

EXHIBIT NO. 19  
9-17-11

DOCKET ITEM #8

**Special Use Permit #2011-0016****605 Little Street- Single Family Dwelling**

Application	General Data	
Consideration of a request to construct a single family dwelling on a substandard lot.	<b>Planning Commission Hearing:</b>	September 8, 2011
	<b>City Council Hearing:</b>	September 17, 2011
<b>Address:</b> 605 Little Street	<b>Zone:</b>	R-2-5/Single and Two Family
<b>Applicant:</b> Brian Thomas	<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)

**PLANNING COMMISSION ACTION, SEPTEMBER 8, 2011:** On a motion by Mr. Dunn, seconded by Mr. Jennings, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis.

**Speakers:**

Stephen Kulinski, representing the architect, spoke in support of the application and answered questions from the Planning Commission. He agreed to install a six-foot tall board-on-board privacy fence to screen the proposed parking area from the property's eastern neighbor at 604 Ramsey Street.

Greg Knott, 202 E. Oak Street, spoke in support of the request.

Carla Grano, 604 Ramsey Street, expressed concern regarding stormwater run-off and the location of proposed off-street parking.

**PLANNING COMMISSION ACTION, JUNE 7, 2011:** On a motion by Mr. Dunn, seconded by Mr. Jennings, the Planning Commission deferred the request. The motion passed on a vote of 4 to 1, with Ms. Fossum voting no and with Mr. Wagner and Mr. Robinson absent.

Reason: The Planning Commission believed that the applicant needed additional time to address concerns raised by immediate neighbors.

Speakers:

Carla Grano, 604 Little Street, stated her concern about the loss of trees and the existing playground equipment on the lot. She stated that the proposed parking spaces could increase traffic in the alley and asked for a screening fence to be placed around the proposed parking spaces.

Alan Dubow, 601 Little Street, stated that the lot was not suitable for building a new house due to its small size and that the house next-door has an addition located close to the property line.

Angela Venier, 606 Little Street, expressed concerned about potential stormwater issues and the proposed building height in relation to other homes in the neighborhood.

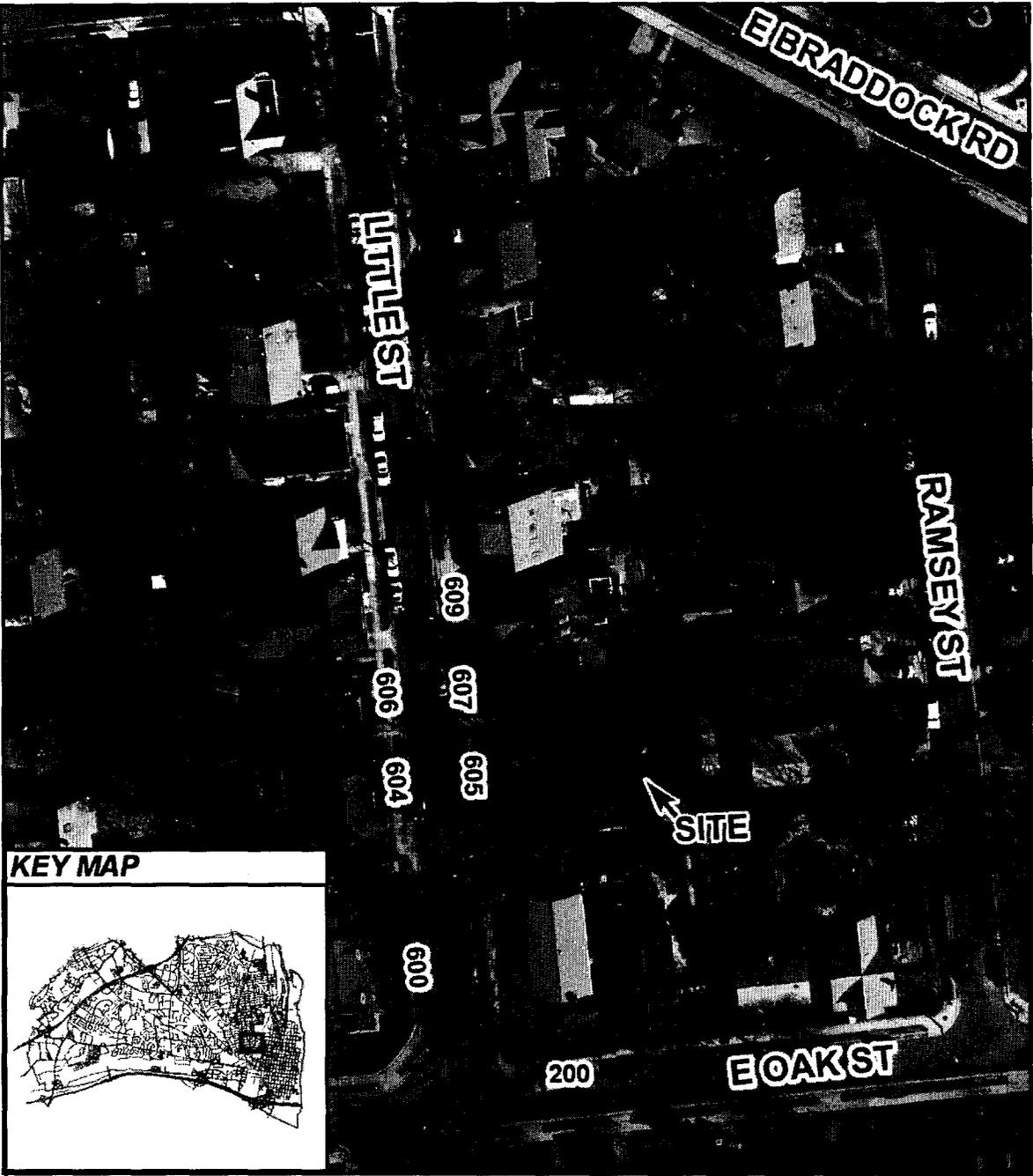
Scott Ruggiero, 701 Little Street, shared his concern that the proposed dwelling is really two stories in height and is out of character with the neighborhood.

Pam Townsend, 604 Little Street, expressed concern about the bulk of the proposed house and asked for postponement of the case to give new next-door owners the opportunity to share their thoughts about the proposed dwelling.

Peter Watkins, 604 Little Street, stated that he was pleased with some of the applicant's revisions compared to his original proposal but shared concerns about the home being two-stories tall, the removal of trees, and stormwater mitigation.

Marguerite Lang, as Rosemont Citizens Association President, stated that the association narrowly approved of the applicant's proposal. As a neighborhood resident speaking for herself, she voiced support for the proposal and stated that the design was appropriate for the neighborhood.

Steve Kulinski, architect for the applicant, spoke in support of the request and answered questions from the Planning Commission.



	<b>SUP#2011-0016</b>	<b>9/8/2011</b>	
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## I. DISCUSSION

The applicant, Brian Thomas represented by Steve Kulinski, architect, requests Special Use Permit approval to construct a single-family dwelling on a substandard lot at 605 Little Street.

### SITE DESCRIPTION

The subject site is one lot of record with 40 feet of frontage on Little Street, 100 feet of depth, and a total lot area of 4,000 square feet. A 15-foot alley runs along the southern side of the property.

The surrounding area is comprised of primarily single-family residential dwellings along with some two-family residential dwellings.



### PROPOSAL

The applicant requests SUP approval to construct a one-and-a-half story single-family dwelling on this substandard lot. The dwelling is proposed to be 1,795 square feet in size and will measure 22.9 feet in height. The design of the dwelling, which has been refined as a result of discussions between the applicant and staff, includes a roofline parallel to the street and a roof design that achieves the appearance of a one-and-a-half story building rather than two full stories. The front façade includes a front porch spanning the entire width of the house and a second-story dormer.

### ZONING

The property is located in the R2-5/Single and Two-Family Residential zone, which ordinarily requires a minimum lot size of 5,000 square feet, minimum lot width of 50 feet and minimum lot frontage of 40 feet for a single-family dwelling. The lot is substandard in terms of lot area and lot width, but meets the minimum lot frontage requirement.

Section 12-400 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 50% of the developed lots on the block face. Given that a majority of the other lots on this block face are exactly the same size and shape as the subject lot, these threshold requirements have been met.

The proposal meets Zoning Ordinance requirements regarding setbacks, FAR, building height and threshold height. Additional zoning elements of the applicant's proposal can be found on the following page.

	<b><u>Requirement</u></b>		<b><u>Proposal</u></b>
Lot Size	5,000 SF Min		4,000 SF
Lot Width	50' Min		40'
Lot Frontage	40' Min		40'
Front Yard	Established setback	13.9'	13.9'
Side Yard (South)	1:3 with 7' min	7.04'	7.17'
Side Yard (North)	1:3 with 7' min	7.04'	7.17'
Rear Yard	1:1 with 7' min	22.9'	31.25'
Building Height	Max: prevailing plus 20% (23.04') OR 25' whichever is higher	25'	22.9'
Threshold Height	Max: prevailing plus 20%	3.9' + 20% = 4.68'	2.5'
FAR	0.45 max		0.45

**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.

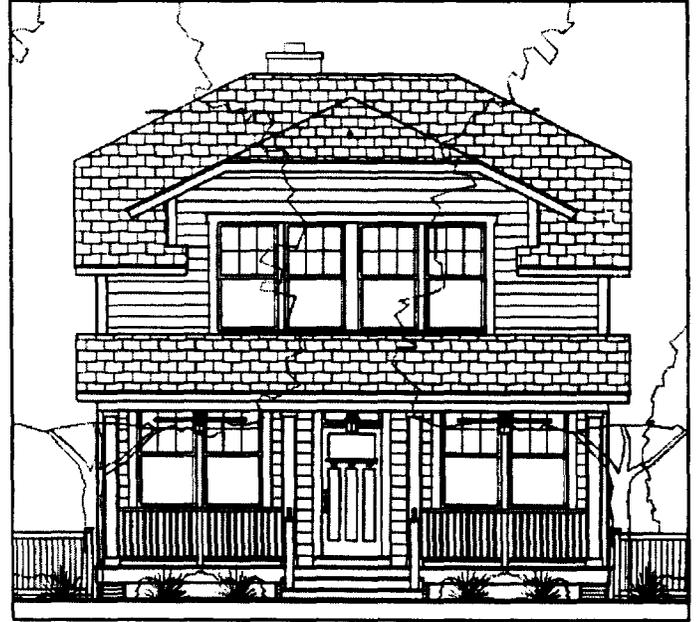
**PARKING**

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 to the rear of the dwelling which is reached from the adjacent alley.

ORIGINAL PROPOSAL



FIRST REVISION



THIRD REVISION



FINAL REVISION



## **II. STAFF ANALYSIS**

Staff does not object the applicant's request to construct a new single-family dwelling on this substandard lot. The proposed design of the dwelling and its placement on the lot is appropriate and generally compatible with the surrounding neighborhood.

Staff has worked with the applicant to refine the original proposal to achieve a better fit with the existing homes on the block. Although this block of Little Street has an eclectic mix of housing styles, many of the homes are relatively low in height, feature a roofline parallel to the street, and have a design which minimizes the appearance and massing of the second story. Some of these homes also feature a second-story dormer and a front porch that spans the entire length of the front building wall. Staff therefore recommended that the applicant consider revisions that would break up the tall front building wall to read more like a one-and-a-half story building from the street. Staff also suggested that the applicant consider incorporating additional elements seen in the neighborhood such as a longer front porch.

The applicant's first revision, as shown on the previous page, represented a significant departure from the original proposal. The overall design of the dwelling was changed to a one-and-a-half story bungalow, a style seen elsewhere on this block. It featured a roofline parallel to the street, a second-story dormer, and a full front porch. The first version also included a truncated or "half-hip" roof on either side of the dwelling that was later removed. Subsequent revisions to the proposal did not significantly change the overall design of the home but instead responded to staff's remaining concerns about the appropriateness of the overall building height.

These changes, when taken together and compared to the original proposal, have resulted in a dwelling more suitable for the neighborhood. The dwelling proposed for this substandard lot could be made even smaller and shorter than the applicant's final proposal, particularly given that some of the homes on the block face are less than 20 feet in height. However, the overall 22.9 foot building height proposed here is still lower than the 25-foot height limitation allowed under infill regulations and will not be perceptibly higher than some of the other homes in the block and the neighborhood. Staff also believes that the proposed threshold height, while less than the average on the block face, is reasonable and helps to achieve a lower overall building height. At least two other homes on this block of Little Street have a threshold height at or below the applicant's proposal.

The location of the house on the site and the provision of parking here are also appropriate for the area. The dwelling will be located at the prevailing front setback line, which at 13.9 feet is relatively close to the street compared to some neighborhoods in the City. The side yard setbacks, at just over seven feet, are also consistent with what exists in the neighborhood. In terms of parking, the applicant proposes to meet off-street parking requirements with a two-space parking pad located directly off the adjacent public alley. This arrangement is similar to other parking arrangements nearby in that parking is typically inconspicuous and located to the side of the dwelling. The provision of parking here also allows the dwelling to be set in the middle of the lot with equal side yard setbacks for an overall balanced appearance from the street.

The development of this lot will require the removal of several small and medium-sized trees. However, the applicant will be required to add trees and other approved landscaping to the site to achieve an overall crown coverage of at least 25% as required under infill regulations. Staff also notes that the existing street trees in front of the lot will remain since no new curb cuts are required for the new dwelling.

Finally, staff has heard potential concern from the neighborhood that the proposed new dwelling could exacerbate existing stormwater runoff issues on nearby properties. The grading plan process, which is required for new single-family homes, will evaluate the potential for drainage impacts and require remediation if necessary. Staff has also included condition language (Condition #2) requiring that the driveway be surfaced using a permeable paving system to help mitigate potential stormwater concerns.

Staff finds that the proposed new single-family dwelling is appropriate for this location and, subject to the conditions in Section III of this report, recommends approval of the request.

### **III. RECOMMENDED CONDITIONS**

Staff recommends **approval** of the Special Use Permit request subject to compliance with all applicable codes and ordinances and the following conditions:

1. The design of the dwelling shall be substantially consistent with the submitted illustrations dated May 17, 2011 to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. All new driveway/parking areas shall be surfaced with a permeable paving system to the satisfaction of the Director of Planning & Zoning. (P&Z)
3. 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)
4. 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)
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 all plans submitted for approvals. (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 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 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)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)
- 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)

Code Enforcement:

- F-1 The following comments are for preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at 703-746-4901 or [thomas.sciulli@alexandriava.gov](mailto:thomas.sciulli@alexandriava.gov).
- C-1 A building permit is required to be issued prior to the start of any work.
- C-2 A soils report must be submitted with the building permit application.
- C-3 Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (IRC as amended)
- C-5 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5)

C-6 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 116.1).

Health:

F-1 No Comment

Parks and Recreation:

F-1 No Comments Received

Police Department:

F-1 No Comments Received



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0016

PROPERTY LOCATION: 605 LITTLE STREET

TAX MAP REFERENCE: 053.04.04-12 ZONE: R2-5

**APPLICANT:**

Name: BRIAN C. THOMAS

Address: 1402 MT. VERNON AVE.

PROPOSED USE: SINGLE FAMILY DWELLING

**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.

BRIAN C. THOMAS  
Print Name of Applicant or Agent

[Signature] 3-22-11  
Signature Date

1402 MT. VERNON AVE.  
Mailing/Street Address

202-714-1453  
Telephone # Fax #

ALEXANDRIA, VA 22301  
City and State Zip Code

BRIANTHOMAS03@YAHOO.COM  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

*Applicant is the owner.*

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.

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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 home on a currently vacant building lot. The home is designed to meet the infill regulations as well as the character of the immediate neighborhood.

Parking for two full size vehicles will be provided on an off street parking pad accessible from the twelve and a half foot wide Alley on the south.

Several architectural techniques will be employed to meet the goals of the infill regulations. The second floor ceilings have been lowered to seven and a half feet to better blend with the existing scale of nearby houses. Parking is at the rear and not seen or accessed from the front of the property. A comfortable sized front porch will encourage neighborly interaction. The massing has been broken down with the one story porch elements, offset walls and a secondary building block at the rear of the house. The house will appear as if it was once a smaller structure that was added to years later. This mimics the development pattern of both the Rosemont and Del Ray Neighborhoods. Careful selection of siding materials, paint colors and historic detailing will respect the character of the neighborhood.

The substandard subject property has the same or more lot area, frontage and width of 13 of the 18 lots on the blockface.

We are requesting the modification of the prevailing front yard setback requirement in order to respect the Deed mandated Building Restriction Line (14 feet from west side of property) so as not to create any legal entanglements.

The average threshold height of the block is 3.9 feet. We will set our new floor 4 feet above the existing grade level. The house height will be lower than the 25 foot maximum height allowed.

**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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. Brian Thomas	1402 Mt. Vernon Ave	100%
2.	Alex, VA 22301	
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within 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. None		
2.		
3.		

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

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

3/22/11  
Date

Brian Thomas  
Printed Name

  
Signature

**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 SUB-STANDARD 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 HOUSE HOLD 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. [X] No.

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

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

N/A

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**ALCOHOL SALES**

13.

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

[ ] Yes [X] 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.

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**PARKING AND ACCESS REQUIREMENTS**

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

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

<p><b>Planning and Zoning Staff Only</b></p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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B. Where is required parking located? (check one)

- on-site
- off-site

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

\_\_\_\_\_

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

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

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

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

<p><b>Planning and Zoning Staff Only</b></p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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B. Where are off-street loading facilities located? \_\_\_\_\_

N/A

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

N/A

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

N/A

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

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) = 1,800 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**

**LITTLE STREET**

<u>Address #</u>	<u>Setback From Face of Curb</u>	<u>Address #</u>	<u>Setback From Face of Curb</u>
200*	25.1	703	25.4
607	16.2	705	15.9
609	25.0	707	25.5
701	15.9	711	26.4

\* = E. Oak Street Address

**AVERAGE = 21.9**

**Building & Threshold Height Data**

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
<u>Address #</u>	<u>Ground Elevation</u>	<u>1st Floor Threshold Elevation</u>	<u>Bottom of Roof Elevation</u>	<u>Top of Roof Elevation</u>	<u>(C-B) Distance Ground to 1st Floor</u>	<u>(D-B) Distance Ground to Bottom of Roof</u>	<u>(E-B) Distance Ground to Top of Roof</u>	<u>(G+H)/2 Building Height</u>
<b>LITTLE STREET</b>								
200*	26.7	27.2	39.9	45.4	0.5	13.2	18.7	16.0
607	27.8	31.8	40.7	50.0	4.0	12.9	22.2	17.6
609	28.0	32.2	40.7	53.1	4.2	12.7	25.1	18.9
701	28.5	33.1	41.8	56.2	4.6	13.3	27.7	20.5
703	30.6	35.3	43.6	55.1	4.7	13.0	24.5	18.8
705	30.9	36.3	44.7	58.0	5.4	13.8	27.1	20.5
707	33.5	37.3	45.9	56.8	3.8	12.4	23.3	17.9
711	36.1	40.1	56.1	62.6	4.0	20.0	26.5	23.3
<b>AVERAGE</b>	<b>30.3</b>	<b>34.2</b>	<b>44.2</b>	<b>54.7</b>	<b>3.9</b>	<b>13.9</b>	<b>24.4</b>	<b>19.2</b>

12



# DEPARTMENT OF PLANNING AND ZONING

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

### A. Property Information

A1. Street Address 605 LITTLE STREET Zone R 2-5

A2. 4,000 Total Lot Area x 0.46 Floor Area Ratio Allowed by Zone = 1,800 Maximum Allowable Floor Area

### B. Existing Gross Floor Area

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

B1. Existing Gross Floor Area \*  
\_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions \_\_\_\_\_ Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>1069</u>	Basement**	<u>1069</u>
First Floor	<u>1069</u>	Stairways**	<u>232</u>
Second Floor	<u>1066</u>	Mechanical**	<u>61</u>
Third Floor	<u>—</u>	Porch/ Garage**	<u>179</u>
Porches/ Other	<u>179</u>	Attic less than 5'**	<u>47</u>
<b>Total Gross *</b>	<b><u>3583</u></b>	<b>Total Exclusions</b>	<b><u>1588</u></b>

C1. Proposed Gross Floor Area \*  
3583 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
1588 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 1995 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1795 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1,800 Sq. Ft.

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

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

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

### F. Open Space Calculations Required in RA & RB zones

Existing Open Space	<u>—</u>
Required Open Space	<u>—</u>
Proposed Open Space	<u>—</u>

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

Signature: [Signature]

Date: 5-17-11

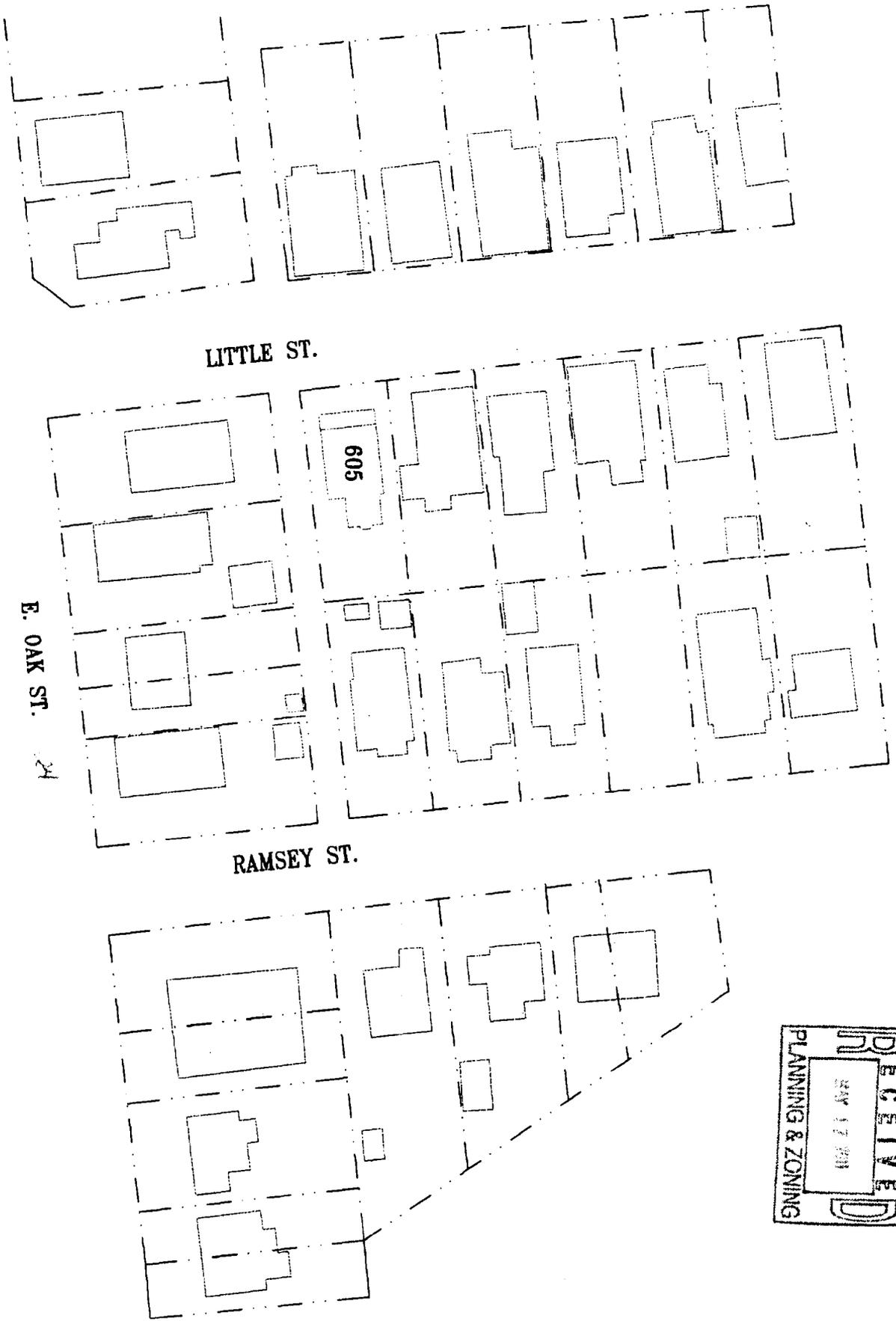


**Example of the Proposed Design  
SUP #2011-0016  
605 Little Street**

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24

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RECEIVED  
MAY 17 2011  
PLANNING & ZONING

PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22304

VICINITY MAP

A1

SHEET NUMBER



KULINSKIGROUP.COM | 703.856.7248

24



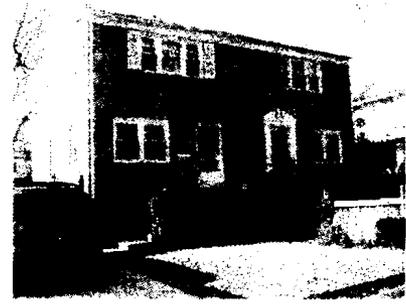
606 LITTLE STREET



607 LITTLE STREET



700 LITTLE STREET



704 LITTLE STREET



600 LITTLE STREET



601 LITTLE STREET



202 OAK STREET



211 OAK STREET

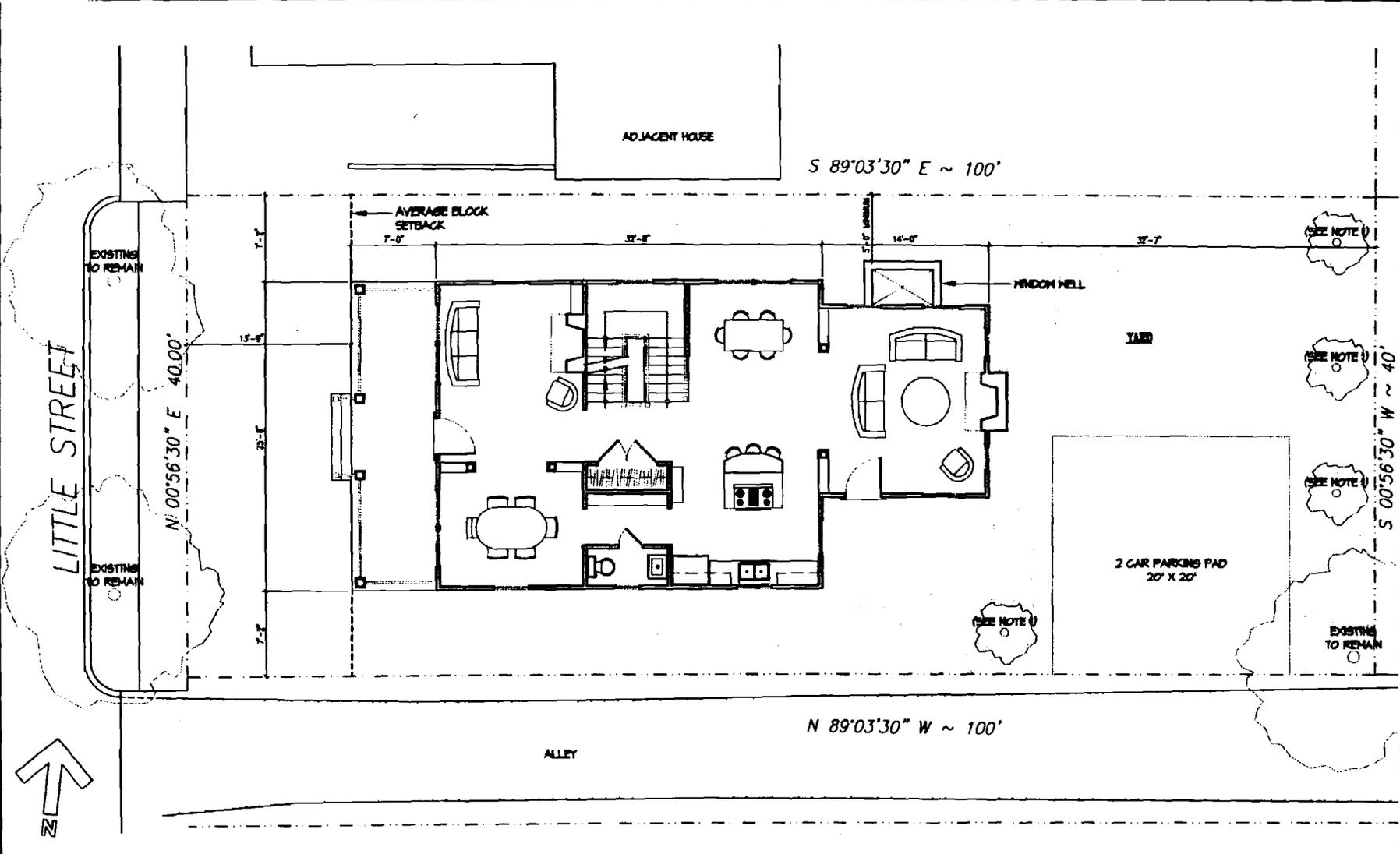
PROPOSED NEW HOUSE  
605 LITTLE STREET, ALEXANDRIA, VIRGINIA 22304

NEIGHBORING SITES

SHEET NUMBER

A2

25



**1** PROPOSED SITE PLAN  
A3

SCALE: 1/8" = 1'-0"  
NOTE: 1. PLEASE NOTE THAT THE SITE WILL BE REPLANTED WITH TREES PER THE CITY OF ALEXANDRIA REQUIREMENTS OF 25% OF TOTAL LOT AREA.

PROPOSED NEW HOUSE  
600 LITTLE STREET ALEXANDRIA, VIRGINIA 22304

SITE PLAN

SHEET NUMBER

A3

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

27

PROPOSED NEW HOUSE  
ONE LEVEL STREET ALABAMA, VIRGINIA, SCHEMATIC

FRONT ELEVATION

SHEET NUMBER

A4

27



SCALE: 3/16" = 1'-0"

PROPOSED NEW HOUSE  
100 LITTLE STREET ALEXANDRIA, VIRGINIA 22304

RIGHT SIDE ELEVATION

SHEET NUMBER  
**A5**

28



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

PROPOSED NEW HOUSE  
ONE LITTLE STREET AUSTIN, TEXAS 78701

REAR ELEVATION

SHEET NUMBER

A6

29



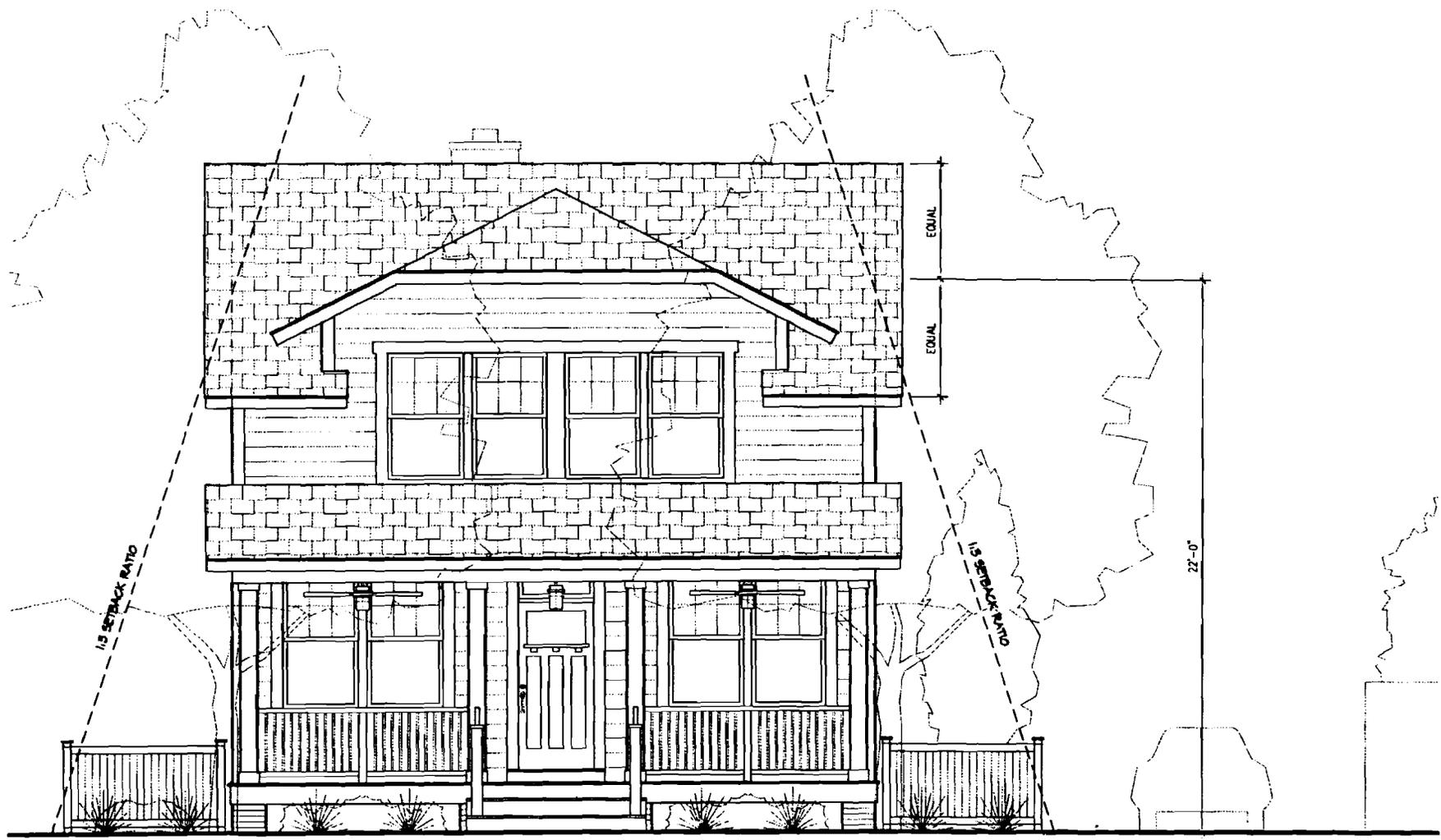
SCALE: 3/16" = 1'-0"

PROPOSED NEW HOUSE  
ONE LITTLE STREET ALBANY, TENNESSEE 38001

LEFT SIDE ELEVATION

SHEET NUMBER

A7



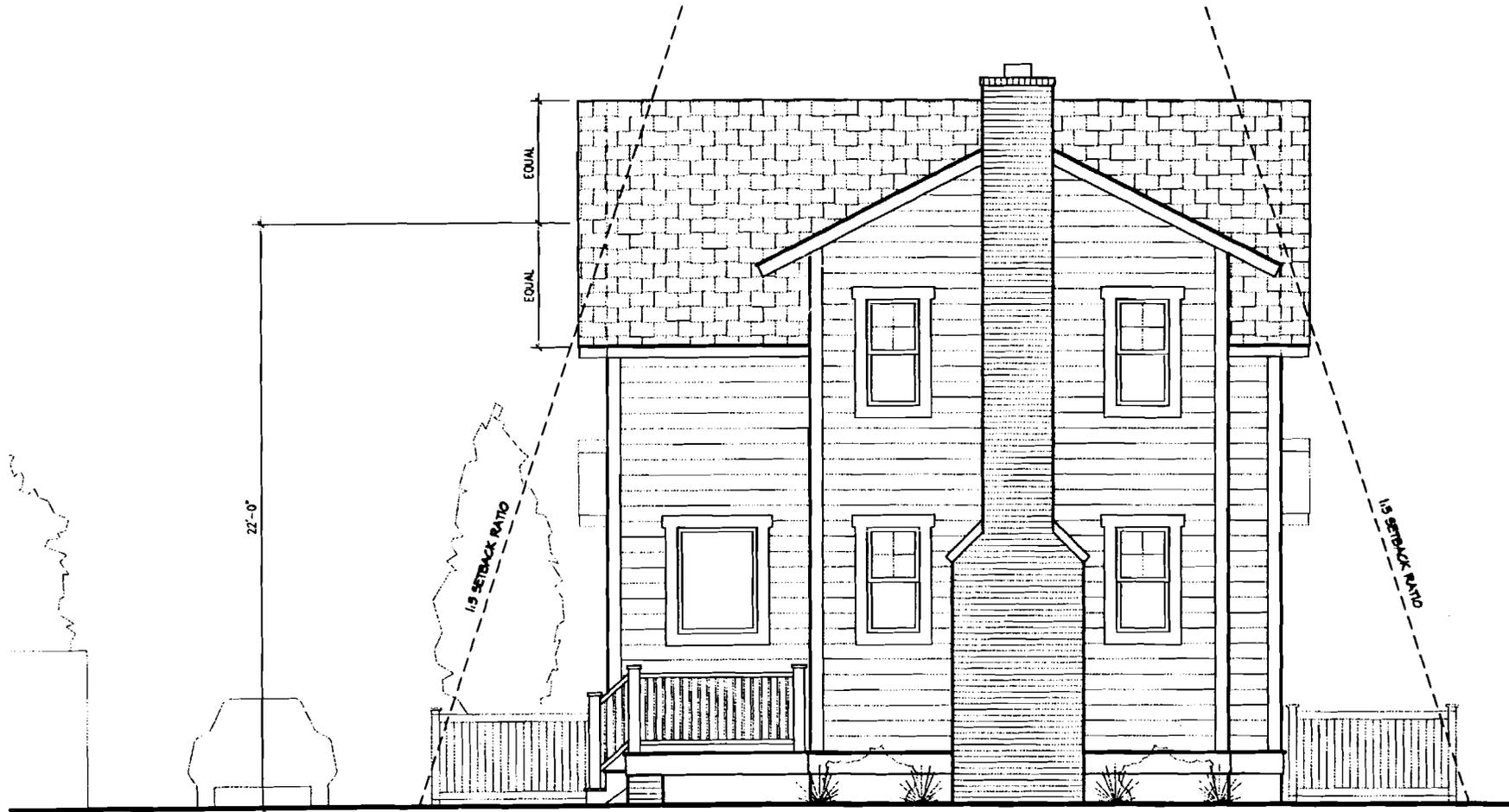
SCALE: 1/4" = 1'-0"

PROPOSED NEW HOUSE  
600 LITTLE STREET - ALEXANDRIA, VIRGINIA 22304

FRONT ELEVATION - HEIGHT MODIFICATION DRAWING

SHEET NUMBER

A8



PROPOSED NEW HOUSE  
ONE LITTLE FERRY ALEXANDRIA, VIRGINIA 22301

REAR ELEVATION - HEIGHT MODIFICATION DRAWING

SHEET NUMBER

A9



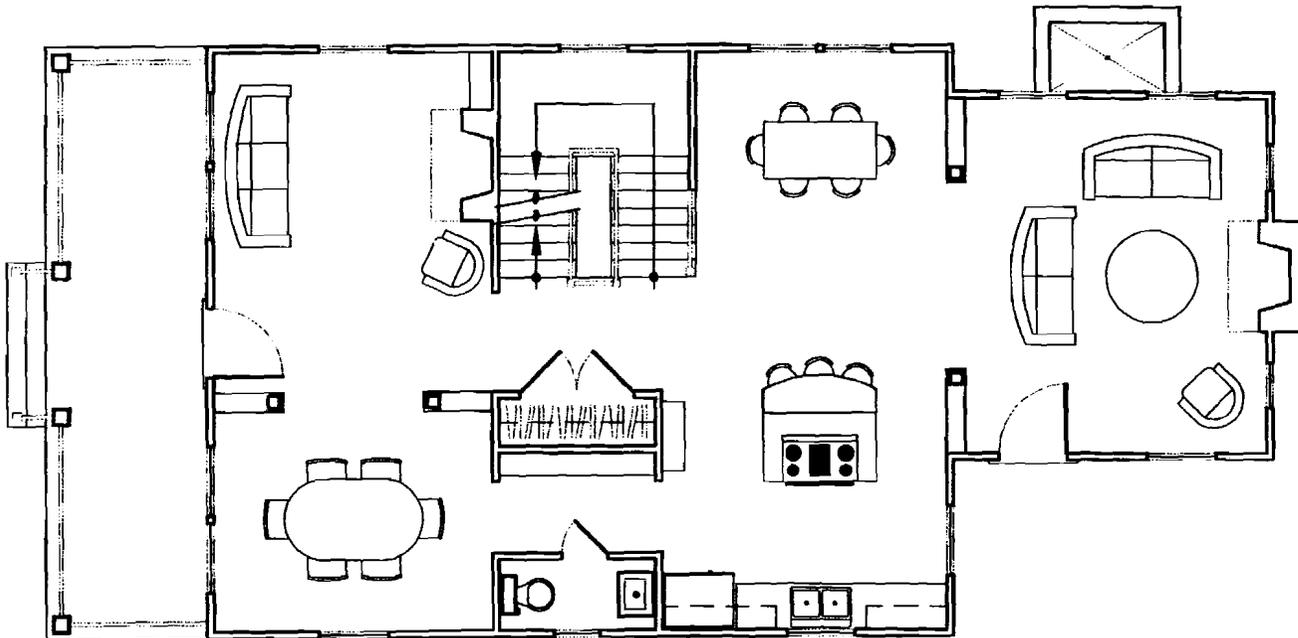
NOT TO SCALE

PROPOSED NEW HOUSE  
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22304

LITTLE STREET - STREETSCAPE

SHEET NUMBER

A10



SCALE: 3/16" = 1'-0"

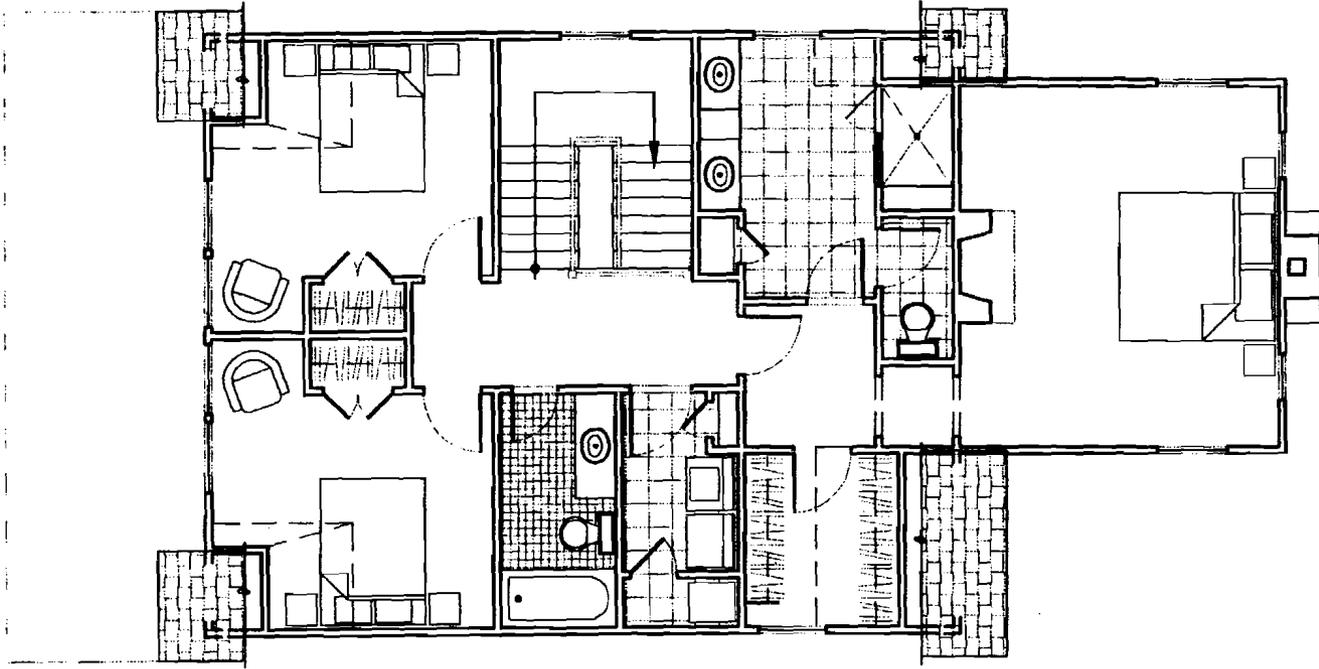
PROPOSED NEW HOUSE  
 605 LITTLE STREET ALACHUA, FLORIDA 32010

FIRST FLOOR PLAN

SHEET NUMBER

A11

bc



SCALE: 3/16" = 1'-0"

35

PROPOSED NEW HOUSE  
 ONE LITTLE STREET ALEXANDRIA, VIRGINIA 22304

SECOND FLOOR PLAN

HEET NUMBER

A12

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June 7, 2011

Re: SPECIAL USE PERMIT #2011-0016,  
605 Little Street  
construction of a single-family dwelling on a substandard lot.

Thank you for allowing me to speak on this application.

I would like to address three points.

1) The proposed house design is not of substantially the same residential character as existing houses and should be further modified.

I would like to commend Mrs Thomas and Kulinski for amending their early design so the front exposure of the proposed house better fits Little Street, and City staff for seeking those changes. I am pleased to see the full-width porch, the arts and crafts details, the six-over-one windows.

But I ask the Commission to require the applicants to do more. After the porch, the next feature that stand out is the second floor, which is rather large and bulky. Little Street is dominated by one-and-one-half story homes, whose roofs extend straight down from their peaks to the top of their first floors. The applicants, however, are merely attempting to make a boxy two-story house appear more like a bungalow. Applicant drawing A2 shows how the plan calls for a boxy 2-story with a modified gable roof over its attic and a separately covered porch. The right/south exposure illustrated in A2 will be quite visible due to the adjacent alley and the volume of pedestrian and vehicle traffic on E Oak St, one house away from 605.

To resolve this, the SUP for 605 Little St should require that at least the front roof be a true one-and-one-half story design, with a constant slope from ridge to the front of the porch, and to use a true dormer with no more than 2 or 3 double-sash windows. Such changes would help the applicants meet the requirement that their construction be of substantially the same residential character and design as adjacent and nearby properties (Article VII, Section 7-2502).

2) There are outstanding questions regarding the adjacent property at 607 Little Street that should be considered.

City ordinance requires that the result of an SUP "not diminish or impair the established property values in the surrounding areas" (Article XII, Section 12-400), and it seems likely that the proposed construction would adversely affect the neighboring property at 607 Little Street. City maps, as illustrated in applicant drawing A1, suggest that the existing house on 607 Little Street abuts both its side boundaries. Applicants drawings propose fencing in both sides of 605 Little Street, which might leave 607 Little Street without proper access to its own back yard without entering the house. Such a condition would raise public safety concerns.

To resolve this, the SUP should require applicants to obtain a proper stake survey of 607 Little Street. If the left/north property line for 607 does not provide adequate access for both paramedic access and standard City curbside solid waste receptacles, this must be addressed. Remedies might include forbidding the fencing of the north/left side of 605 Little Street and providing a permanent easement to the owners of 607 Little Street.

The plight of 607 Little Street deserves serious consideration as it is effectively “between owners” – under contract to be sold by a family moving out of the Rosemont neighborhood.

3) The Commission should do more to address stormwater runoff than City staff have proposed.

The staff report downplays the loss of trees that the proposal will cause. Staff state that only small- and medium-sized trees will be removed. But, in addition to trees I'd call small and medium, the lot at 605 is home to two fifty foot tall maples. The staff proposal specifically calls for a permeable surface for the proposed parking pad. Not only does the staff report understate the canopy loss, but the applicant's proposed parking pad is at the lowest point on the lot, the area most prone to water pooling after sustained rains. The applicant's proposal would thus increase impermeable surface area by constructing the house, reduce water uptake capacity by removing two of the largest trees in the neighborhood, and suggest residents of the new house wade to their cars when there's a lot of rainfall. We neighbors take this seriously because nearly all of us have had to install expensive systems to keep our basements dry.

It may well be that 605 is both too wet and too important in protecting other properties for building to be appropriate. If the post-SUP analysis by the City's Department of Transportation and Environmental Services is only able to suggest mitigation efforts, then perhaps approval of this SUP should be delayed until the applicant can provide research-based assurances that their new construction will not make things worse.

Thank you for your consideration,

Peter Watkins

604 Little Street

## Kendra Jacobs

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**To:** Ruggiero, Scott  
**Subject:** RE: Planning Commission meeting tonight re: 605 Little St.

**From:** Ruggiero, Scott [mailto:Scott.Ruggiero@us.gt.com]  
**Sent:** Tuesday, June 07, 2011 2:44 PM  
**To:** Kendra Jacobs  
**Subject:** Planning Commission meeting tonight re: 605 Little St.

Dear Kendra,

I am writing since I will be unable to attend tonight's Planning Commission meeting. My wife and I own 701 Little Street. I have no objection to the development of 605 Little St, but I have reviewed the drawings for the proposed dwelling and I have the following concerns:

- **Mature trees:** I believe that every effort should be made to save at least 2 of the mature trees that are currently within the property line. These tree help absorb run-off, and mature trees are an important characteristic of our desirable street. I do not support the current plan's proposal to replace mature trees with young saplings
- **Overwhelming size/design of the house:** There are several primary points of contention here:
  - The proposal notes that most houses on the block are 1 to 1 ½ stories and the design of the house to be built at 605 purports to have the look of a 1 ½ story house. I do not believe this to be true as in fact the house is very nearly 2 full stories. The proposed design looks bulky since the "dormer" is really just a false dormer and the 2<sup>nd</sup> floor in actuality spans the width of the house. I believe the 2<sup>nd</sup> story should have a sloped roof with the maximum size of the dormer no larger the largest dormer on the block (705 Little St). The overwhelming characteristic of the houses on Little St. are 1 ½ story dwellings... the only 2 exceptions are 706 and 704 Little at the opposite end of the street. Because 704 and 706 are at the opposite end, I do not believe they are relevant to whether the proposed residence blends with other houses. Of most relevance is 607, 603, 608, 606, 609 and 610.
  - The maximum allowable above grade living space for this lot is 1800 sq. ft. (45% of 4000 sq ft lot). My calculations based on the plans are that the proposed dwelling would be more than 2000 sq. ft. of above grade living space. This does not appear to be in line with other houses on the street nor does it appear to meet the maximum allowable for that lot.
  - I object to the hipped roof design since there are no houses on the street with a hipped roof. Although, there are several architectural styles represented on the block and in the surrounding area, I believe adding another style would contribute to a disorganized look
- **Run-off:** The property as at the bottom of a hill... what are the plans for water run-off? Where will the water go? I've always known that lot to have standing water due to run-off from the surrounding properties and I'm concerned that the surrounding properties will suffer the consequences of such little green space.

Many thanks for your consideration of my concerns.

If you have further questions, please don't hesitate to contact me at 571.278.7850 or 703.847.7571.

Kind regards,  
Scott Ruggiero

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## Kendra Jacobs

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**From:** SUSAN Gitlin <white\_tortoise1@msn.com>  
**Sent:** Tuesday, June 07, 2011 11:39 AM  
**To:** Kendra Jacobs  
**Subject:** concerns about the planned construction at 605 Little Street

Dear Kendra:

I will not be able to attend the meeting tonight during which, I understand, the design for the new home at 605 Little Street will be discussed. Thus, I would like to ask you to please consider my concerns and relay them to the Commissioners.

My principal concern about the property relates to changes in the hydrology of that property and the effects of increased runoff on the surrounding properties. (The property's location means that its redevelopment will lead to changes in stormwater runoff that will affect at least four properties around it.)

I have lived at 609 Little Street since 1998, and until very recently, I could see entire backyard of 607 and 605 Little Street from my backyard. I have seen how the backyard of 605 Little Street floods regularly. (It sits at the base of a hill, so it collects water from many properties above it.)

The lawn and the trees on that property play an important role in absorbing water. Once a new building and parking pad are constructed, the water running down the hill will have even less space to rest and be absorbed. That water will have to go somewhere, and the properties around it will surely feel -- and perhaps pay for -- the effects.

Collecting the water and sending it to our sewer system would be inconsistent with the City's Eco-City Alexandria and green building initiatives, as that approach is damaging to local water quality and to the Chesapeake.

I would ask that construction be delayed until the developer can show that the new building will not result in additional stormwater runoff to neighboring properties, to the City sewer system, or to our wastewater treatment plant.

Thank you for considering my concerns and taking action on them.

Sincerely,

-- Susan McLaughlin Gitlin  
609 Little Street

40

1

Joanna Chusid  
211 E. Oak  
Alexandria 22301

Dear Planning Commission:

(Let me say at the outset I am not clear on whether this is a hearing to decide on the legality of putting a house on the property at 605 Little or whether that has been decided and now the issue is just house design. If it's just the latter, then what's the point.)

I moved to Rosemont in January 1979. The lot at 605 Little Street was empty then and it never occurred to me that it would not always be that way. Where I live now, and have for 15 years, at the intersection of E. Oak and Little Streets, I cannot see the lot, but I can see the tall trees that have grown on it over the last however many years. When I first moved to Rosemont, there was a clear division between East and West, with the west side having the big houses and the east side having the smaller ones. Generally, families started out on the east side and with time moved either to the west side, up the hill (to Beverley Hills) or out to Fairfax County if they wanted more room. Adding on to houses was not done, for the most part. It was easy and safe to drive, walk and bike in Alexandria, and I felt lucky living in a city that had so many open spaces, leafy trees, and wild animal sightings. I also felt lucky living in Rosemont because I could walk to Old Town, Del Ray (once it became Del Ray), and the Metro. It seemed like a hidden gem.

It took me 17 years to be able to buy a house here, something I had wanted to do since I lived in my first rental on E. Rosemont—first a duplex on E Masonic View and then my single family house on E. Oak. I loved the small brick houses and the yards. I loved the neighborhood feeling. It never occurred to me how life around here would change—I was aware of changes in Alexandria due to development, but I could not imagine how it would directly affect my living situation. In the last 10 years, 2 things have happened. To my dismay, nearly every single house on my street has put on an addition, sometimes small, sometimes big, sometimes in keeping with the design of the original house, sometimes totally out of character, but all filling in the yards and spaces that made Rosemont special. It is because Rosemont is special that people have chosen to add on to their houses—and clearly they have the right

to—who wants to move from such a convenient, lively place. That is something I have had to learn to live with.

The second thing, and something I'm having more trouble with is squeezing houses into lots where no house should be—substandard lots—and/or making what was once a standard lot into 2 substandard ones. Both the approved one on E. Walnut and the proposed one on Little do this. I can't speak to the E. Walnut St. house, but the whole recent history of the Little Street property is appalling. I suppose my ire should be directed specifically at the people who sold the property adjoining their house in the first place—they had only lived here 2 years when they decided to sell the lot, even though it is my understanding that long-time previous owners had been advised they could not sell it. All owners of that space have used it as a play area for their kids, including the ones who just sold it. So that is my first question, but one that won't be addressed by the hearing—how is it that these owners could sell off their land without there being some sort of notice and hearing? It's the fact that they had that additional property that makes their lot standard; splitting it makes each lot substandard. My property also consists of two lots—can I sell one of them too and stick a small house in my backyard? Can anybody? What kind of precedent does this set? And is that what we want to happen to every open space that could possibly be called a substandard lot, for the sake of development?

So another issue—how small is substandard and did the purchaser know before he bought the property that he would, in all likelihood, be able to build a house there? He must have, because otherwise why spend \$300,000 for a piece of property. And if so why is this hearing even being held? At what point is a piece of property too small for a house, and when in the purchase process is there (silent?) acknowledgement that a house will be crammed onto it? Again, not the issue for this hearing, but it would be nice to know so when it happens again, we can get geared up when we first learn a piece of land is for sale.

Now, the subject of this hearing, the proposed house itself. Personally, I don't understand architectural drawings. I can't tell how big it's going to be or how it will fit in with the rest of the houses. This I can tell—all those old big trees and shrubs are going to be cut down. Instead of looking out my front window and seeing big maples trees in the distance, I'll probably see the top of another house. When I walk past that property there won't any longer be roses or azaleas or dogwoods or grass or shade. There won't be a place for kids to play, albeit at the pleasure of the owner. Moreover, if there is a parking pad built behind the house, accessible only by the alley, there won't be a place to safely skateboard or roller skate or walk dogs. For the first time ever, except for

utility trucks and construction trucks, there will be cars. Is that what an alley is for—really, are alleys supposed to provide access to parking or do they serve a more administrative purpose—I'd like to know legally what an alley is for.

Finally is a bigger question—is this what we want Alexandria to become, a city where any open space, no matter how small, can be called sufficient to build a house, despite long-existing zoning laws and recent infill regulations? Do we want to squeeze in houses everywhere, get rid of all the trees and open space? It's those trees and open spaces that help make Alexandria so desirable that people willingly pay exorbitant property prices and high real estate taxes to live here. How long can that remain the case? Moreover, just because it may be legal to put a house on the Little Street property (and I'm not convinced it is), does that make it right, ethical, good, or necessary? Isn't there something bigger than the (city's) bottom line at stake here—the continued livability of our community?

I thank you for listening to my concerns. Please vote no on the Little Street house.

Sincerely,  
Joanna Chusid

## Kendra Jacobs

---

**From:** Vail, John <John.Vail@cclfirm.com>  
**Sent:** Tuesday, June 07, 2011 12:48 PM  
**To:** Kendra Jacobs  
**Subject:** 605 Little

Kendra –

I cannot attend the meeting tonight but I am told that you can relay comments. I did attend the Rosemont Citizens Association meeting last night and have narrowed my concerns. I live at 102 East Oak, very close to this property.

A key concern is runoff. I do not know whether a special use permit can be conditioned on disposition of stormwater. If not, I cannot fathom why, but that is an issue for another day. If so, this one should be. Surrounding properties have had very significant problems with basement flooding, my own greatly exacerbated during construction at 100 East Oak, where mitigation measures were not taken and city enforcement of existing controls was exactly zero. The currently vacant lot at 605 Little often has standing water for short periods after storms as it absorbs flow that comes downhill to it from the alley and across the street. I had a cordial discussion last night with the architect for this project, who assured me that runoff could be addressed with engineering solutions. I think the solutions should be a condition of the special use permit.

Another concern is light. Alley access will, I expect, create security concerns. Unless things have changed in the last couple of years, city regulation, in general, of light pollution has been much weaker than I would find warranted. This new house, in very close proximity to several others, could create significant lighting problems. Resolving these should be a condition of the proposed special use.

My last concern is density. I believe that the proposed design will appear disproportionately bulky. According to the architect the design is within all parameters required by the city. If that is so, I strongly suggest subsequent review of the criteria.

John Vail  
Vice President and Senior Litigation Counsel  
Center for Constitutional Litigation, PC  
777 6th Street, NW, Suite 520  
Washington, DC 20001  
direct 202 944 2887  
fax 202 965 0920  
[john.vail@cclfirm.com](mailto:john.vail@cclfirm.com)

"It is never the common, honest citizen who decides the outcome of these struggles for power, but always those who manipulate the people in crowds."

Yudhishtira, speaking to Bheema, in The Mahabharata (a modern retelling by Ramesh Menon, Vol. 1, p. 175)

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## **Kendra Jacobs**

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**From:** Paula Kougeas <kougeas@comcast.net>  
**Sent:** Tuesday, June 07, 2011 1:15 PM  
**To:** Kendra Jacobs  
**Subject:** 605 Little Street

Dear Ms Jacobs: I have owned the house at 711 Little Street for 25 years. It is on the same block as the house being proposed for the new "lot" at 605 Little Street. I am writing to express my concerns about the height of the new house and the loss of green space.

Regarding the height, when the city's surveyors came to my house (twice) they told me a new house could not be taller than the existing houses on the street. I am now concerned that this new structure is taller than the existing houses, particularly the two houses that flank the proposed new structure.

Some of my neighbors have expressed their concerns to you regarding the loss of green space and the impact this has on water run-off. I urge the city to please not approve a plan which will reduce the amount of grass and trees on an already densely developed street.

Being close to Metro means density. It is a good thing for the environment. However, let's be smart about how we develop. New construction should conform to the existing homes already on the street, not tower over the existing homes (mostly bungalows). In the last few years a developer split a lot and built a huge monstrosity on East Masonic (two blocks from my house). They are currently building a second one. These new houses dwarf the existing homes on that block. Please, don't let this happen to Little Street.

Paula Kougeas and Philip J. Crowley  
711 Little Street (Owners)  
Alexandria VA 22301

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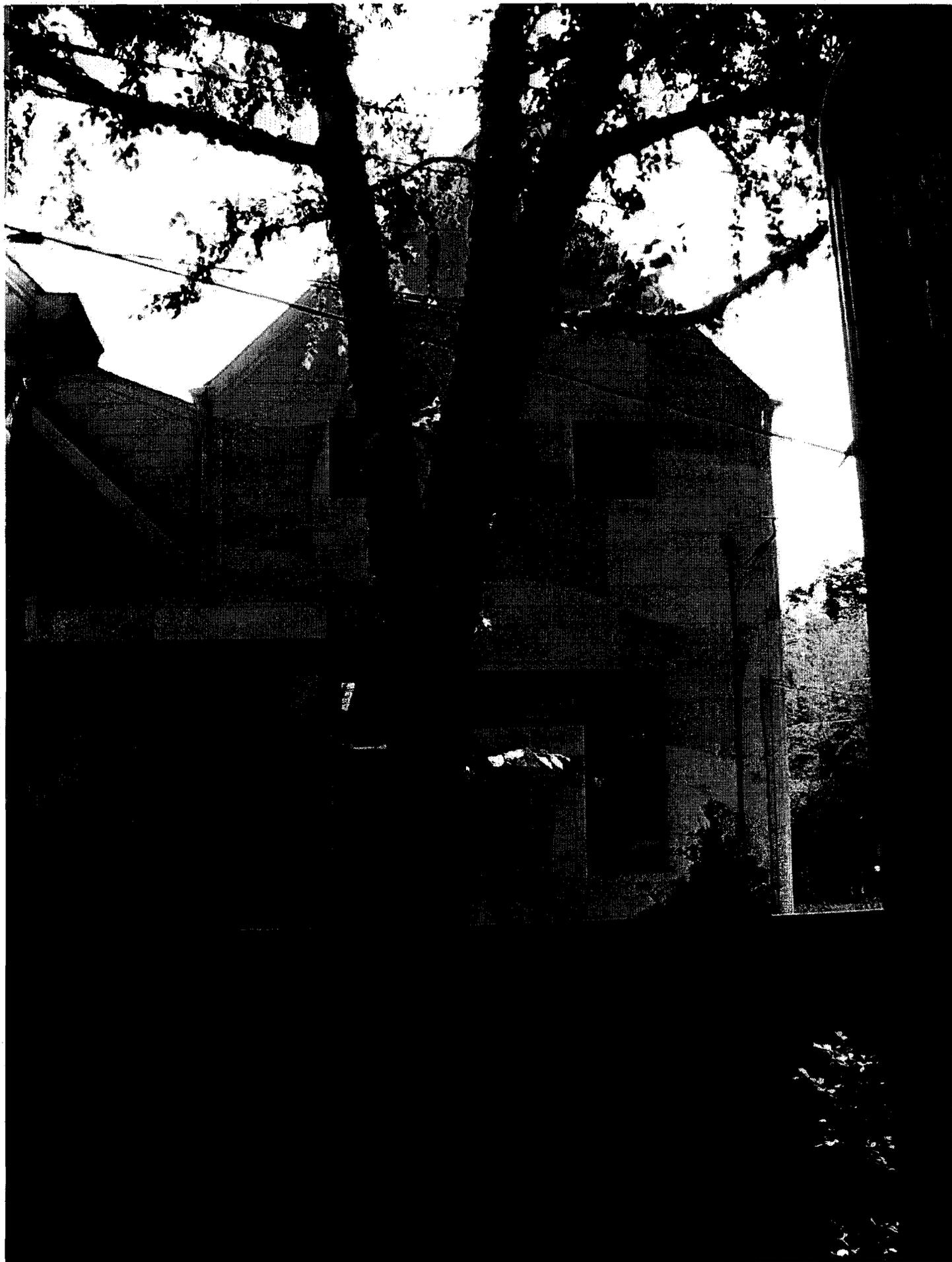
## Kendra Jacobs

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**From:** Joanna Chusid <vze4ybpe@verizon.net>  
**Sent:** Wednesday, June 08, 2011 11:14 AM  
**To:** Kendra Jacobs  
**Subject:** 605 little hearing  
**Attachments:** IMG\_1357.JPG; IMG\_1358.JPG; IMG\_1364.JPG; IMG\_1365.JPG; IMG\_1366.JPG; IMG\_1367.JPG

Please thank the planning commission members for delaying the approval of the SUP for 605 Little Street. I am hopeful some of the neighborhood issues will be resolved. Incidentally, you may want to show these photos to anyone who thinks the infill regulations do an adequate job. Apparently this addition next door to me at 213 E Oak meets all zoning regulations--it looks like a warehouse and hovers over my backyard like a cruise ship. (Not to mention that construction ultimately caused the death of 8 of my bordering trees and the need to replant to block the view). Joanna Chusid

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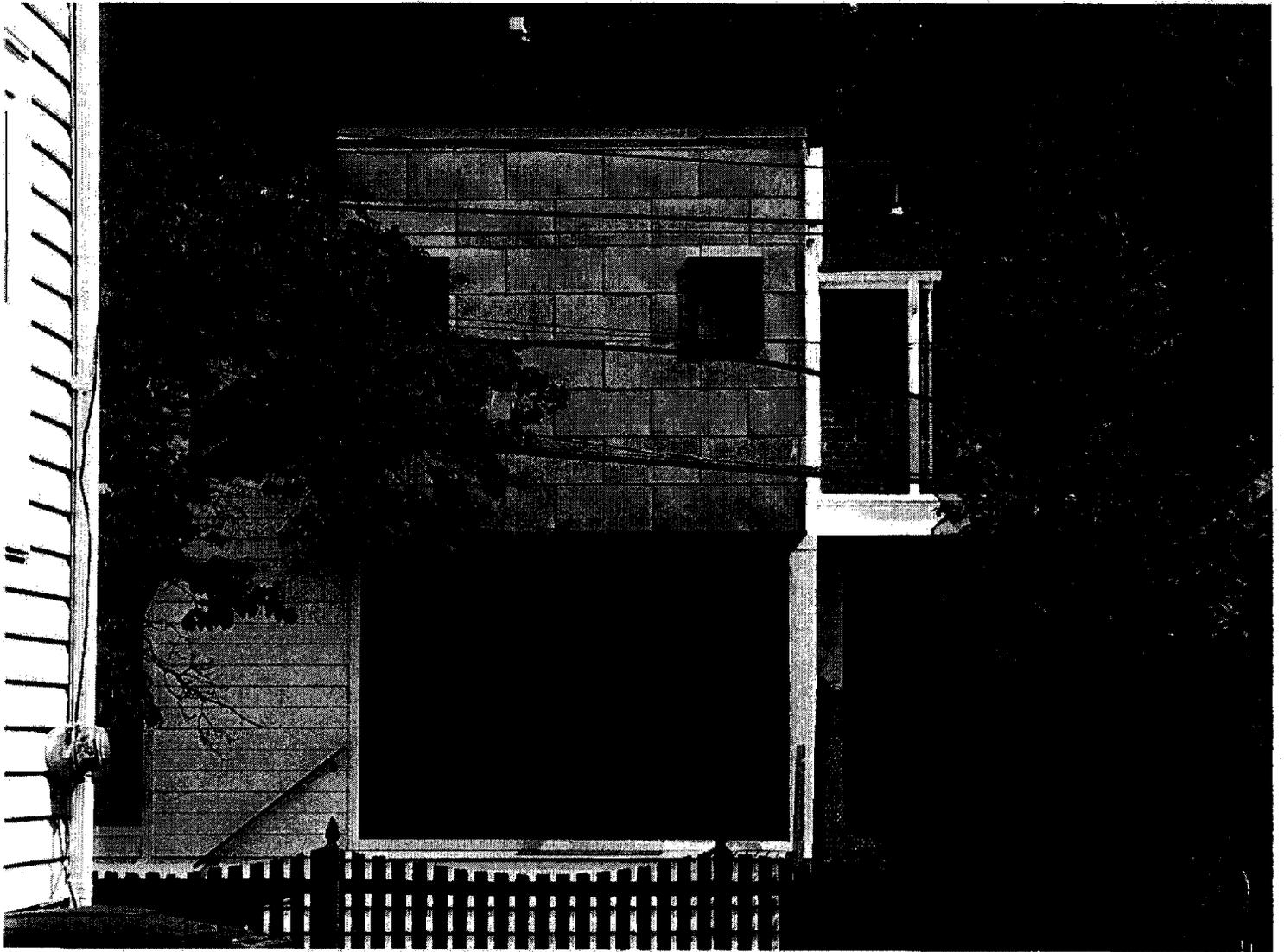


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PC Docket Item # 8  
SUP 2011-0016

**Kendra Jacobs**

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**From:** SUSAN Gitlin <white\_tortoise1@msn.com>  
**Sent:** Thursday, September 08, 2011 11:04 AM  
**To:** Kendra Jacobs  
**Cc:** Claudia Hamblin-Katnik  
**Subject:** Statement re 605 Little Street (for 9/8 meeting of the Planning Commission)

Dear Ms. Jacobs and members of the Planning Commission:

I regret that I am unable to attend tonight's meeting. I would have liked the opportunity to speak regarding the water collection that occurs on the site at 605 Little Street.

This morning, a third of that property was covered in water, with up to 6 inches of ponding. While it is true that we are experiencing an unusual amount of rainfall at the moment, it does not take this much rain to lead to flooding at that site. That site floods every year, multiple times each year. From my home at 609 Little Street, I have had a direct view of the flooding since I moved in 13 years ago. The unique topography of the site and its location at the base of the street cause water to be collected and to remain on the site until the trees and soil can absorb it or the water disappears through evapotranspiration.

I support the building of a new house at 605 Little Street. However, the regrading of the site, the loss of large trees, and the addition of the great amount of new impervious surfaces (the roof, paving, etc.) will not reduce the flooding at that site; rather, they will greatly compound the problem and add water flow into neighboring yards and into the City's sewer system. Given the flooding problems that my neighbors AND the City as a whole already experience, I feel that the City of Alexandria cannot allow development at 605 Little Street until it is ensured that the development will not increase the off-site stormwater flow.

Stormwater can be reduced, or avoided, by a number of means, including a smaller building footprint, a green roof, swales, pervious paving, cisterns, retention of large trees, and so on. The City of Alexandria has stormwater experts who can assist in evaluating the plans and offering suggestions for handling the water.

I recognize that all construction activity must meet requirements to mitigate stormwater. Unfortunately, those requirements focus more on the site than on the structure, and come into play after architectural plans have been largely finalized. The particulars of this site require greater integration of the permitting process and the stormwater considerations.

I urge the Planning Commission to recommend that the issuance of the SUP be delayed until the builder demonstrates how he will ensure that the building will not lead to increased stormwater runoff.

Thank you.

Sincerely,

Susan Gitlin  
609 Little Street

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## Kendra Jacobs

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**From:** Pam Townsend <prt91@netzero.net>  
**Sent:** Thursday, September 08, 2011 4:17 PM  
**To:** Kendra Jacobs  
**Subject:** 605 Little Street

Dear Ms. Jacobs,

My husband had planned to come to the meeting tonight to speak for our family but has fallen ill. I would like to be able to come but with 2 small children (8months and 4 years), it will not be possible. Would you please share the following comments with the commission members?

Thank you,  
Pam Townsend  
604 Little Street

Dear Planning Commission Members:

Thank you for the opportunity to address you again about building on the substandard lot at 605 Little Street. I live at 604 Little Street which is directly across from the proposed house. We were grateful that you chose to defer the decision from the June meeting. Since that meeting, my neighbors and I have met with Barbara Ross and Nathan Randall from the city's planning office as well as Brian Thomas and Steve Kulinski the owner and architect for the building. While the meetings were helpful and informative, in the end, no changes were made and therefore I must still register an objection to the proposed structure.

The commission in June asked the city planning office to meet with the neighbors to address our concerns. Ms. Ross suggested that it would be helpful if the commission gave some specific recommendations for changes. I would like for the commission to recommend the following changes to the proposed building.

As Mr. Kulinski himself has said, Little Street is aptly named because it is a small street with modest 1 or 1 ½ story houses. While the current design is attractive, it, as a 2 story house, is still too large for the lot. We ask that you direct the owner/architect to redesign the house as a true 1 ½ story house with one roofline and decrease the size of the dormer from 4 windows to 3 as all the other houses on the block have 2 or 3 windows.

We also ask that you make a true water retention and drainage system, including cisterns, a requirement of the SUP approval. This lot currently has a pond approximately 5-8 inches deep covering 1/3 of the area. When the trees come down and the house and parking pad go up, this situation will get worse. While we are upstream from the lot, water in the neighborhood affects us.

Finally, the loss of the green space and trees on this lot affect the quality of life in our neighborhood. I ask you to require the owner to replant with mature trees, as large as will possibly survive.

Thank you for considering my request.  
Sincerely,  
Pam Townsend

7-C Docket Item #8  
SUP 2011-0016

**Kendra Jacobs**

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**From:** Barbara Ross  
**Sent:** Thursday, September 08, 2011 1:10 PM  
**To:** Kendra Jacobs  
**Subject:** FW: [605neighbors] Planning Commission meeting 9/8/11

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**From:** Donald C. Nicholson [mailto:dnicholson@worwic.edu]  
**Sent:** Thursday, September 08, 2011 1:04 PM  
**To:** Barbara Ross  
**Cc:** Nathan Randall; Donald C. Nicholson  
**Subject:** FW: [605neighbors] Planning Commission meeting 9/8/11

I live across the street from the subject property 605 Little Street and concur with the statement below of Mr. Dubow who has asked that the Planning Commission be presented with his ideas below. I was shocked to learn that Mr. Thomas has asked for a "Expedited Building Permit" process. The Commission will be voting to "approve" the SUP application for 605 Little. I hope they vote the issue "No". They are voting for a reason. It is so they can say yea or nay.

I suppose there can be SUP exceptions but in this situation due to exception after exception, there are so many confounding and intermingled exceptions-setback/trees /water mitigation/parking/square foot ratios and minimums etc. as to render this lot the one instance that is "unbuildable". I am asking you to share my ideas with the Planning Commission. In this instance you and Mr. Randall have recommended approval. I am asking that the Planning Commission create a balanced discussion creating a majority vote against the building project leading to a motion to defeat. I think Mr. Thomas should donate the lot to the City and take a loss on his income tax liability in order to recoup some of his investment. Please ask Mr. Randall to rescind his recommendation to approve.

Thank you  
Donald Nicholson

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**From:** 605neighbors@yahoogroups.com [mailto:605neighbors@yahoogroups.com] **On Behalf Of** Alan Dubow  
**Sent:** Thursday, September 08, 2011 12:40 PM  
**To:** [kendra.jacobs@alexandriava.gov](mailto:kendra.jacobs@alexandriava.gov)  
**Subject:** [605neighbors] Planning Commission meeting 9/8/11

Dear Ms. Jacobs;

While I would like very much to address the Planning Commission this evening, I am not able to be there. Accordingly, I would like to have the following delivered to the Commission members and/or read at tonight's meeting:

To The Planning Commission:

I regret that I can not attend your meeting tonight as the matter of 605 Little Street is of great importance to me. Unfortunately, Back To School Night at my son's school makes attendance impossible.

I am aware that this matter has been presented by staff as a standard approval of a fill-in building on a substandard lot. While I am confident that the approval recommendation was made in good faith, I feel that

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there are several important factors that were not part of the staff considerations. I am certain that you will hear from several of my neighbors about a variety of these considerations. I would like to highlight two.

The proposed building is on a substandard lot. It has been noted by staff that this block contains a number of houses on lots of similar size. This is presented as a reason to approve this application. I see it as just the opposite. Keep in mind that a home represents the principal life investment for most homeowners. We rely upon zoning laws to be assured that when we invest in a block or neighborhood that its character and density will not change after we move in. The fact that most, but not all, of the houses on this street are on substandard lots is not a basis for approving yet another, but rather an argument that maximum capacity for this street has already been reached, if not exceeded and there is just not room for another home. This street counts on the lower density provided by the joined lots, such as my own and the long time 605/607 parcel and allowing these home sites to be subdivided and built upon is not in keeping with the character of the block but, rather, alters it permanently.

Even more important to me is an issue should be in the minds of every city official given the recent flooding Alexandria has experienced. I live in the next house downhill from the proposed building site. This issue matters to me a great deal because if it is not given its due attention, I could lose the home in which I have lived for 17 years and raised my son.

As a result of the recent rains, there is currently thousands of gallons of standing water on the 605 Little Street property. This lot has, for years, been where storm water on this street gathered. As your own experts will advise you, it is not possible to replace a grassy, tree lined undeveloped lot with a building and have no impact on where this water goes. I live in a house in which the lower level sits more than halfway below grade and comprises half of my living space. Despite several efforts to improve my safety from storm water, I have experienced several incursions over the years - one as recently as the last month, and all with significant damage to my home and its contents. Simply stated, I have no margin for error. Approval of any building that does not follow a "zero runoff" standard in reality (and not just in theory) will end up being a "taking" of my long time home.

I am well aware that there are water flow standards including in the building permitting process and that the developer of 605 Little Street relies on these as a response to my concerns. As someone whose home is in jeopardy, I do not find these standards adequate, especially in the absence of a sufficient showing that anything can be built on 605 Little Street at all without diverting water into my home. I would therefore urge this Commission to withhold any approval of plans for 605 Little Street without said approval being conditioned on the developer meeting the highest possible standard of proof, before any construction can begin, that this project includes adequate systems to firmly guarantee that not a single ounce of rain water that falls on this lot will ever escape its curtilage. As someone who has lived on this street for many years, I believe I have the right to expect that the ongoing safety and soundness of my home will be a higher priority in your deliberations than the financial interests of an investor seeking to add a new home.

Thank you for your time and consideration.

Sincerely,

ALAN DUBOW  
601 Little Street  
Alexandria, VA 22301

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**Kendra Jacobs**

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**From:** Alan Dubow <dubow@usa.net>  
**Sent:** Thursday, September 08, 2011 12:40 PM  
**To:** Kendra Jacobs  
**Subject:** Planning Commission meeting 9/8/11

Dear Ms. Jacobs;

While I would like very much to address the Planning Commission this evening, I am not able to be there. Accordingly, I would like to have the following delivered to the Commission members and/or read at tonight's meeting:

To The Planning Commission:

I regret that I can not attend your meeting tonight as the matter of 605 Little Street is of great importance to me. Unfortunately, Back To School Night at my son's school makes attendance impossible.

I am aware that this matter has been presented by staff as a standard approval of a fill-in building on a substandard lot. While I am confident that the approval recommendation was made in good faith, I feel that there are several important factors that were not part of the staff considerations. I am certain that you will hear from several of my neighbors about a variety of these considerations. I would like to highlight two.

The proposed building is on a substandard lot. It has been noted by staff that this block contains a number of houses on lots of similar size. This is presented as a reason to approve this application. I see it as just the opposite. Keep in mind that a home represents the principal life investment for most homeowners. We rely upon zoning laws to be assured that when we invest in a block or neighborhood that its character and density will not change after we move in. The fact that most, but not all, of the houses on this street are on substandard lots is not a basis for approving yet another, but rather an argument that maximum capacity for this street has already been reached, if not exceeded and there is just not room for another home. This street counts on the lower density provided by the joined lots, such as my own and the long time 605/607 parcel and allowing these home sites to be subdivided and built upon is not in keeping with the character of the block but, rather, alters it permanently.

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Thank you for your time and consideration.

Sincerely,

ALAN DUBOW  
601 Little Street  
Alexandria, VA 22301

SPEAKER'S FORM

DOCKET ITEM NO. 9

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: STEPHEN KULWSKI

2. ADDRESS: 104 N. WEST STREET

TELEPHONE NO. 703 836 7243 E-MAIL ADDRESS: STEVE@KULWSKICORP.COM

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? BRIAN THOMAS

4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
ARCHITECT

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for *public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.