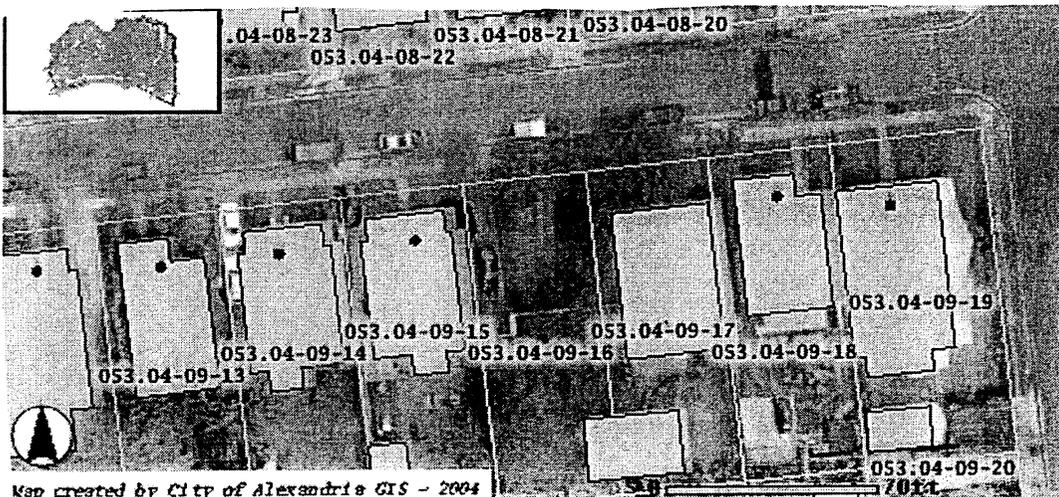
Map created by City of Alexandria GIS - 2004

AERIAL PHOTOGRAPH OF BLOCKFACE



Map created by City of Alexandria GIS - 2004

AERIAL PHOTOGRAPH OF 29 EAST WALNUT STREET



Map created by City of Alexandria GIS - 2004



SUP2005-0019

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

- A. 1. Street Address **29 E. WALNUT**  
 2. Zone \_\_\_\_\_ Total Lot Area **4,400 S.F.**
- B. 1. Floor Area Ratio (F.A.R.) allowed by the Zone \_\_\_\_\_  
 2. Lot Area **4400**<sup>x</sup> F.A.R. - **45** = Maximum Allowable Net Floor Area **1,980**

C.

EXISTING GROSS AREA	DEDUCTIONS
Basement	Basement
First Floor	Stairways
Second Floor	Mechanical / Elevator
Third Floor	Other
Porches / 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 <b>992</b>	Basement <b>992</b>
First Floor <b>992</b>	Stairways <b>135</b>
Second Floor <b>1,078</b>	Mechanical / Elevator <b>110</b>
Third Floor <b>—</b>	Other <b>EAVE SPACE BELOW 7'6" 174</b>
Porches / Other <b>287</b>	
Total Gross <b>3,349</b>	Total Deductions <b>1,411</b>
1. New Gross Floor Area <b>3,349</b>	Square Feet
2. Allowable Deductions <b>1,411</b>	Square Feet
3. New Net Floor Area <b>1,938</b>	Square Feet (subtract D-2 from D-1)

- EXISTING + NEW AREA**
- E. 1. Total Net Floor Area Proposed **1,938** Square Feet (add C-3 and D-3)  
 2. Total Net Floor Area Allowed **1,980** Square Feet (from B-2)
- F. 1. Existing Open Space \_\_\_\_\_ Square Feet  
 2. Required Open Space \_\_\_\_\_ Square Feet  
 3. Proposed Open Space \_\_\_\_\_ 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: *[Handwritten Signature]* Date: **2.22.05**

## 29 E. Walnut, Substandard Lot Calculations

PROPERTY	LOT AREA	FRONTAGE	LOT WIDTH @ FRONT BLD LINE	IS SUBJECT LOT AT LEAST AS LARGE?
R-2-5 ZONING REQUIREMENTS	5000	40	50	-
SUBJECT (29 E. WALNUT)	4400	40	40	-
7 WALNUT	4400	40	40	Y
9	4400	40	40	Y
11	4400	40	40	Y
13	4400	40	40	Y
15	4400	40	40	Y
17	4400	40	40	Y
19	4400	40	40	Y
21	4400	40	40	Y
23	4400	40	40	Y
25	4400	40	40	Y
27	4400	40	40	Y
31	4400	40	40	Y
33	4400	40	40	Y
35 (CORNER)	5500	50	50	<u>N</u>
34 (CORNER)	5000	50	50	<u>N</u>
32	4000	40	40	Y
30	4000	40	40	Y
28	4000	40	40	Y
26	4000	40	40	Y
24	4000	40	40	Y
20	4000	40	40	Y
18	4000	40	40	Y
16	4000	40	40	Y
14	4000	40	40	Y
12	4000	40	40	Y
10	4000	40	40	Y
8	4000	40	40	Y
6	4000	40	40	Y
4	4000	40	40	Y

## 29 E. Walnut, Substandard Lot Calculations

### Section 12-402 (A) (1)

The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line as exhibited by more than 50 percent of the developed lots on the [block face] in which the substandard lot is located.

YES (93%)

NO

Special Use Permit # 2005-0019

APPLICATION for SPECIAL USE PERMIT # \_\_\_\_\_  
(must use black ink or type)

PROPERTY LOCATION: 29 East Walnut Street, Alexandria, Virginia

TAX MAP REFERENCE: 54.04 09 16 ZONE: R-2-5

APPLICANT Name: Mark R. Poskaitis

Address: P. O. Box 7469, Alexandria, Virginia 22307

PROPERTY OWNER Name: John Chester Warrener

Address: 516 Kings Highway, Lewes, Delaware 19958-1456

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Duncan W. Blair, Esquire  
Print Name of Applicant or Agent

  
Signature

524 King Street, Alexandria, Virginia 22314  
Mailing/Street Address

(703) 836-1000 (703) 549-3335  
Telephone # Fax #

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Alexandria, Virginia 22314  
City and State Zip Code

February 22, 2005  
Date

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

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

ACTION - PLANNING COMMISSION: RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 5/14/2005- City Council approved the Planning Commission recommendation 7-0