

EXHIBIT NO. 1

11
9-16-06

Docket Item #13
SPECIAL USE PERMIT #2006-0063

Planning Commission Meeting
September 7, 2006

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

APPLICANT: James A. Merklinger

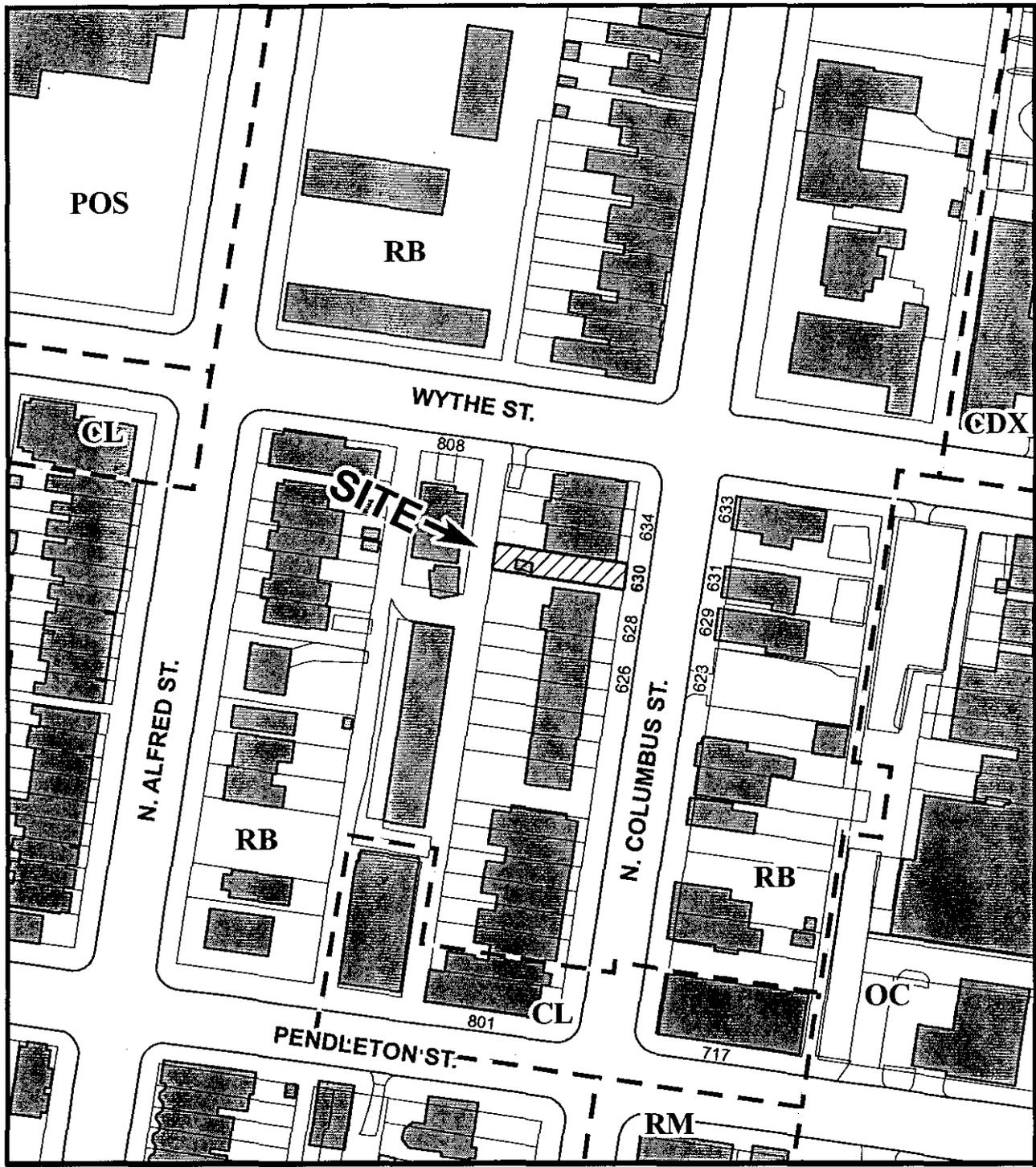
LOCATION: 630 North Columbus Street

ZONE: RB/ Townhouse

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2006: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2006-0063

09/07/06



I. DISCUSSION

REQUEST

The applicant, James A. Merklinger, requests special use permit approval for a parking reduction for a new townhouse unit located at 630 North Columbus Street.

SITE DESCRIPTION

The subject property is one lot of record with 17.6 feet of frontage on North Columbus Street, 87 feet of depth and a total lot area of 1,531.2 square feet. The site is currently undeveloped. Access to the property is from an unnamed rear alley. The site is located in the Parker-Gray Historic District. The surrounding area is occupied by a mix of residential uses as well as a church. Immediately surrounding the property are other residential homes.



The applicant is the owner of the subject property and the owner of the property immediately to the north, a townhouse dwelling at 632 North Columbus Street.

The applicant has been the owner of both properties since March 1, 2000. Properties along this block of North Columbus Street are developed with a variety of residential buildings such as townhouses and semi-detached dwellings.

PROPOSAL

The applicant is requesting a parking reduction of one space for a new townhouse with a footprint of 656.2 square feet. One parking space will be provided at the rear of the property and accessed from the alley. Parking for the unit at 632 North Columbus Street will be lost as it is currently provided on the subject property. The applicant proposes the new townhome to be identical to the residence located next door at 632 N. Columbus Street.

If the SUP is approved, the applicant will be required to obtain variances from the Board of Zoning Appeals, prior to developing the property, for reduced open space, rear setback and paving in a required yard. The applicant is expected to be heard before the Board of Zoning Appeals regarding the request for an open space modification on October 12, 2006. The proposed house is located in the Parker-Gray Historic District. If the SUP is approved, and if the variances are granted, BAR approval is also required for the project to proceed.

PARKING REDUCTION

Section 8-200 of the Zoning Ordinance requires that a single family dwelling provide two parking spaces. The applicant is proposing one parking space, with access from the alley. The applicant is requesting a parking reduction to allow the provision of only one parking space instead of the two

parking spaces required. Section 8-100 of the Zoning Ordinance allows a reduction of required parking only with a Special Use Permit.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone. Section 3-702 (C) of the Zoning Ordinance allows a townhouse dwelling in the RB zone.

The subject property has been zoned RB since 1951 when the zone was adopted. Since then, RB Zoning has been amended several times, to include “grandfather” language designed to recognize properties that no longer complied with the zone after amendments were approved. In addition to allowing multifamily and commercial uses, in limited instances, the language in Section 3-707 (B) of the Zoning Ordinance allows lots of record to be developed even though they may have less than the required lot area. Section 3-707B provides:

“Any land zoned to RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was recorded prior to December 28, 1951, the lot may be developed with a single family dwelling and accessory structures at the lot size shown on the recorded plat”.

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

II. STAFF ANALYSIS

Staff does not object to the proposed parking reduction. The applicant is proposing to build a townhome that is a duplicate of the adjacent townhome. Staff finds that there is no significant vegetation on the subject property.

The applicant has an open space modification request before the Board of Zoning Appeals because the applicant requests to build on the subject substandard lot. Under the RB zone, a lot must have at least 1,980 square feet and provide at least 800 square feet (40%) of open space. The applicant has indicated that the substandard lot has 1,479 square feet and has proposed to provide 600 square feet (40%) of open space. Therefore, staff does not object to the open space modification. Given that the lot is substandard, the applicant can provide 40% of open space on the subject lot which is the same requirement for a standard RB zone lot.

Presently, there is only one parking space that is provided on the subject lot which is used by the home at 632 North Columbus. Staff has observed, on multiple occasions during peak evening times, that there is sufficient on-street parking within a two-block radius of the residence. Given that there is sufficient on-street parking within a two-block radius, staff has no objection with the request. Staff finds that the parking is consistent with the rest of the neighborhood since the applicant is providing one parking space in addition to a one space parking reduction.

Staff has included a condition that the parking reduction is contingent upon approval by both the Board of Zoning Appeals as well as the Board of Architectural Review. Staff recommends approval of the parking reduction request.

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. Granting of this special use permit is contingent upon approval by both the Board of Zoning Appeals as well as the Board of Architectural Review. (P&Z)
3. A PLOT PLAN shall be submitted required showing all improvements and alterations to the site which must be approved by T&ES prior to issuance of a building permit. (T&ES)
4. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
5. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (T&ES)
6. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
8. The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
9. All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards and is subject to the approval of the City Archaeologist.* (Archaeology)
10. 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

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630 N. Columbus St

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 the result of a complaint that rises to the level of a violation of the permit conditions, (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)

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

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:

- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. 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. (Sec.8-1-22)
- C-2 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Pay sanitary sewer tap fee prior to issuance of a building permit. (Sec. 5-6-25.1)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-5 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- C-6 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 A PLOT PLAN shall be submitted required showing all improvements and alterations to the site which 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 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design.
- R-4 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.

- R-5 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan.

Code Enforcement:

- F-1 No comment.

Health Department:

- F-1 No comment.

Police Department:

- F-1 The Police Department has no objections to the parking space reduction and no objection to the open space modification.

Board of Architectural Review

- F-1 The only structure on the lot at 630 North Columbus Street is a shed. The plans indicate the shed will be removed to allow for the construction of the proposed new single family house. The lot is adjacent to a row of three, two story brick rowhouses (632, 634, & 636 North Columbus Street) that were constructed between 1921 and 1931.
- F-2 630 North Columbus Street is located within the Parker Gray District. The demolition of the shed and the plans for the new single family house must be approved by the Board of Architectural Review.

Archaeology

- F-1 Tax records indicate that a house may have been present in 1810 on the block bounded by Columbus, Pendleton, Alfred, and Wythe Streets, but the exact location is not known. However, the tax records from 1830 and 1850 do not show a structure on the square. During the Civil War, the property was the site of a large, two-story structure containing mess rooms, kitchens, and bunk rooms utilized by the Union Army as part of the Washington Street Corral. After the war, the block was subdivided, and houses were constructed along Columbus Street during the late 19th and early 20th centuries, but it does not appear that a structure was built on this property. The lot therefore has the potential to yield archaeological resources that could provide insight into residential life in 19th-century Alexandria and into military activities during the Civil War.

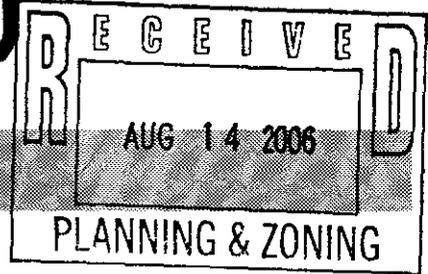
- C-1 To insure that significant information is not lost when development occurs on this property, the applicant must hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- C-3 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-4 The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- C-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- C-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology.
- R-1 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist.
- R-2 The applicant should not allow any other metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



REVISED

APPLICATION

SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2006-0063

PROPERTY LOCATION: 630 N. Columbus St. Alexandria, VA 22314

TAX MAP REFERENCE: 054.04 Block 13 Lot 06 ZONE: RB

APPLICANT

Name: James A. Merklinger

Address: 7117 Fort Hunt Road, Alexandria, VA 22307

PROPERTY OWNER

Name: same as above

Address: _____

PROPOSED USE: build a new residence with reduction of the parking requirement

[] THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

James A. Merklinger
Print Name of Applicant or Agent

7117 Fort Hunt Road
Mailing/Street Address

Alexandria VA 22307
City and State Zip Code

[Signature]
Signature

(202) 293-4103 ext. 326; (202) 293-4701
Telephone # Fax #

merklinger@acca.com
Email address

8/08/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY
Application Received: _____ Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____
ACTION - CITY COUNCIL: _____

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APPLICATION

SPECIAL USE PERMIT

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

1. The applicant is the (check one):
- 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.

James A. Merklinger owns 100% of property

address: 7117 Fort Hunt Road, Alexandria, VA 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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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. The description should include 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.)

Applicant is building a new house and is requested a reduction in the parking space requirement.

Neighbors do not have parking spaces. Applicant wishes to have one parking space instead of two.

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: _____

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).

N/A

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

N/A

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

Day:	N/A	Hours:	
_____		_____	
_____		_____	
_____		_____	
_____		_____	

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

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

N/A

B. How will the noise from patrons be controlled?

N/A

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

N/A

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?

normal garbage generated by two bedroom residence

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

see A above.

C. How often will trash be collected?

Trash is collected by city once a week.

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

N/A

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

[] Yes. [X] 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?

This is a residence, it will not have employees or patrons.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

each residence is requested to have two parking spaces.

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

- 1 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

C. Where is required parking located? (check one)

- on-site
- off-site

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

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

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

N/A

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

N/A

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?

Street access is adequate. No change to traffic or street is required.

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

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

parking space: 8 X 16
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 128 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: _____

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APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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)

Request reducing required parking spaces from two to one.

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

Applicant is building a personal residence in a neighborhood with substandard lots. neighbors do not have parking spaces. Applicant wishes to include one parking space.

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

The lot is substandard. Two parking spaces will not fit.

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

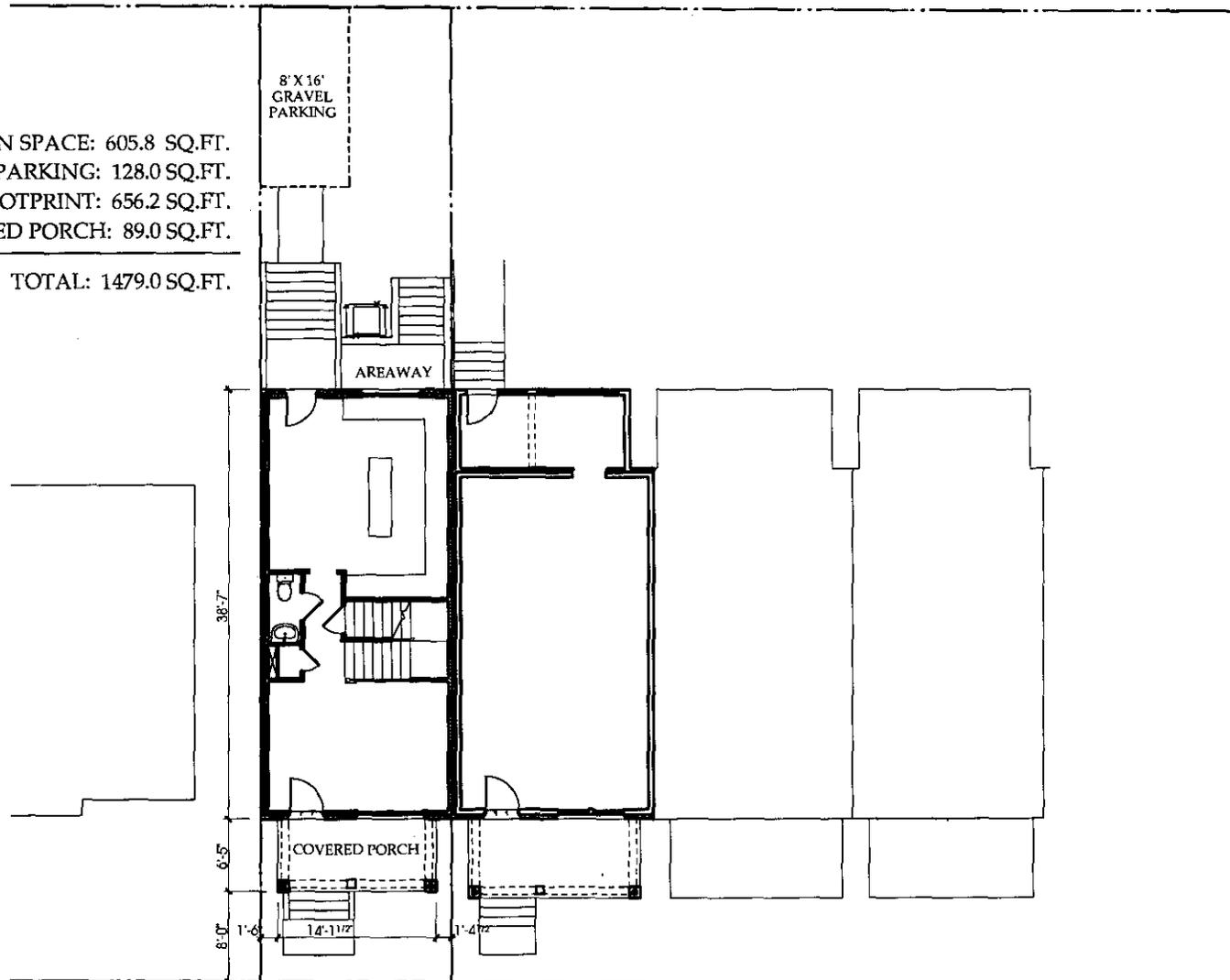
Yes. No.

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.

OPEN SPACE: 605.8 SQ.FT.
GRAVEL PARKING: 128.0 SQ.FT.
HOUSE FOOTPRINT: 656.2 SQ.FT.
COVERED PORCH: 89.0 SQ.FT.

TOTAL: 1479.0 SQ.FT.



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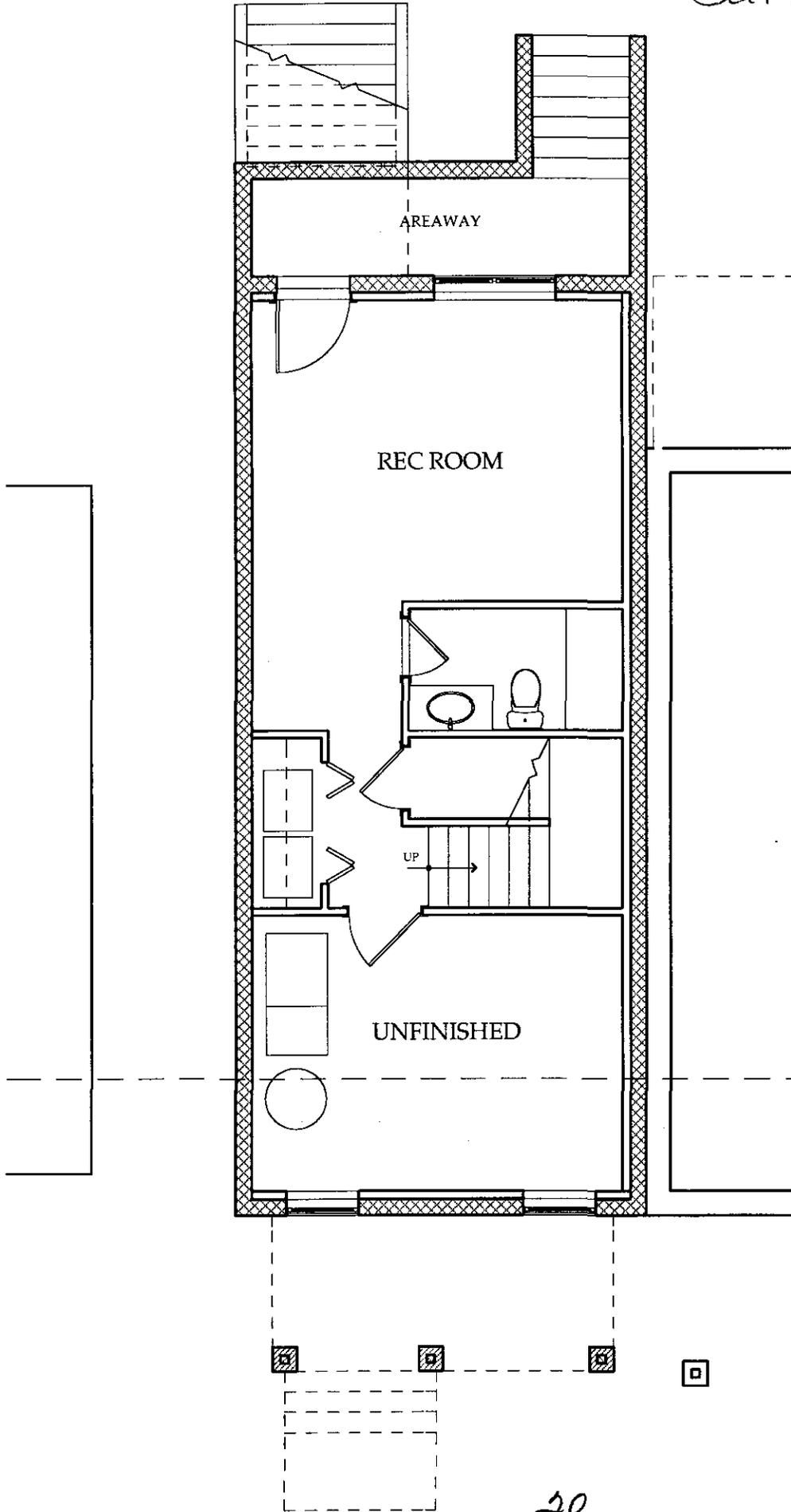
SITE PLAN • 1" = 10'-0"



MERKLINGER RESIDENCE
630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA

Thomas French Architects
8723 Whittier Ave.
Suite 402
McLean, VA 22101
Tele: 703 734 0084
Fax: 703 734 1964

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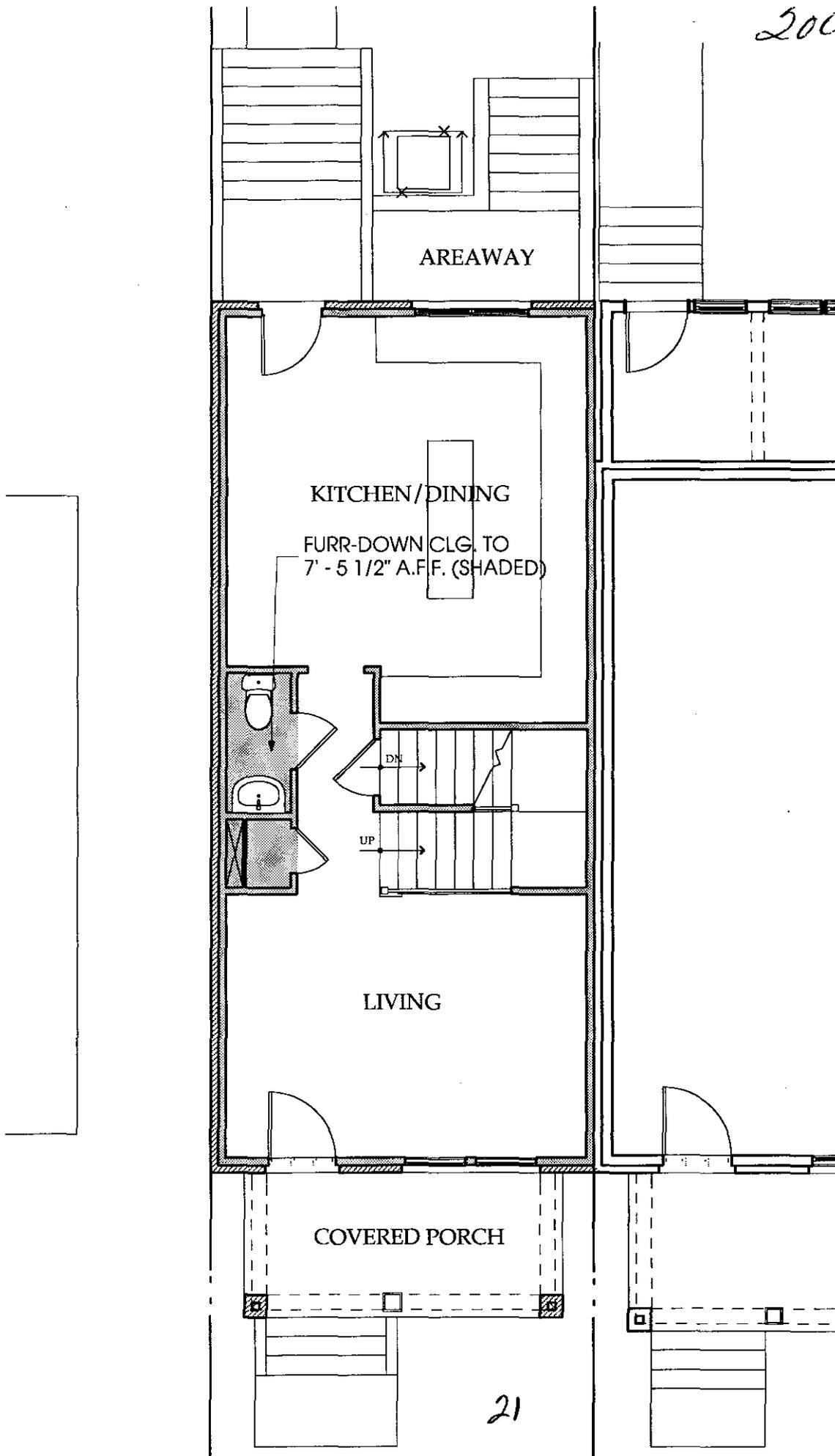
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LOWER FLOOR PLAN • 1/4" = 1'-0"

MERKLINGER RESIDENCE
630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA

 **Thomas French Architects**
6723 Whittier Ave.
Suite 402
McLean, VA 22101
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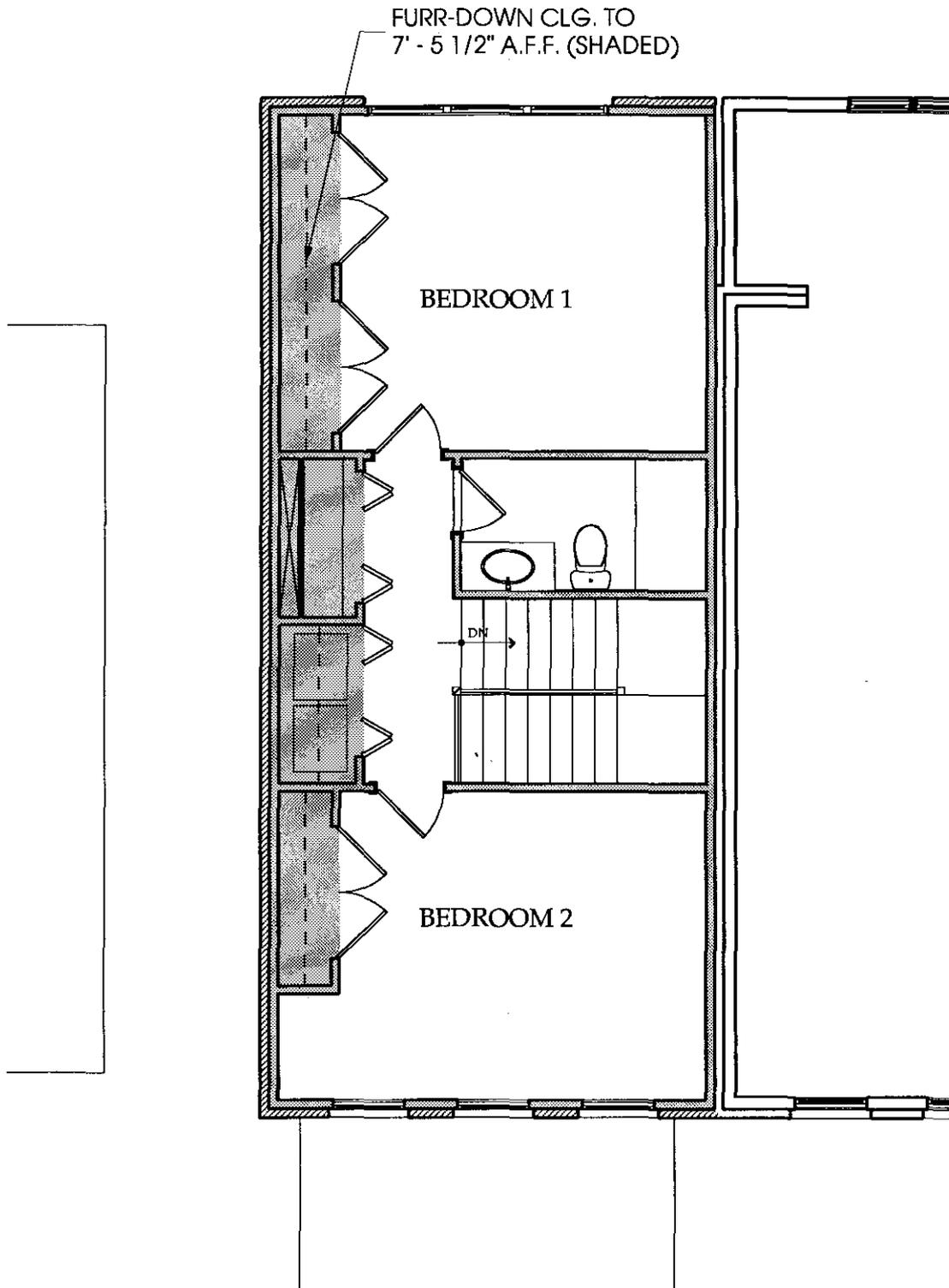


MAIN FLOOR PLAN • 1/4" = 1'-0"

MERKLINGER RESIDENCE
630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA

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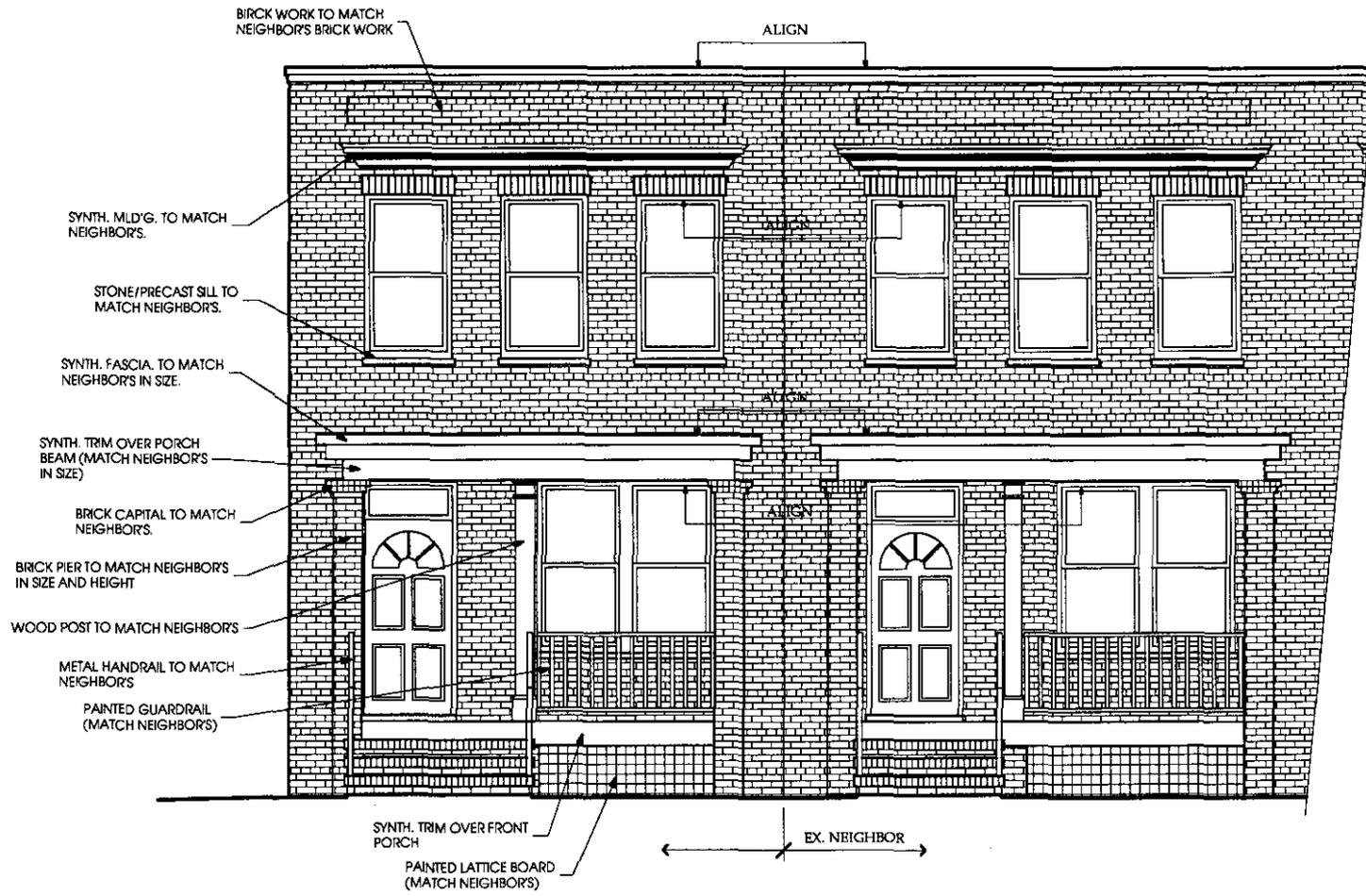
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UPPER FLOOR PLAN • 1/4" = 1'-0"

MERKLINGER RESIDENCE
630 N. COLUMBUS STREET
ALEXANDRIA, VIRGINIA

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Fax. 703 734 1964

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- WINDOW HEADS TO ALIGN & WINDOWS TO MATCH NEIGHBOR'S WINDOW SIZES & STYLES ON EACH LEVEL
- BRICK VENER TO MATCH NEIGHBOR'S BRICK (INCLUDING BRICK PATTERN)
- WINDOW SILL & SOLDIER BRICK TO MATCH NEIGHBOR'S.
- FRONT PORCH TO MATCH NEIGHBOR'S.
- FRONT STEPS TO MATCH NEIGHBOR'S.
- FRONT DOOR W/ TRANSOM TO MATCH NEIGHBOR'S.

FRONT ELEVATION • 1/4" = 1'-0"

SUBMIT FOR PERMITS



MERKLINGER RESIDENCE
 630 N. COLUMBUS STREET
 ALEXANDRIA, VIRGINIA

6723 Whittier Ave.
 Suite 402
 McLean, VA 22101
 Tele. 703 734 0084
 Fax. 703 734 1964

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

- A. 1. Street Address 630 N. Columbus St.
2. Zoning RB Total Lot Area 1479.0
- B. 1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.75
2. $\frac{1479.0}{1479.0} \times 0.75 = 1109.25$
 Lot Area F.A.R. Maximum Allowable Net Floor Area

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

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

NEW GROSS AREA		DEDUCTIONS	
Basement	656.20	Basement	656.2
First Floor	656.20	Stairways	119.65 + 70.66 = 190.31
Second Floor	656.20	Mechanical/Elevator	
Third Floor		Other <7'-6" headrm	31.98 + 87.50 = 119.48
Porches/Other	89.0		
Total Gross	2057.6	Total Deductions	965.99

1. New Gross Floor Area 2057.6 Square Feet
2. Allowable Deductions 965.99 Square Feet
3. New Net Floor Area 1091.61 Square Feet (subtract D-2 from D-1)

EXISTING + NEW AREA

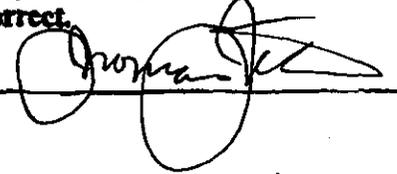
- E. 1. Total Net Floor Area Proposed 1091.61 Square Feet (add C-3 and D-3)
2. Total Net Floor Area Allowed 1109.25 Square Feet (from B-2)
- F. 1. Existing Open Space N/A Square Feet
2. Required Open Space 800 Square Feet
3. Proposed Open Space 605.8 Square Feet

* 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).

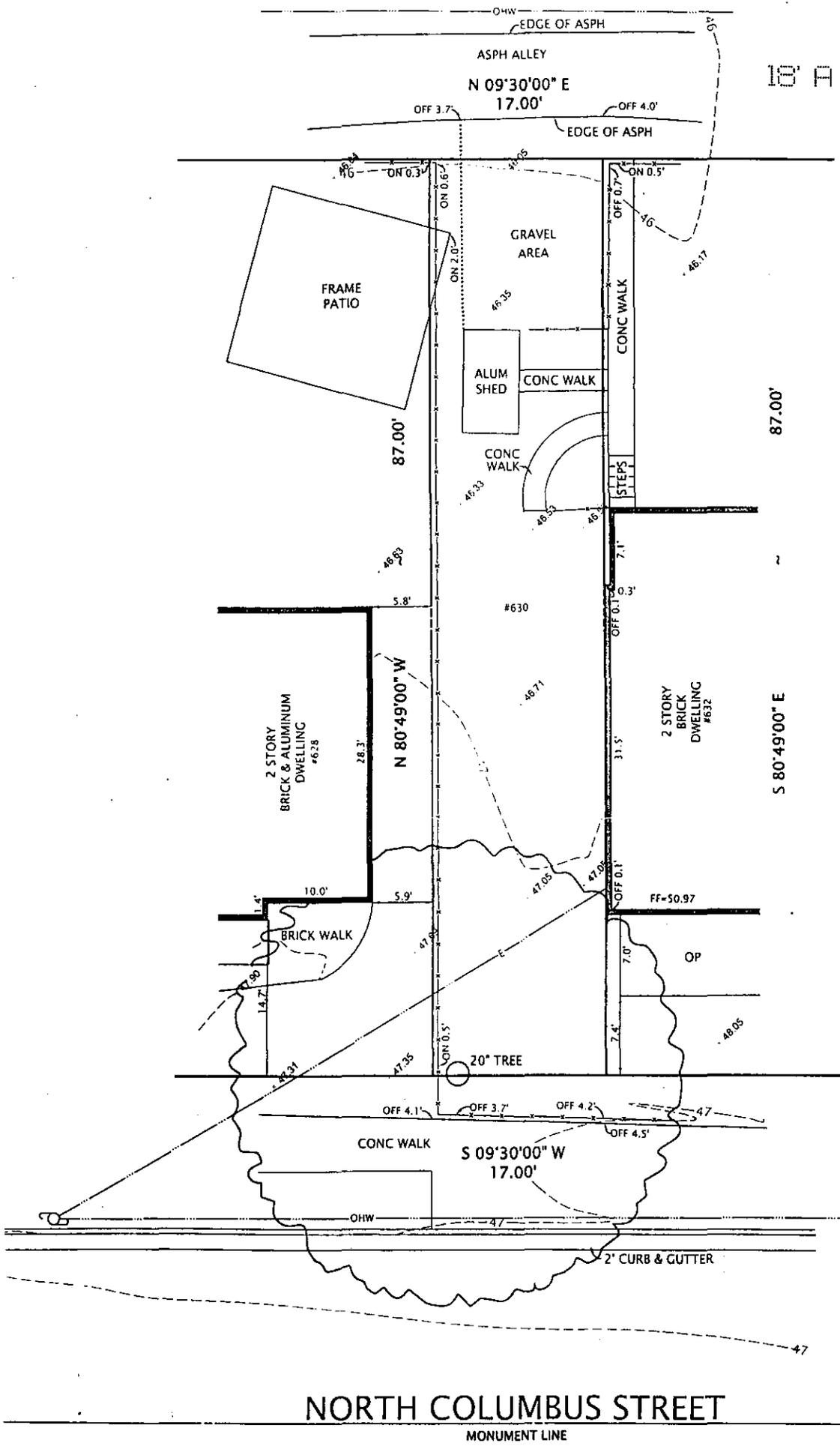
NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

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

Signature: 

Date: 29 June '06

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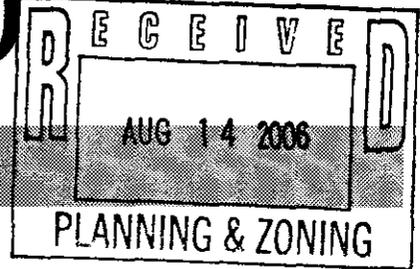




REVISED

APPLICATION

SPECIAL USE PERMIT



SPECIAL USE PERMIT # 2006-0063

PROPERTY LOCATION: 630 N. Columbus St. Alexandria, VA 22314

TAX MAP REFERENCE: 054.04 Block 13 Lot 06 ZONE: RB

APPLICANT
Name: James A. Merklinger

Address: 7117 Fort Hunt Road, Alexandria, VA 22307

PROPERTY OWNER
Name: same as above

Address: _____

PROPOSED USE: build a new residence with reduction of the parking requirement

[] THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

James A. Merklinger
Print Name of Applicant or Agent

7117 Fort Hunt Road
Mailing/Street Address

Alexandria VA 22307
City and State Zip Code

James A. Merklinger
Signature

(202) 293-4103 ext. 326; (202) 293-4701
Telephone # Fax #

merklinger@acca.com
Email address

8/08/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

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

ACTION-PLANNING COMMISSION: Unanimous consent, recommended approval 9/7/06

ACTION-CITY COUNCIL: 9/16/06 - City Council approved the PC recommendation 7-0

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