

EXHIBIT NO. 1

10  
10-13-01

Docket Item #16  
SPECIAL USE PERMIT #2001-0079

Planning Commission Meeting  
October 2, 2001

**ISSUE:** Consideration of a request for a special use permit for a reduction of off-street parking to allow tandem parking spaces in conjunction with the construction of a semi-detached dwelling.

**APPLICANT:** Landmark Communities  
by Gaver Nichols, architect

**LOCATION:** 108-110 East Glendale Avenue

**ZONE:** RA/Multifamily

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**PLANNING COMMISSION ACTION, OCTOBER 2, 2001:** On a motion by Ms. Fossum, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to delete amend Conditions #1 and 2, to delete Condition #3, and to add Condition #11. The motion carried on a vote of 5 to 0 to 1. Mr. Dunn abstained and Mr. Gaines was absent.

**Reason:** The Planning Commission recommended approval of the applicant's request to provide tandem parking spaces via one curb cut, provided the applicant continue to work on the design of the proposed homes with staff. It amended the language of Condition #2 to require the roof line, facade features, and facade materials to be compatible with the residences located immediately adjacent to the subject property. The Commission also added Condition #11 restricting the use of the garages for parking.

**Speakers:**

Bernard Fagelson, attorney for the applicant, spoke and submitted letters of support.

Gaver Nichols, architect for the applicant, explained the development proposal and the request for tandem parking spaces. He described the proposed floor plan and stated that the garage area is intended to be used as vehicle parking and for the storage of trash containers and the like. He indicated that he could modify the roof line and adjust the fenestration of the proposed structures.

Amy Slack, on behalf of the Del Ray Citizens Association, stated that the Association sent fliers to the neighborhood regarding the applicant's request and received no comments from them. She stated that the Association voted to support the construction of semi-detached dwellings but noted that smaller homes, without garages, could be constructed on the subject property.

Donal Goff, 109 East Glendale Avenue, expressed concern about the loss of on-street parking with the provision of the curb cut for the new homes and the proposed design. He stated that he believed the garages could be used as living space, rather than for parking, which would lead to the new residents' parking their vehicles on the street.

Nicole Giannini, 107 East Glendale Avenue, requested that the applicant consider providing parking spaces behind the building and expressed concern about the difficulty in finding on-street parking in the neighborhood.



SUP #2001-0079

10/02/01





### SUMMARY

The applicant requests special use permit for a reduction of off-street parking to provide tandem parking spaces in conjunction with the construction of two new semi-detached units at 108 and 110 East Glendale Avenue. Staff does not support the applicant's request for the parking reduction and recommends that the applicant redesign its proposal to provide the required parking for one lot by way of the existing curb cut and no parking, or a total parking reduction, for the second lot, so that the proposed development is compatible with the established development pattern along this block face and positively reinforces the existing streetscape. Staff also recommends that the size and scale of the project be reduced and the facade be redesigned to conform to the neighborhood pattern.

### STAFF RECOMMENDATION:

Staff recommends **denial** of the request. If Council approves the request, staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. **CONDITION AMENDED BY PLANNING COMMISSION:** This special use permit allows a parking reduction to permit two **tandem**, standard-sized parking spaces accessed via ~~the existing one~~ curb cut located on Lots **148 and 149**. ~~A total parking reduction shall be granted for Lot 148.~~ (P&Z) (PC)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall redesign the proposed building to ~~remove the proposed garages~~ **be compatible with** ~~the~~ roof line, facade features, and facade materials ~~shall match of~~ the structures immediately adjacent to the site to the satisfaction of the Director of Planning and Zoning. (P&Z) (PC)
3. **CONDITION DELETED BY STAFF:** ~~The driveway on Lot 149 shall be limited to two parallel brick strips located directly on grade.~~ (P&Z) (PC)
4. A plot plan showing all improvements/alterations to the site shall be approved by the Department of Transportation and Environmental Services before a building permit can be issued. (T&ES)
5. The applicant shall provide a plan to mitigate the impact of stormwater drainage from this site onto adjacent properties satisfactory to the Director of Transportation and Environmental Services. (T&ES)

6. The minimum distance from the right-of-way to the garage door shall be 20 feet. (T&ES)
7. All work in the right-of-way shall meet current City design standards. (T&ES)
8. An Erosion and Sediment Control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
9. The 19" maple tree on Lot 148 depicted on the applicant's plans shall be preserved to the satisfaction of the City Arborist and the Director of Planning and Zoning. (P&Z) (City Arborist)
10. Prior to the commencement of construction, the applicant shall contact the Alexandria Police Department, Crime Prevention Unit, regarding locking hardware and alarms for the homes. (Police)
11. **CONDITION ADDED BY PLANNING COMMISSION: The garages shall be used for passenger vehicle parking only and shall not be used as living space which would interfere with the use of the space for motor vehicle parking. (PC)**

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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.

DISCUSSION:

1. The applicant, Landmark Communities by Gaver Nichols, architect, requests special use permit approval for a reduction of off-street parking in conjunction with the construction of a new semi-detached building located at 108 and 110 East Glendale Avenue.
2. The subject property is two lots of record with a combined frontage of 50 feet on East Glendale Avenue, 100 feet of depth and a combined lot area of 5,000 square feet. The site is vacant. Vehicular access to the site is provided to one lot via an existing curb cut on East Glendale Avenue.
3. The applicant proposes to develop the lots with one semi-detached building. The proposed homes will be two and a half stories in height and have 1,866 net square feet of floor area each unit (see attached plans). The homes will each have a front garage with a single 20 foot wide shared driveway sloping down from the sidewalk to the garage doors which are partially below grade.
4. The applicant seeks, as part of this application, a special use permit to allow two tandem parking spaces per lot. Pursuant to Sections 8-200(A)(1) and 8-200(D) of the zoning ordinance, a minimum of two standard size parking spaces, each accessible, are required for each dwelling. The applicant has submitted a plat which depicts two standard size parking spaces provided in a tandem fashion on each lot: one space is proposed to be located inside a garage and the other space will be located on the driveway that provides access to the garage. A new 20 foot wide curb cut is proposed to provide access to the parking spaces.

5. The proposed development will meet the zoning requirements of the RA zone, as follows:

	<u>Required</u>	<u>Lot 148</u>	<u>Lot 149</u>
Lot size	1,980 sf	2,500 sf	2,500 sf
Lot width	25 ft	25 ft	25 ft
Lot frontage	25 ft	25 ft	25 ft
Front yard	20 ft	26 ft	20 ft
Side yard	1:3, min. 7 ft	7 ft	7 ft
Rear yard	1:1, min. 8 ft Lot 148: 21 ft Lot 149: 23 ft	21 ft *	28 ft
Open space	800 sf/du	849 sf	1,019 sf
FAR	0.75 max.	.74	.74
Height	45 ft max.	21 ft **	28 ft *

Notes:

\* In order to meet the rear yard requirement, the applicant will change the grade of the property.

\*\* Height has been measured from the midpoint between the eaves and the ridge of the roof.

7. Zoning: The subject property is located in the RA/Multifamily zone which permits two-family dwellings. Section 8-100 of the zoning ordinance allows a parking reduction only with a special use permit.
8. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for residential use.



STAFF ANALYSIS:

This infill case, like the one on East Howell Avenue, presents the City with difficult issues related to both design and parking, and presents the issue of how to fit a new structure into an established block. The applicant's current proposal requests a parking reduction in conjunction with the proposed development of two vacant lots on East Glendale Avenue, a street characterized by two family structures each of the same or very similar design. The dwellings on the street are modest with green areas in front of them and between them; they have sizable rear yards. There are some driveways, but not every house has one. Staff finds the applicant's proposal to be jarring and out of character with the remainder of the street in this case and, therefore, cannot support the application. It would, and would like to, support a smaller building with less pavement in the front yard and with a front facade that blends in with the remainder of the street.

Parking

As to parking, the applicant originally proposed that each home would have its own driveway and curb cut. There is already one curb cut at the vacant site, and the applicant was going to add one more. Staff discussed with the applicant its concern about excess paving in the front yard, and its suggestion that the new building include only one curb cut and driveway. The applicant responded with the current proposal which includes one 20' driveway to be shared by the two homes, instead of the two 10' driveways originally proposed. The solution, while it saves some curbing, does not reduce the amount of paving or increase the amount of green space.

Staff cannot support the proposed double driveway because it is out of character with the blockface, which emphasizes green front yards. Of the 11 developed lots on the northern side of East Glendale Avenue, only five lots have curb cuts. Of that number, only three curb cuts are currently used and, although the color rendering submitted by the applicant shows otherwise, none of the lots to the west of the site have curb cuts. The development pattern on the southern side of the street is characterized by numerous curb cuts and single parking spaces located in the front yard of the homes. This pattern has visually transformed the character of that block face, from one of green, open front yards to a series of concrete and gravel parking pads and driveway aprons.

Design

The proposed 2½ story semi-detached dwelling has a very different scale, mass and architectural character from the other modest, two story brick semi-detached dwellings on the 100 block of East Glendale. The basement level, front loaded single car garages with sloping driveway is not characteristic of this neighborhood and will tend to dominate the appearance of the dwelling from the street. The open porches, while appropriate in the Rosemont and Del Ray neighborhoods, look out of place on this blockface because the other dwellings have only a small entry stoop.

The current proposal is for a building taller, longer and more massive than the other structures on the block. It also includes a front facade which is dramatically different from the other buildings, with garage doors, porches, railings and a roof line not typically seen on the street. Another significant difference is that, because the entrances to the proposed dwellings are elevated above the garage doors, they lose their relationship to the grade. The other dwellings along the block are of simple design with front stoops and prominent doors which relate to the front yard grade directly. From the street, the main view of the proposed home is of garage doors and parked vehicles instead of a dwelling and its entrance. (See attached roof and cornice line drawing).

Other issues of concern are the large mass of the proposed building which will alter the visually open character of the existing rear yards on this block and affect the houses that border it to the rear and the 18 degree slope of the driveways which are impractical for users.

Staff met several times with the applicant and suggested that it consider redesigning the structures in order to make them compatible with the mass, scale and character of the established neighborhood. At its last meeting with the applicant, staff provided several development alternatives which we asked the applicant to consider. Although one of the alternatives is for a single family house (see Alternative I) instead of the semi-detached units, staff would support a simple, semi-detached design similar to the other structures on the street (see Alternative II). The semi-detached alternative includes no garages, has the unit directly on grade, but does show use of the existing curb cut for a driveway for two cars for one of the units. Instead of either a single family house or a modest two family building, the applicant is asking to building two large units at this infill location.

Early on, the applicant did revise its proposal slightly, making the overall structure slightly smaller and combining the two driveways into one large one. Nevertheless, staff believes that more design work has to be done on this difficult site. It would like to work with the applicant on a building that uses only one driveway and curb cut, that eliminates the garages on the street frontage, that includes a front facade closer in character to the others on the block, and that reduces the overall height, mass and scale of the building to better match those around it. Understanding staff's concern, the applicant prefers to proceed with its current plan.

Staff cannot support the applicant's request and recommends that it be denied as presented. If Council grants the request, staff has included conditions limiting the development of the site in a manner consistent with staff's second development alternative.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving this site shall be placed underground.
- C-2 Pay sewer tap fee for new construction in accordance with Code Section 5-6-24.
- C-3 City Ordinance No. 3176 requires the acknowledgment of adjacent property owners for installation of a new driveway apron.
- F-1 T&ES has no objection to the use of tandem parking to meet the parking requirements for this project.
- F-2 The construction of residential units will result in land disturbing activity in excess of 2,500 square feet. The applicant is required to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control. The applicant may request, in writing to the director of T&ES, a waiver from the requirements of the ordinance.
- R-1 A plot plan showing all improvements and alterations to the site must be approved by the Department of Transportation and Environmental Services prior to the issuance of a building permit.
- R-2 Applicant must provide a plan to mitigate the impact of stormwater drainage from this site onto adjacent properties satisfactory to the Director of Transportation and Environmental Services.
- R-3 The minimum distance from the right-of-way to the garage door shall be 20 feet.
- R-4 All work in the right-of-way shall meet current City design standards.
- R-5 An Erosion and Sediment Control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet.

Code Enforcement:

- C-1 All exterior walls within three feet from an interior property line shall have a fire resistance rating of one hour, from both sides, with no openings permitted within the wall. As alternative, a two-hour fire wall may be provided.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the homes. This is to be completed prior to the commencement of construction.

APPLICATION for SPECIAL USE PERMIT # 2001-0079

[must use black ink or type] (108 #110)

PROPERTY LOCATION: 108 EAST GLENDALE AVENUE (A & B) ALEXANDRIA, VA.  
(INCLUDES 110 EAST GLENDALE AVE.)

TAX MAP REFERENCE: MAP 43.04 BLOCK 08 LOT 15 ZONE: RA

APPLICANT Name: GAVEN NICHOLS, ARCHITECT FOR LANDMARK COMMUNITIES  
5252 CHEROKEE AVE. SUITE 303  
ALEXANDRIA, VA. 22312  
Address: P.O. BOX 2921 ALEXANDRIA, VIRGINIA. 22301

PROPERTY OWNER Name: LANDMARK COMMUNITIES JUDY SMORE  
5252 CHEROKEE AVE. SUITE 303 703-658-5211  
Address: ALEXANDRIA, VA. 22312

PROPOSED USE: ATTACHED HOUSING - (2 UNITS.)

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

GAVEN NICHOLS, ARCHITECT.  
Print Name of Applicant or Agent

Gaven Nichols  
Signature

P.O. BOX 2921  
Mailing/Street Address

703-836-5209  
Telephone # Fax #

ALEXANDRIA, VIRGINIA. 22301  
City and State Zip Code

6/26/01  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

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

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Special Use Permit # 2001-0079

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.

LANDMARK COMMUNITIES. 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.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

2 4 13

**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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

WE REQUEST PERMISSION TO ALLOW THE CONSTRUCTION

OF 2 TANDEM SPACES FOR AUTOMOBILES. FOR 108 E. GLENDALE

AVENUE AND 110 EAST GLENDALE AVENUE. THE CURRENT

CODE DOES NOT ALLOW FOR THE PARKING OF AUTOS SIDE

BY SIDE AS THE LOT WIDTH IS COVERED BY MORE THAN

50%. WE HAVE BEEN ADVISED THAT A "GRASS PAVE" MATERIAL

IS ALSO NOT AN OPTION. A THIRD SOLUTION OF INCREASING

THE HOME SETBACKS IS ALSO NOT AN OPTION AS A WAY

TO NOT COVER 50% OF THE FRONT YARD.

THUS WE REQUEST THE DESIGN OPTION OF CREATING

2 REQUIRED PARKING SPACES PER HOME BY PARKING

ONE CAR BEHIND ANOTHER. IN ORDER TO ELIMINATE

A FRONT YARD WITH 2 AUTOS WE ASK TO PARK

TANDEM AND TO PARK THE SECOND AUTO IN AN

ENCLOSED GARAGE WHICH IS PART OF THE HOME.

WE STRIVE TO CREATE A 2 UNIT BUILDING THAT

APPEARS AS A SINGLE FAMILY AND HAS ITS

ARCHITECTURAL MASS BROKEN UP BY A SETBACK  
AND FRONT PORCHES.

**USE CHARACTERISTICS**

4. The proposed special use permit request is for: (check one)

- ☐ a new use requiring a special use permit,  
☐ a development special use permit, \* REQUEST FOR TANDEM PARKING  
☐ an expansion or change to an existing use without a special use permit,  
☐ expansion or change to an existing use with a special use permit,  
☐ other. Please describe: REQUEST FOR TANDEM PARKING

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).

ATTACHED HOUSING - 2 UNITS - 2 FAMILY

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

2 FAMILY

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.

NORMAL USE OF HOME & RESULTANT NOISE.



B. How will the noise from patrons be controlled?

N/A.

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

CITY WILL PICK UP NORMAL TRASH WEEKLY

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?

HOUSEHOLD REFUSE.

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

1 TRASH CAN / FAMILY / WEEK IN GENERAL

C. How often will trash be collected?

1 TIME / WEEK.

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

N/A.

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

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A.

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:

N/A.

12. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A.

#### ALCOHOL SALES

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

☐ Yes. ☒ No.

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

N/A

**PARKING AND ACCESS REQUIREMENTS**

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

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

2 SPACES / DWELLING UNIT.

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

2 Standard spaces

Compact spaces

Handicapped accessible spaces.

Other.

- C. Where is required parking located? ☒ on-site [ ] off-site (check one)

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

N/A.

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

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

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

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

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

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

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

N/A.

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

N/A.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A.

#### 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? 1875 sq. ft. / UNIT. Approx.

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☒ a house located in a residential zone 2 UNIT ATTACHED ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other, please describe: \_\_\_\_\_

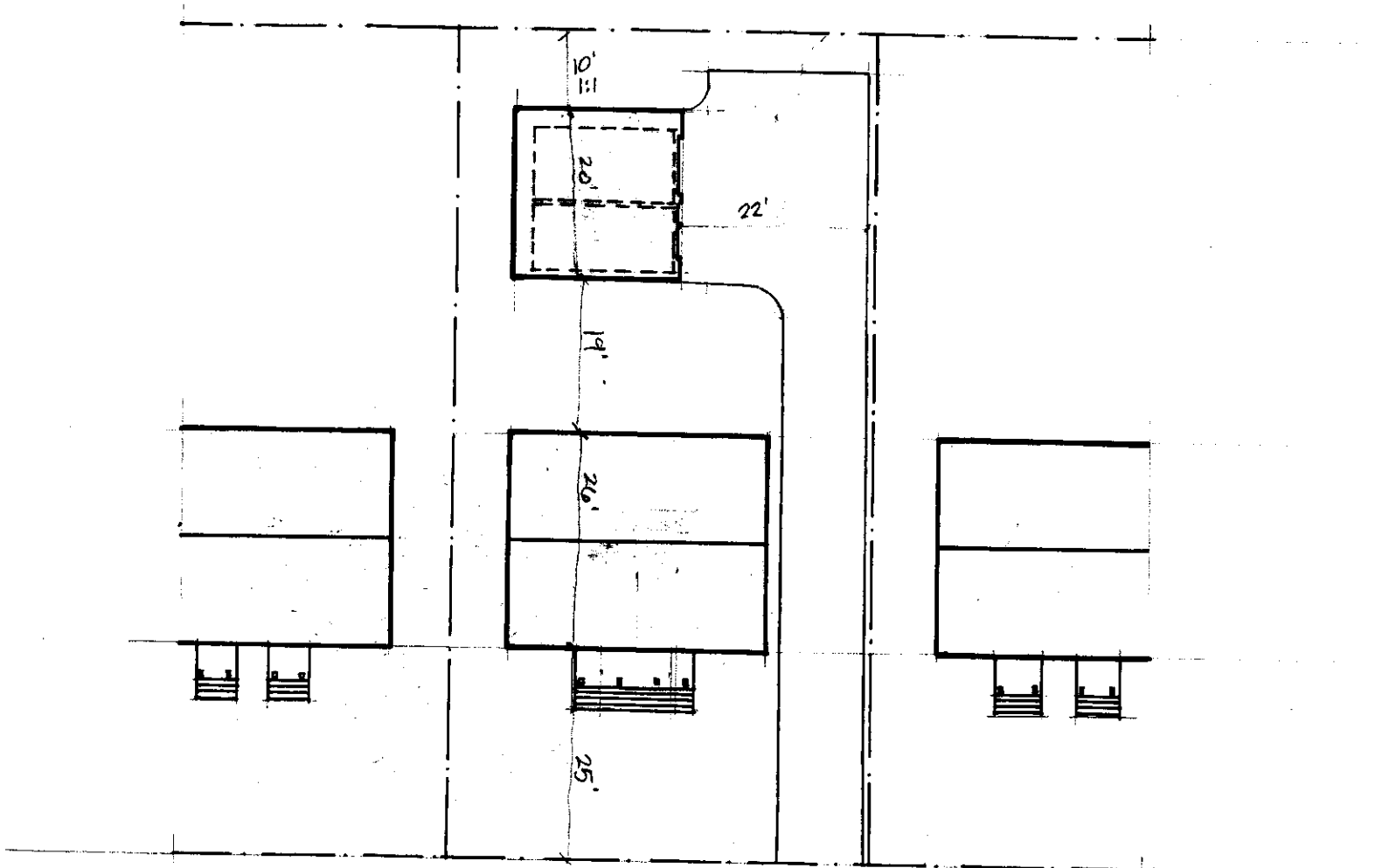
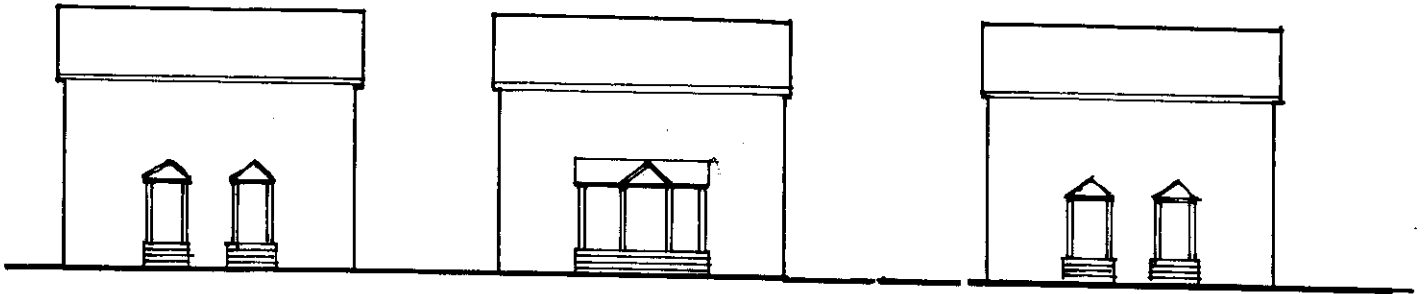
**PARKING REDUCTION SUPPLEMENTAL APPLICATION**

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)  
WE REQUEST PERMISSION TO ALLOW 2 TANDEM PARKING SPACES / UNIT OF NEW HOUSING AT 108 & 110 E. GLENDALE AVE. THE CURRENT CODE DOES NOT ALLOW FOR SIDE BY SIDE PARKING WHICH IS RESTRICTED BY THE LOT WIDTH. WE ALSO DO NOT FIT THE CRITERIA FOR AN ADMINISTRATIVE REMEDY.
2. Provide a statement of justification for the proposed parking reduction. WE FEEL IT IS IMPORTANT TO PROVIDE 2 OFF STREET PARKING SPACES PER HOUSING UNIT @ 108 & 110 E. GLENDALE AVENUE. SINCE THE CURRENT CODE DOES NOT ALLOW US TO MEET REQUIREMENTS BY PARKING SIDE BY SIDE WE ASK TO PARK TANDEM OR ONE AUTO BEHIND ANOTHER. WE ALSO SEEK TO STORE ONE AUTO INSIDE AN ENCLOSED ATTACHED GARAGE IN ORDER TO MINIMIZE THE IMPACT UPON NEIGHBORS WHOSE HOMES WERE BUILT UNDER LESS RESTRICTIVE REQUIREMENTS
3. Why is it not feasible to provide the required parking? WE ARE PROVIDING THE REQUIRED PARKING. YET WE MUST ASK TO PARK IN TANDEM SINCE THE CODE WILL NOT ALLOW MORE THAN 50% COVERAGE. WE HAVE BEEN ADVISED BY CITY STAFF THAT SIDE BY SIDE W/A GRASSPAVE MATERIAL IS ALSO NOT AN OPTION. WE ASK TO PARK IN TANDEM WITH A GARAGE.
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☒ No.
5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. (SEE BACK.)

6. THE REQUEST TO ALLOW TANDEM PARKING IS ONE THAT WILL MEET THE CODE REQUIREMENTS FOR PARKING AND ALLOW THE APPLICANT TO CREATE A GARDEN/OPEN SPACE ZONE IN FRONT OF THE PROPOSED 2 UNIT ATTACHED BUILDING. THIS PARTICULAR PARKING CONFIGURATION WILL TAKE 2 AUTOS/UNIT OFF THE STREET AND STORE ONE INSIDE A GARAGE. SINCE THE NEIGHBORHOOD IS ONE THAT ENJOYS MANY HOUSING TYPES WE ARE STRIVING TO EMPLOY PORCHES, SUNKEN DRIVEWAY/GARAGE ENTRANCES AND A MASSING THAT WILL ALLOW THE TWO UNIT STRUCTURE TO APPEAR AS ONE. OPEN PORCHES WILL BLEND TO SIMILAR HOUSES NEARBY, AND HELP TO CREATE AN OPEN FRIENDLY FEEL. ADDITIONALLY, BERMED, RAISED FLOWER BEDS WILL BE USED TO ENHANCE THE OPEN SPACE BETWEEN UNITS. THIS PROPOSAL WILL ENHANCE THE NEIGHBORHOOD AND HAVE A POSITIVE IMPACT.

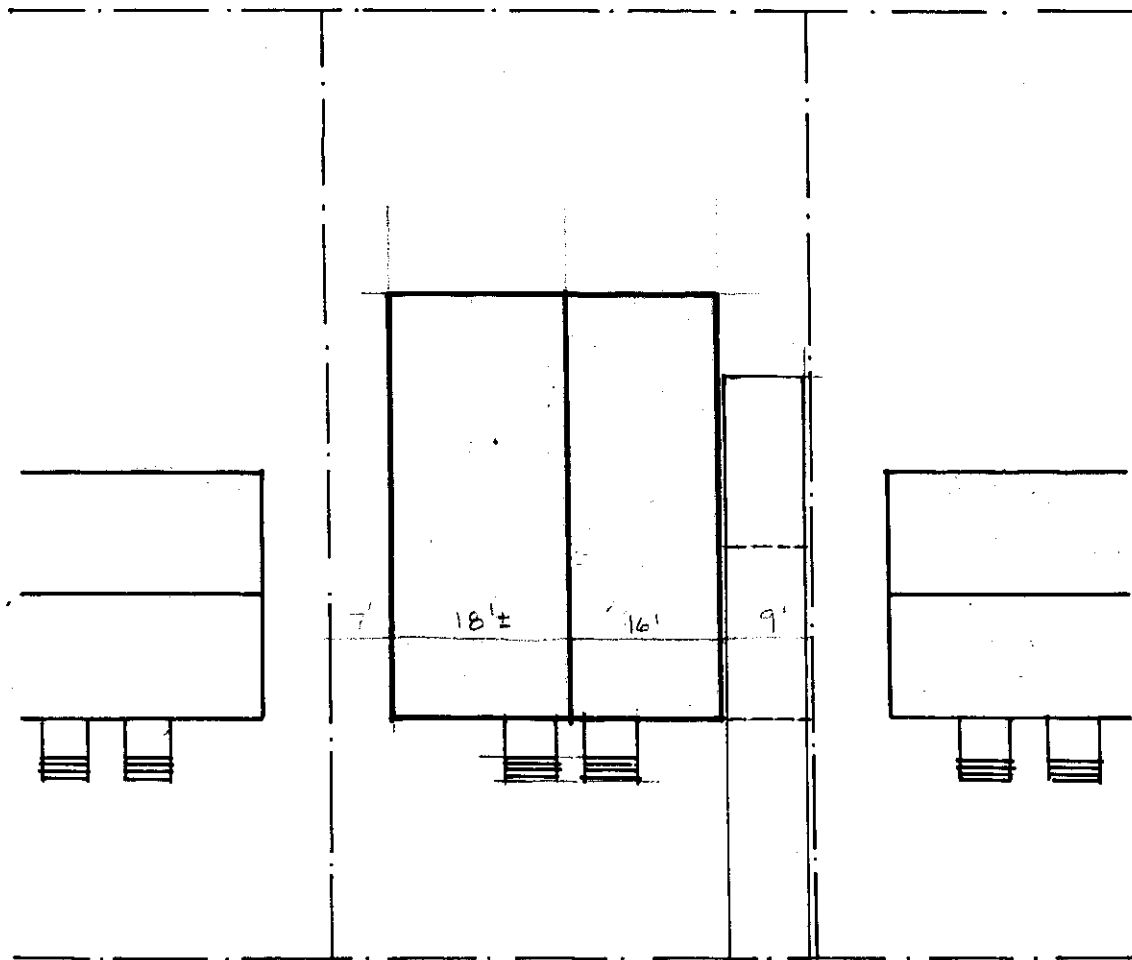
SUP 2001-0079  
STAFF ALTERNATIVE #1



100-110  
E GLENDALE AVE

28 22

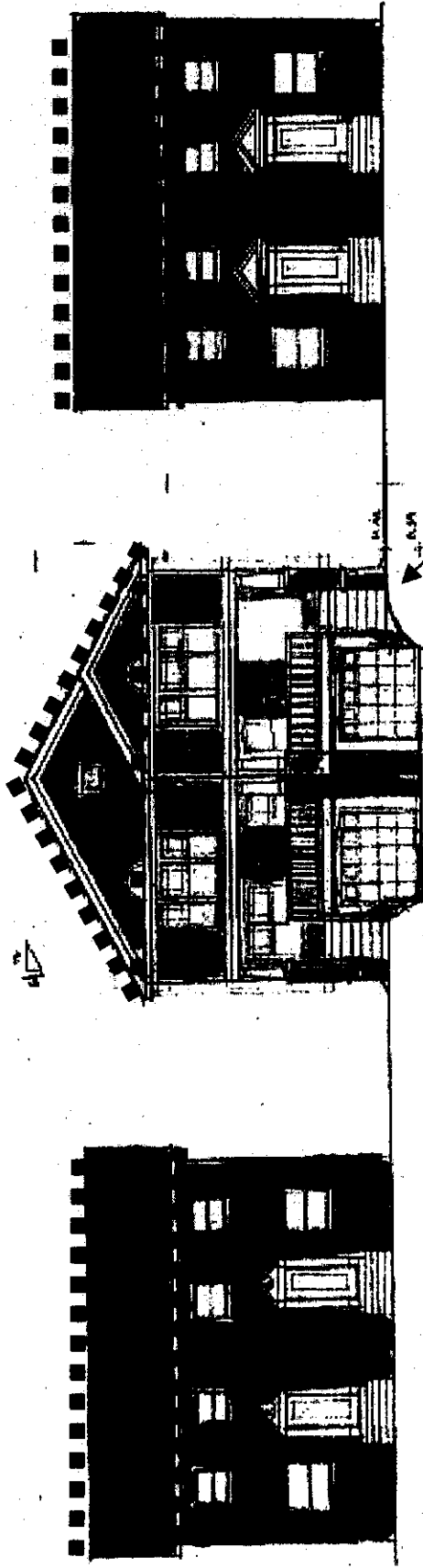
SUP 2001-0079  
STAFF ALTERNATIVE #2



100-110  
E GLENDALE AVE



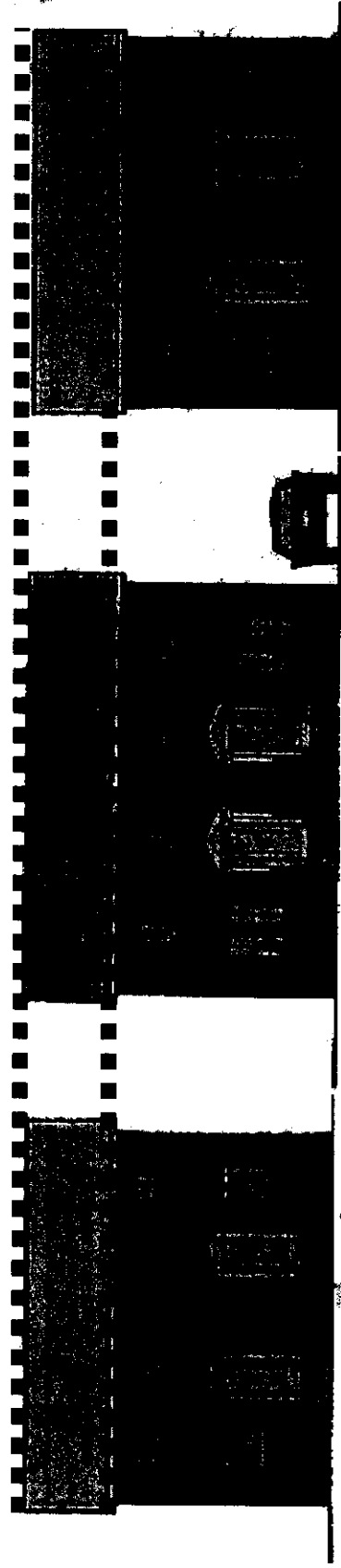
# Existing and Proposed Roof Lines



Proposed Structure

## Existing and Proposed Cornice Lines

### ROOF AND CORNICE LINES PROPOSED BY STAFF



Staff Alternative II

# THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

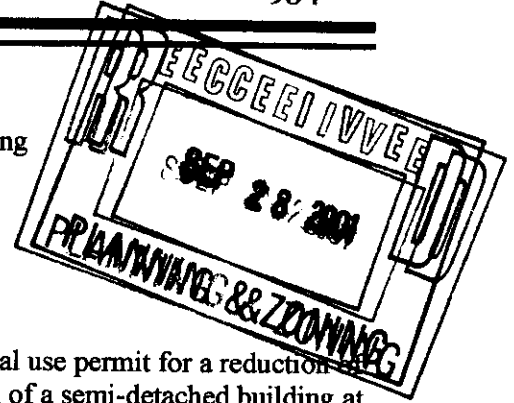
ESTABLISHED 1954

**To:** Members of Alexandria Planning Commission  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Bill Hendrickson, President  
Amy Slack, Land Use Committee Co-chair  
Sarah Haut, Land Use Committee Co-chair

**Date:** September 27, 2001

**Subject:** SUP# 2001-0079; **Gaver Nichols**, request for a special use permit for a reduction in off-street parking in conjunction with the construction of a semi-detached building at 108-110 E. Glendale Avenue.



At our Land Use committee meeting on September 12, 2001, we addressed the subject SUP request. We met with the applicant, Gaver Nichols and had distributed flyers to the neighbors.

The applicant wishes to construct a semi-detached house and requests permission to offer tandem parking for both units as the means to comply with a requirement of 2 spaces per unit.

Discussion: The overall design will resemble a single family home, as suggested by Staff, with the architectural mass broken by an offset façade and front porches. All minimum set backs requirements are met. Construction will begin 3' below grade with an end gable orientation to minimize the visual impact and will meet all new construction codes. First level garage interior ceiling height will not exceed 7' which will prevent conversion into a living space. A single curb cut will feed the entrance to both garages.

The proposed structure will be overall larger than the surrounding ones (33' vs. 28') partially to meet code requirements and partially due to demands made by today's buyer market. Existing houses in the neighborhood have window and 2nd story interior heights (7'5") that do not meet current building code requirements.

The applicant indicates support for the project from one neighbor immediately across from and one adjacent-eastside of the site.

It is noted that the applicant could build smaller units to increase the open space or build unenclosed parking under the house instead of garages.

Land Use voted to strongly support the construction of a semi-detached house. While we would suggest minor changes that would harmonize or blend the garage doors, stairs, and railings into the façade than what was presented, we believe the overall design to be of good quality that will enhance the neighborhood.

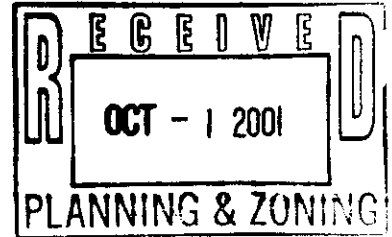
*DRCA Executive Board voted to support the Land Use recommendation at their meeting on September 18, 2001.*

We request your support for this position and welcome your questions and comments. Please feel free to contact Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9080 and Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

#16. SUP 2001-0079

2051 Somerset Drive  
Jeffersonton, Virginia 22724  
September 24, 2001

Director of Planning and Chairman of the Planning Commission  
City of Alexandria,  
City Hall  
Room 2100  
Alexandria, VA 22314



Dear Director:

We have seen the proposed development plan of 108-110 East Glendale Avenue, and we enthusiastically endorse the proposed two unit development. We think the architect has captured a special feeling in his proposed design. It is by far the best solution for that particular parcel of land.

As a life long resident of Alexandria and the son of the former owners (my father purchased the property in 1941 and planted a garden on it every year), I am sure that my mother and father would have been extremely happy with the final design result as presented.

We are happy that the architect has developed a plan that incorporates elements of the surrounding buildings and, by including garages, will alleviate a common problem we had living on Glendale Avenue that of parking. We found his overall designs modern but classic and it will do much to improve the neighborhood.

Sincerely,

Richard E. and Paula M. Florence

SUP 2001-0079

Oct 2, ~~27~~ 2001

Council members.

I have seen the architectural  
drawings for the houses on E.  
Glendale Ave. I have no  
objection to the project.

Susan Hadley  
111 E. Glendale Ave  
Alex. Va. 22301  
703-684-1751

SUP 2001-0079

To planning commission,

10/2/01

I have just moved in next door (106 E. Glendale Ave) and have reviewed the plans for the duplex units next door, at 105-110 E. Glendale.

I am in favor of the plan, but would also like to voice a few concerns for the neighborhood: 1. save the tree in the front of the lot, 2. would like to see a stop sign or traffic table near Newton Street, and 3. an extension of the parking permit requirement to this block.

Please feel free to call me with any questions.

Alex Lykes  
Alex Lykes

301-625-4254 work

202-210-4739 cell

STUART V. BRADLEY JR.

Attorney at Law  
105 East Glendale Avenue  
Alexandria, Virginia 22301

(703) 683-2335

ADMITTED TO PRACTICE IN  
COMMONWEALTH OF VIRGINIA

Gaver Nichols, Architect  
P.O. Box 2921  
Alexandria, VA 22301

October 2, 2001

Re: Plans for 108-110 East Glendale Avenue

Dear Mr. Nichols:

I have seen your plans for the duplex development at 108-110 East Glendale Avenue and I am in favor of your plan to put a center cut for driveways to provide off-street parking for these two units.

I have three concerns;

- 1) That you save as many trees as you can on the two lots, particularly the large one on the left side in the front,
- 2) That the City consider a traffic table like the ones in Rosemont as many vehicles use Glendale to cut from Mount Vernon Avenue to Commonwealth Avenue and run the stop sign at the corner with Newton Street. Many of us have small children on this block and the cars are going too fast.
- 3) That the parking permit requirement be extended to this block of East Glendale to discourage commuters from parking here and walking to the metro.

If you have any questions, please do not hesitate to call me at 683-2335. Thank you very much.

Sincerely,



Stuart V. Bradley Jr.

SUP#2001-0079

108-110 East Glendale Avenue

*City of Alexandria, Department of Planning and Zoning*



EXHIBIT NO. 2

10  
10-13-01

SUP#2001-0079

108-110 East Glendale Avenue

*City of Alexandria, Department of Planning and Zoning*

Maximizing the development potential of the subject property leads to:

- Massive scale overwhelms adjacent properties
- Wide concrete curb cut for front yard
- Visually prominent garage doors with sloping driveways replace pedestrian friendly streetscape
- Elevated units, bulk, mass, scale and parking are incompatible with other homes on the street



SUP#2001-0079

108-110 East Glendale Avenue

*City of Alexandria, Department of Planning and Zoning*



SUP#2001-0079

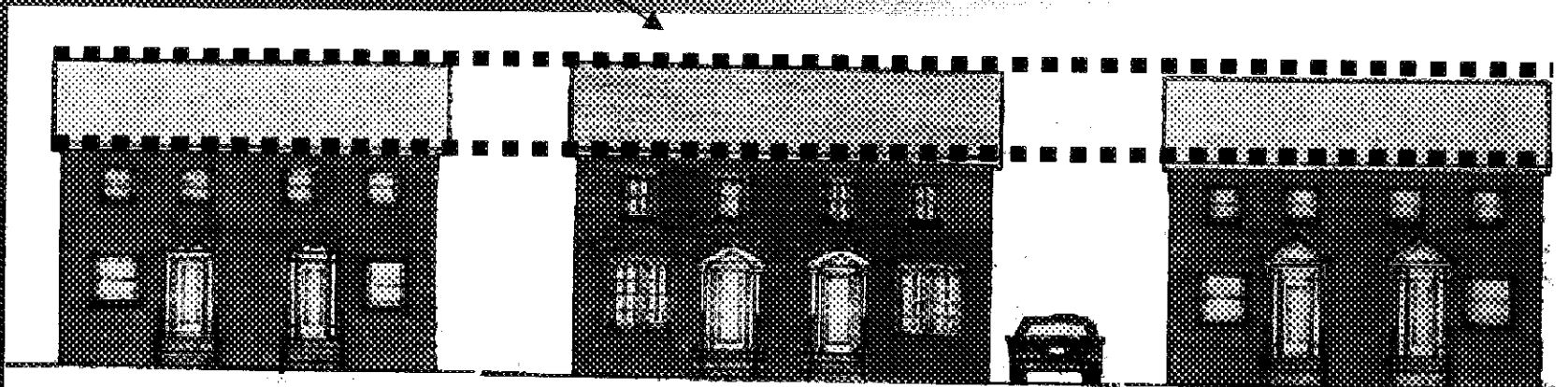
108-110 East Glendale Avenue

*Existing and Proposed Roof and Cornice Lines*



Staff Alternative II

Proposed Structure



SUP#2001-0079

108-110 East Glendale Avenue

*City of Alexandria, Department of Planning and Zoning*

## **CONCLUSION:**

The Planning Commission recommended approval of the special use permit only if the applicant changes the design to address the roof line, façade features and materials.

APPLICATION for SPECIAL USE PERMIT # 2001-0079 <sup>10</sup>

[must use black ink or type] (108 #110)

PROPERTY LOCATION: 108 EAST GLENDALE AVENUE (A#B) ALEXANDRIA, VA.  
(INCLUDES 110 EAST GLENDALE AVE.)

TAX MAP REFERENCE: MAP 43.04 BLOCK 08 LOT 15 ZONE: RA

APPLICANT Name: GAVIN NICHOLS, ARCHITECT FOR LANDMARK COMMUNITIES  
5252 CHEROKEE AVE. SUITE  
ALEXANDRIA, VA. 22312

Address: P.O. BOX 2921 ALEXANDRIA, VIRGINIA. 22301

PROPERTY OWNER Name: LANDMARK COMMUNITIES JUDY SMORE  
5252 CHEROKEE AVE. SUITE 303 703-658-5211  
Address: ALEXANDRIA, VA. 22312

PROPOSED USE: ATTACHED HOUSING - (2 UNITS.)

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

GAVIN NICHOLS, ARCHITECT  
Print Name of Applicant or Agent

Gavin Nichols  
Signature

P.O. BOX 2921  
Mailing/Street Address

703-836-5209  
Telephone # Fax #

ALEXANDRIA, VIRGINIA. 22301  
City and State Zip Code

6/26/01  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

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

ACTION - PLANNING COMMISSION: 10/02/2001 RECOMMEND APPROVAL 5-0-1

ACTION - CITY COUNCIL: 10/13/01 PH--See attached.

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## Planning Commission (continued)

10. SPECIAL USE PERMIT #2001-0079  
108-110 E GLENDALE AV

Public Hearing and Consideration of a request for a special use permit for a reduction of off-street parking to allow tandem parking spaces in conjunction with the construction of a semi-detached dwelling; zoned RA/Residential. Applicant: Landmark Communities, by Gaver Nichols, architect.

COMMISSION ACTION: Recommend Approval 5-0-1

City Council approved the recommendation of the Planning Commission, as amended, to add Condition #12: **"12. That the applicant shall work with staff concerning the grade of the driveway and the operation of the garages. Additionally, the applicant shall work with staff to ensure a proper drainage system is constructed pertaining to the driveway aprons."**

Council Action: \_\_\_\_\_

11. SPECIAL USE PERMIT #2001-0088  
710-714 KING ST  
LAS TAPAS RESTAURANT

Public Hearing and Consideration of a request for a special use permit to amend the hours of operation and the duration of live entertainment for a restaurant; zoned CD/Commercial Downtown. Applicant: 710 King St., LLC, by Robert J. Test, attorney.

COMMISSION ACTION: Recommend Denial 6-0

Jay Test, attorney for the applicant, explained that the only change to the special use permit is Condition #5, 5(B), to have that changed to "cease at closing" instead of by 11:00 p.m.

Planning and Zoning Deputy Director Ross stated that staff has no objection to this change.

City Council reversed the Planning Commission recommendation, struck Condition #5(A)(2), amended Condition #5(B) to read: **"5(B) All dancing and amplified music must cease at closing."**, and changed Condition 18(b) to use the standard language.

Council Action: \_\_\_\_\_