

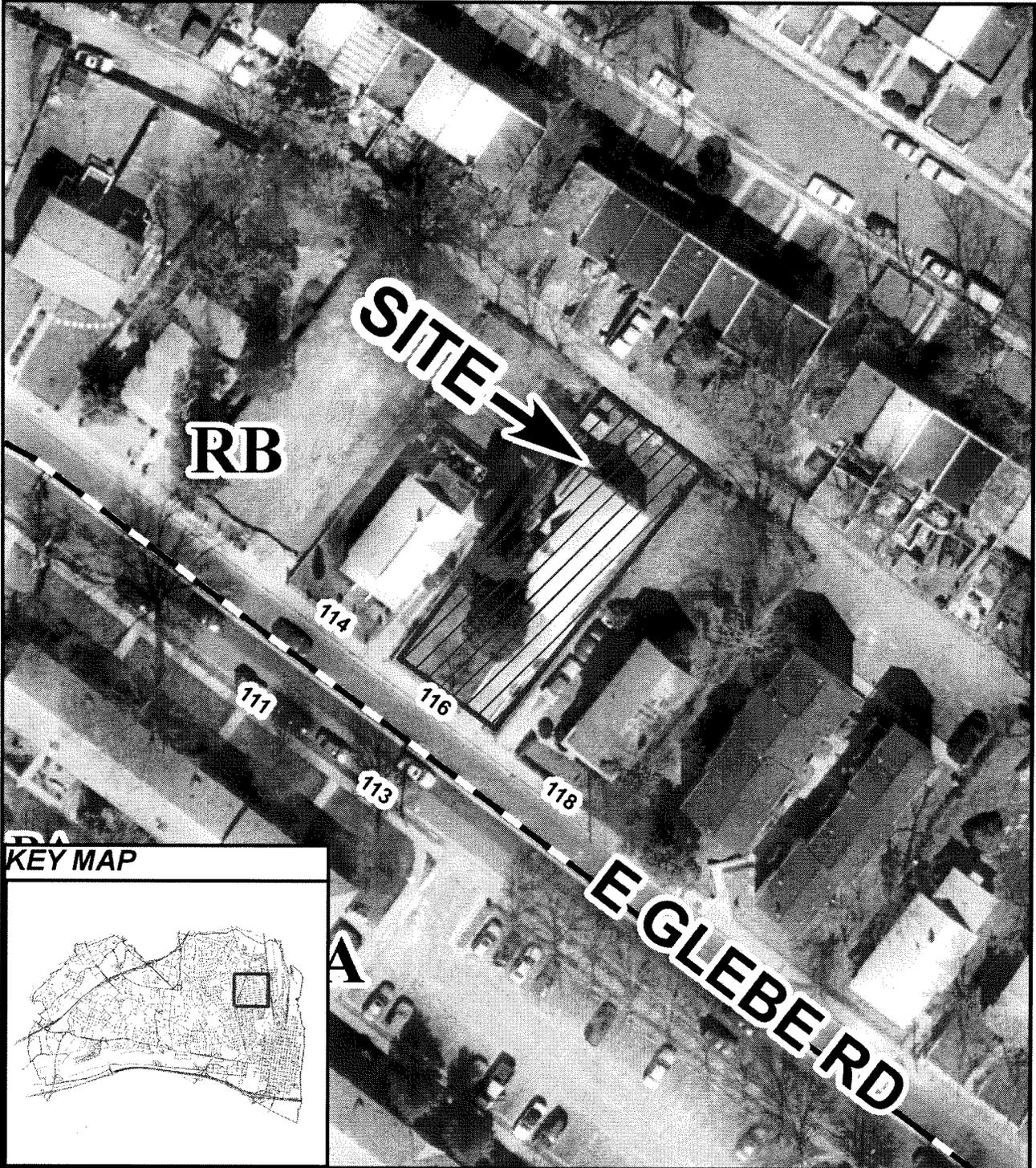
*DOCKET ITEM #4*  
***Subdivision #2010-0004***  
***116 East Glebe Road***

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**CONSENT AGENDA ITEM**  
 If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Request:</b> Consideration of a request for a subdivision.	<b>Planning Commission Hearing:</b>	June 1, 2010
	<b>Approved Plat must be recorded by:</b>	December 1, 2011
<b>Address:</b> 116 East Glebe Road	<b>Zone:</b>	RB / Townhouse
<b>Applicant:</b> Relion Properties by John Yi	<b>Small Area Plan:</b>	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](mailto:nathan.randall@alexandriava.gov)



**SUB #2010-0004**

**06/01/10**



**I. DISCUSSION**

REQUEST

The applicant, Relion Properties by John Yi, requests approval to subdivide one property into two lots at 116 East Glebe Road.

SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on East Glebe Road, 127 feet of depth and a total lot area of 6,346 square feet. The site is developed with a two story single-family dwelling. Access to the property is from East Glebe Road.



The surrounding area is occupied by residences. Townhouses are located to the north, the Auburn Village Condominium community is located to the south, and single-family dwellings are located to the east and west.

BACKGROUND

The applicant has been cited recently for two code-related complaints, one regarding trash debris and the other regarding tall grass and damaged gutters. Staff has informed the applicant of the need to correct these violations.

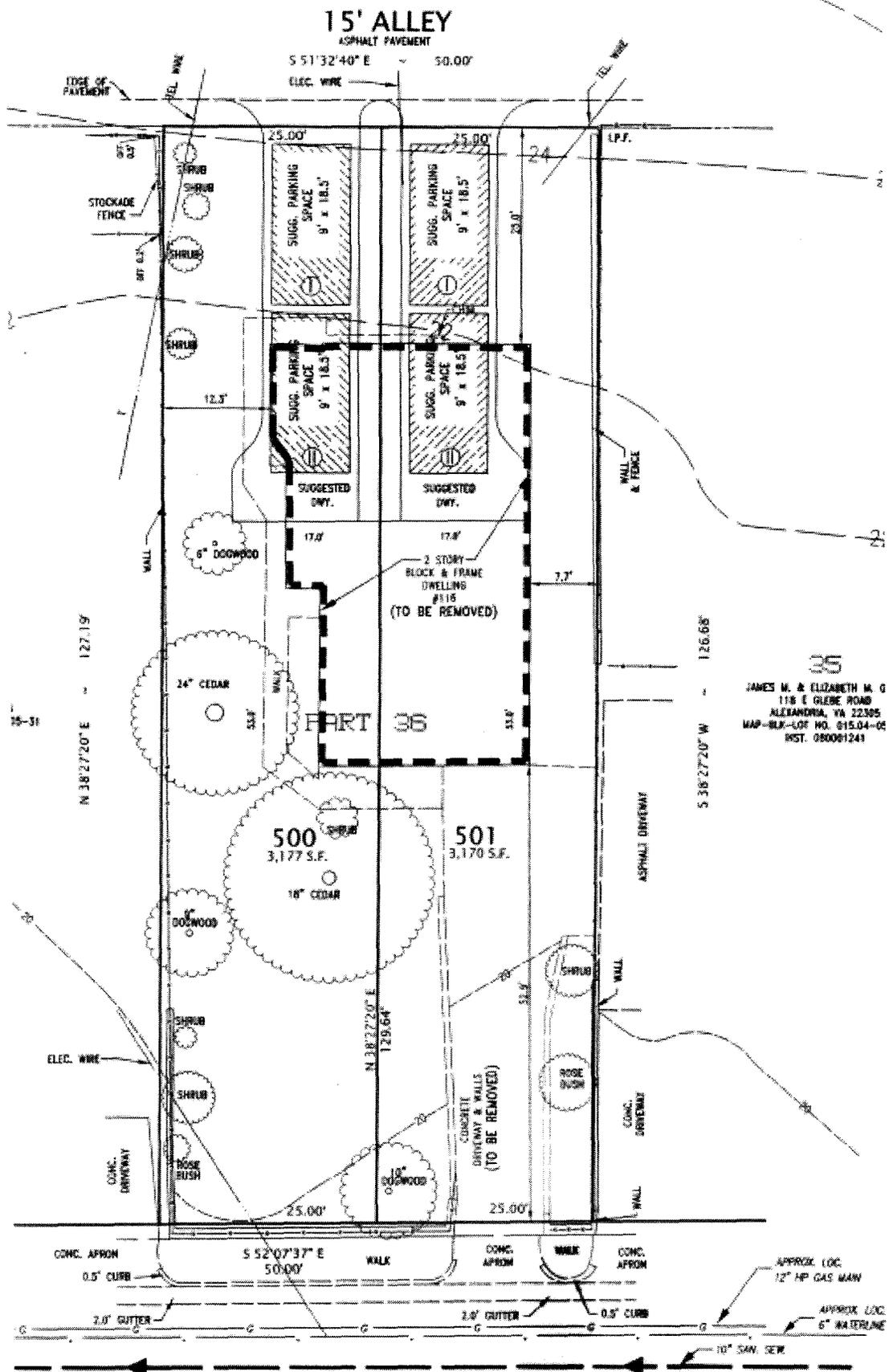
PROPOSAL

The applicant proposes to subdivide the property into two lots, as shown on the following page, in order to build a new two-family semi-detached dwelling.

ZONING

The property is located within the RB / Townhouse Residential zone. The minimum lot area in the zone is 1,980 square feet and the minimum lot width and frontage for a semi-detached dwelling is 25 feet. As shown in the table below, the proposed lots meet these requirements.

	<b>Required</b>	<b>Existing</b>	<b>Lot 500 Proposed</b>	<b>Lot 501 Proposed</b>
Lot Size	1,980 SF Min	6,346 SF	3,177 SF	3,170 SF
Lot Width and Frontage	25' Min.	50'	25'	25'



SUBDIVISION STANDARDS

In addition to a series of technical land and plat requirements (Sections 11-1706 and 11-1709) and a general requirement that all lots meet zoning requirements (11-1710(D)), the Zoning Ordinance requires that every subdivision lot be consistent with the character of other lots in the subdivision and the area and specifically “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions...”

**II. STAFF ANALYSIS**

Staff supports this subdivision request. The proposed lots are in conformance with subdivision requirements and with the zoning regulations for lots intended for semi-detached dwellings in the RB zone. The lots are also substantially of the same character as other lots in the neighborhood, which features a mix of lot sizes and types, including other small lots that are rectangular, narrower than they are long, oriented perpendicular to the street, and suitable for residential structures.

Staff has discussed with the applicant that any future dwellings must conform to infill zoning regulations, including the requirement that the front setback must match the prevailing setback along the block. For that reason alone the applicant will likely need to remove the existing driveway from Glebe Road. Given that the applicant is proposing new driveways from the rear alley, however, staff has included a condition requiring removal of the existing driveway. To further reduce environmental impacts staff has also included a condition requiring all new driveway areas on both lots to use permeable paving.

Subject to the conditions contained in Section III of this report, staff recommends approval of the subdivision request.

**III. RECOMMENDED CONDITIONS**

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

1. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) (T&ES)
2. Locations of all easements and reservations shall be depicted on the final subdivision plan. (P&Z)
3. The applicant shall remove the existing driveway on the property. (P&Z)

4. All new driveway areas on both lots shall be surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning. (P&Z)
5. An approved grading plan showing all improvements and alterations to the site for proposed Lots 500 and 501 must be attached to the building permit application for that lot. (T&ES)
6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
8. 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 grading plan. (T&ES)
9. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
10. If any construction on proposed Lots 500 or 501 results 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)

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

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-2 An approved GRADING PLAN showing all improvements and alterations to the site for proposed Lots 500 and 501 must be attached to the building permit application for that lot. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
- R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-7 If any construction on proposed Lots 500 or 501 results 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-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25.1)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-5 For any development or redevelopment as part of a subdivision plan; post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually,

must not exceed their respective pre-development rate per the requirements of Article XIII (F) (1) of Alexandria Zoning Ordinance. A single family residence developed as part of a sub division plan is not exempted from the requirements of detention.

However, an exemption from this requirement may be granted by the Director, Transportation and Environmental Services (T&ES) under Article XIII (F) (2) for a development site not exceeding half an acre where all the erosion and sediment controls are otherwise complied with the requirements of City Charter and Code Title 5 Chapter 4: Erosion and Sediment Control and Virginia Regulations §4VAC50-30, Virginia Erosion and Sediment Control Handbook (VESCH).

- C-6 City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- a. the construction of a new home;
  - b. construction of an addition to an existing home where either
    - i. the addition exceeds the area of the existing building footprint by 100% or more;
    - ii. or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
  - c. changes to existing grade elevation of 1-foot or greater;
  - d. changes to existing drainage patterns;
  - e. 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>

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

Health Department:

- F-1 No Comment

Parks and Recreation:

- F-1 No Comment

Historic Alexandria:

F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Real Estate:

F-1 No Comment

Police Department:

F-1 The Police Department has no comments or objections to the subdivision.



**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** 2010-0004

**PROPERTY LOCATION:** 116 East Glebe Road, Alexandria VA 22305  
**TAX MAP REFERENCE:** 15.04-05-30 **ZONE:** RB

**APPLICANT:**

Name: Relion Properties  
Address: 8113 Bullock Lane, Springfield VA 22151

**PROPERTY OWNER:**

Name: Estate of Gladys Burcham  
Address: 11300 Stonecrop Place, Richmond VA 23236

**SUBDIVISION DESCRIPTION** Subdivide exsting lot of (Approx.) 6,346 sq ft into 2 lots of equal size

**THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

John Yi  
Print Name of Applicant or Agent  
8113 Bullock Lane  
Mailing/Street Address  
Springfield VA 22151  
City and State Zip Code

[Signature]  
Signature  
571)641-6758 571)730-4473  
Telephone # Fax #  
John.Yi@relionproperties.com  
Email address  
3/23/10  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**  
Application Received: \_\_\_\_\_ Fee Paid and Date: \_\_\_\_\_  
ACTION - PLANNING COMMISSION: \_\_\_\_\_

Subdivision # 2010-0004

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

the Owner  Contract Purchaser  Lessee or  Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Relion Properties LLC: John Yi - 100%

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.

## 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.	John Yi	8113 Bullock Lane	100%
2.		Springfield, VA 22151	
3.			

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 116 E. Gulee Ave, VA (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.	<del>Estate of Gladys Bullock</del>	<del>11300 Stonecrop Place</del>	<del>100%</del>
2.		<del>Richmond, VA 23236</del>	
3.	John Yi	8113 Bullock Lane	100%

**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 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.

	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.	<del>[Signature]</del>	<del>None</del>	<del>Planning Commission</del>
2.	John Yi		Planning Commission
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.

3/23/10  
Date

John Yi  
Printed Name

  
Signature

2. Please describe the existing and proposed use of the property/properties. Include a description of any structures, trees and landscaping, or other elements that occupy the property/properties.

EXISTING CONDITION: 116 E. GLEBE RD currently is ONE "RB" ZONED LOT WITH A 2 story single family dwelling. ONE DRIVEWAY IN FRONT WITH APPROX 5 TREES AND MINOR LANDSCAPING ON SITE. ALSO HAS RETAINING WALL IN FRONT

PROPOSED CONDITION: WE WOULD LIKE TO SUBDIVIDE THIS LOT INTO TWO EQUAL LOTS. WE WOULD THEN LIKE TO CONSTRUCT A DUPLEX CONSISTING OF TWO TOWNHOUSES APPROX. 2100 sq EACH WITH REAR OFF STREET PARKING.

2010-0004

Subdivision # ~~0000~~

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

**SUBMITTED TO  
THE DEPARTMENT OF PLANNING AND ZONING  
CITY OF ALEXANDRIA, VIRGINIA**

**PROJECT NAME:** 116 E. GLEBE RD ALEXANDRIA, VA

**PROJECT ADDRESS:** 116 E. GLEBE RD ALEXANDRIA, VA

**DESCRIPTION OF REQUEST:**  
Subdivide a lot into 2

**THE UNDERSIGNED** hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 3/31/10

- Applicant
- Agent

Signature: 

Printed Name: John Yi