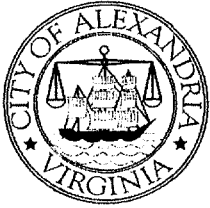


6
5-12-12



DOCKET ITEM #9

Special Use Permit #2012-0036
4016 Taney Avenue – Substandard Lot

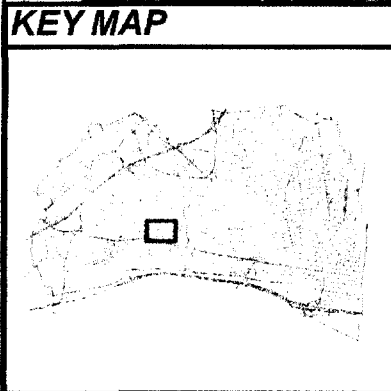
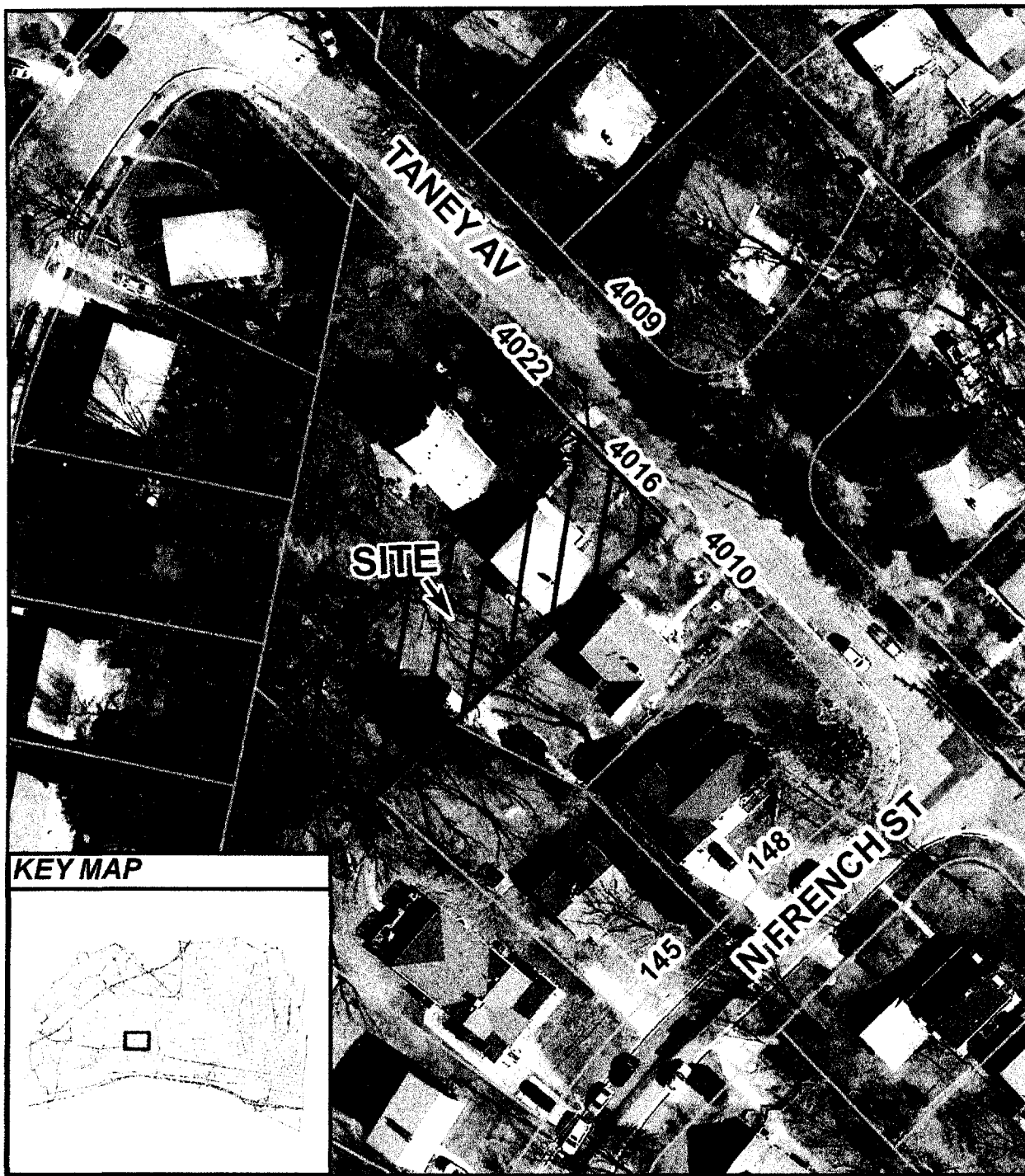
Application	General Data	
Consideration of a request to construct a new home on a substandard lot.	Planning Commission Hearing:	May 1, 2012
	City Council Hearing:	May 12, 2012
Address: 4016 Taney Avenue	Zone:	R-8/Single-Family
Applicant: Janlan Co., LLC c/o Janet Wilcox by Johnathan Brodie, agent	Small Area Plan:	Seminary Hill/Strawberry Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Mary Christesen mary.christesen@alexandriava.gov
Peter Leiberg peter.leiberg@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 1, 2012: On a motion by Mr. Wagner, seconded by Mr. Jennings, 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.



SUP #2012-0036

5/1/2012



I. DISCUSSION

The applicant, Janlan Co., LLC by Johnathan Brodie, agent, requests Special Use Permit approval to construct a new single-family dwelling on a substandard lot at 4016 Taney Avenue.

SITE DESCRIPTION

The subject property is one lot of record with 60 feet of lot frontage and width, depth of 177.9 feet along the east side property line, 182.4 feet along the west side property line and a total of 10,808 square feet of lot area.

The subject property is surrounded by other single-family dwellings.

PROPOSAL

The applicant requests Special Use Permit approval to construct a new two-story single family dwelling on this substandard lot. The existing one-story dwelling will be demolished. The proposed dwelling will have a net floor area of 2,883 square feet and a building height of 25 feet.



ZONING

The property is located in the R-8/Single-Family Residential zone, which requires a minimum lot area of 8,000 square feet, a minimum lot frontage of 40 feet and a minimum lot width of 65 feet at the building line. The lot is substandard as to its lot width, but meets the minimum lot area and lot frontage requirements.

Section 12-901(C) of the zoning ordinance requires a special use permit for the demolition and construction of a new dwelling on a substandard lot, when the new dwelling exceeds the floor area of the existing dwelling by more than 10%. The rule was an important component of the infill regulations adopted in 2008. Here, the square footage of the existing dwelling is approximately 1,062 square feet; the proposed dwelling will increase the floor area by adding an additional 1,821 square feet, for a total of 2,883 square feet. The new dwelling thus exceeds the 10% threshold, and requires an SUP. Under section, 12-901, the threshold criteria typically associated with a substandard lot does not apply and the SUP should be granted if the proposed development will be compatible with the existing neighborhood character in terms of bulk, height and design.

The proposed dwelling meets the Zoning Ordinance, including all of the infill regulations, with respect to setbacks, FAR, building height and threshold height. Additional zoning elements of the proposal can be found in the following table:

	Requirement		Proposal
Lot Area	8,000 Sq. Ft.		10,808 Sq. Ft.
Lot Width	65'		60' (<i>existing</i>)
Lot Frontage	40'		60' (<i>existing</i>)
Front Yard	Established Setback	40' to curb	40' to curb
Side Yard (North)	1:2 with 8' min	11'	12.1'
		8' (first-story)*	12.1'
Side Yard (South)	1:2 with 8' min	11' (second-story)	13.5'
		8' (first-story)*	10.9'
Rear Yard	1:1 with 8' min	25'	93.5'
Building Height	Max: Established (17.8') plus 20% OR 25' whichever is greater	Max: 25'	25'
Threshold Height	Max: Established (3.4') plus 20%	Max: 4.1'	1.8'
FAR	Max: .35 (3,782.7 Sq. Ft.)		.27 (2,883 Sq. Ft.)
FAR over existing house	1062 Sq. Ft. + 10% = 1168 Sq. Ft. max without SUP		2,883 Sq. Ft.
Parking	2 standard spaces		2 standard spaces
Parking/Driving in Required Yard	Max: 50%		75% North Side Yard

*The proposed bay windows project no more than 20" and are permitted to project in the required side yards.

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Seminary Hill/Strawberry Hill Small Area Plan which designates the property for residential use.

PARKING

Pursuant to section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard size parking spaces are required for single-family detached dwellings. The applicant meets this requirement by providing two parking spaces within the attached garage in the basement of the house, accessible from the rear.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to redevelop this substandard lot with a new single-family dwelling. The overall height, threshold height, architectural character and placement of the house

on the lot are appropriate in this neighborhood. Although the new house is much larger than the existing one, it is consistent with many new homes and renovations in the neighborhood and meets each of the infill regulations.

Neighborhood Compatibility

The Strawberry Hill neighborhood is one in transition. Although historically characterized by modest one story single family homes on small, winding streets on a series of hills, significant changes have occurred to this neighborhood over the last 10 years or so. Many of the original one-story dwellings have been renovated to include second stories and rear additions, significantly changing the relative uniform appearance from the street. Each block in the area near the subject property is dotted with new homes or homes with second stories. Two blocks to the east, an eight home subdivision and site plan allowed two entire blocks to be redeveloped with significantly larger homes than the ones replaced. Today there are a wide variety of types, styles, and sizes of homes in the area.

The Infill Taskforce specifically anticipated cases such as this one where large additions, including second stories are proposed for neighborhoods and blocks developed predominately with small one-story homes. It crafted regulations which allow these dwellings to expand or be replaced to accommodate reasonable second-story expansions, but with some limitations. The taskforce determined that a building height of 25 feet was an appropriate height that could accommodate most two-story dwellings and a reasonable height for all blocks. In addition, uniform setbacks and threshold heights were established so as not to completely change the rhythm of development on the block. The Infill Taskforce agreed that increases in floor area and height to houses in these historically one-story neighborhoods were acceptable and inevitable.

In this case, the new home will more than double the size of the existing dwelling. On the other hand, the increase in floor area is consistent with other recent additions and new dwellings in the neighborhood and is approximately 900 square feet less than the maximum allowed by the R-8 zone. For example, the property immediately to the north, a complying lot, is being redeveloped with a new two-story dwelling that will be approximately the same height as the proposed dwelling. The height in this case meets the infill requirement of 25 feet. That height and gable roof design are appropriate for a two-story dwelling in the neighborhood. The applicants are proposing a threshold height of 1.8 feet which is lower than the maximum threshold height allowed. The established threshold height of the block is 3.4 feet, but an increase of up to 20% is allowed. While the proposed threshold height is lower than others, it is allowed. More important, the lower threshold keeps the overall height of the building to less than 25 feet and helps reduce the mass of the dwelling that is above grade on the side and rear where the grade slopes downward to the rear property line.

Therefore, staff concludes that while the resulting dwelling will be bigger than some of the older neighboring homes, it will be smaller and more compatible with the neighborhood than it would have been prior to the infill regulations. It will, overall, be compatible with the current neighborhood character in terms of bulk, height and design.

Design and Siting

There are a few additional design and siting considerations. Overall, while some of the

architectural features of the proposed house are somewhat more elaborate than those typically found in the neighborhood, the overall design is simple, attractive and will enhance the neighborhood.

The applicant is proposing an attached rear garage, which is far preferable to a front loaded garage permitted under the infill regulations on this lot. Front loaded garages are not typically found in this neighborhood and disfavored generally. A small detached rear garage located near the side and rear property lines, as encouraged by the infill regulations, is not practical in this case because of the steeply sloping front to rear topography. Staff also notes that there is not a pattern of detached rear garages in this neighborhood. Staff has included conditions requiring that most of the existing concrete driveway must remain, to help preserve the large street tree, and that all new portions of the driveway be constructed of a permeable material.

The proposed front gable projects forward of the main front building wall, but to a very slight degree. The proposed front porch is also a small one. Staff has suggested to the applicant that the projection of the gable be increased to approximately 3 feet, and that the depth of the porch be increased to no less than 5 feet. The increased depth of the porch will result in a slight shift of the entire dwelling towards the rear property line, but the dwelling will continue to comply with all setbacks, including the required established front yard setback. These minor changes will enhance the aesthetics of the dwelling and will add more usable space on the front porch. Staff has included a condition to require the applicant to work with staff regarding this design change during the grading plan and building permit review process.

Finally, staff has included conditions designed to protect the trees on the site: the large street tree and three trees in back yard must be saved as shown on the grading plan; adequate tree protection measures must be in place; and the grade in the front yard may not substantially change.

With these conditions, staff recommends approval of the SUP for the proposed new house.

III. RECOMMENDED CONDITIONS

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

1. The design of the dwelling shall be substantially consistent with illustrations submitted on April 11, 2012. However, as stated in the staff report, the applicant must work with staff regarding the depth of the front porch and the front gable projection to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. The first 30' from the curb line of the existing concrete driveway shall remain and all new driveway areas shall be constructed of a permeable paving system to the satisfaction of the Director of Planning and Zoning. (P&Z)
3. The 18" maple tree in the public right-of-way shall be saved. A tree protection area shall be established that is not less than 20' from the trunk in two directions (south east and

- south west) and maximized to the fullest extent. Disturbance in the front yard, including change to the grading shall be limited to the outside if the tree protection area and minimized to the fullest extents to the satisfaction of the Director of Planning and Zoning. (P&Z)
4. If a new sanitary sewer lateral is required it shall not cross the tree protection area. (P&Z)
 5. The three trees in the rear yard (30", 15", 20") shall be saved. A tree protection area outside the drip lines of these trees shall be maintained. (P&Z)
 6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (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. If the applicant proposes to reuse the existing sanitary sewer lateral for the new dwelling, a CCTV Video of the lateral shall be provided for T&ES to review prior to the release of the grading plan. If, after review, T&ES staff believes that the lateral is in sufficient condition to allow its reuse, there will be no fee. If however, T&ES staff determines that the lateral must be completely replaced, the tap fee must be paid. T&ES may determine that the lateral needs to be partially replaced or repaired. In that case, the fee would not be required. (T&ES)
 9. If it is determined to completely or partially replace the lateral and make a new sanitary sewer lateral connection, then the new connection shall be made per the requirements of Memorandum to Industry 01-11 Dated February 18, 2011, which provides the standard details for a sanitary sewer lateral connection. This memorandum is available at the following web address of the City:
<http://alexandriava.gov/uploadedFiles/tes/info/SanitarySewerLateralConnectionsandPermitting.pdf> (T&ES)
 10. The turning movements of a standard vehicle in and out of the parking garage shall be shown on the Final Site/Grading Plan. The turning movements shall meet AASHTO vehicular guidelines. (T&ES)
 11. Since the basement will not be sewerred by gravity, the basement shall be provided with a grinder pump. (T&ES)
 12. The newly installed utilities shall be provided with Detectable Underground Warning Tapes (DUWT) on public and property properties per the requirements of Memorandum to Industry 02-09, Design Guidelines for Site Plan Preparation, dated December 3, 2009, which is available at the City's following web address:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Peter Leiberg, Zoning Manager, Mary Christesen, 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:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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. (T&ES)
- R-3 If the applicant proposes to reuse the existing sanitary sewer lateral for the new dwelling, a CCTV Video of the lateral shall be provided for T&ES to review prior to the release of the grading plan. If, after review, T&ES staff believes that the lateral is in sufficient condition to allow its reuse, there will be no fee. If however, T&ES staff determines that the lateral must be completely replaced, the tap fee must be paid. T&ES may determine that the lateral needs to be partially replaced or repaired. In that case, the fee would not be required. (T&ES)
- R-4 If it is determined to completely or partially replace the lateral and make a new sanitary sewer lateral connection, then the new connection shall be made per the requirements of Memorandum to Industry 01-11 Dated February 18, 2011, which provides the standard details for a sanitary sewer lateral connection. This memorandum is available at the following web address of the City:
<http://alexandriava.gov/uploadedFiles/tes/info/SanitarySewerLateralConnectionsandPermitting.pdf> (T&ES)
- R-5 The turning movements of a standard vehicle in and out of the parking garage shall be shown on the Final Site/Grading Plan. The turning movements shall meet AASHTO vehicular guidelines. (T&ES)
- R-6 Since the basement will not be sewerd by gravity, the basement shall be provided with a grinder pump. (T&ES)
- R-7 The newly installed utilities shall be provided with Detectable Underground Warning Tapes (DUWT) on public and property properties per the requirements of Memorandum to Industry 02-09, Design Guidelines for Site Plan Preparation, dated December 3, 2009, which is available at the City's following web address:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved by T&ES prior to issuance of a building permit. (Sec.5-4-1.1) (T&ES)

- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-6-224) (T&ES)
- C-3 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 that are current at the time of grading plan submittal. (T&ES)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec.5-2-1) (T&ES)
- C-5 Roof, surface and sub-surface drains shall 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.5-6-224)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-9 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. (T&ES)

Code Enforcement:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC)

- C-3 A soils report must be submitted with the building permit application.
- C-4 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended).
- C-5 The height of the porch above grade is not clearly shown based on all grade points. If at any point the height above grade is > 30" porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC.
- C-6 Stairs must comply with the Virginia Residential Code Section R311.7. A maximum riser height of 8-1/4 inches and minimum depth tread of 9 inches. Handrails shall be installed on at least one side for a continuous run of treads or flight with four or more risers. Handrail height shall be a minimum of 34 inches and a maximum of 38 inches from the sloped plane of the adjoining tread noses.
- C-7 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008 and the 2009 Virginia Residential Code.
- C-8 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-9 A demolition permit is required for the proposed project (USBC 108.1).
- C-10 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-11 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-12 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-13 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-14 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-15 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Health:

F-1 No Comment.

Parks and Recreation:

F-1 No comment received.

Police Department:

F-1 The Police Department does not have any objections.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0036

PROPERTY LOCATION: 4016 Taney Ave

TAX MAP REFERENCE: 050.03-08-02 **ZONE:** R-8

APPLICANT:

Name: Janlan Co., LLC c/o Janet Wilcox

Address: 8208 Lazy Point Lane, Mason Neck, VA 22079

PROPOSED USE: Single family residence

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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

Johnathan Brodie-Agent
Print Name of Applicant or Agent
730 S. Washington St
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Johnathan C. Brodie 4/9/12
Signature Date
703-549-6422 703-549-6452
Telephone # Fax #
jbrodie@rcfassoc.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____
ACTION-CITY COUNCIL: _____ DATE: _____

RECEIVED
APR 9 2012
PLANNING & ZONING

SUP # 2012-0036

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4016 Taney Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the single family residence use as
(use)
described in this application.

Name: Janet Wilcox Phone 703-303-3320
Please Print
Address: 8208 Lazy Point Lane, Mason Neck, VA 22079 Email: jhwilcox@aol.com

Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Janet Wilcox-100%
8208 Lazy Point Lane, Mason Neck, VA 22079

7/14

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Janet Wilcox	8208 Lazy Point Lane, Mason Neck, VA 22079	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4016 Taney Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Janet Wilcox	208 Lazy Point Lane, Mason Neck, VA 22079	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/9/2012

Johnathan Brodie

Date

Printed Name


Signature

4/15

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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary.)

This application is for the redevelopment of sub-standard lot. The lot is currently occupied by a single story dwelling, driveway and walkways, all of which are to be removed. A new, two story single family dwelling and driveway are proposed to be constructed. This home has been designed to comply with the infill regulations set forth by the City of Alexandria.

The required parking will be provided by a rear entry garage. This garage will be accessed by a driveway constructed with pervious concrete. The existing curb cut will be reused to provide access to the lot from Taney Avenue.

The property is considered substandard because it does not meet the minimum of 65 foot lot width at the building line. The lot width at the building line is 60 feet. The majority of the lots in this subdivision also have 60 foot lot widths.

The proposed house will comply with all infill regulations and will be similar in character to the existing dwellings in the neighborhood. The height, setback and threshold requirements will be based on the average blockface study.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: Demolition and reconstruction of a single family dwelling on a substandard lot.

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: | Hours: |
| <u>N/A</u> | <u>N/A</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical for a single family dwelling
- B. How will the noise 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? (i.e. office paper, food wrappers)

Standard household waste

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

2 bags per week

C. How often will trash be collected?

Weekly

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.

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 nearby residents, employees and patrons?
N/A

ALCOHOL SALES

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 2 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

B. 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?

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

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

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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

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

D. 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?
Access is adequate

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?
_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 2883 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: _____

End of Application



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 4016 TANEY AVENUE Zone R-8

A2. $\frac{10,808}{\text{Total Lot Area}} \times 0.35 = 3,782$
 $\frac{\text{Floor Area Ratio Allowed by Zone}}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
Total Gross *		Total Exclusions	

B1. Existing Gross Floor Area *
 _____ Sq. Ft.
 B2. Allowable Floor Exclusions**
 _____ Sq. Ft.
 B3. Existing Floor Area minus Exclusions _____ Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1,441	Basement**	1,441
First Floor	1,841	Stairways**	110
Second Floor	1,152	Mechanical**	
Third Floor		Porch/ Garage**	196
Porches/ Other	196	Attic less than 5'**	
Total Gross *	4,630	Total Exclusions	1,747

C1. Proposed Gross Floor Area *
 4,630 _____ Sq. Ft.
 C2. Allowable Floor Exclusions**
 1,747 _____ Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 2,883 _____ Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,883 _____ Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3,782 _____ Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

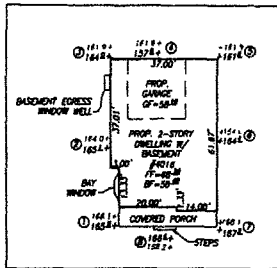
If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: Date: 2-15-12



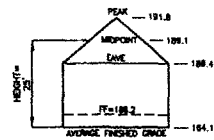
DWELLING HEIGHT CALCULATION
(BASED ON THE AVERAGE FINISHED GRADE SINCE IT IS LOWER THAN AVERAGE PRE-CONSTRUCTION GRADE)

AVG. FINISHED GRADE (AFO) ELEVATION	AVERAGE ROOF EAVE ELEVATION	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF RIDGEPIT ELEVATION	PROPOSED DWELLING HEIGHT (MEASUREMENT)
164.1	198.4	191.8	199.1	25.0

DWELLING HEIGHT PERMITTED= *22.0' *SEE NOTE, ZONING CRITERIA STUDY DWELLING HEIGHT PROPOSED= 25.0'

AV. PRE-CONSTRUCTION GRADE	AV. FINISHED GRADE
168.1	164.1
168.2	164.1
168.3	164.1
168.4	164.1
168.5	164.1
168.6	164.1
168.7	164.1
168.8	164.1
168.9	164.1
169.0	164.1
169.1	164.1
169.2	164.1
169.3	164.1
169.4	164.1
169.5	164.1
169.6	164.1
169.7	164.1
169.8	164.1
169.9	164.1
170.0	164.1

SUB-TOTAL = 1,318
AVG. GRADE PLANE = 164.2



TANEY AVENUE

Address #	Front Elevation		Rear Elevation		Left Side Elevation		Right Side Elevation		Average
	Height	Distance	Height	Distance	Height	Distance	Height	Distance	
171	29.8	26.0	22.8	22.8	22.8	22.8	22.8	22.8	24.8
177	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
181	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
185	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
189	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
193	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
197	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
201	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
205	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
209	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
213	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
217	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
221	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
225	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7
AVERAGE	20.7	27.4	20.7	27.4	20.7	27.4	20.7	27.4	20.7

NOTE: THRESHOLD DISTANCES TAKEN FROM AVERAGE GRADE AT FRONT BUILDING FACE TO FRONT FLOOR. INCLUDES PORCHES, TERRACE, PATIOS, DECKS, AND DRIVEWAYS BELONGING TO REAR ADJACENT.

ZONING CRITERIA STUDY (TANEY AVENUE):
BASED ON A FIELD STUDY OF THE EXISTING DWELLINGS ALONG THE SOUTH SIDE OF TANEY AVENUE THE FOLLOWING DWELLING CRITERIA WAS DETERMINED:

- AVERAGE DWELLING HEIGHT: 17.2'
- AVERAGE BLOCK THRESHOLD HEIGHT: 4.0'
- AVERAGE FRONT SETBACK FROM FACE OF CURB: 40.1'
- FRONT SETBACK REQUIRED: 40.1' (FROM FACE OF CURB)
- FRONT SETBACK PROPOSED: 40.1' (FROM FACE OF CURB)
- DWELLING HEIGHT ALLOWED: 17.1 X 1.20 = 21.4' (USE 25') (FROM AVG. FINISHED GRADE OF SUBJECT PARCEL)
- DWELLING HEIGHT PROPOSED: 25.0'
- THRESHOLD HEIGHT ALLOWED: 3.4 X 1.20 = 4.1'
- THRESHOLD HEIGHT PROPOSED: 1.8'

(FROM AVERAGE FINISHED GRADE AT FRONT OF BUILDING: 166.5)

*NOTE: TOWN LOT REGULATIONS ALLOW A MAXIMUM HEIGHT OF 25' TO BE USED WHEN THE ZONING CRITERIA STUDY FINDS THAT THE AVERAGE HEIGHT PLUS 20% IS LESS THAN 25'.

YARD PARKING REQUIREMENTS

REQUIRED YARD AREA	YARD AREA (SQ. FT.)	PARKING AREA (SQ. FT.)	ALLOWABLE RATIO	PARKING RATIO
FRONT YARD	1,928	504	50%	15.0%
SIDE YARD (WEST)	1,928	504	50%	48.8%

THERE IS NO PARKING IN EITHER THE REQUIRED REAR OR EAST SIDE YARDS

SETBACK REQUIREMENTS

BUILDING SIDE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROPOSED
FRONT	12.6	N/A	40.1'	40.1'
SIDE (EAST)	21.7	12, MIN. 8'	10.8'	10.8'
SIDE (WEST)	21.7	12, MIN. 8'	10.8'	12.1'
REAR (SOUTH)	31.8	15, MIN. 8'	28.2'	33.5'

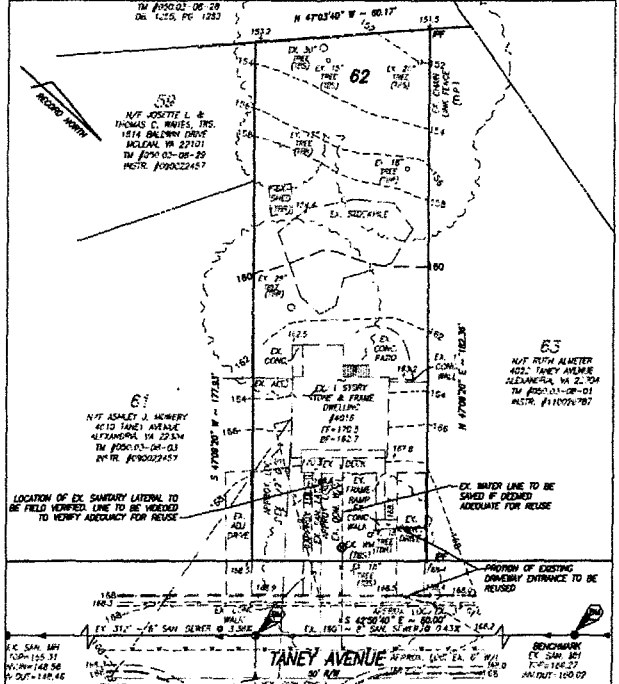
ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO Tidal Wetlands, Tidal Shores, Tributary Streams, Floodplains, Connected Tidal Wetlands, Isolated Wetlands, or Buffer Areas Associated with Shores, Streams or Wetlands Located on this Site. Further, there are no Wetlands Features Required for this Development Project. Additionally, there are no known Underground Storage Tanks or Areas of Soil or Groundwater Contamination on the Site.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNEXPECTED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL WELLS INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH WELL REGULATIONS. CONTACT JOE FANDER AND COOPERATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT. 255

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm. NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS. NOISE DROWNING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS: MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm.



DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information
At: [Address] [City/County] [State] [Zip]
File: [Area] [Type] [Code] [Year]

B. Existing Open Floor Area

Existing Open Area	Allowable Exclusions
Basement	Basement*
First Floor	Basement*
Second Floor	Basement*
Third Floor	Basement*
Roofed Over	Basement*
Total Open*	Total Exclusions

C. Proposed Open Floor Area (does not include existing area)

Proposed Open Area	Allowable Exclusions
Basement	Basement*
First Floor	Basement*
Second Floor	Basement*
Third Floor	Basement*
Roofed Over	Basement*
Total Open*	Total Exclusions

D. Existing + Proposed Floor Area

F. Open Space Calculation Required by R.E. & P.Z. Ord.

Required Open Space: []
Proposed Open Space: []

Approved Date: []
Director of Transportation and Environmental Services

R.C.F. FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND CONSTRUCTION SITE PLANNING • SUBDIVISION DESIGN

7309 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422

QUAKER PARK ESTATES
4016 TANEY AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE: [] REVISION: []

DESIGN: JCB
DRAWN: JCB
SCALE: AS SHOWN
DATE: FEB. 16, 2012
SHEET 3 of 5
FILE: 12-10

27

Slip 2012 CC 36

FOUNDATION/BASEMENT NOTES:

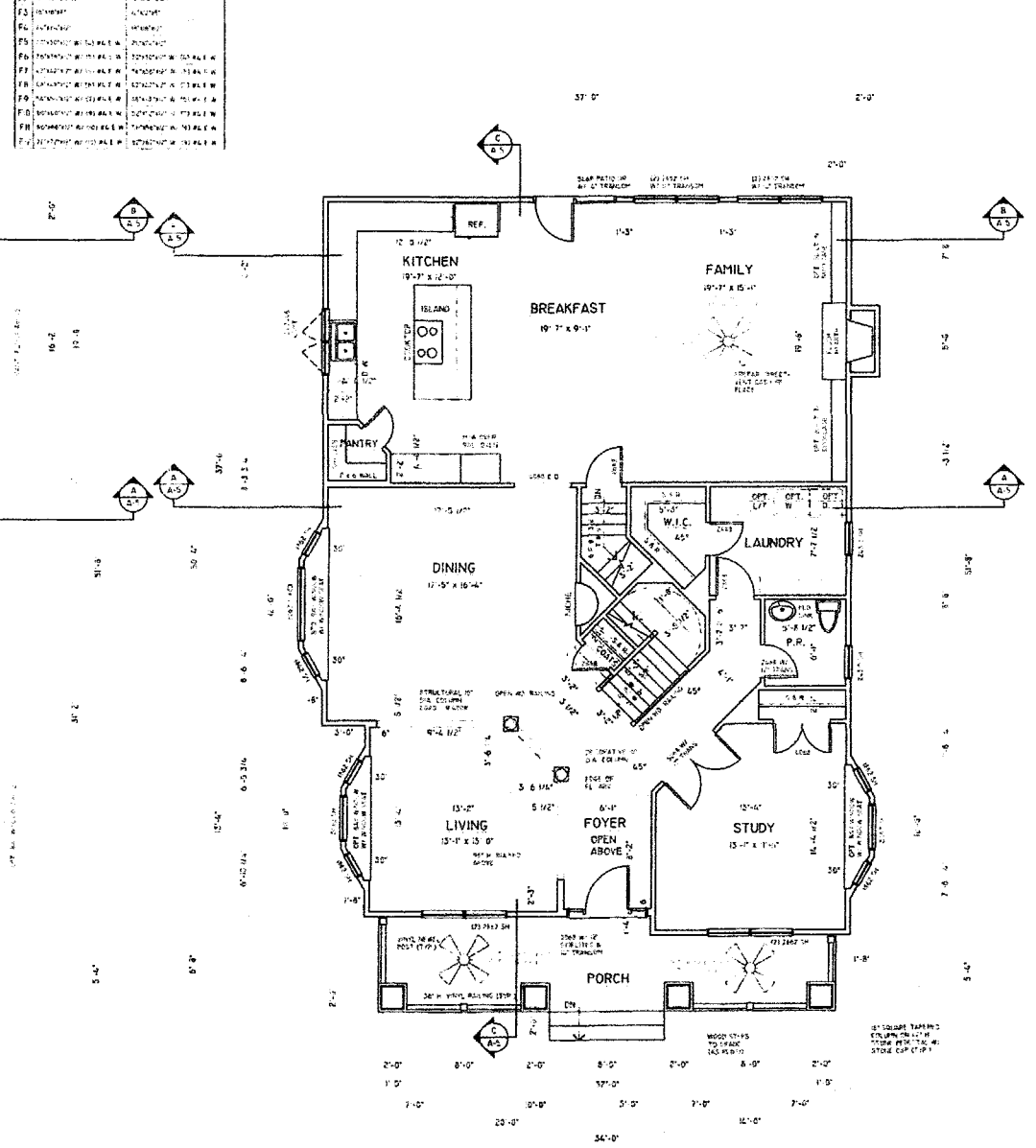
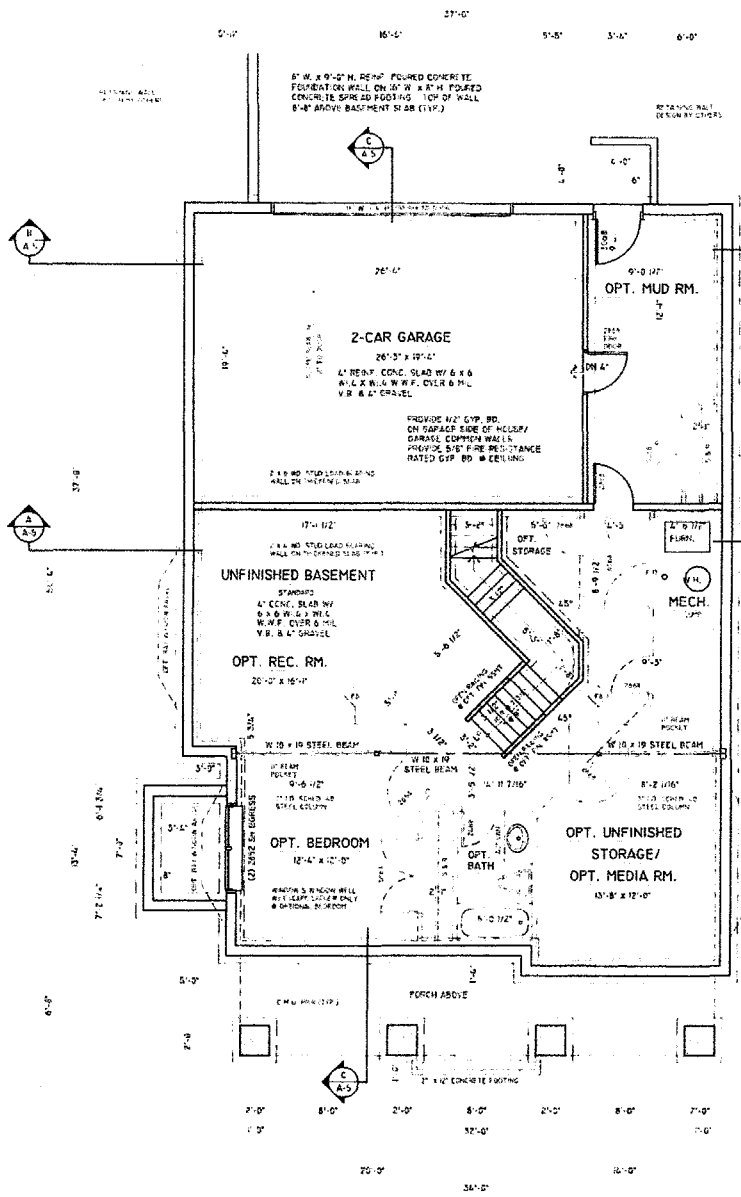
1. ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS @ 16" O.C. (U.N.O.)
2. CENTER PARTITIONS ON COLUMN CENTERLINES (U.N.O.)
3. SEE FRAMING PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE
4. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.

STANDARD FOOTING SIZES

SCHEDULED FOOTING SIZES	
1500 PSF	2000 PSF
F1. EXTERIOR WALL	EXTERIOR WALL
F2. EXTERIOR WALL	EXTERIOR WALL
F3. EXTERIOR WALL	EXTERIOR WALL
F4. EXTERIOR WALL	EXTERIOR WALL
F5. EXTERIOR WALL	EXTERIOR WALL
F6. EXTERIOR WALL	EXTERIOR WALL
F7. EXTERIOR WALL	EXTERIOR WALL
F8. EXTERIOR WALL	EXTERIOR WALL
F9. EXTERIOR WALL	EXTERIOR WALL
F10. EXTERIOR WALL	EXTERIOR WALL
F11. EXTERIOR WALL	EXTERIOR WALL
F12. EXTERIOR WALL	EXTERIOR WALL

FIRST FLOOR PLAN NOTES:

1. ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS @ 16" O.C. (U.N.O.)
2. ALL EXTERIOR WALLS TO BE 2 X 4 WOOD STUDS @ 16" O.C. W/ 7/16" O.P.S. SHEATHING.
3. SEE FRAMING PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE.
4. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.



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CALVERT
HOINES, INC.
1000 UNIVERSITY BLVD.
ANN ARBOR, MI 48106-1500
PH: 734.769.1100
WWW.CALVERTHOINES.COM

ARCHITECT
GARY M. ZICKFOOSE
1000 UNIVERSITY BLVD.
ANN ARBOR, MI 48106-1500
PH: 734.769.1100
WWW.CALVERTHOINES.COM

THE CRAIGMONT 3252
4016 TANEY AVENUE

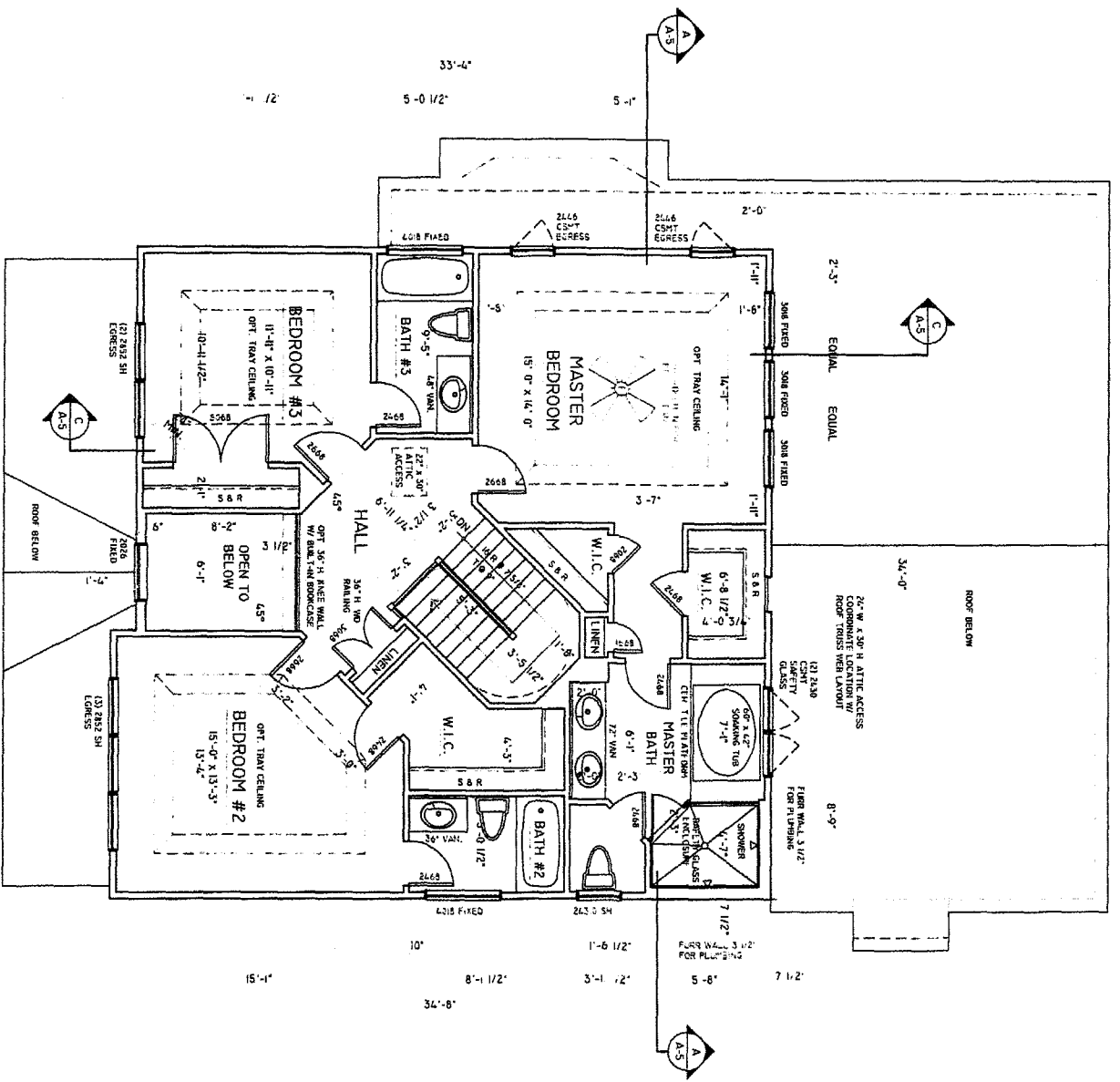
FOUNDATION/BASEMENT PLAN,
FIRST FLOOR PLAN

PL: 2008

DATE: 07-16-12
SCALE:
DRAWN: GNZ
JOB:
SHEET NO:
A-1

SUP 2012-00256

- SECOND FLOOR PLAN NOTES
1. ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS @ 16" O.C. (U.N.O.)
 2. ALL EXTERIOR WALLS TO BE 2 X 4 WOOD STUDS @ 16" O.C. W/ 7/16" O.S.B. SHEATHING.
 3. SEE FRAMING PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE.
 4. SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS.



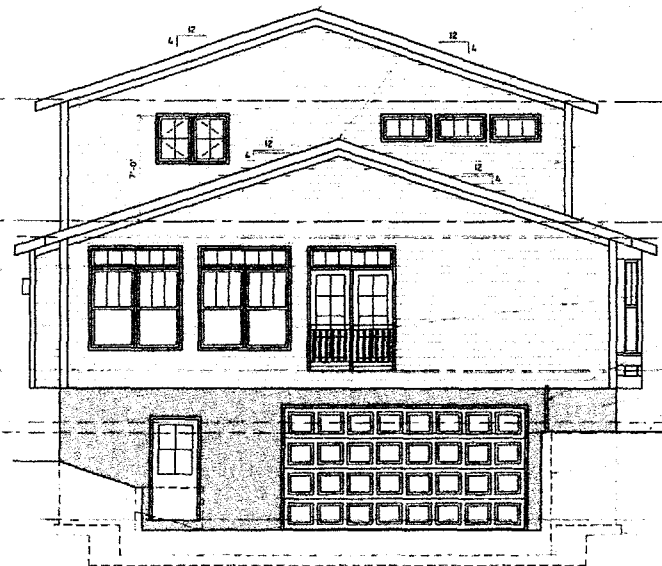
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS 	SECOND FLOOR PLAN	THE CRAIGMONT 3252 4016 TANEY AVENUE	ARCHITECT GARY M. ZICKAFOOSE <small>5530 BETHEL ROAD AT FANANBRIA VIRGINIA 22134 (703) 966-6245</small>	CALVERT HOMES, INC. <small>13565-C LAKE RIDGE DRIVE WOODBRIDGE, VA 22152 (703) 943-5000</small>
DATE: 02-16-12 SCALE: DRAWN: GMZ JOB: SHEET NO.	A-2			

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SUP 20.2-0036



REAR ELEVATION

SCALE: 1/2" = 1'-0"

NOTE:
PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS W/
SPASHBOARDS AS REQUIRED.

(2) DOOR FINISH PAINT BACK OF
GLASS BLOCK



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

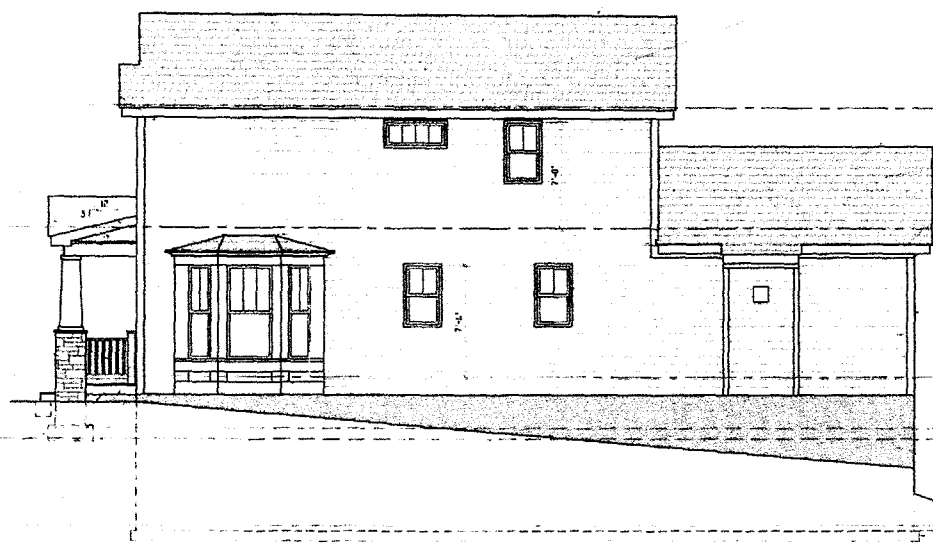
- ROOF VENT
- 1 X 8 RAFTER BD.
- 5/4 X 8 TRIM W/ CROWN MOLD.
- T.O. PLATE - TRUSS BEARING
- 3/4 X 4 CORNER BO.
- VINYL SIDING
- 1 X 8 RAFTER BD.
- 5/4 X 8 TRIM W/ CROWN MOLD.
- T.O. SUBFLOOR - SECOND FLOOR
- T.O. PLATE - TRUSS BEARING
- 3/4" H. VINYL BLINDING
- 30" H. THROUGH ARCH COLUMN
- ELEV. 168.2' T.O. SUBFLOOR - FIRST FLOOR
- PAINTED CONCRETE FOUNDATION
- FRESH GRADE
- AVERAGE EXISTING GRADE ELEV. 164.8'
- AVERAGE FRESH GRADE ELEV. 164.1'
- RETAINING WALL - DESIGN BY OTHERS
- T.O. SLAB - BASEMENT
- CONCRETE FOOTING
- ROOF VENT
- VINYL SIDING
- 1 X 8 RAFTER BD.
- 5/4 X 8 TRIM W/ CROWN MOLD.
- 5/4 X 8 TRIM W/ DROP CAP
- 5/4 X 8 TRIM W/ DROP CAP
- T.O. PLATE - TRUSS BEARING
- DECORATIVE BRACKET
- 3/4 X 4
- 3/4 X 4 CORNER BO.
- VINYL SIDING
- STANDING SEAM METAL ROOF
- SHINGLES
- T.O. SUBFLOOR - SECOND FLOOR
- T.O. PLATE - PORCH TRUSS BNG.
- 1 X 8 FASCIA BO. W/ ALUM. GUTTER
- ANCH'D 1 X 8
- TAPERED SQUARE COLUMN
- 30" H. VINYL BLINDING
- 42" H. STONE PELLETTAL W/ STONE CAP
- ELEV. 168.2' T.O. SUBFLOOR - FIRST FLOOR
- FRESH GRADE
- PAINTED CONCRETE FOUNDATION
- AVERAGE EXISTING GRADE ELEV. 164.8'
- AVERAGE FRESH GRADE ELEV. 164.1'
- CONCRETE FOOTING
- VINYL METAL POST
- 1 X 8 FASCIA
- VINYL LATTICE
- T.O. SLAB - BASEMENT
- CONCRETE FOOTING

<p>CALVERT HOMES, INC. 1884-C LAMAR BLVD. SW WOODBRIDGE, VA 22191 703-498-1000</p>
<p>ARCHITECT GARY M. ZICKHOFFSE 308 WESTHUR ROAD ALEXANDRIA, VIRGINIA 22304 703-498-1000</p>
<p>THE CRAIGMONT 3252 4016 TANEY AVENUE</p>
<p>FRONT ELEVATION, REAR ELEVATION</p>
<p>REVISIONS:</p>
<p>DATE: 04-11-12</p>
<p>SCALE:</p>
<p>DRAWN: GMZ</p>
<p>JOB:</p>
<p>SHEET NO. A-3</p>

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SUP 2012-0036

1 x 6 FASCIA NO. W/ ALUM. GUTTER
 5/4 x 10 FRIEZE NO. W/ CROWN MOLD.
 1 x 8 BASE NO.
 VINYL SHAKES
 STANDING SCAP METAL ROOF
 1 x 10
 SHIP CAP
 TAPERED SQUARE COLUMN
 36" H. VINYL BANNERVAL
 42" H. STONE PERISTAL W/ STONE CAP
 CONCRETE FOOTING
 VINYL NEWEL POST
 1 x 6 FASCIA
 VINYL LATTICE



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE:
 PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS W/
 SPLASHBLOCKS AS REQUIRED.

1 x 6 FASCIA NO. W/ ALUM. GUTTER
 5/4 x 10 FRIEZE NO. W/ CROWN MOLD.
 36" H. BRONZIGHT IRON GLASSFRONT
 RETURNING WALL - DESIGN BY OTHERS



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

ROOF VENT
 SHINGLES
 T.O. PLATE - TRUSS BEARING
 ROOF VENT
 SHINGLES
 1 x 6 FASCIA NO. W/ ALUM. GUTTER
 T.O. SURFLOOR - SECOND FLOOR
 T.O. PLATE - TRUSS BEARING
 5/4 x 10 FRIEZE NO. W/ CROWN MOLD.
 3/4 x 6 CORNER NO.
 VINYL SHING
 ELEV. 168.2'
 T.O. SURFLOOR - FIRST FLOOR
 AVERAGE EXISTING GRADE ELEV. 164.8'
 AVERAGE FINISH GRADE ELEV. 166.7'
 PAINTED CONCRETE FOUNDATION
 FINISH GRADE
 T.O. SLAB - BASEMENT
 CONCRETE FOOTING
 ROOF VENT
 SHINGLES
 1 x 6 FASCIA NO. W/ ALUM. GUTTER
 T.O. PLATE - TRUSS BEARING
 5/4 x 10 FRIEZE NO. W/ CROWN MOLD.
 3/4 x 6 CORNER NO.
 VINYL SHING
 1 x 8 BASE NO.
 VINYL SHAKES
 STANDING SCAP METAL ROOF
 T.O. SUBFLOOR - SECOND FLOOR
 T.O. PLATE - TRUSS BEARING
 1 x 10
 SHIP CAP
 TAPERED SQUARE COLUMN
 36" H. VINYL BANNERVAL
 42" H. STONE PERISTAL W/ STONE CAP
 ELEV. 168.2'
 T.O. SUBFLOOR - FIRST FLOOR
 FINISH GRADE
 AVERAGE EXISTING GRADE ELEV. 164.8'
 AVERAGE FINISH GRADE ELEV. 166.7'
 CONCRETE FOOTING
 VINYL NEWEL POST
 1 x 6 FASCIA
 VINYL LATTICE
 T.O. SLAB - BASEMENT
 PAINTED CONCRETE FOUNDATION
 CONCRETE FOOTING

CALVERT HOMES, INC. 1584 CLARK BLVD. SUITE 100 WOODBRIDGE, VA 22191 (703) 491-1000
ARCHITECT GARY M. ZICKAFOOSE 3000 WATSON ROAD ALEXANDRIA, VIRGINIA 22304 (703) 491-1000
THE CRAIGMONT 3252 4016 TANEY AVENUE
SIDE ELEVATIONS
REVISIONS:
DATE: 06-11-12
SCALE:
DRAWN: GHZ
JOB:
SHEET NO. A-4

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SUP 2012-0036

148 N. French St.

4010 Taney Ave.

4016 Taney Ave (Subject Property).

4022 Taney Ave.

4032 Taney Ave.





APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0036

PROPERTY LOCATION: 4016 Taney Ave

TAX MAP REFERENCE: 050.03-08-02

ZONE: R-8

APPLICANT:

Name: Janlan Co., LLC c/o Janet Wilcox

Address: 8208 Lazy Point Lane, Mason Neck, VA 22079

PROPOSED USE: Single family residence

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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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.

Johnathan Brodie-Agent

Print Name of Applicant or Agent

730 S. Washington St

Mailing/Street Address

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ACTION-PLANNING COMMISSION: Approved 7-0 DATE: 5/1/12
ACTION-CITY COUNCIL: CC Approved 7-0 DATE: 5/1/12

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