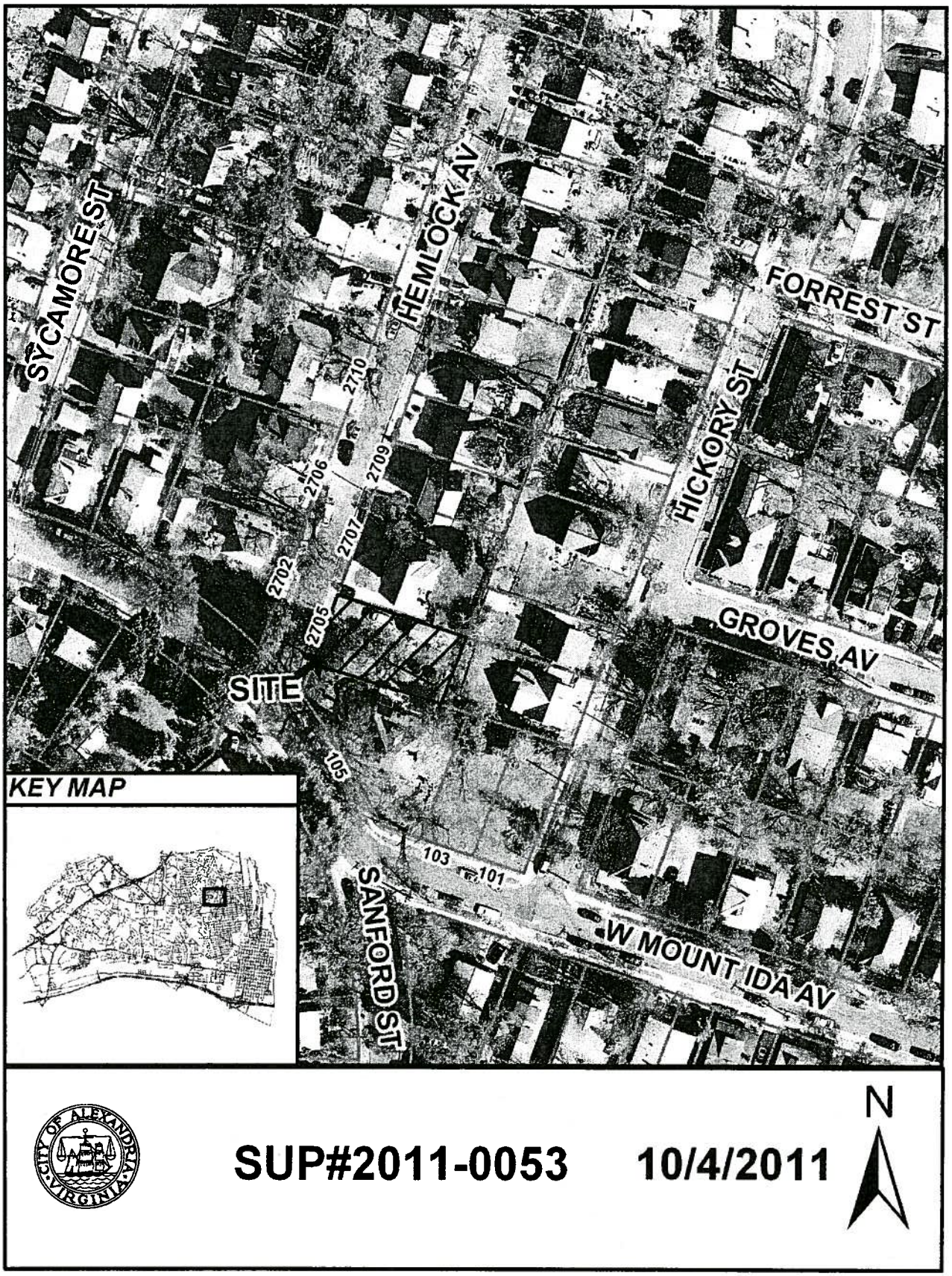
DOCKET ITEM #3
Special Use Permit #2011-0053
2705 Hemlock Avenue

Application	**General Data**	
Consideration of a request to construct a single-family dwelling on a substandard lot.	**Planning Commission Hearing:**	October 4, 2011
	City Council Hearing:	October 15, 2011
Address: 2705 Hemlock Avenue	**Zone:**	R-8 / Single-Family Residential
Applicant: Sidney Lowery	**Small Area Plan:**	Potomac West

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: Nathan Randall nathan.randall@alexandriava.gov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KEY MAP
CITY OF ALEXANDRIA VIRGINIA
SUP#2011-0053
10/4/2011
N

I. DISCUSSION

The applicant, Sidney Lowery, requests Special Use Permit approval to construct a new single-family dwelling on a substandard lot at 2705 Hemlock Avenue.

SITE DESCRIPTION

The subject site is one lot of record with 52.3 feet of frontage on Hemlock Avenue, 100 feet of depth and a total lot area of 5,230 square feet. The lot is currently developed with a one-car garage.

The site is surrounded by single-family dwellings.

BACKGROUND

In February 2003, City Council granted SUP#2002-0100 to the applicant for the construction of a single-family dwelling on the subject substandard lot. The applicant was unable to construct the dwelling within the required 18-month period and the SUP subsequently expired. That dwelling featured a significantly different design, larger size in terms of square feet, and a larger footprint on the lot compared to the current proposal.

PROPOSAL

The applicant, who also owns the single-family dwelling immediately to the south at the corner of Hemlock and West Mount Ida Avenues, requests Special Use Permit approval to construct a two-story, 1,750 square-foot single-family dwelling on this substandard lot. The proposed dwelling measures 25.5 feet in height from existing grade and will have a threshold height of 40 inches from existing grade. The applicant proposes to raise the grade of most of the front yard, except for an area around the existing magnolia tree, by about 30 inches to match the grade found next-door to the north. Upon completion, the front façade of the dwelling will appear to be only 22.83 feet in height and the front-door threshold will rise only 10 inches above finished grade. The dwelling is colonial in design, clad in brick in the front and hardiplank on the sides and rear, and features two full stories and a roofline running parallel to the street. A small portico is proposed around the front door of the dwelling and a deck is proposed to the rear.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R-8 zone, which ordinarily requires a minimum lot size of 8,000 square feet and a minimum lot width of 65 feet to construct a single-family dwelling. The lot is substandard in terms of lot area and lot width, but meets the minimum lot frontage requirement of 40 feet.

Section 12-402 of the Zoning Ordinance permits construction of a single-family home on a substandard lot only with Special Use Permit approval and only if the substandard lot contains at least the lot area and lot width/frontage exhibited by more than 50% of the developed lots on the block face. Of the 20 developed lots in the appropriate block face, the subject lot is as large or larger (in area and width) than 15, or 75%, of them.

The proposed dwelling meets Zoning Ordinance requirements regarding side and rear setbacks, building height, and FAR. It does not comply with the infill-required minimum front yard and maximum threshold height. However, these requirements may be amended by Special Use Permit pursuant to two different regulations found in the Zoning Ordinance. Section 12-404 permits a change to the front yard requirement for the development of a substandard residential lot if desirable for increased compatibility with the blockface. In addition, Section 7-1002(B), added as a part of the infill amendments, permits additional threshold height by Special Use Permit.

Additional zoning elements of the applicant's proposal can be found in the table below:

	Requirement		**Proposal**
Lot Size	8,000 SF Min		**5,320 SF**
Lot Width	65' Min		**52.3'**
Lot Frontage	40' Min		52.3'
Front Yard	Established setback	29.4'	**25.5'**
Side Yard (South)	1:2 with 8' min	12.9'	14.32'
Side Yard (North)	1:2 with 8' min	12.9'	14'
Rear Yard	1:1 with 8' min	25.5'	35.5' (from dwelling) 24.5' (from rear deck)
Building Height	Max: prevailing plus 20% (25.5') OR 25' whichever is higher	25.5'	25.5'
Threshold Height	Max: prevailing plus 20%	9.2 inches	**40 inches** (pre-construction) **10 inches** (finished)
FAR	0.35 max		0.33

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master 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 parking requirement by providing two tandem parking spaces to the north of the proposed dwelling, which will be accessed from an existing, double-wide curb cut on Hemlock Avenue shared with the lot's northern neighbor.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to construct a single-family dwelling on this substandard lot, which meets eligibility criteria for SUP approval. Staff finds that the dwelling design is compatible with its immediate neighbors and that the proposed height, threshold height, and placement on the lot are appropriate for this portion of the block, despite the fact that the proposal requires adjustment because it does not technically meet threshold height or front yard requirements.

The final design of the proposed dwelling reflects staff-recommended changes to simplify the front door stoop and include a portico design with pillars and a roofline perpendicular to the street, which is more typical for the neighborhood than the applicant's original idea. Otherwise, staff finds that the Colonial design generally matches the homes found in the immediately adjacent properties as well as a few properties on the northern end of Hemlock. The dwelling will have a brick front façade and will use primarily hardiplank on the sides and the rear, which are materials found on other homes in the neighborhood.

Although the proposed building height of 25.5 feet to average existing grade matches the maximum building height of 25.5 feet permitted by infill regulations for this block, staff was initially concerned that the dwelling could still be too tall for the neighborhood considering that the average building height on this side of Hemlock Street is 21.5 feet. However, the character of Hemlock Street is such that the shorter and more modest homes are found in the northern and middle portions of the block, with the larger and taller homes located on the southern end near the applicant's property. The applicant's proposed height is actually slightly lower than the two homes immediately to the north of the subject lot at 2707 and 2709 Hemlock, which are two-story brick Colonials with building heights between 26 and 26.5 feet, as well as the dwelling immediately to the south, facing West Mount Ida Avenue, which is also a two-story Colonial with a building height of 26.5 feet. In addition, the applicant proposes to raise the grade of the front yard to match that of his next-door neighbor, which will result in the dwelling appearing to be only 22.83 feet in height when viewed from the street. The height of the dwelling from this vantage point will be about a foot taller than the neighboring home at 2707 Hemlock, a difference not perceptible from the street, and more than two feet shorter than the neighboring home at 105 West Mount Ida.

The threshold heights on the eastern side of Hemlock Avenue are typically very low, ranging from four to ten inches, with one exception of 42 inches at 105 West Mount Ida Avenue. The applicant's proposed 40-inch threshold height exceeds both the average for the blockface (9.2 inches) and the maximum allowed by zoning, which is 11 inches. However, the 40-inch figure is measured from existing grade, and after raising the grade in the front yard, the applicant will achieve a finished threshold height of 10 inches. Staff does not object to this part of the proposal because the 40 inches requested is necessary only from a technical perspective. From a practical standpoint, the threshold height will only appear to be 10 inches from finished grade, a figure that is within infill regulations. In addition, the 10-inch threshold height from finished grade will also match those found at the two houses immediately to the north and will be considerably lower than the threshold height at the dwelling at 105 West Mount Ida immediately to the south.

With regard to the front yard setback, staff supports the applicant's proposal to locate the proposed front building wall at 25.5 feet from the front property line, which is four feet farther forward than would otherwise be allowed under infill regulations, which in this case require a distance of 29.4 feet. This shorter front yard setback, which was also approved under the prior SUP from 2003, offers two benefits. First, it allows the dwelling to match the front building wall of its immediate neighbor to the north at 2707 Hemlock. Second, if one excludes the 55-foot setback from Hemlock at the 105 West Mount Ida property, which is clearly an exception on the block, the dwelling will more closely match the average front yard setback calculated for the remaining properties, which is 26.4 feet.

Staff also notes that although the applicant will need to remove a few trees on the lot to construct the dwelling, the large magnolia tree in the front yard and the large oak tree in the rear will be preserved. Although staff typically does not support new double-wide curb cuts today, it does not object to the continued use of the existing one for the new home in this case given that shared double-wide curb cuts are present on all but one property on this side of Hemlock Street. Staff has also included Condition #2 to require the applicant to install a permeable paving system for the driveway. In addition to the potential stormwater benefit, a permeable surface here may also help to soften the look of the driveway, which will be immediately next to the one at 2707 Hemlock.

In conclusion, staff believes that the applicant's proposal represents a reasonable scheme for the development of the lot and one that actually fits more closely with its immediately adjacent properties than would be otherwise achieved with the strict application of threshold height and front yard requirements found in the infill regulations, which is precisely the purpose of the case-by-case Special Use Permit review for substandard lots. Subject to the conditions contained in Section III of this report, staff recommends approval of the applicant's request.

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 the submitted illustrations dated September 20, 2011 to the satisfaction of the Director of Planning & Zoning. (P&Z)

2. All new driveway/parking areas shall be surfaced with a permeable paving system to the satisfaction of the Director of Planning & Zoning. (P&Z)

3. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

4. 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 all plans submitted for approvals. (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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:

F-1 Parcel is located within a known Marine Clay Area.

F-2 Plan shows disturbance greater than 2,500 square feet. The requirements of Article XIII, Environmental Management Ordinance shall be fulfilled. BMP shall be required. (OEQ)

R-1 The 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 on the plan. (T&ES)

C-1 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-2 An approved GRADING PLAN must be attached to the building permit application. City Code Section -5-6-224 requires that a grading plan be submitted to and approved by T&ES prior any land disturbing activities or the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
- the addition exceeds the area of the existing building footprint by 100% or more;
- or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.
http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf

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. (T&ES)

C-4 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.5-6-224) (T&ES)

C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design and must be included on the required Grading Plan. (Sec. 5-2-1) (T&ES)

C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-8 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)

C-9 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)

Code Enforcement:

F-1 The following comments are for 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 Thomas Sciulli, Plan Review Supervisor at 703-746-4190 or thomas.sciulli@alexandriava.gov.

C-1 Demolition permits, building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-2 A soils report must be submitted with the building permit application.

C-3 Prior to the issuance of a demolition permit a rodent abatement plan shall be submitted to Code Administration 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-4 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

C-5 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Health:

F-1 No Comment

Parks and Recreation:

F-1 No Comment

Police Department:

F-1 No Comment

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0053

PROPERTY LOCATION: 2705 Hemlock Avenue

TAX MAP REFERENCE: 024.03-05-11 **ZONE:** R-8

APPLICANT:

Name: Sidney W. Lowery

Address: 105 West Mount Ida Avenue, Alexandria, Va. 22305

PROPOSED USE: Construction of a new single family residence on a substandard lot.

[✓] **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.

Sidney W. Lowery	Sidney W Lowery	7-31-11
Print Name of Applicant or Agent	Signature	Date
105 W. Mount Ida Avenue,	703-836-5769	None
Mailing/Street Address	Telephone #	Fax #
Alexandria, Virginia 22305	sidney.lowery@verizon.net	
City and State Zip Code	Email address	

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # 2011-0053

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2705 Hemlock Avenue, I hereby
(Property Address)

grant the applicant authorization to apply for the Single Family Residence use as
(use)

described in this application.

Name: Sidney W. Lowery
Please Print

Phone 703-836-5769

Address: 105 W. Mt Ida Ave., Alex., Va. 22305

Email: sidney.lowery@verizon.net

Signature: Sidney W. Lowery

Date: 7-31-11

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.

Sidney W. Lowery 105 W. Mt. Ida Avenue, Alexandria, Va. 22305

Linda S. Lowery (Wife) 105 W. Mt. Ida Avenue, Alexandria, Va. 22305

SUP # 2011-0053

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. Sidney W. Lowery	105 W. Mt. Ida Ave., Alex., Va. 22305	50%
2. Linda S. Lowery	105 W. Mt. Ida Ave., Alex., Va. 22305	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2705 Hemlock 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. Sidney W. Lowery	105 W. Mt. Ida Ave., Alex., Va. 22305	50%
2. Linda S. Lowery	105 W. Mt. Ida Ave., Alex., Va. 22305	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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 the12-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.

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. Sidney W. Lowery	None	City Planning & City Council
2. Linda S. Lowery	None	City Planning & City Council
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.

7-31-11	Sidney W. Lowery	Sidney W. Lowery
Date	Printed Name	Signature

SUP # 2011-0053

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.)

NEW COLONIAL STYLE SINGLE FAMILY RESIDENCE:

A previous SUP was issued for this project. Unfortunately, I was diagnosed with cancer after the SUP was approved. As a result, I was forced to delay the actual building until now. All health and financial issues have been resolved. The construction may proceed after the required SUP.

This new residence will be a handsome addition to Hemlock Avenue. It will have traditional detailing along with classic two over two windows, historic sills, authentic backband and fine proportions. This new structure sits well on the site with generous side lot setbacks. It will be exceptionally energy efficient with state of the art insulation and dual fuel heating.

Adjacent property owners support the building of this new home. It will meet R-8 guidelines, including F.A.R. My next door lawyer neighbor, Pamela Long, said, "It would be the most compliant house on a non compliant street!"

An existing driveway will provide adequate tandem parking as requested by Zoning & Planning to match Hemlock Avenue driveway configurations.

THE LOT:

I have owned and paid taxes on this property since 1978. Currently, the city is assessing this property as a build-a-ble lot. In fact, it is assessed higher per square foot than are adjacent lots with residences - over $51 per square foot versus $44 per square foot. Technically, because of zoning changes, Lot 5 Blk 8 Mt Ida, is listed as substandard. But, in fact, at 5,232 square fleet, 2705 Hemlock Avenue is **one of the larger lots in the area.** The majority of the lots are 4,000 and 5,000 square feet. Further, most are R-8 non-compliant in terms of height or side lot set backs. 2705 Hemlock Avenue is **30% larger than 79% of the lots on Hemlock Avenue.**

Thank you,

Sidney W. Lowery

Sidney W. Lowery

SUP # 2011-0053

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: _____

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:
N/A	

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 be controlled?

N/A

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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)

N/A

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

N/A

C. How often will trash be collected?

N/A

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:

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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.

N/A

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PARKING AND ACCESS REQUIREMENTS

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

N/A

2 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A_____
Does the application meet the requirement? [ ] Yes [ ] No

B. Where is required parking located? *(check one)*

N/A

[ ] 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.

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

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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?

SITE CHARACTERISTICS

N/A

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) + 1800 sq. ft. (addition if any) = 1800 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 2705 HEMLOCK AVENUE Zone R-8

A2. 5,232 x .35 = 1831

Total Lot Area *Floor Area Ratio Allowed by Zone* *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	936	Basement**	936
First Floor	936	Stairways**	78
Second Floor	936	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
Total Gross *	2808	Total Exclusions	1014

C1. Proposed Gross Floor Area * 2808 Sq. Ft.
C2. Allowable Floor Exclusions** 1014 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 1794 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1794 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1831 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: Sidney Mowery Date: 8/03/11

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Updated July 10, 2008

REVISED

ATTENTION: NATHAN RANDALL

REVISED SHEETS FOR 2705 HEMLOCK AVENUE

9-20-11

INFORMATION: 105 WEST MOUNT IDA AVENUE

THRESHOLD 42"

SETBACKS

WEST TO HEMLOCK AVENUE 55'
NORTH TO 2705 HEMLOCK AVENUE 12' -8"
EAST TO PROPERTY LINE 30'

SOUTH: LEFT SIDE 27'
CENTER 41'
RIGHT SIDE 52'

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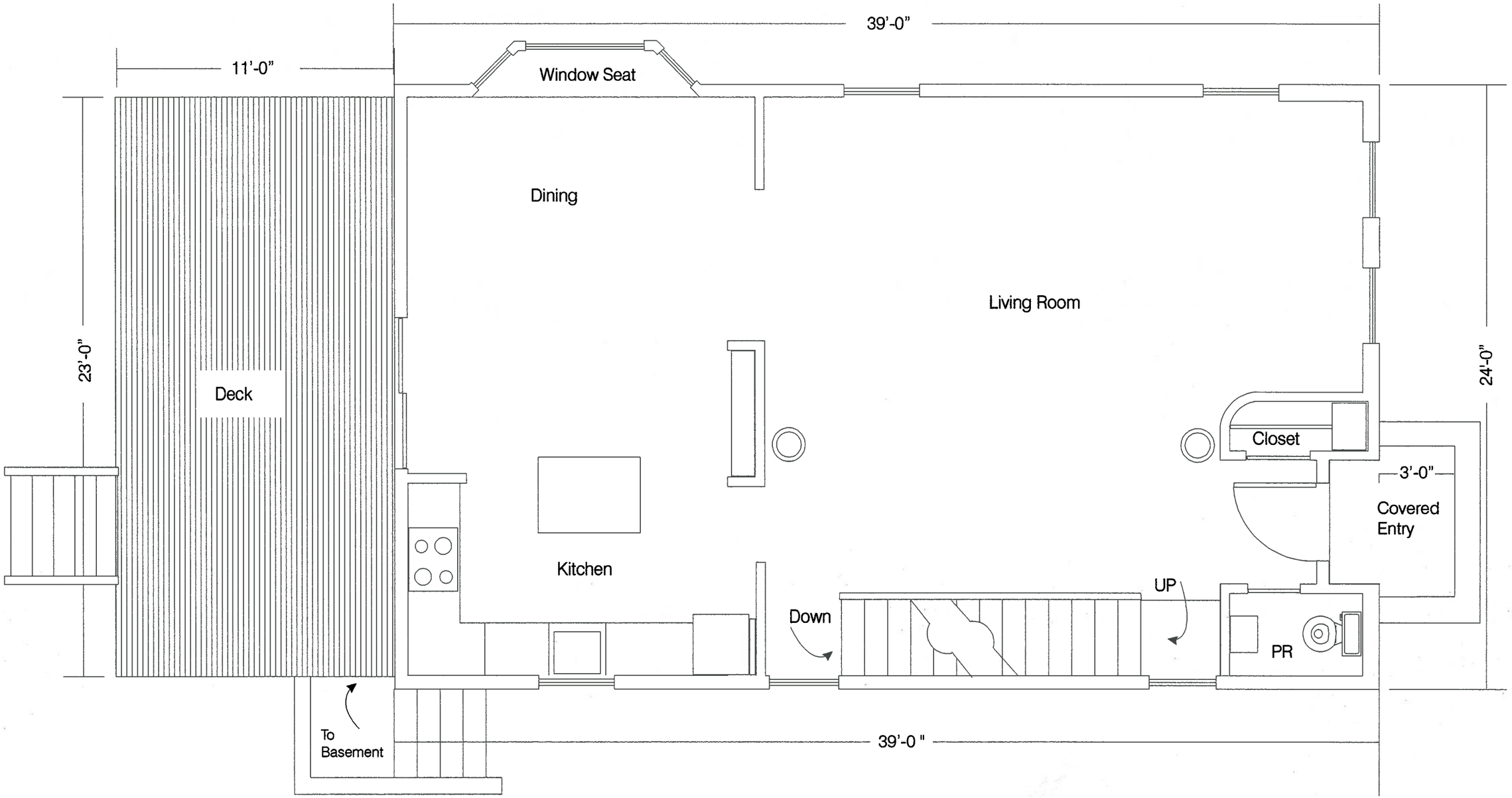
REVISED



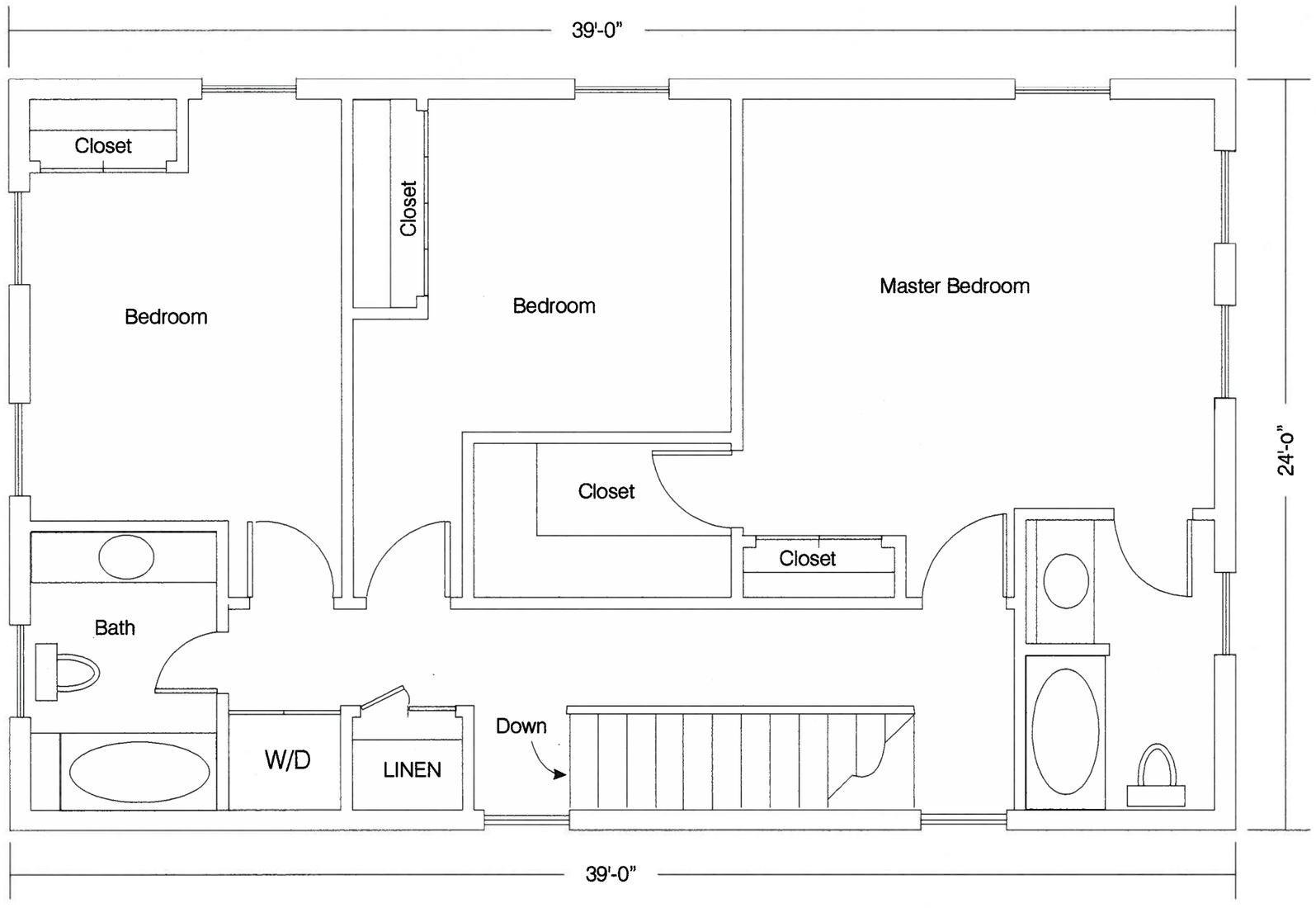
22

1st Floor Plan

PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-15-11 22

1/4" = 1'-0"

REVISED



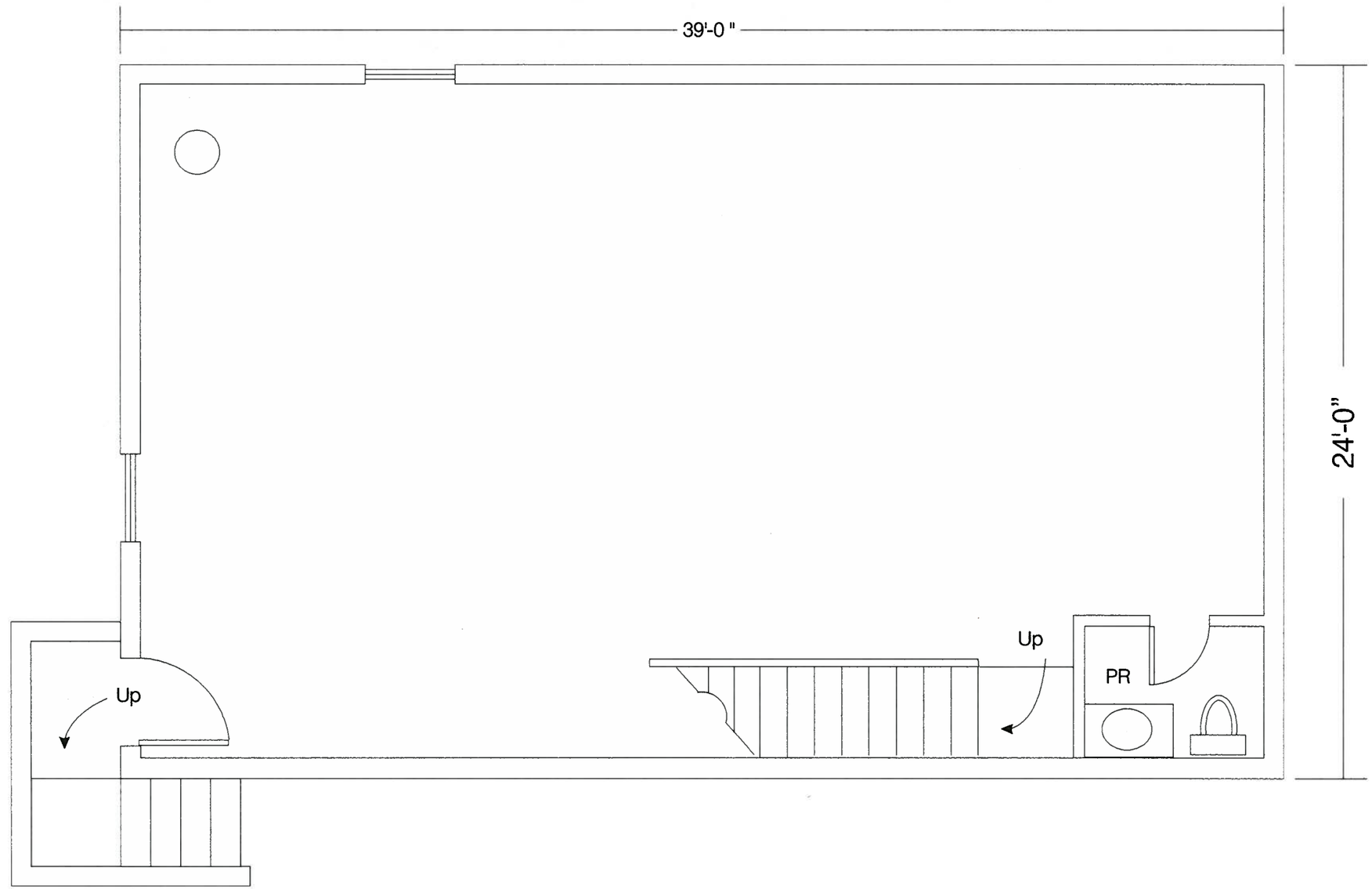
2nd Floor Plan

1/4" = 1'-0"

PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-01-11

23

REVISED



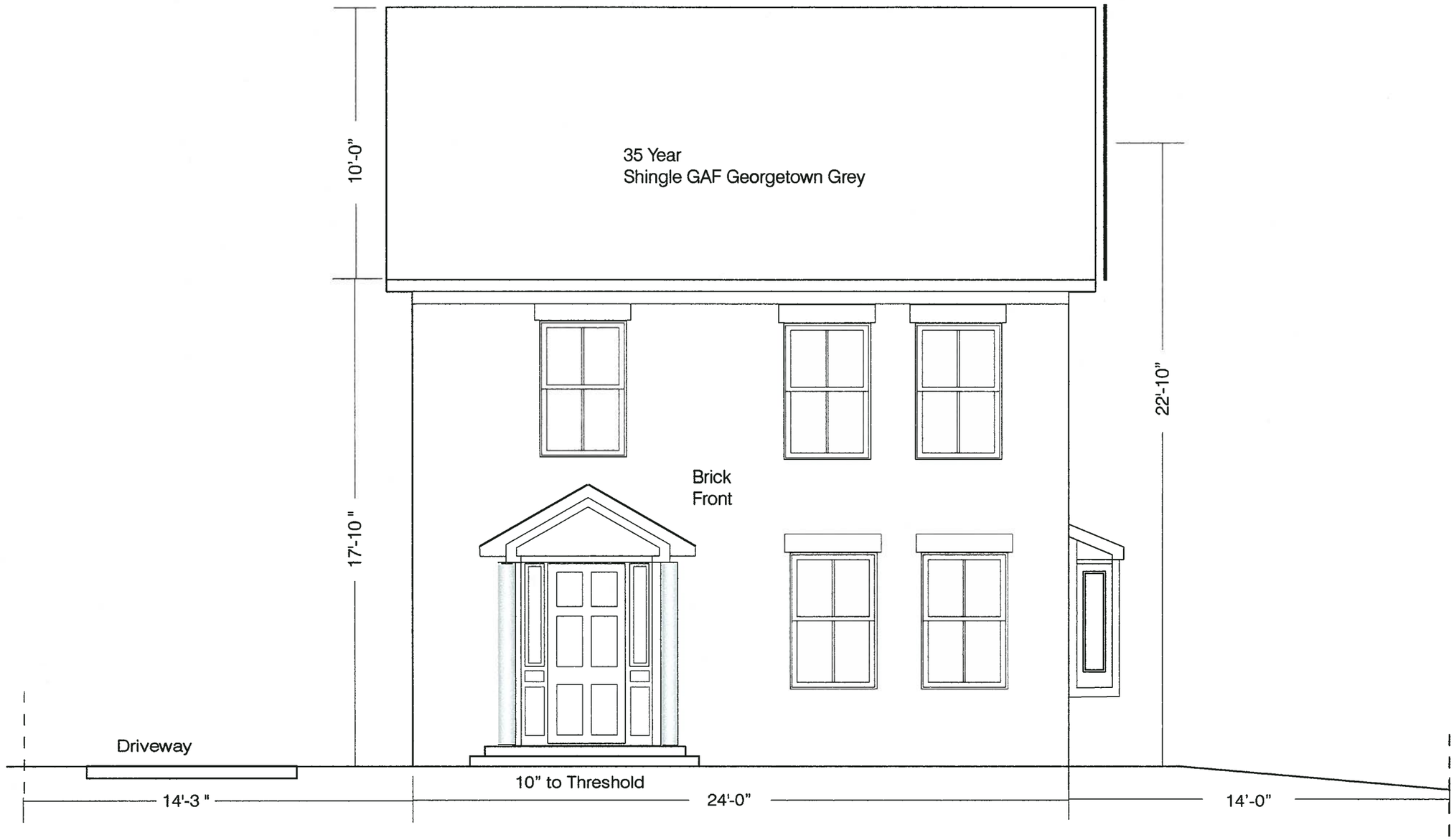
24

Basement Floor Plan

1/4" = 1'-0"

PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-01-11

REVISED



West Elevation
(Front Elevation)
1/4" = 1'-0"

PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-15-11

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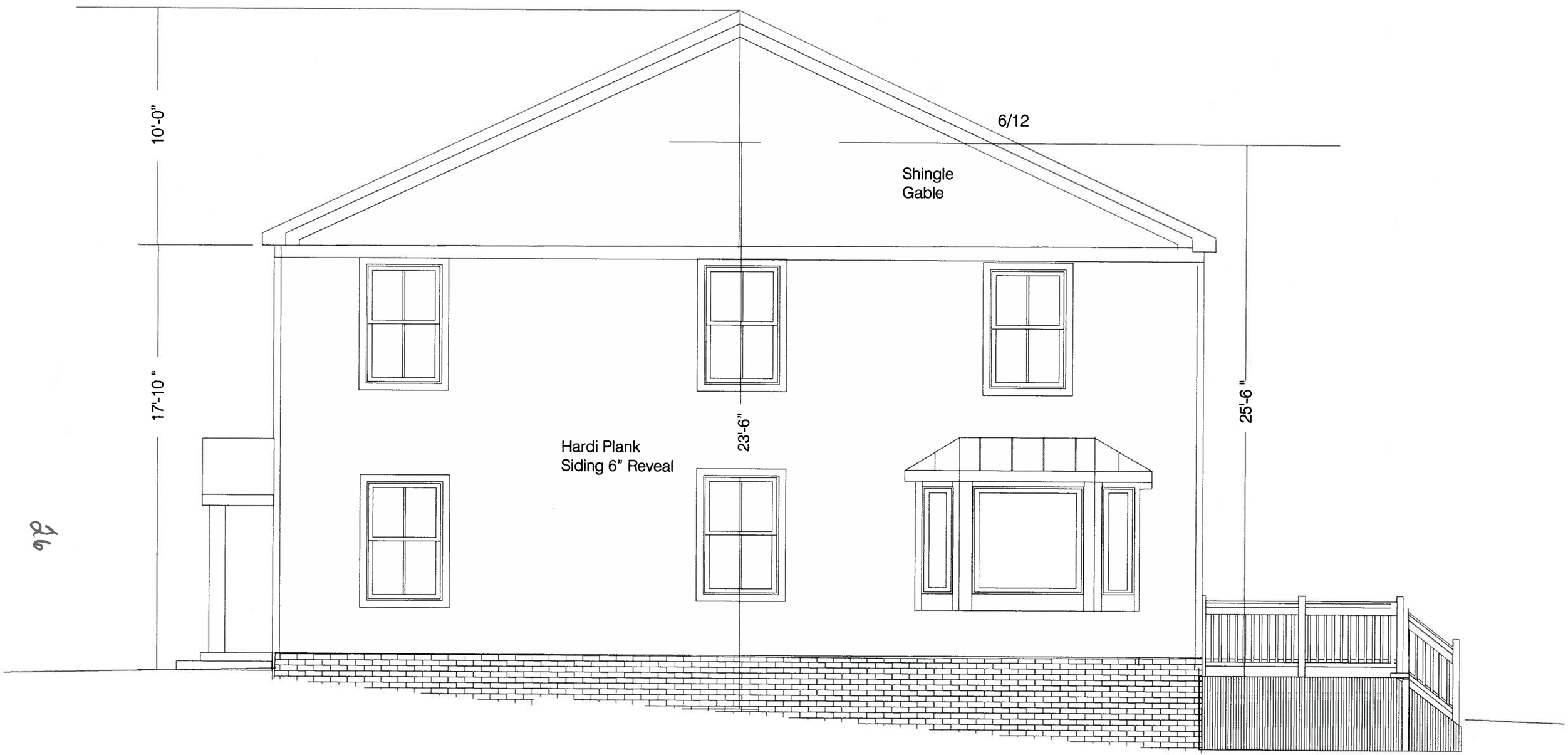
REVISED



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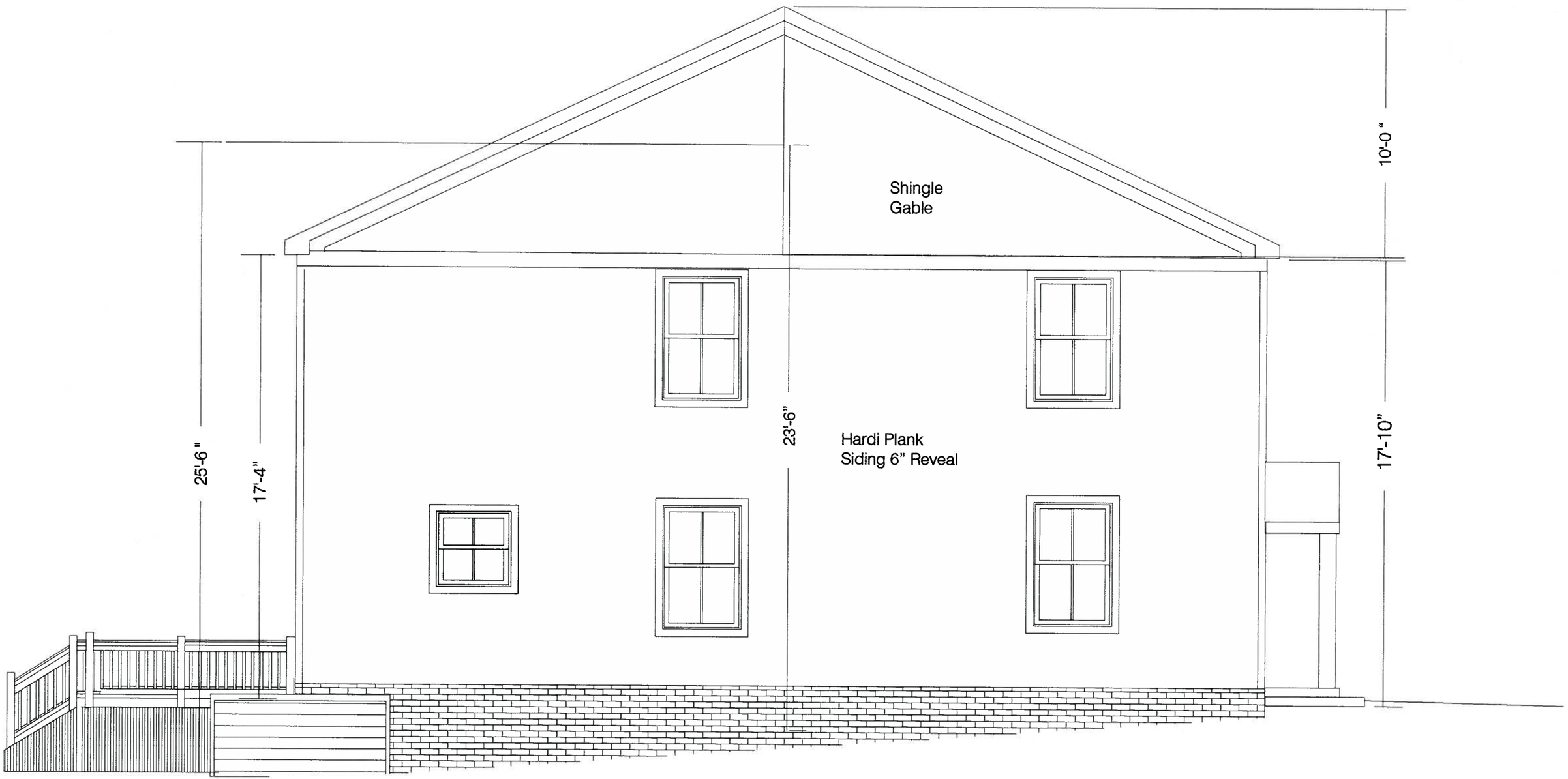
PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-20-11

South Elevation
1/4" = 1'-0"

REVISED



PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-20-11

North Elevation
1/4" = 1'-0"

REVISED

PROPOSED NEW RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-15-11

East Elevation
(Rear Elevation) 1/4" = 1'-0"

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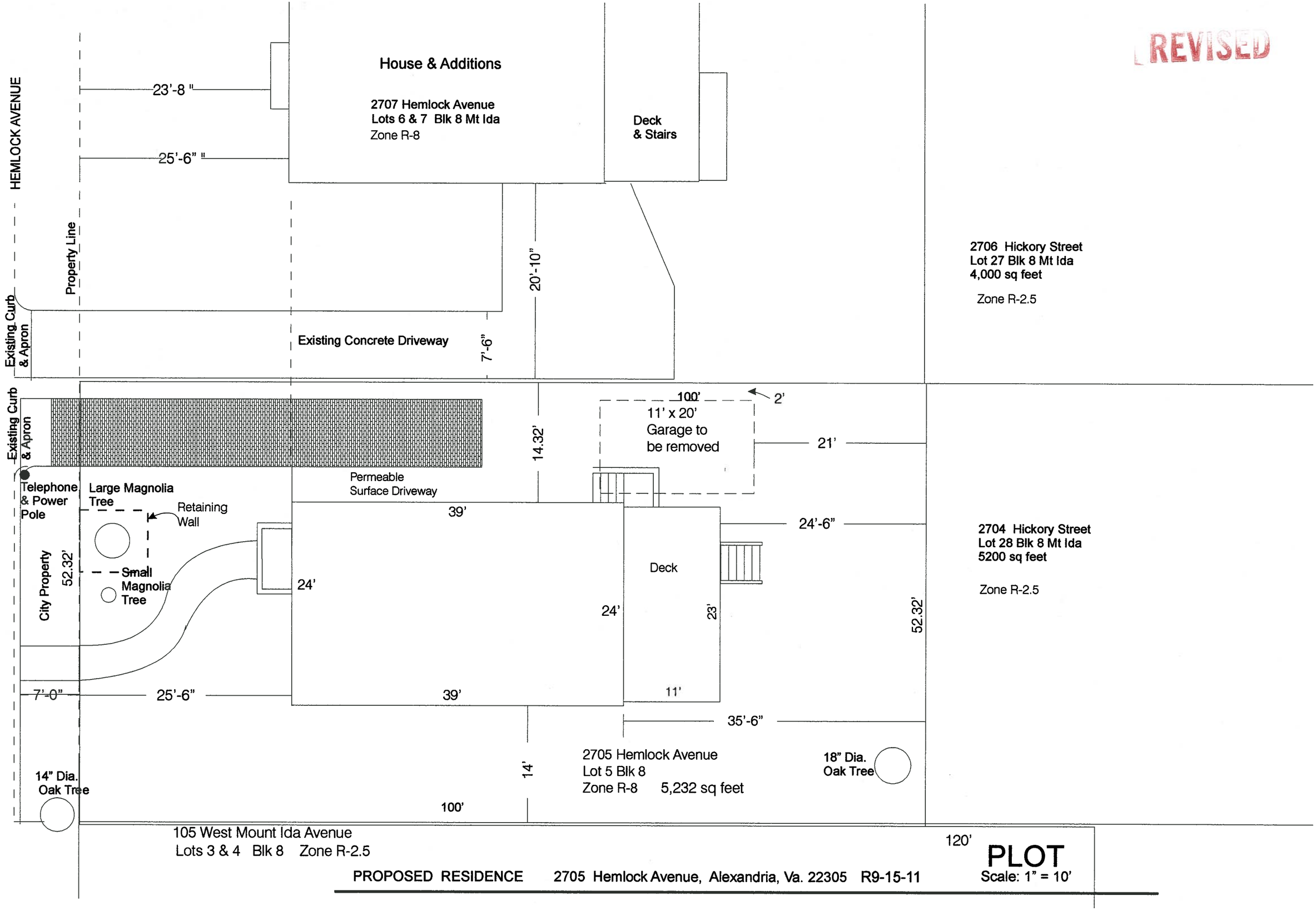
REVISED



PROPOSED RESIDENCE 2705 Hemlock Avenue, Alexandria, Va. 22305 R9-15-11

PLOT
Scale: 1" = 10'

REVISED

Sidney W. Lowery
105 West Mount Ida Avenue,
Alexandria, Va. 22305

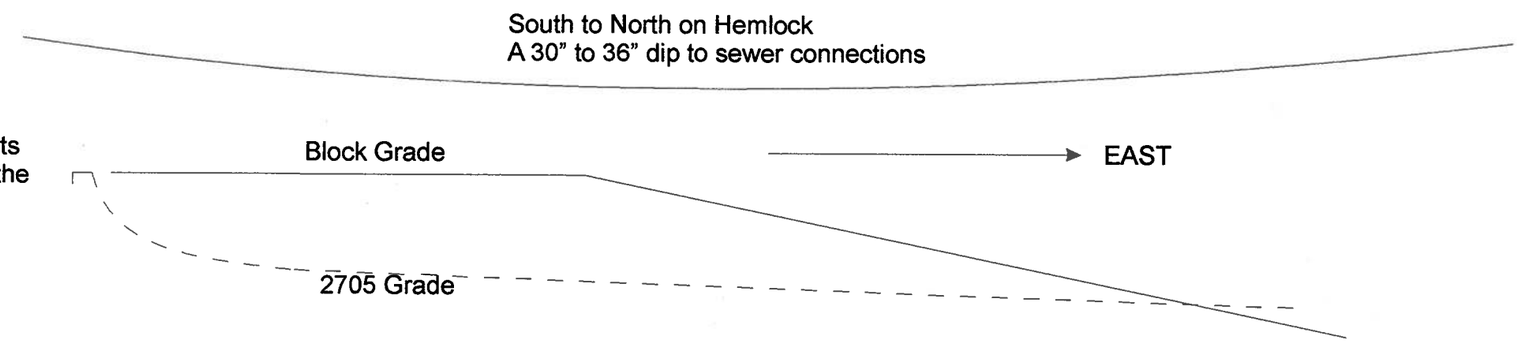
HEMLOCK HOUSE ANALYSIS FOR SUP

9-20-11

		SETBACKS				ELEVATIONS			
		Inside Curb to Facade	Setback Main Facade	Portico/ Extension	Threshold Height	West	South	East	North
Proposed 2705 Hemlock Ave. (Aligned with 2707)	NRG RG	32'	25'	22'	40" 10"	25'4" 22'-10"	23'-6"	25'-6"	23'-6"
2707 Hemlock Ave.		32'	25'	23'-4"	10"	21'-8"	27'-5"	29'-9"	27'-5"
2709 Hemlock Ave.		37	30'	27'-1"	5-1/2"	22'-0"	22'-4"	31'-5"	28'-4"
2711 Hemlock Ave.		35'-3"	28'-3"		3"	14'	18'	23'	19'
2715 Hemlock Ave.		35'-1"	28'-1"	23'-9"	7"	16'	20'	25'	20'
2717 Hemlock Ave.		37'-6"	30'		5"	15'	19'	24'	19'
2719 Hemlock Ave.		35'-11"	28'-11"		7"	15'-6"	20'	25'	20'
2721 Hemlock Ave.		37'	30'		10"	15'	19'	24'	19'
2723 Hemlock Ave.		33'-4"	26'-4"	22'	4"	14'	19'	23'	19'
2725 Hemlock Ave.		35'4"'	28'-4"		4"	15'	20'	24'	20'
2727 Hemlock Ave.		34'-1"'	27'-1"		4"	14'	19'	23'	19'

RG = Grade front of property to curb level. This will match other residences.
NRG = Not re-graded (existing grade)

Inside curb is where soil begins. For this analysis, homeowner property starts 7 feet in from this point 2707 & 2709 are two story brick colonials. The rest of the homes (8) on the East side of Hemlock are 1 to 1-1/2 story (one property has a dormer) with walk out lower levels at the rear..



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This is the East or low side of Hemlock Avenue. Threshold levels from one to two low steps - about 3" to10" total above grade and curb level. 2705 can be filled in to achieve this level. I prefer this approach because it matches the street. Or put it on the existing grade - which means stepping down about 30"to 36" below curb level and then stepping back up at the entry. 2707 and 2709 are both two story brick colonials. The rest are low one to one & a half story. As you can see, the decision is just match the grade or not. Note that Hemlock Avenue is not level. It slopes in the center to sewer connections.

2707 from view of 2705

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This is the West or high side of Hemlock Avenue
These structures look down on the roofs of homes
across the street.