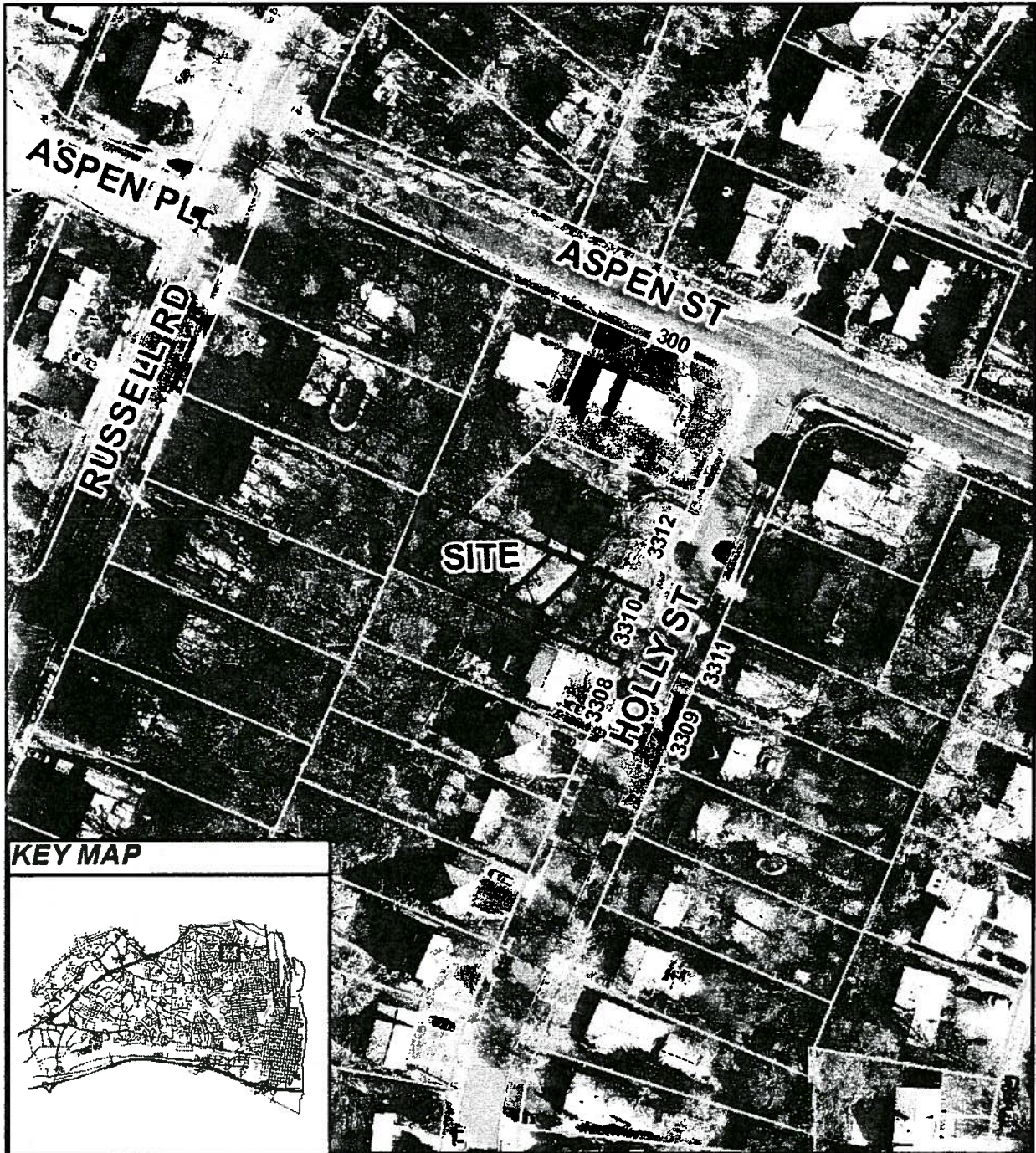


DOCKET ITEM #7
Special Use Permit #2011-0063
3310 Holly Street

Application	General Data	
Consideration of a request to construct a single-family dwelling on a substandard lot.	Planning Commission Hearing:	December 6, 2011
	City Council Hearing:	December 17, 2011
Address: 3310 Holly Street	Zone:	R-8 / Single-Family Residential
Applicant: Alabama Ave LC, represented by Steve Kulinski, architect	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



SUP #2011-0063

12/6/2011



I. DISCUSSION

The applicant, Alabama Ave LC, represented by Steve Kulinski, architect, requests Special Use Permit approval to construct a single-family dwelling on a substandard lot at 3310 Holly Street.

SITE DESCRIPTION

The subject site is one undeveloped lot of record with 50 feet of frontage on East Walnut Avenue, 160 feet of depth and a total lot area of 8,000 square feet. The site is surrounded by other single-family dwellings.



PROPOSAL

The applicant requests Special Use Permit approval to construct a two-story single-family dwelling on this substandard lot. The proposed dwelling will measure 25 feet in overall height as measured to the average pre-construction grade. The front portion of the dwelling is one-and-a-half stories with a Cape Cod design, three single-window dormers, and a roofline parallel to the street. The rear portion of the proposed dwelling has a roofline perpendicular to the street, has two full stories with a daylight basement, and includes a small deck at the back. The entire dwelling is proposed to be clad with Hardiplank siding.



The existing grade of the lot, which features a significant drop in grade about 25 feet into the lot, is believed to be the result of long-ago excavation work. Under this proposal, the grade in the front yard will be slightly smoothed in the north-south direction, but remain similar to existing. The grade will be raised starting at the front porch, and will gently slope backward until dropping more sharply near the rear building wall.

ZONING

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

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 at least the lot width and frontage exhibited by more than 50% of the developed lots on the block face. Of the 31 developed lots in the appropriate block face, the subject lot is as large or larger (in terms of area, frontage and width) than 52% of them.

The proposal meets Zoning Ordinance requirements regarding front and rear setbacks, FAR, and overall building height. It does not meet the 2.4-foot required maximum threshold height or 10.75-foot required side yard on either side. To allow a threshold height of 2.75 feet and 9.5-foot setbacks on both sides, the applicant has requested modifications pursuant to two different regulations found in the Zoning Ordinance. Section 7-1002(B), added as a part of the infill amendments, permits additional threshold height by Special Use Permit. Section 12-404 of the Zoning Ordinance allows for the modification of yard requirements by Special Use Permit for residential development on substandard lots if deemed necessary or desirable for the development of the lot. Additional zoning elements of the applicant's proposal can be found in the table on the next page.

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 parking spaces in a double-wide driveway that narrows to share one half of an existing double-wide curb cut with neighboring 3312 Holly Street.

	<u>Requirement</u>		<u>Proposal</u>
Lot Size	8,000 SF Min		8,000 SF
Lot Width	65' Min		50'
Lot Frontage	40' Min		50'
Front Yard	Established setback	24.75'	24.75'
Side Yard (South)	1:2 with 8' min	10.75'	9.5'
Side Yard (North)	1:2 with 8' min	10.75'	9.5'
Rear Yard	1:1 with 8' min	25'	75'
Building Height	Max: prevailing (24.8') plus 20% OR 25' whichever is higher	29.8'	25'
Threshold Height	Max: prevailing (2.0') plus 20%	2.4'	2.75 (to existing grade) 2.0 (to finished grade)
FAR	0.35 max		0.34

II. STAFF ANALYSIS

Staff does not object to the applicant's request to construct a single-family dwelling on this substandard lot with a slight modification of the threshold height, but it does not support the requested modification for side yard setbacks. Although the proposal is generally compatible with the neighborhood, two additional changes to the overall development scheme are recommended in this report, with the most significant being a requirement to narrow the width of the dwelling.

The applicant has worked with staff to revise his plans several times, addressing architectural issues as well as zoning requirements. The final proposal, discussed here, addresses some but not all of staff's concerns.

The height of the proposed new house, measuring 25 feet to average existing grade, is more than four feet under the 29.8-foot maximum allowed by infill. The front portion of the dwelling is

even lower in height, with an official 23.5 feet of building height when measured to average existing grade and 21.5 feet when measured to average finished grade. Both the overall height and the height of the front portion of the dwelling compare favorably its existing neighbors on either side, which are 23.2 and 24.4 feet tall.

There is a modification for threshold height, which staff supports. The proposed threshold height is 2.75 feet as measured to existing grade; the infill rules require it to be only 2.4 feet to existing grade. The difference is slight, approximately four inches, and the difference will not be perceptible from the street, especially because the grading necessary to build on the lot will reduce the apparent threshold height after construction.

On the other hand, staff does not support the applicant's request for side yard modifications, finding them neither necessary nor desirable in order to develop the lot. Although small side yards, some as small as 4.5 or five feet, are present at several properties in the immediate area, the repetition of reduced-size side yards here is not necessary to develop the lot. The applicant can, despite the significant grade change noted as the justification for the modification, easily narrow the width of the house by 1.25 feet on each side, or 2.5 feet in total, and meet the Zoning Ordinance requirement. Staff also finds that the modifications are not desirable here. The required 10.75-foot side yards will not make the building appear out of place given that a variety of side yard setbacks exist in the neighborhood and that the reduced dwelling width of 28.5 feet is not significantly narrower than other dwellings on the block. Staff therefore recommends in Condition #1 that the applicant narrow the dwelling in order to meet required side yard setbacks.

Staff also finds the proposed double-wide driveway to be objectionable and is recommending in Condition #2 that the applicant provide two parking spaces in a driveway designed in a tandem parking arrangement that is no wider than the width of one vehicle. The proposed double-wide driveway design occupies too much of the front yard and interrupts the neighborhood pattern of either single-wide driveways or no driveways at all. Condition #2 requires the driveway to be constructed using a permeable paving system, which is a standard requirement for new single-family dwellings requiring SUPs.

Finally, staff is concerned about an especially large oak tree on the southern side of the applicant's property which the applicant claims cannot be saved. Staff is recommending in Condition #3 that the applicant plant a new, replacement tree on the lot, which requirement is in addition to the 25% tree crown coverage requirement from the Zoning Ordinance.

Staff recommends approval of the request subject to the conditions contained in this report.

III. RECOMMENDED CONDITIONS

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

1. The design and placement of the dwelling shall be substantially consistent with the illustrations dated November 17, 2011 to the satisfaction of the Director of Planning & Zoning except that the applicant shall meet the minimum side yard requirement on both sides of the proposed dwelling. (P&Z)
2. The driveway shall be constructed to accommodate two parking spaces in a tandem arrangement consistent with Zoning Ordinance requirements, shall be limited in its width to not more than 9.5 feet wide, and shall use a permeable paving system to the satisfaction of the Director of Planning & Zoning. (P&Z)
3. The applicant shall install a new tree on the southern side of the property or other appropriate location, to the satisfaction of the Director of Planning & Zoning, to replace the existing oak tree that will be removed. The subject tree shall be required in addition to the tree crown coverage requirement found in the Zoning Ordinance. (P&Z)
4. 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 the issuance of a building permit. (T&ES)
5. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
6. 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)

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. (T&ES)
- R-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 the issuance of a building permit. (T&ES)
- R-2 The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 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 that 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)
- C-10 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (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 Thomas Sciulli, Plan Review Supervisor at thomas.sciulli@alexandriava.gov or 703-746-4190. (Code)
- C-1 Demolition, 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 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health:

F-1 No Comment

Parks and Recreation:

F-1 No Comments Received

Police Department:

F-1 The Police Department has no objections.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0063

PROPERTY LOCATION: 3310 Holly Street

TAX MAP REFERENCE: 015.03-01-05

ZONE: R 8

APPLICANT:

Name: Alabama Ave. LC

Address: 1300 Lafayette Drive , Alexandria, VA 22308

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.

Stephen Kulinski - Architect/agent

Print Name of Applicant or Agent

104 N West Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

703-836-7243

Telephone #

steve@kulinskigroup.com

Email address

8/18/11

Date

703-836-7247

Fax #

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

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

REVISED

SUP # 2011-0063

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____
Please Print
Address: _____ Email: _____
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.
property owned by Alabama Ave., LC

Ownership of Alabama Ave. LC :

50% Scott Mitchell 1300 Lafayette Drive, Alexandria VA 22308

50% Larry Hirsch 1300 Lafayette Drive, Alexandria VA 22308

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

REVISED

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. Scott Mitchell	1300 Lafayette Drive, Alexandria VA 22308	50%
2. Larry Hirsch	1300 Lafayette Drive, Alexandria VA 22308	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 3310 Holly Street (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. Scott Mitchell	1300 Lafayette Drive, Alexandria VA 22308	
2. Larry Hirsch	1300 Lafayette Drive, Alexandria VA 22308	
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. Scott Mitchell	none	none
2. Larry Hirsch	none	none
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.

11-16-11

Stephen Kulinski

Date

Printed Name

Signature

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.)

The application is for a new single family house to be located on a currently vacant lot.
The home is designed to comply with the infill regulations and to fit in with the character of the neighborhood.

Parking for two full size cars will be provided in a new non permeable surfaced
driveway in a tandem configuration. The existing curb cut at the front of the property will be reused.

The new house design will be two stories in height with a full width one story front
porch. the new house is located between two existing two story houses. The Architecture style will respect the look of the current neighborhood structures.

The property is considered substandard due to not meeting the minimum 65 foot lot
width at the building line. The lot width at the building line will be 50 feet.

The house is designed to comply with the infill regulations and the average blockface
height and setback requirements. The existing curb cut will be reused and the street parking situation will remain unchanged.

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: a new 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:

N/A

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.

Typical for a single family house

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 tandem 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*)

☒ 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

- 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) = 2,800 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

Front Setback Data									
HOLLY STREET									
Address #	Setback From Face of Curb	Address #	Setback From Face of Curb	Address #	Setback From Face of Curb	Address #	Setback From Face of Curb	Address #	Setback From Face of Curb
300*	40.1	3300	36.8	3104	42.0				
3312	39.1	3200	39.2	3100	49.6				
3308	36.2	3112	31.5	3008	30.1				
3306	36.0	3110	35.6						
3304	36.1	3108	35.3						
3302	36.1	3106	35.8	AVERAGE =	37.3				
Building & Threshold Height Data									
A	B	C	D	E	F	G	H	I	
					(C-B) Distance Ground to 1st Floor	(D-B) Distance Ground to Bottom of Roof	(E-B) Distance Ground to Top of Roof	(G+H)/2	
HOLLY STREET									
Address #	Ground Elevation	1st Floor Threshold Elevation	Bottom of Roof Elevation	Top of Roof Elevation	Distance Ground to 1st Floor	Distance Ground to Bottom of Roof	Distance Ground to Top of Roof	Building Height	
300*	87.5	92.4	107.4	113.9	0.9	19.9	26.4	23.2	
3312	98.1	107.2	115.0	127.5	3.9	16.9	29.4	23.2	
3308	108.3	118.0	129.2	136.1	2.0	20.9	27.8	24.4	
3306	111.6	117.1	133.4	140.1	2.0	21.8	28.5	25.2	
3304	113.7	119.3	127.1	140.1	1.7	13.4	26.4	19.9	
3302	116.6	122.6	138.9	145.5	1.6	22.3	28.9	25.6	
3300	117.0	123.6	131.2	146.2	2.4	14.2	29.2	21.7	
3200	119.7	125.7	142.1	149.0	2.0	22.4	29.3	25.9	
3112	119.6	126.7	142.9	151.6	3.0	23.3	32.0	27.7	
3110	120.0	125.5	141.7	150.2	1.5	21.7	30.2	26.0	
3108	119.8	126.0	142.1	149.8	2.2	22.3	30.0	26.2	
3106	120.2	125.3	141.4	150.0	1.1	21.2	29.8	25.5	
3104	115.9	122.4	138.4	152.5	2.1	22.5	36.6	29.6	
3100	119.0	124.6	132.5	147.1	1.2	13.5	28.1	20.8	
3008	120.9	128.2	144.9	153.0	2.3	24.0	32.1	28.1	
AVERAGE	113.9	120.3	133.9	143.5	2.0	20.0	29.6	24.8	
NOTE: THRESHOLD DISTANCES TAKEN FROM AVERAGE GRADE AT BUILDING FACE TO FIRST FLOOR.									
BUILDING HEIGHTS TAKEN FROM AVERAGE GRADE AROUND ENTIRE BUILDING TO ROOF MID-POINT.									

Nathan Randall

From: Steve Kulinski <steve@kulinskigroup.com>
Sent: Friday, November 18, 2011 11:03 AM
To: Nathan Randall
Subject: 3310 Holly Street threshold modification request

Nathan,

Pursuant to our conversation and the related grade conditions on the site we are requesting a modification of the threshold height requirement from the infill regulation allowed 2.4 feet to a higher number of 2.75 feet for the project at 3310 Holly Street.

Steve

STEPHEN W. KULINSKI A.I.A.
KULINSKI GROUP ARCHITECTS
104 N. WEST STREET
ALEXANDRIA, VA 22314
703.836.7243
WWW.KULINSKIGROUP.COM

November 9, 2011

Nathan,

We have rethought our design and approach towards our application for an SUP at 3310 Holly Street. We have made several improvements to the design of the house based upon our conversations. The Architecture has been fine tuned, the house size reduced and our reasoning for approval of the design as submitted has been outlined.

We are submitting the design with a request that we vary from the prescribed side yard setback heights at the front portion of the house due to the extreme topography of the lot. As you are aware this lot falls off quickly to the west (rear) as well as to the North (right side). Based upon the bowl shape at the house site we have reason to believe that the lot was prepared for a house foundation at some point but was never built leaving the lot without its original natural topography. We will comply with the side yard setback requirements at the rear portion of the house (we narrowed the widest portion of the house by one foot and the rear portion of the house by six inches to help meet that number as well as reduced the size of the overhangs) We will also be right in line with the average house height for the blockface.

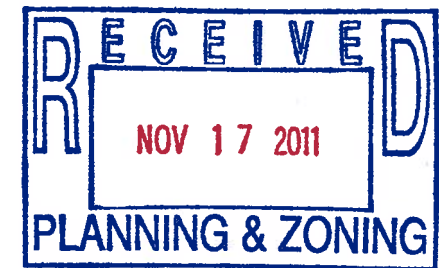
We have presented the house in two grade height configurations. The house in both cases is the same one and a half story design which is already limited in its overall height. The first is the house set by the average of the two adjoining house thresholds. We feel that this is the common sense approach to properly siting the house to best fit the streetscape. The second is the same house with the yard grade altered to the level that would allow us to meet the side yard setback height off of the average preconstruction grade. This approach would present the roof of the house as you viewed it from the curb along the street. We consider this to be less than desirable. We feel that the combination of these drawings best illustrates the fact that our proposed one and a half story house, while limited in its verticality, still does not conform with the prescribed method of calculating building height under the zoning requirements. Our commentary is that the zoning tabulation method works for flat or minimally sloped lots but does not properly address sites with extreme topography. Through these drawings we have illustrated that adhering to the zoning tabulation using average preconstruction grade essentially governs the mass and verticality of the house at the mid point of the site rather than the front façade creating projects that are inherently out of character with the adjoining neighbors. This project is particularly demonstrative of this due to the narrowing required to stay within zoning setbacks increasing the buildings overall depth and thus chasing grade lowering the average pre construction grade even more.

The architecture has been fine tuned by the addition of the porch railing and the change of column shape from a round tapered classical style to a square non tapered column more appropriate to the cape style of the house. We have furthered illustrated the new design in a series of three dimensional street views of the project. We have also included a diagram to illustrate the basement grade for FAR purposes. The parking pad off of the existing curb cut has been enlarged to accommodate two off street parking spaces.

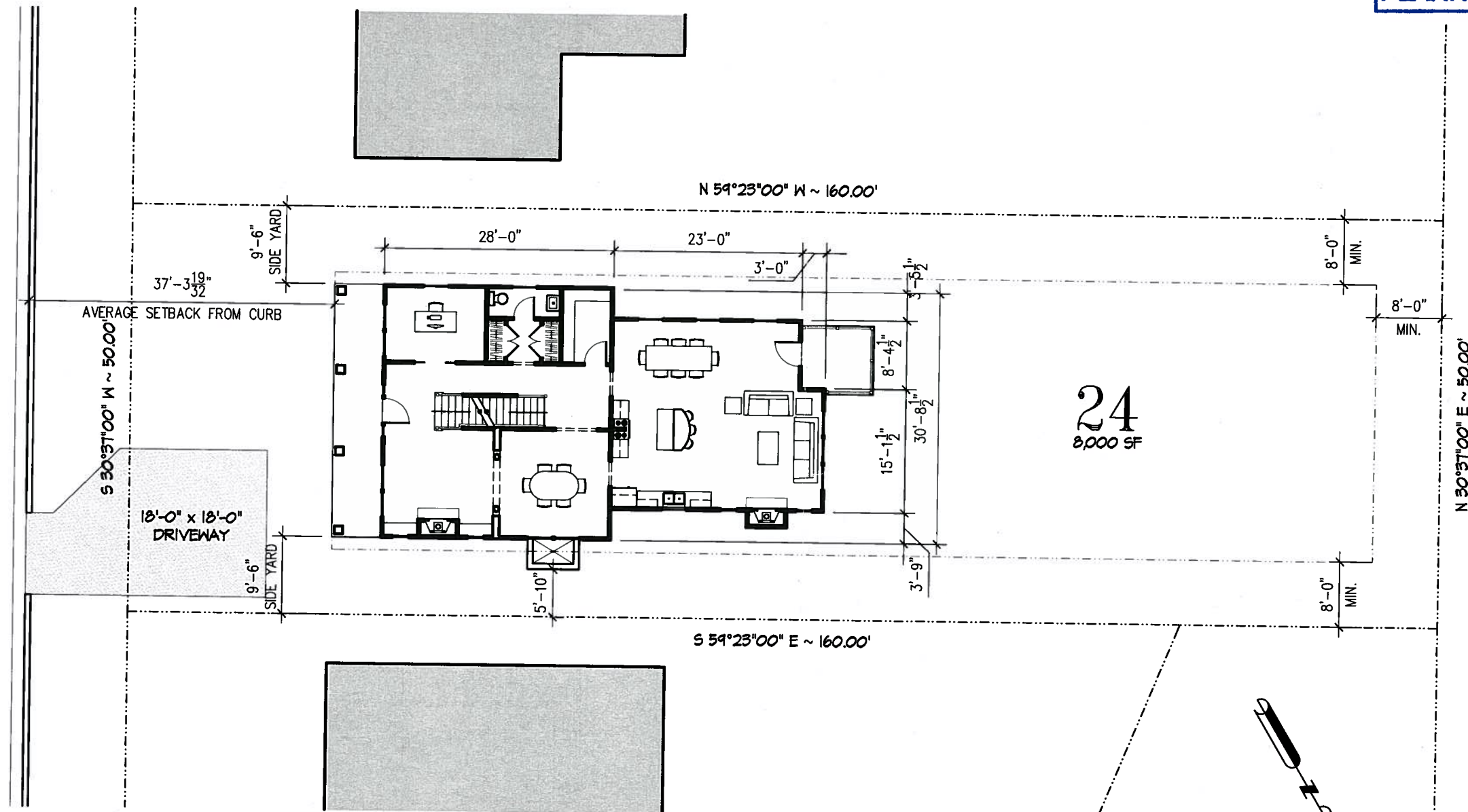
We look forward to presenting this to the Del Ray Citizens Association Land Use Committee as well as the neighbors on Thursday evening. Please offer any feedback or let me know if you have any questions.

STEPHEN W. KULINSKI A.I.A.
KULINSKI GROUP ARCHITECTS
104 N. WEST STREET
ALEXANDRIA, VA 22314
703.836.7243
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SUP 2011-0063



HOLLY STREET
50' R/W



1
A3 **PROPOSED PLAN**
SCALE: 1/16" = 1'-0"

3310 HOLLY STREET
ALEXANDRIA, VA 22305

PROPOSED PLAN

SHEET NUMBER

23
A1

SUP 2011-0063



1
A5 **PROPOSED FRONT ELEVATION STREETSCAPE**
SCALE: 1/8" = 1'-0"

3310 HOLLY STREET
3310 HOLLY STREET ALEXANDRIA, VA 22305

PROPOSED FRONT ELEVATION STREETSCAPE

SHEET NUMBER

A4

SUP 2011-0063

FRONT ELEVATION AT GRADE ILLUSTRATION:



1
A5

PROPOSED FRONT ELEVATION / ZONING DIAGRAM / GRADE VIEW

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

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3310 HOLLY STREET
3310 HOLLY STREET ALEXANDRIA, VA 22305

PROPOSED FRONT ELEVATION / ZONING DIAGRAM

SHEET NUMBER

A5

25

REAR ELEVATION AT GRADE ILLUSTRATION:

SUP2011-0063

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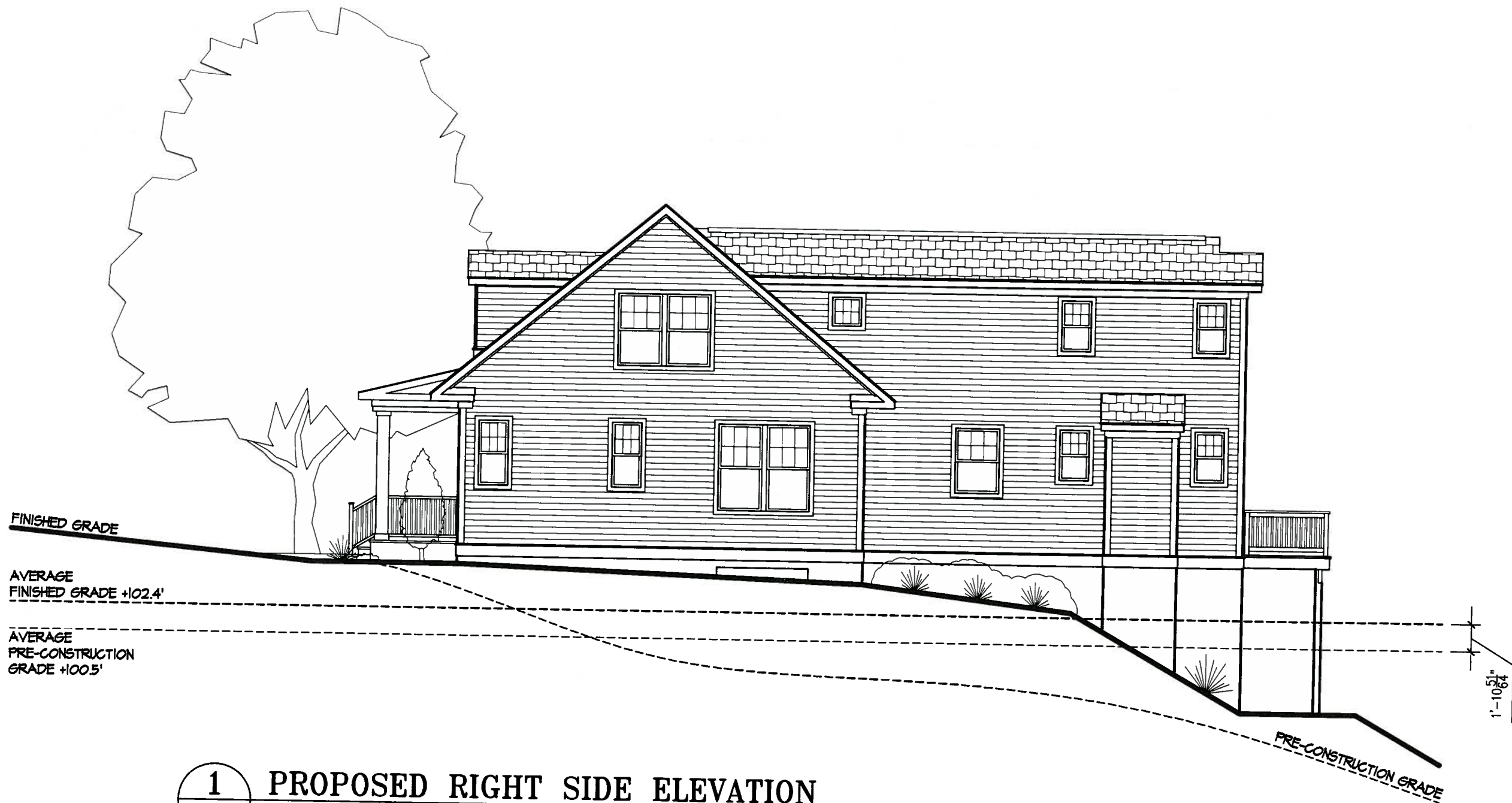
1 PROPOSED REAR ELEVATION
A6 SCALE: 1/4" = 1'-0"

3310 HOLLY STREET
ALEXANDRIA, VA 22305

PROPOSED REAR ELEVATION / ZONING DIAGRAM

SHEET NUMBER

A6



1 PROPOSED RIGHT SIDE ELEVATION
A7 SCALE: 1/8" = 1'-0"

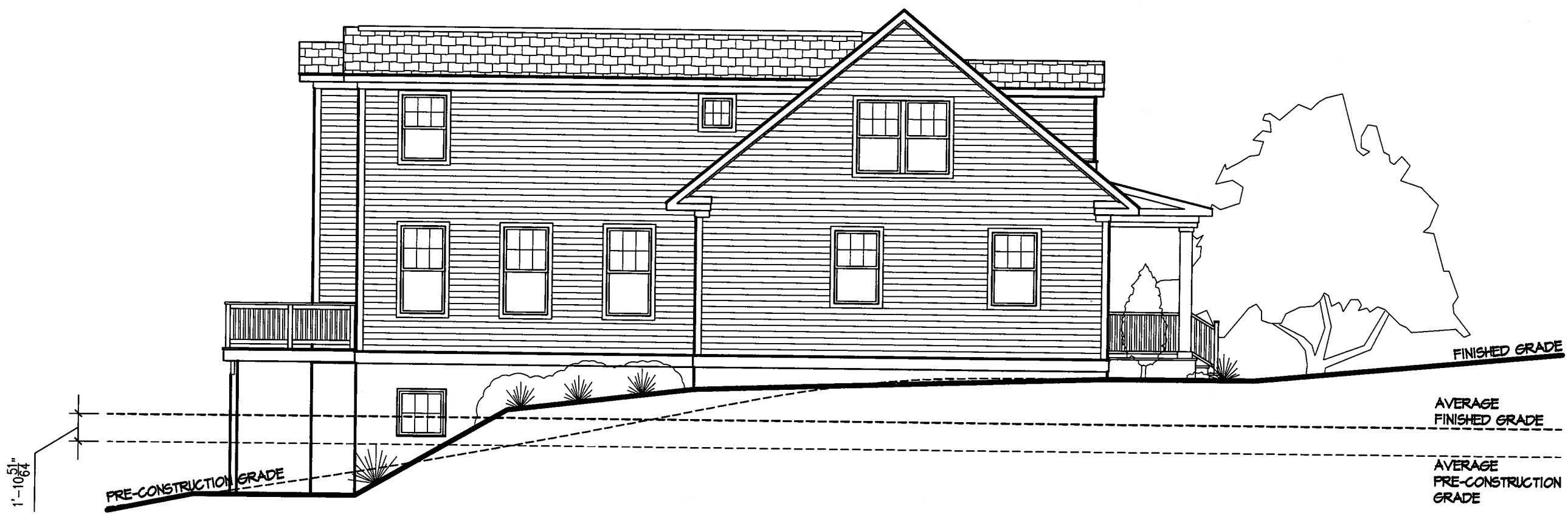
3310 HOLLY STREET
3310 HOLLY STREET ALEXANDRIA, VA 22305

PROPOSED RIGHT SIDE ELEVATION

SHEET NUMBER

A7

SUP 2011-003



1
A8 **PROPOSED LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

3310 HOLLY STREET
3310 HOLLY STREET ALEXANDRIA, VA 22305

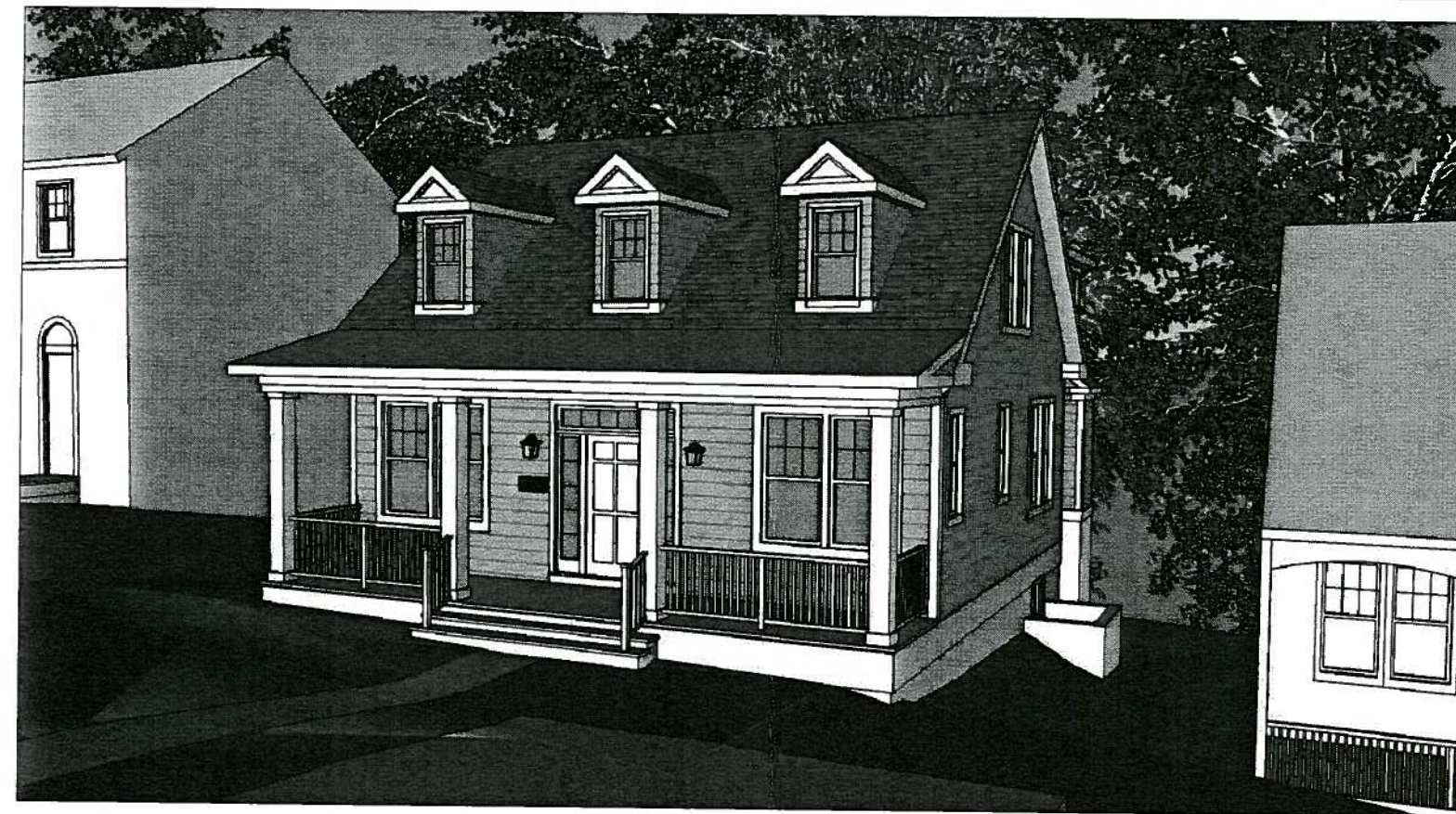
PROPOSED LEFT SIDE ELEVATION

SHEET NUMBER

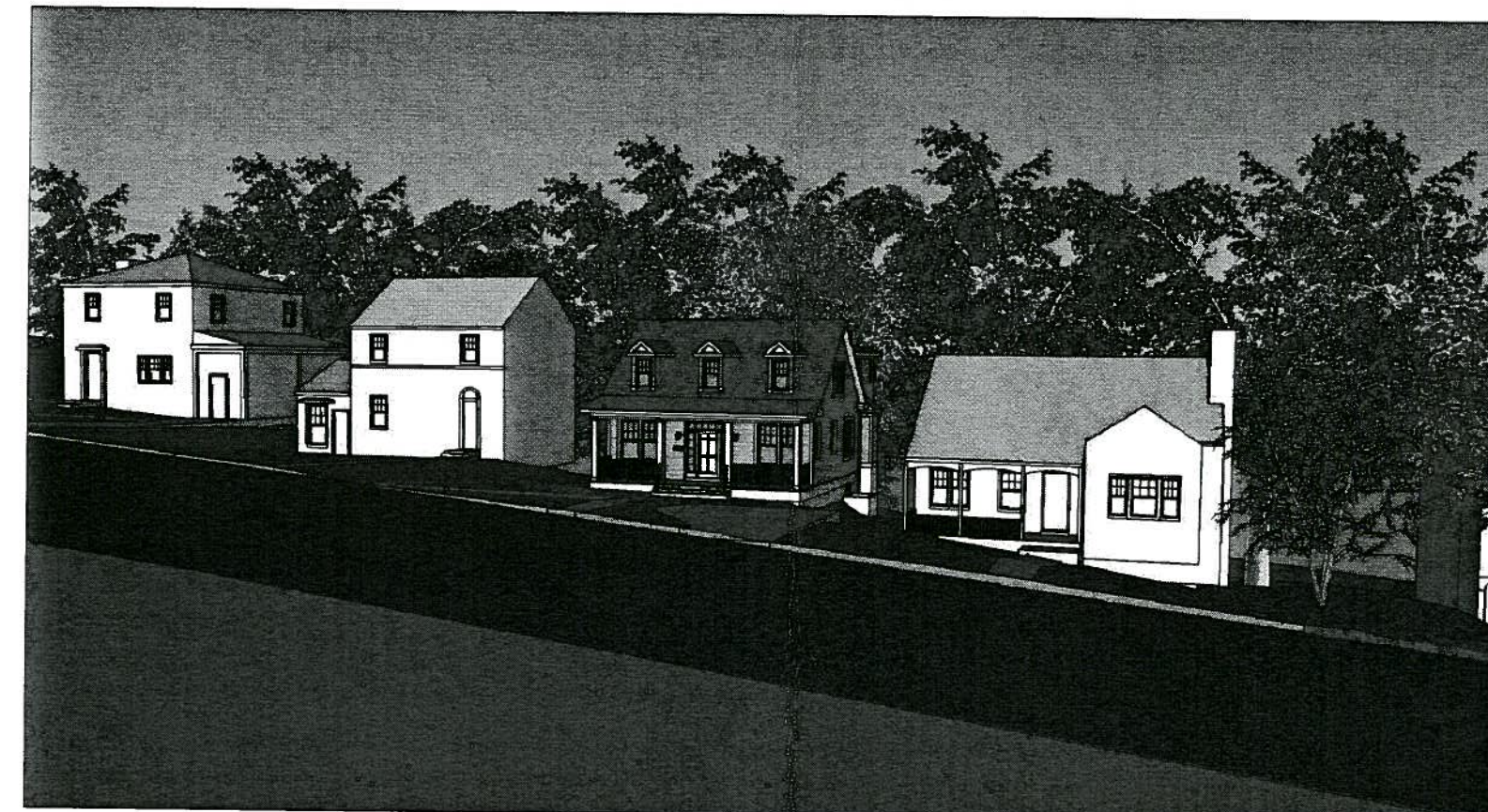
A8

28

SUP2011-0063



VIEW FROM EAST



STREET VIEW FROM EAST

3310 HOLLY STREET
3310 HOLLY STREET ALEXANDRIA, VA 22305

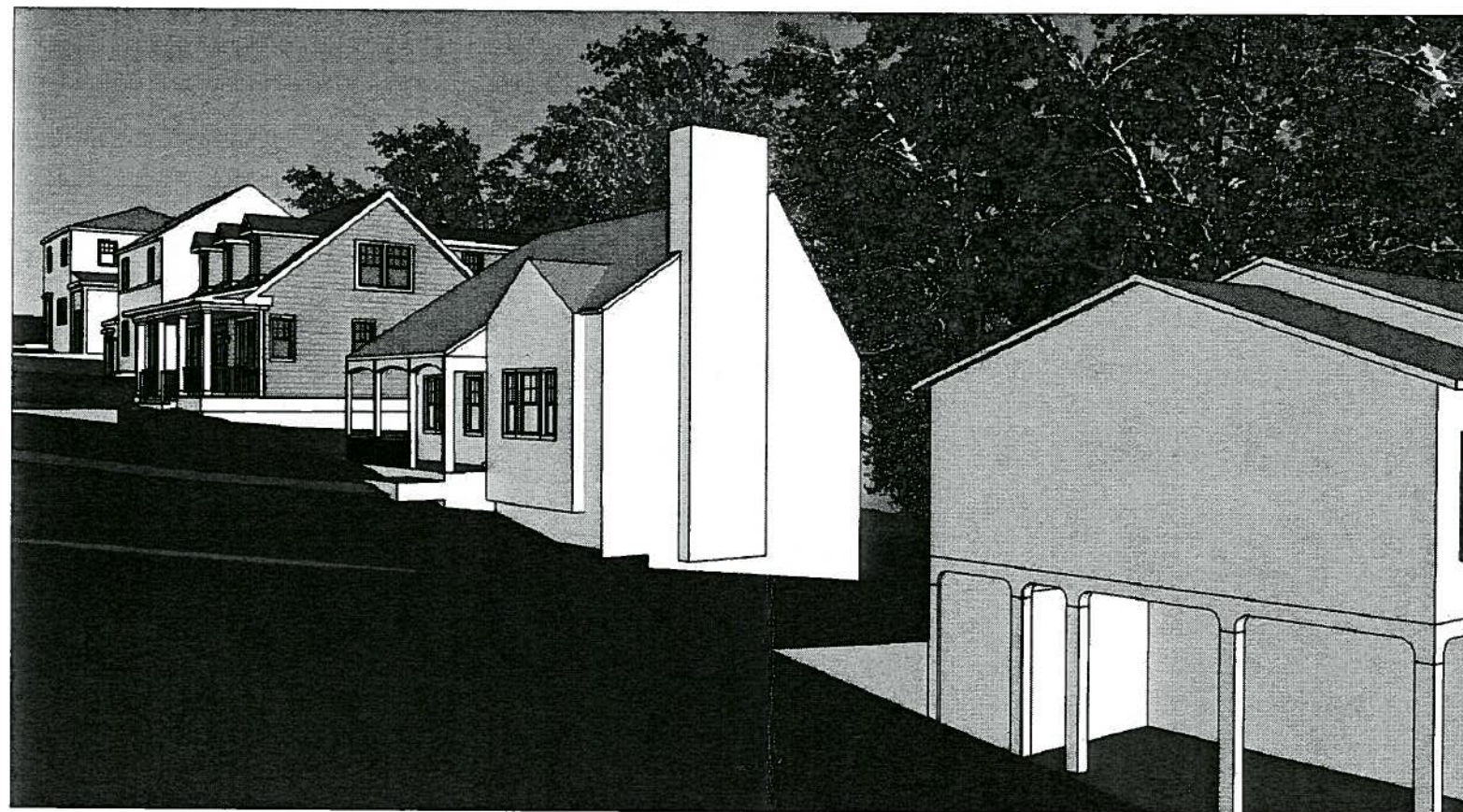
PROPOSED PERSPECTIVES

SHEET NUMBER

29

A9

SUP2011-0063



STREET VIEW FROM NORTHEAST



STREET VIEW FROM SOUTHEAST

3310 HOLLY STREET
3310 HOLLY STREET ALEXANDRIA, VA 22306

PROPOSED STREET PERSPECTIVES

SHEET NUMBER

A10

30

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 2, 2011

TO: CHAIRMAN AND MEMBERS OF PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR OF PLANNING & ZONING *FH/for*

SUBJECT: SUP REQUEST FOR SINGLE-FAMILY DWELLING ON
SUBSTANDARD LOT AT 3310 HOLLY STREET (DOCKET ITEM #7)

The applicant for this project submitted refined calculations of the average preconstruction grade level. Because the average preconstruction grade is the point from which height is measured, the overall height dimension of the proposed house is now different from that discussed in the staff report. Instead of the overall building height being 25 feet, it will be 26.9 feet.

This change does not affect staff's analysis of the case for two reasons. First, the 26.9-foot overall height is still within the maximum height requirement allowed under infill regulations. As noted in the chart on page 5 of the staff report, the average height on the block face plus 20% is 29.8 feet. Second, the applicant has only refined that point from which the height measurement must be taken and not changed the design or actual height of the proposed structure.

Del Ray Citizens Association

SUP 2011-0063
Docket Item No. 7

Established 1954
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301
<http://www.delraycitizen.org>

December 6, 2011

Faroll Hamer, Director, Department of Planning and Zoning
City Hall, Room 2100
Alexandria, VA 22314

Subject: SUP# 2011-0063; Single family residence at 3310 Holly Street

Dear Ms. Hamer,

The Del Ray Citizens Association (DRCA) Land Use Committee (LUC) has reviewed the Special Use Permit #2011-0063 for a single-family residence at 3310 Holly Street.

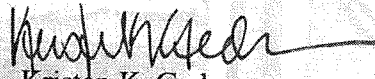
Stephen Kulinski and Scott Mitchell attended the DRCA LUC November Meeting and presented the project to the neighbors and committee members. At the time of the presentation the application was incomplete regarding the required threshold heights and/or average front yard setback analysis. The LUC continues to be concerned that an incomplete application was deemed complete enough to be allowed to proceed to Planning Commission. This is the second application that has not been complete in time for the LUC to review at our regular monthly meeting. Both applications asked for variances for an infill project on a substandard lot.

The LUC and the DRCA Executive Committee do not support the side yard setback variances being requested

Based on the information presented to the Land Use Committee, we recommend the following:

- The applicant hire an arborist to develop a "Preserve and Protect" plan for the oak tree located on the property edge to implemented prior to beginning of work being done on the site.
- The applicant offset the house on the lot to allow for a longer driveway to accommodate tandem parking.

Sincerely,


Kristen K. Geddon
Co-Chair
Land Use Committee

cc:

Barbara Ross, Deputy Director of Planning and Zoning
Nathan Randall, Urban Planner
Kendra Jacobs, Administrative Supervisor

Celebrating 100 years of the Town of Potomac
1908 - 2008