

EXHIBIT NO. 1

14
5-15-04

Docket Item #27
SPECIAL USE PERMIT #2004-0020

Planning Commission Meeting
May 4, 2004

ISSUE: Consideration of a request for a special use permit to construct a single family dwelling with tandem parking.

APPLICANT: Robert and Martine Irmer
by John Savage, architect

LOCATION: 2001 La Grande Avenue (formerly part of 500 East Howell Avenue)

ZONE: R-2-5/Residential

PLANNING COMMISSION ACTION, MAY 4, 2004: On a motion by Mr. Jennings, seconded by Mr. Leibach, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to amend Condition #5 and add Condition #16. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff's analysis.

Speakers:

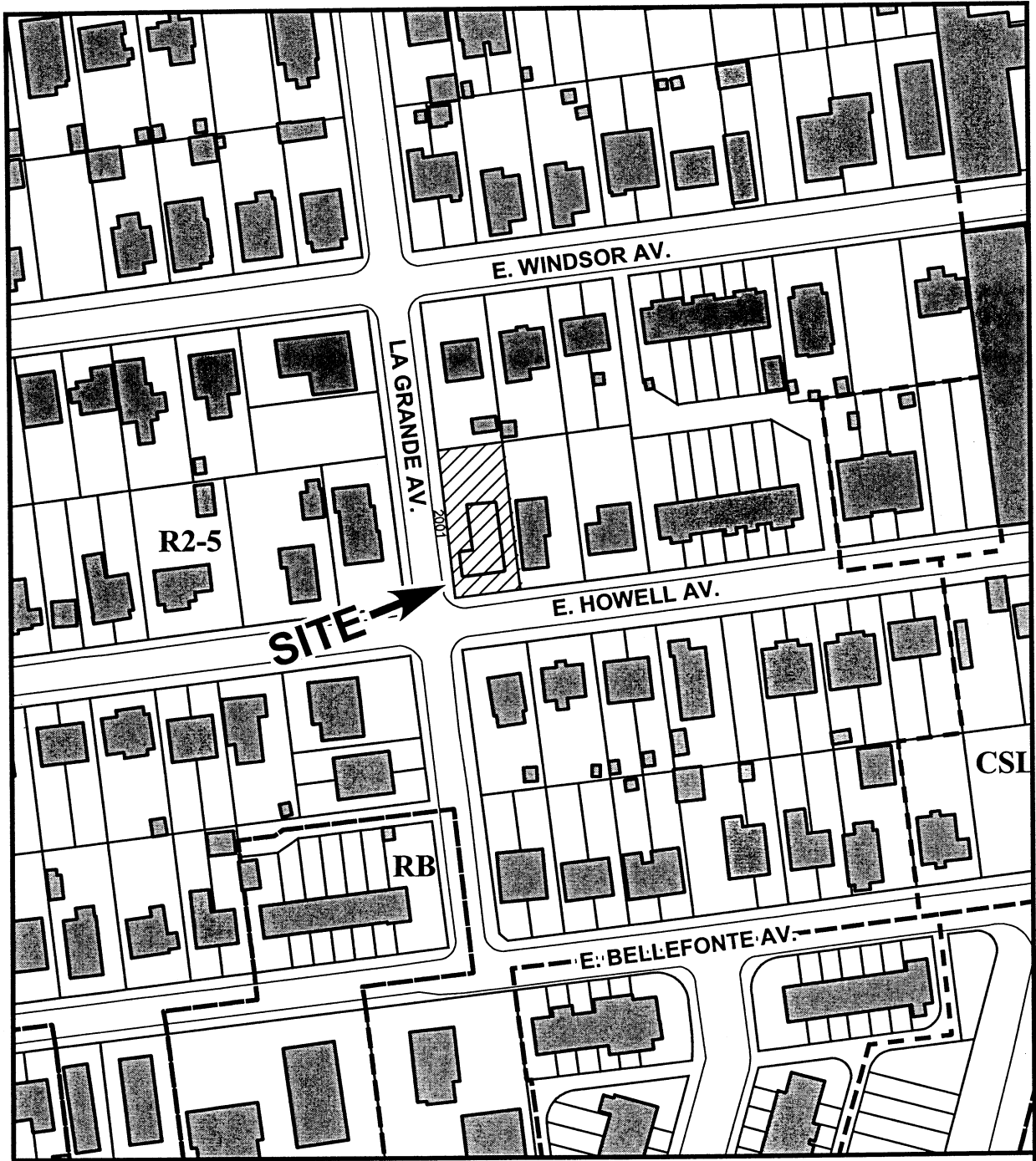
Amy Slack, from the Del Ray Civic Association, spoke in support of the application.

Ashley Chappell, neighbor to subject property, spoke in support of the application, and requested that accessory buildings be specified with the application.

Camille Leverett, neighbor to subject property, spoke in support of the application.

John Savage, the applicant's architect, spoke in support of the application.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions in Section III of this report.



SUP #2004-0020

05/04/04



I. DISCUSSION

REQUEST

The applicants, Robert and Martine Irmer, request special use permit approval to develop a single family home on a substandard lot at 2001 LaGrande Avenue (formerly part of 500 East Howell Avenue).

SITE DESCRIPTION

The subject property is two lots of record with 50 feet of frontage on E. Howell Avenue, 115 feet of frontage on LaGrande and a total lot area of 5,750 square feet. The site is vacant, but has a curb cut and surface parking for the adjacent house on Howell Avenue. The surrounding area is developed with mostly single family homes, but also townhouses and semi-detached houses.

PROJECT DESCRIPTION

The applicants propose to develop a single family house on what is now a vacant corner lot.



2001 LaGrande Avenue (subject property, formerly part of 500 E.Howell)

SUBSTANDARD LOT REGULATIONS

The subject lot was created prior to the enactment of zoning regulations for the R-2-5 zone in the City, and is smaller than the lot requirements of the R-2-5 zone. The R-2-5 regulations and the existing lot dimensions are as follows:

	<u>R-2-5 Requirements</u>	<u>Existing lot Dimensions</u>
Lot area	6,500 sq ft	5,750 sq ft
Lot width	65 ft	50 ft 115 ft (LaGrande front)

Pursuant to Section 12-402(A)(1) and (B) of the Zoning Ordinance, a substandard lot may be developed with a single family detached dwelling if it contains at least the lot area, and has at least the width at both the front lot line and building line as at least 50% of the developed lots on the block face where the lot is located, and a special use permit is approved.

Staff has performed the necessary analysis and calculations under the above standard and determined that the subject lot meets the threshold allowing it to proceed to request a special use permit. Of the 28 developed lots in the block face, the subject lot contains at least the lot area and has at least the width at both the front lot line and building line of all of the lots in the block face. (See attached staff analysis).

Under Section 12-402 (C) of the Zoning Ordinance, City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:

- (1) Will not unreasonably impair an adequate supply of light and air to the adjacent property,
- (2) Will not diminish or impair established property values in the surrounding areas, and
- (3) Will be compatible with the existing neighborhood character.

BULK AND OPEN SPACE REGULATIONS

The applicant proposes to develop the property with a single family house. The proposed house complies with the R-2-5 bulk and open space regulations in the following way:

Front Yard Setback:	25 ft	14 ft 11in 10ft 6in (LaGrande)
Side Yard Setback:	8ft 8in and 7ft 8ft 8in (Rear)	9ft and 7ft 43ft 11in (Rear)
FAR:	.45	.39
Height:	35 ft	26 ft

Vision Clearance:	100 ft	65ft
Parking in Required Yard	50% max	75% in side (Rear) yard

MODIFICATIONS

The zoning ordinance recognizes that building a house on a lot that is not as large as the zone may require modifications of the standard zoning rules. Under Section 12-404, Council may, in approving a special use permit to allow development of a substandard lot, modify minimum yard, or other minimum requirements of the zoning ordinance. In this case, the applicant requests a modification of the required **front yards**, the **vision clearance** requirements and the rule that prohibits **parking areas on more than 50% of any required yard**.

As to the front yard setback along Howell Avenue, staff recommended that the applicant locate the house closer to the street than required by zoning in order to line up with the adjacent house, and to conform with the prevailing setback and streetscape of the rest of the street. The same principle applies to the LaGrande Avenue frontage and, except for the open porch, the proposed house is set back at a similar distance from the property line as the adjacent house along LaGrande Avenue.

PARKING

According to Section 8-200 (A)(1) of the zoning ordinance, a single family residential dwelling requires two parking spaces. In this case, the applicant is proposing two surface parking spaces, and proposes that they be tandem in order to minimize driveway area. There is already a large curbcut on the LaGrande Avenue side of the property, and the applicant proposes to reduce the size of the curbcut to a single car width.

The proposed house will occupy land now used for parking for the existing house at 500 E. Howell, which was built without parking. Although parking is not required for the existing house, the applicant will be pursuing a new curb cut at 500 E. Howell through a separate process.

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.

HISTORIC DISTRICT

The property is located in the Town of Potomac historic district.

II. STAFF ANALYSIS

Staff can support the proposed development of this substandard lot, finding the proposal reasonable under the substandard lot regulations for infill development. The proposed new house is extremely similar to other houses in this already developed neighborhood. The size of the property is consistent with most other corner lots in the area that are already occupied by single family houses. The design of the house is consistent in character with homes found in the area. The modifications are reasonable. There will be no significant trees lost as part of the development and the applicant is able to accommodate the required parking on the property.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:

The existing character of the neighborhood includes a mix of single family, semi-detached, and townhouse developments of simple designs, developed in a grid street pattern. Single family homes are generally on lots of at least 5,000 square feet or more, while townhouses and semi-detached dwellings are on smaller lots of less than 5,000 square feet, often half that size. Dwellings are typically situated close to the street. Many single family homes in the surrounding area, including those on corner lots, are developed on properties of 5,750 square feet. Some properties have off-street parking accessed by a private driveway, and some have only on-street parking. Staff evaluated the following factors in assessing neighborhood compatibility:

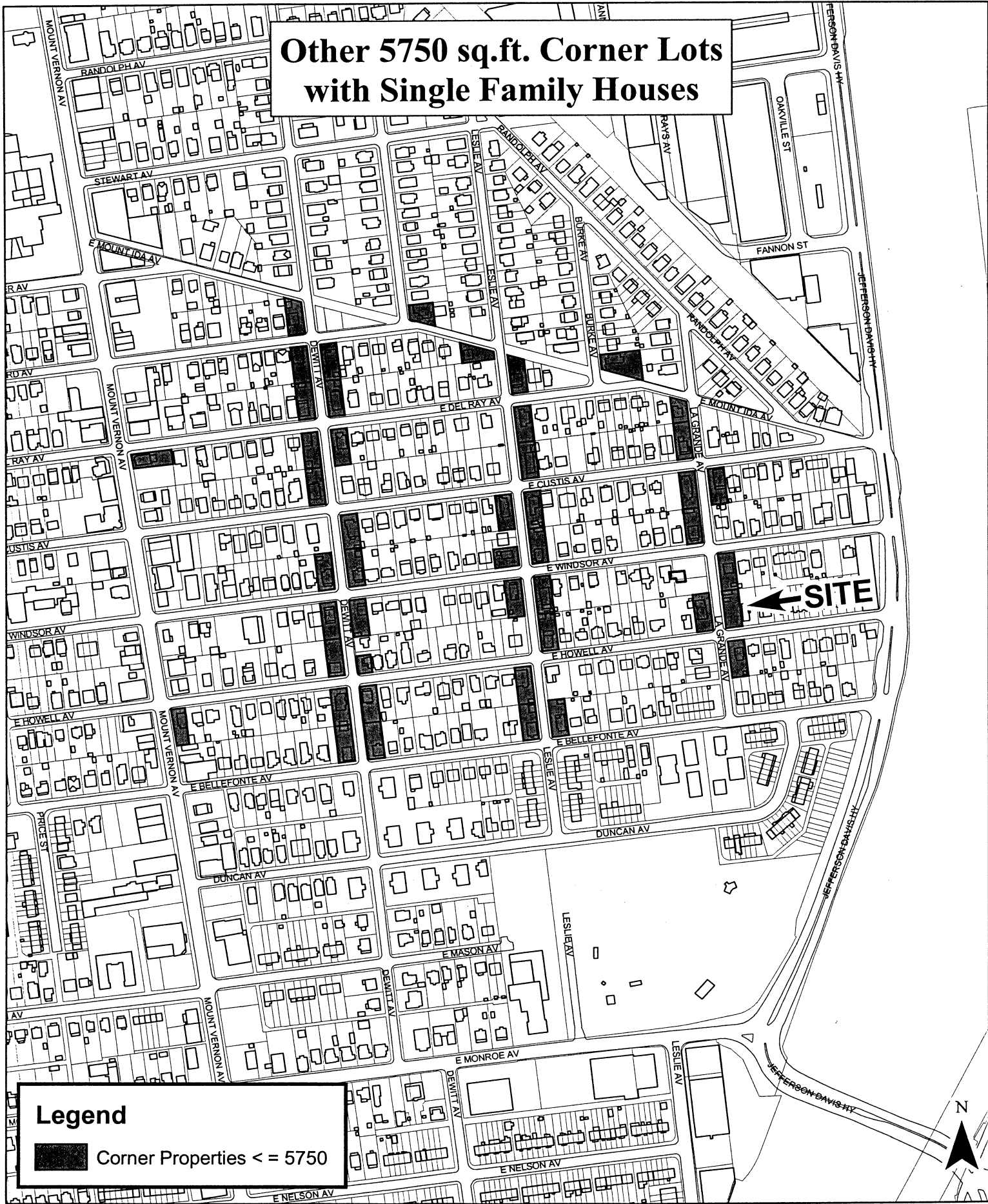
Lot Size:

The subject lot measures 5,750 square feet in area, the same as a number of single family properties in the area. In fact, the minimum lot size requirement for single family houses on interior lots in the R-2-5 zone is 5,000 square feet, 750 square feet less than the lot proposed by the applicant. Therefore, the lot size is reasonable, and typical, for a single family house in the neighborhood. However, because the property is a corner lot, the zoning requires 6,500 square feet.

Lot Size Relative to Other Corner Lots:

Staff looked at the developed corner properties in the area to determine if there were other 5,750 square foot corner lots developed with single family homes. Specifically, staff reviewed other corner lots that are equal to or less than the size of the subject property, and whether they were already developed with single family homes. Staff found a clear pattern in this case, as discussed by the applicant in its application: almost all of the corner properties in the area are developed with single family houses on properties of 5,750 square feet. There are some developed corner properties measuring less than 5,750 square feet. The proposed single family house on this 5,750 square foot corner lot is therefore perfectly consistent with the existing corner development pattern in the neighborhood.

Other 5750 sq.ft. Corner Lots with Single Family Houses



Legend

■ Corner Properties <= 5750

Modifications:

The applicant has located the proposed building on the lot in a manner that is similar to its immediate surroundings and similar to the larger Del Ray neighborhood. Staff recommended the reduced front setback on Howell Street, preferring that the building line up with the prevailing setback on the street, particularly with the adjacent property, so that it would not disrupt the existing development pattern. The applicant situated the building slightly farther back from the LaGrande property line than the adjacent house along the rear of the property; however the five foot wide front porch extends beyond the adjacent building line a few feet. The porch is a classic and desirable design element in Del Ray. In addition, it is not uncharacteristic for corner houses to be situated close to the street along both front yards in the neighborhood, although at this particular intersection all of the houses appear to be set back from the corner. However, because the house lines up generally with the developed building line on both streets, and with a condition that the proposed porch remain open, staff recommends approval of both front yard modifications in this case.

As to the vision clearance requirement, staff also recommends approval. The streets involved are relatively low speed, residential streets, and there are two stop signs at the intersection. Thus, staff finds no safety problem with the placement of the house. In fact, a significant pine tree is located at the corner of the property, and one of the important considerations in this case, for the applicant, staff and neighbors has been to retain that tree, now located within the vision clearance area.

Finally, staff also supports the fact that more than 50% of the required side yard will be used for parking. From a zoning perspective, both this and the Laverne Avenue properties, as corner lots, include two front yards and two side yards; there are no rear yards. As a further technical matter, the required zoning side yard behind the house on LaGrande Street is an 8ft 8in area adjacent to the rear property line that runs perpendicular to LaGrande Street. Although the parking could be located adjacent to the rear of the house in order to be outside the required yard area, its location at the property line, while a technical violation of the yard requirement, allows this applicant to achieve both a parking area and an open yard area for the future residents of the house. Furthermore, the objective of a buffer area for the adjacent neighbor is not as important here as in other cases, in that an accessory structure has occupied the neighbor's property at the shared property line. Staff supports the modification in this case because it achieves the same goal as the zoning rule seeks to achieve – a usable yard area without parking in it – with a superior design, while still providing two parking spaces.

Design:

The property is located in the Town of Potomac historic district which has a large concentration of residential architecture from the 1890s through 1941. Residential styles represented include predominantly Foursquares, Bungalows and Colonial Revival buildings, as well as Folk Victorian, modified Queen Anne, Tudor Revival, and two Mediterranean Revival buildings. The 400 and 500 blocks of East Howell include an eclectic mix of Folk Victorian, Neo-Colonial, and Bungalow styles. The subject house is an example of a Folk Victorian style and is in keeping with the historic context

of the area. The gabled roof and wraparound porch of the proposed house are common elements of homes in the District. The subject house is almost identical in style to the house at 417 East Howell, a house listed on the Town of Potomac Historic District Inventory of contributing buildings.

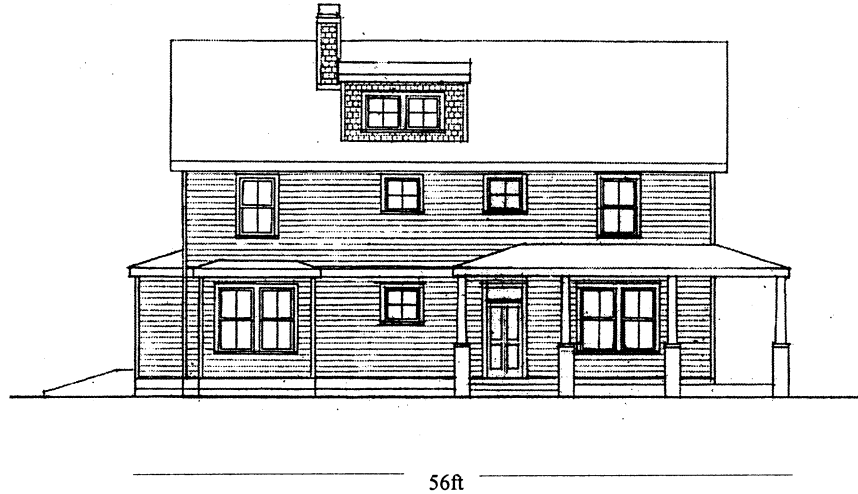
Although the subject house is larger than the size of historic examples of the same style, the applicant has attempted to address the issue by making the rear of the house look similar to a small scale, one-story addition, a common phenomenon in the District.

In addition, the applicant has designed the house to relate well to the corner and street by including a wraparound porch and numerous windows on the LaGrande front of the house, that are arranged in an organized and hierarchical way. The plans show a sensitivity in relating the interior space to the exterior design.

Staff's only concern about the design is the massing. Because it is a simple Folk Victorian building, the actual size of the house appears pronounced. The applicant had proposed a hipped roof to address staff's concern, which reduced some of the massing. However, staff found that this change compromised the original design, making it more complex and less like other homes found in the area. The applicant could have proposed a smaller house to address the massing issue. However, the actual size of the house is consistent with several in the immediate vicinity. Therefore, staff supports the applicant's design of the house.



Howell Avenue Facade



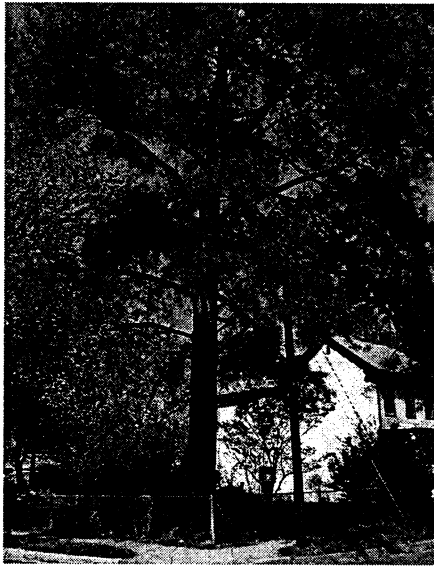
LaGrande Avenue Facade

PARKING:

Staff was concerned about compliance with the parking requirement, the wide curbcut that accessed the property, and also about the amount of paving that surface parking on the property could create. To address staff's concerns, the applicant is providing parking for two vehicles on the property, and in a tandem configuration to reduce the width of the curbcut to a single car width and to maximize the area of the rear yard. Special use permit approval is required for tandem parking because there can be an issue of access to both required spaces. Tandem parking for single family homes however is generally effective, and should not create any negative parking impacts on the area.

TREES:

The subject proposal will not remove any mature trees. The significant pine tree on the corner will remain and, two oak trees at the rear of the site and the three City street trees will be protected during construction. The two flowering trees on the site, a crabapple and a dogwood, are within or too close to the footprint of the house to be preserved, but they are young, and the applicant has suggested planting new ones on the finished lot. Staff commends the applicant's ability and willingness to preserve the mature trees, and to include additional trees in his proposal.



Loblolly Pine Tree

RECOMMENDATION:

Staff recommends approval of the proposed development of the substandard lot because it believes that the project is in character with the existing neighborhood development. The lot size is exactly the same as many others in the vicinity developed with single family homes. The style of the house is also consistent with the character of the neighborhood homes. Furthermore, the proposal preserves mature trees and provides two parking spaces. Staff is aware that the Howell Street lot acts now as open space for the neighborhood. It had been, but is not now, owned by the adjacent owner as a side yard. However, assuming as a policy matter that there are some substandard candidate lots that will be approved, and having found that the proposal here meets the standards set out in the zoning ordinance for developing private, substandard lots, then staff is able to recommend approval of this proposed new house.

Staff also finds that there are significant distinctions to be drawn between this application and the Laverne Avenue proposal. In the Laverne case, the lot size is uncharacteristic for a single family house, there is a great disparity between the zoning lot size requirement and the size of the lot, the house is too large for the small lot, and the proposal includes the additional negative impacts of removing mature trees and providing only one parking space.

Staff's support for the Howell Street case includes a series of conditions requiring that the applicant proceed with the design submitted, preserve the designated trees, plant additional ones, and maintain an open porch. Staff is also recommending a condition that prohibits additional building on the lot in the form of accessory structures or additions to ensure that much of the site is left open for the future. With these conditions, staff recommends approval of the proposal.

III. RECOMMENDED CONDITIONS

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

1. Modifications for the front yards, vision clearance, and parking area over 50% are hereby granted, consistent with the plans submitted as part of this application. (P&Z)
2. The applicant shall provide tandem parking for two vehicles for the house and shall reduce the width of the existing curb cut to nine-foot wide. (P&Z)
3. The wrap-around porch shall remain an open porch. Screens, windows, walls, or any other type of enclosure material on the porch shall be prohibited. (P&Z)
4. The applicant shall preserve the loblolly pine tree at the southwest corner of the property, the two oak trees on the north side of the property, and the three street trees located on LaGrande and Howell. The applicant shall take appropriate measures to protect these trees during the construction process, to the satisfaction of the City Arborist. (P&Z)
5. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Additional floor area shall be prohibited., ~~including for a~~ Accessory structures; shall be prohibited. (P&Z) (PC)
6. The driveway and walk surfaces shall have minimal paving and be constructed of mostly permeable elements. (P&Z)
7. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds. (Historic Alexandria)
8. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) Or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (Historic Alexandria)
9. The above statements in Conditions #7 and #8 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement. (Historic Alexandria)

10. A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. The footprint, elevations, and proposed parking on the plot plan shall be consistent with what is proposed in this application. (T&ES)(P&Z)
11. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
12. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. (T&ES)
13. If construction of the residential units 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)
14. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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. (T&ES)
15. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding security hardware and alarm for the new home. This is to be completed prior to the commencement of construction. (Police)
16. **CONDITION ADDED BY PLANNING COMMISSION: No further variances or exceptions shall be granted on the property. (PC)**

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES has no objection to the applicant's request for tandem parking.
- F-2 Although the proposed structure will intrude into the 100 foot vision clearance as set forth in Section 7-801, T&ES does not object to the proposed placement of the house. There is low volume of traffic on this neighborhood street. However, T&ES insists that other site improvements, i.e. fencing and landscaping meet the requirements of this section.
- R-1 A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit.
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet.
- R-4 If construction of the residential units 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.
- R-5 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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.
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit.(Sec. 5-6-25)
- C-3 Any work within the right-of-way requires a separate permit from T&ES.(Sec. 5-3-61)

Code Enforcement:

- C-1 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 Basement sleeping areas shall conform the requirements of the USBC, including provisions for emergency escape.
- C-7 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.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding security hardware and alarm for the new home. This is to be completed prior to the commencement of construction.

Historic Alexandria:

- F-1 Historical documents indicate that a race track ran through this property ca. 1845. It is possible that remnants of this feature may be discovered during the current development project.
- C-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

SUP #2004-0020
2001 La Grande Avenue

- C-2 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) Or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-3 The above statements in C-1 and C-2 must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

VP

APPLICATION for SPECIAL USE PERMIT # 2004-0020

[must use black ink or type]

PROPERTY LOCATION: 2001 La Grande Avenue, Alexandria, Virginia

TAX MAP REFERENCE: 35.03 03 01 ZONE: R2-5

APPLICANT Name: Robert and Martine Imer

Address: 512 North Alfred Street, Alexandria, Virginia 22314

PROPERTY OWNER Name: Robert and Martine Imer

Address: 512 North Alfred Street, Alexandria, Virginia 22314

PROPOSED USE: Single family residence

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.

John Savage, Architect - Agent for owners
Print Name of Applicant or Agent


Signature

1100 Princess Street
Mailing/Street Address

(703)683-6410 (703) 684-8428
Telephone # Fax #

Alexandria, Virginia 22314
City and State Zip Code

February 24, 2004
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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.

Robert and Martine Imer
512 North Alfred Street
Alexandria, Virginia 22314
Each of the above is owner of 50% of the subject property

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.

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.

NARRATIVE DESCRIPTION

The applicant owns a lot at the corner of East Howell Avenue and La Grande Avenue and proposes constructing a single family residence on this lot. The size of this lot is 5750 square feet and is less than the required 6500 square feet for corner lots in the R2-5 zone. Prior to this application, the applicant and their agent met with staff of the Department of Planning and Zoning. After preliminary studies submitted by the applicant, it was determined by the Department of Planning and Zoning that this lot met criteria necessary for an application for a Special Use Permit.

The proposed 5750 square foot lot size is compatible with other neighborhood lots, as shown on the attached Site Development Plan. The corner lot size is the same as other nearby corner lots. 501 East Howell Avenue at the southeast corner of is 5750 square feet. 2000 La Grande Avenue at the northwest corner of East Howell Avenue and La Grande Avenue is 5750 square feet. 501 East Windsor Avenue at the southeast corner of East Windsor and La Grande Avenue is 5750 square feet. 420 East Windsor Avenue at the northwest corner of East Windsor Avenue and La Grande Avenue is 5750 square feet. If one examines the principal streets in the Del Ray neighborhood (streets that the majority of the houses front), namely Bellefonte, Howell, Windsor, Curtis, Del Ray, and Oxford Avenues, one finds that the majority of the corner lots on these streets are 50 feet wide and 115 feet deep and is 5750 square feet in size. That is the size of this lot.

The applicant is also applying for a special use permit for tandem parking. Tandem parking for this site is more efficient than side-by-side parking. Tandem parking results in less impervious area and more backyard open space. The parking scheme is preferred by both the applicant and the Department of Planning and Zoning.

In building on this lot the applicant proposes matching the front yard setback of the adjacent house at 500 East Howell Avenue, as well as the porch depth of that same house. The roof shape and window sizes and types are characteristic of houses in the Del Ray neighborhood. The applicant proposes one new curb cut that replaces a larger curb cut. Two mature trees are in the public right-of-way adjacent this site. One mature tree exists at the southwest corner of the site. All three trees will remain as a part of the proposed development.

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, for existing lot development.
- 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: 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).

The proposed residence has been designed for use by a family with normal family use.
Commercial use is not allowed on this residentially zoned property.

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

None. The property is residentially zoned and will be used for residential purposes.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Not applicable. Residential use.

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Between 7 and 8 decibels for each of two airconditioning condensers.

B. How will the noise from patrons be controlled?

Not applicable. Residential use.

8. Describe any potential odors emanating from the proposed use and plans to control them:
Kitchen exhaust will take place with a filtered exhaust fan.

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?
Standard garbage associated with residential use.

B. How much trash and garbage will be generated by the use?
Standard amount generated by a residence.

C. How often will trash be collected?
Once a week by the City of Alexandria.

D. How will you prevent littering on the property, streets and nearby properties?
There is a fence around the property.

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

Yes. No.

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

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

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

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

The new residence will be designed to conform to the International

Residential Code for One and Two-Family Dwellings.

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.

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?

Two

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

Two 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:

Parallel to the north property line at the northwest corner of the site.

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.

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? Not applicable.

B. How many loading spaces are available for the use? Not applicable.

C. Where are off-street loading facilities located? Not applicable.

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

24

Not applicable.

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

Normal number of loading/unloading operations associated with a single family residence.

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?

Street access to the proposed new residence is adequate and street improvements are not needed for development of this site.

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) = _____ sq. ft. (total)

4,098 gross square feet of new construction

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: _____

SUP 2004-0020



**ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA AND OPEN SPACE COMPUTATIONS**

- A. 1. Street Address 2001 LA GRANDE AVENUE
 2. Zoning R2-5 Total Lot 5750 SQ. FT.
- B. 1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.45
 2. 5750 Lot Area x 0.45 F.A.R. = 2587.50 Maximum Allowable Net Floor Area

C.

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical / Elevator	
Third Floor	<u>N.A.</u>	5'6" headroom	
Porches / Other		Other	
Total Gross		Total Deductions	
1. Existing Gross Floor Area* _____ Square Feet			
2. Allowable Deductions** _____ Square Feet			
3. Existing Net Floor Area _____ Square Feet (subtract C-2 from C-1)			

D.

NEW GROSS AREA		DEDUCTIONS	
Basement	<u>1104</u>	Basement	<u>1104</u>
First Floor	<u>1247</u>	Stairways	<u>265</u>
Second Floor	<u>1104</u>	Mechanical / Elevator	<u>24</u>
Third Floor	<u>643</u>	Other	<u>804</u>
Porches / Other	<u>315</u>		
Total Gross	<u>4413</u>	Total Deductions	<u>2197</u>

1. New Gross Floor Area 4413 Square Feet
 2. Allowable Deductions 2197 Square Feet
 3. New Net Floor Area 2216 Square Feet (subtract D-2 from D-1)

EXISTING + NEW AREA

- E. 1. Total Net Floor Area 2216 Square Feet (add C-3 and D-3)
 2. Total Net Floor Area Allowed 2587 Square Feet (from B-2)
- F. 1. Existing Open Space 5750 Square Feet
 2. Required Open Space N.A. Square Feet
 3. Proposed Open Space N.A. Square Feet

* Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

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

Signature: John B. Swogger 26

Date: 2/20/04

2001 LaGrande (500 E. Howell), Substandard Lot Calculations

PROPERTY	LOT AREA	LOT WIDTH	LOT WIDTH @ FRONT BLD LINE	SUBJECT LOT HAS AT LEAST LOT SIZE, WIDTH, AND WIDTH AT BUILDING LINE?
<i>R-2-5 ZONING REQUIREMENTS</i>	6,500	65	65	-
<i>SUBJECT (2001 LA GRANDE/500 E. HOWELL)</i>	5,750	50	50	-
500 E. HOWELL	5,750	50	50	Y
504 E. HOWELL	5,750	50	50	Y
506 E. HOWELL	3045	29	29	Y
506A E. HOWELL	1680	16	16	Y
508 E. HOWELL	1680	16	16	Y
508A E. HOWELL	1680	16	16	Y
510 E. HOWELL	1680	16	16	Y
510A E. HOWELL	1680	16	16	Y
510B E. HOWELL	2775	29	29	Y
512 E. HOWELL	3162	27.6	27.6	Y
514 E. HOWELL	2300	20	20	Y
516 E. HOWELL	3162	27.5	27.5	Y
516A E. HOWELL	2875	25	25	Y
518 E. HOWELL	2875	25	25	Y
521 E. HOWELL	2581	44	40	Y
519 E. HOWELL	5750	50	50	Y
517A E. HOWELL	2875	26	26	Y
517 E. HOWELL	2875	25	25	Y
515A E. HOWELL	2875	25	25	Y
515 E. HOWELL	2875	25	25	Y
513A E. HOWELL	2875	25	25	Y
513 E. HOWELL	2875	25	25	Y
511 E. HOWELL	2875	25	25	Y
509 E. HOWELL	5750	50	50	Y

27

2001 LaGrande (500 E. Howell), Substandard Lot Calculations

507 E. HOWELL	2875	26	26	Y
505 E. HOWELL	2875	25	25	Y
503 E. HOWELL	5750	50	50	Y
501 E. HOWELL	5750	50	50	Y

Section 12-402 (A) (1)

The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line as exhibited by more than 50 percent of the developed lots on the [block face] in which the substandard lot is located.

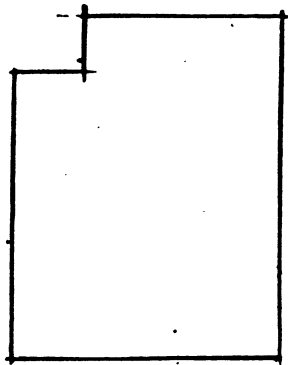
28 YES

0 NO

100%

LOT SIZE 5150 SQ. FT.

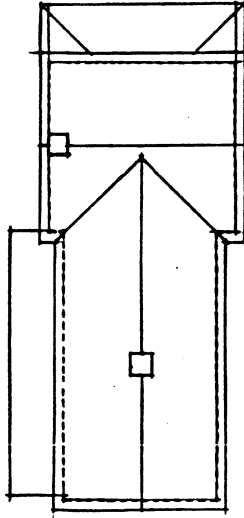
505 EAST WINDSOR AVENUE
LOT SIZE 2875 SQ. FT.



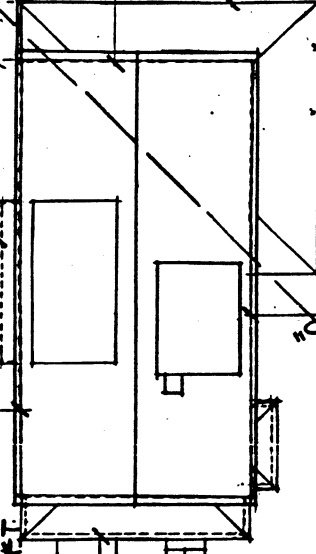
503 EAST WINDSOR AVENUE
LOT SIZE 5150 SQ. FT.

POSSIBLE FUTURE
CURB CUT & PARKING
PAD

500 EAST HOWELL AVENUE
LOT SIZE 5150 SQ. FT.



2001 LA GRANDE AVENUE
LOT SIZE 5150 SQ. FT.

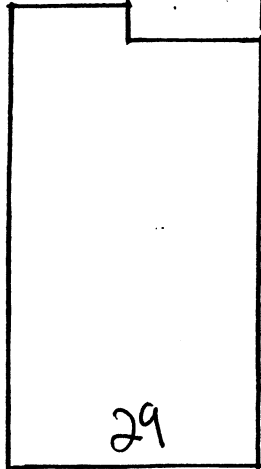


43'-11"

21'-5"

14'-11"

501 EAST WINDSOR AVENUE
LOT SIZE 5150 SQ. FT.



EXISTING CURB CUT
EXISTING METAL GARAGE &
METAL SHED TO BE REMOVED

SITE

DEVELOPMENT PLAN

1" = 20'-0"

DRAWING SK-1

PROPOSED NEW CONSTRUCTION AT 2001 LA GRANDE AVENUE, ALEX, VA.

LA GRANDE AVENUE
LOT SIZE 6500 SQ. FT.

2010 LA GRANDE AVENUE
LOT SIZE 5000 SQ. FT.

2800 LA GRANDE AVENUE
LOT SIZE 5150 SQ. FT.

EXISTING TREES TO REMAIN

500

500

500

500

VISION
500

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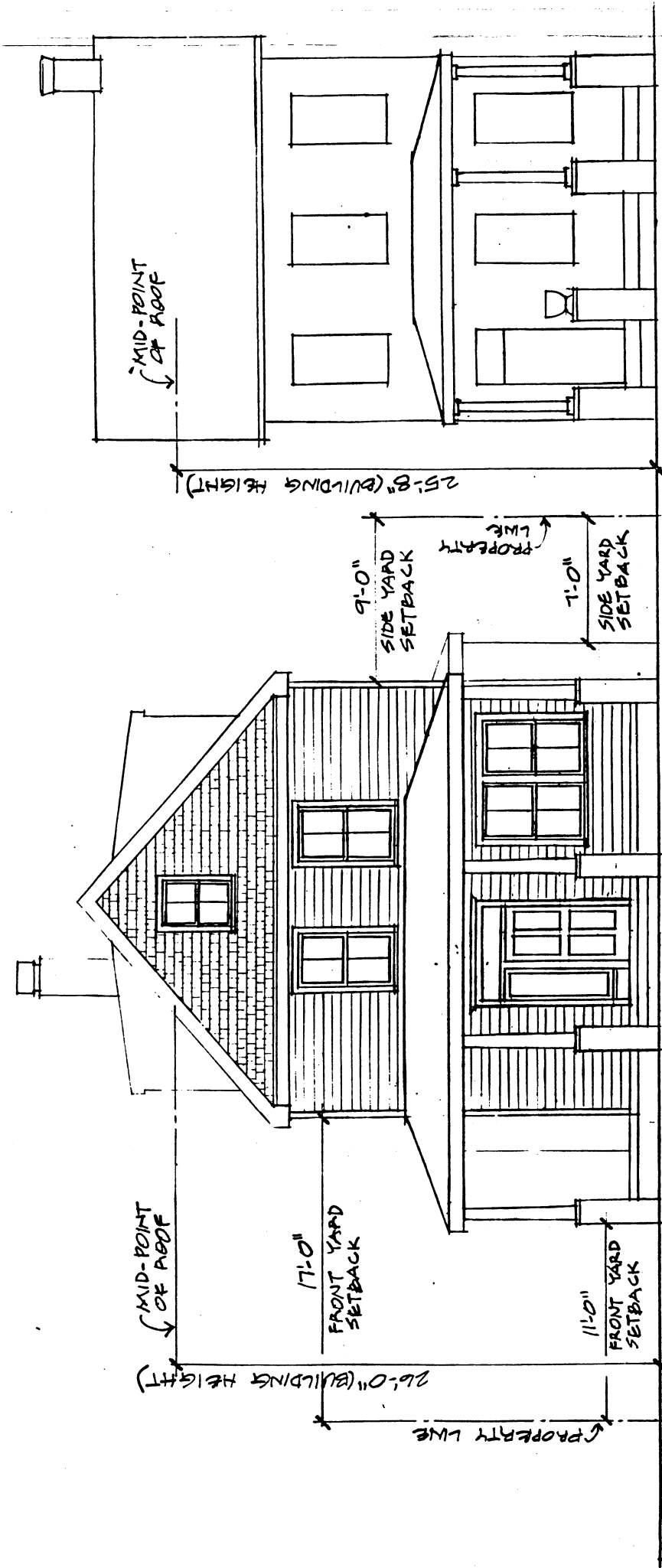
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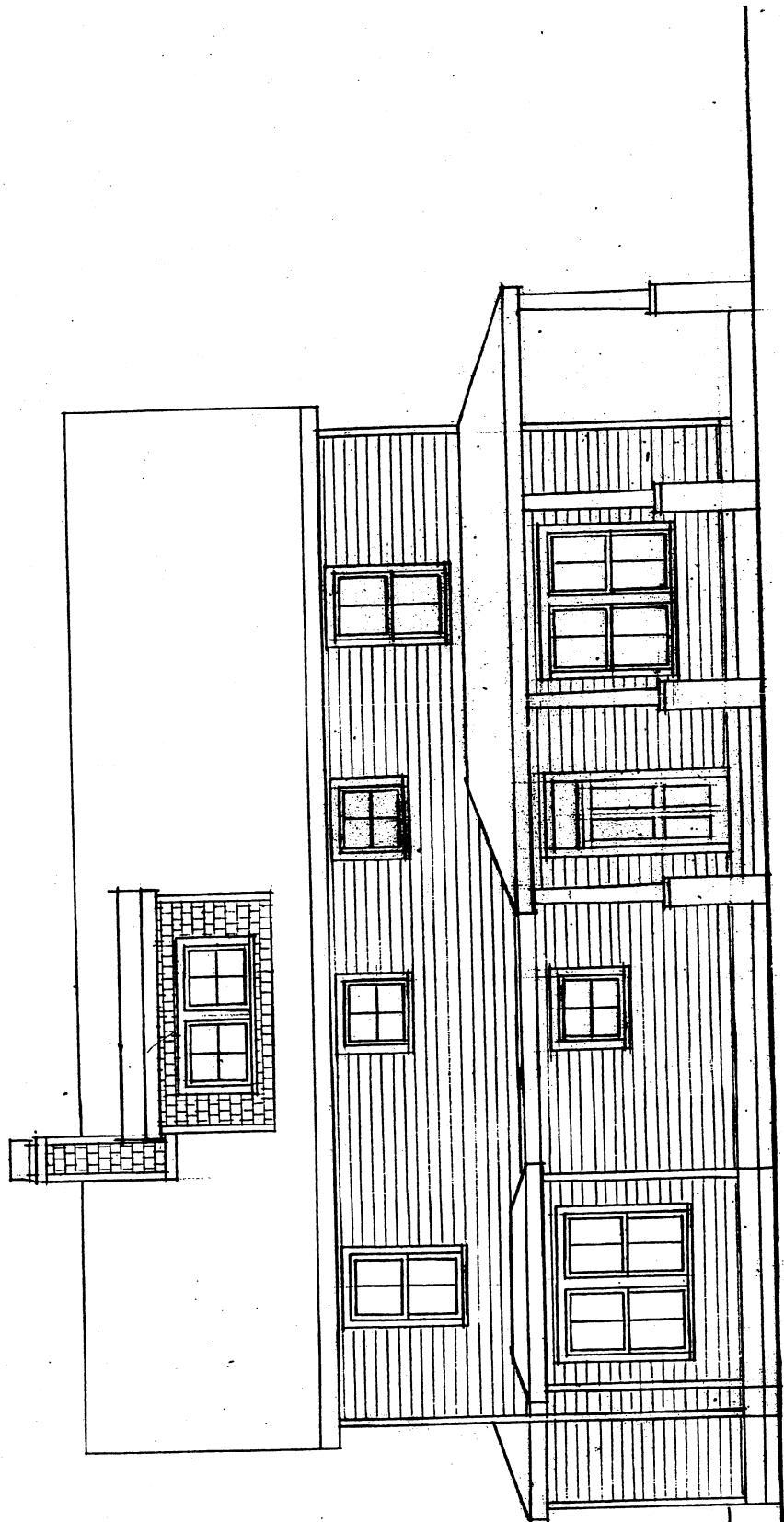


EAST HOWELL AVENUE ELEVATION
 1/8" = 1'-0"

DRAWING SK-2

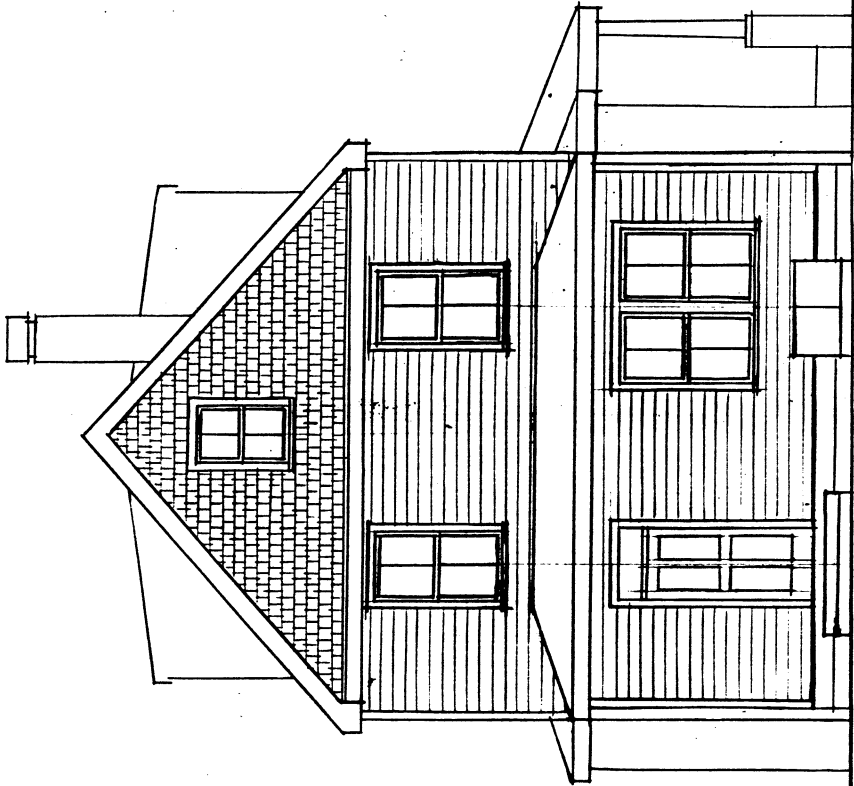
PROPOSED NEW CONSTRUCTION AT

2001 LA GRANDE AVENUE, ALEXANDRIA, VIRGINIA.



LA GRANDE AVENUE ELEVATION

1/8" = 1'-0"



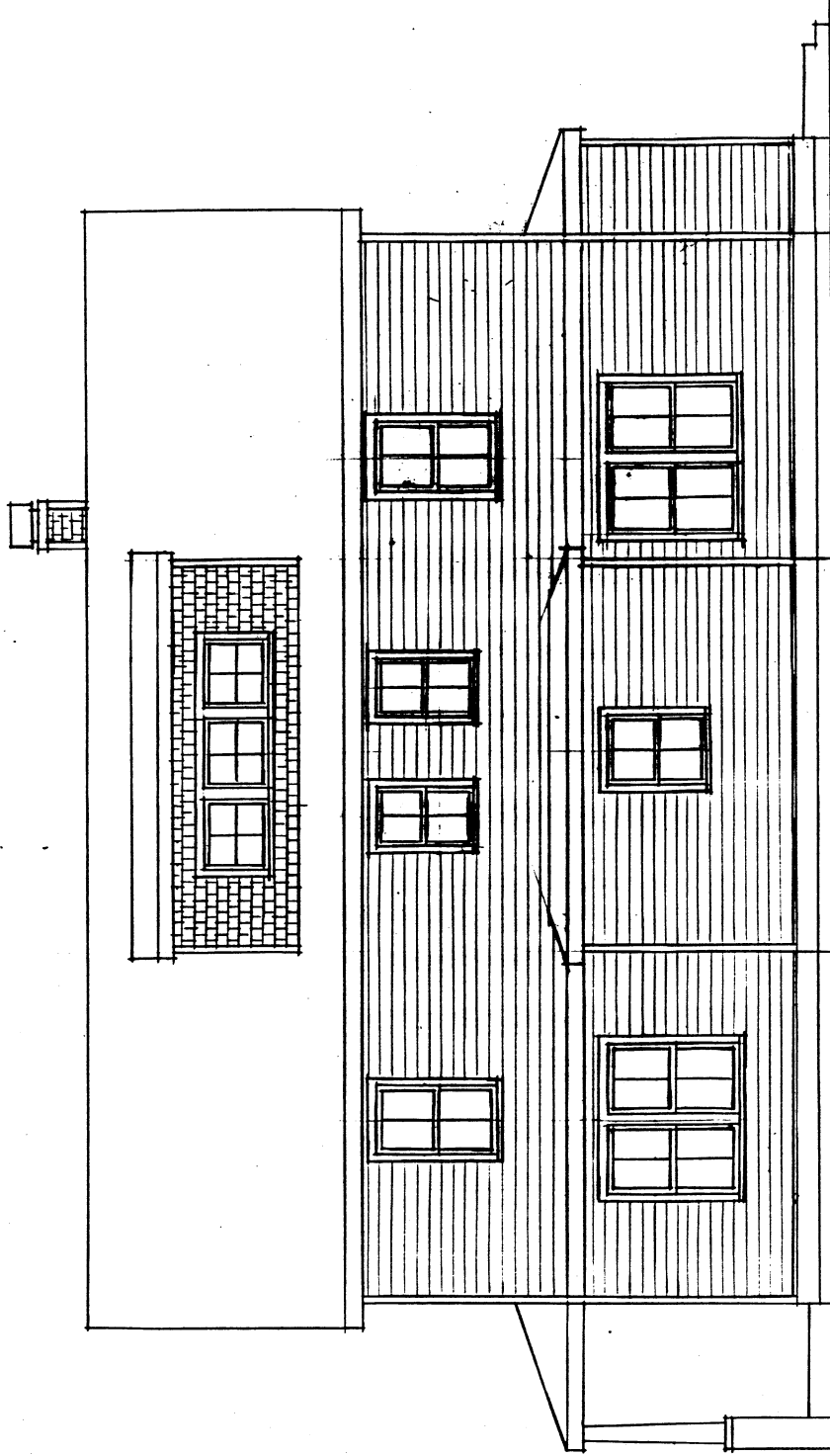
LA GRANDE AVENUE

NORTH ELEVATION
1/8" = 1'-0"

DRAWING SK-3

PROPOSED NEW CONSTRUCTION AT

2001 LA GRANDE AVENUE, ALEXANDRIA, VIRGINIA



EAST ELEVATION
1/8" = 1'-0"

DRAWING SK-4

PROPOSED NEW CONSTRUCTION AT
2001 LA GRANDE AVENUE, ALEXANDRIA, VIRGINIA

**PROPOSED CONSTRUCTION OF 2001 LA GRANDE AVENUE
ALEXANDRIA, VIRGINIA**

ZONING INFORMATION

1. Zone: R-2-5 single and two family residential zone.
2. Corner lot size requirement: 6,500 sq. ft.
3. Corner lot size proposed : 5,750 sq. ft. This is the predominating corner lot size in this neighborhood.
4. Maximum floor area ratio permitted: 0.45
5. Floor area ratio provided: 0.39
6. Maximum height permitted: 35'
7. Height provided: 26'
8. Parking required: 2 parking spaces
9. Parking provided: 2 parking spaces in tandem. This is calculated as only 1 parking space.
10. Front yard required: 25'
11. Front yards provided: 14'-11' and 10'6" to porch.
21'-5" and 17'-0" to major building wall
See Site Development Plan, Drawing SK-1.
12. Side yard required: 7' or 1/3 building height ($26' \times 1/3 = 8'-8"$)
13. Side yard provided: 9'-0" and 43-11" to major building wall.
7'-0" to one story section on east side.

April 7, 2004
Camille F. Leverett
500 East Howell Avenue
Alexandria, Virginia 22301

To whom it may concern:

I have reviewed the plans for the proposed construction of a new single family house at the northeast corner of East Howell and La Grande Avenues, Alexandria, Virginia. The plans were presented to me by Robert and Martine Irmer, owners of the property.

As owner of the adjacent property at 500 East Howell Avenue, I wish to express my approval of the proposed project. If you have any questions or concerns, please contact me at (703) 519-8573 or sleverett@comcast.net.

Sincerely,

A handwritten signature in cursive script, appearing to read "Camille F. Leverett", with a long, sweeping flourish extending to the right.

Camille F. Leverett

Del Ray Citizens Association

PO Box 2233

ALEXANDRIA VA 22301

ESTABLISHED 1954

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

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Justin Wilson, President

Date: April 30, 2004

Subject: SUP#2004-0020, 2001 La Grande Ave.
Consideration of a request for construct a single family residence on a
sub-standard lot and a reduction in require parking to allow tandem.
Zoned: R2-5 Applicant: John Savage, Architect - agent for owners

*PC Docket Item #27
SUP 2004-0020*

The applicant, Mr. Robert Irmer, and his architect, Mr. John Savage, attended the Land Use committee meeting on April 15, 2004 to present the proposal. We had distributed flyers to the immediate neighbors and the item was announced in the Association newsletter. Of the group of neighbors in attendance, one was in open opposition to the request and one expressed support with conditions. Valerie Peterson, Urban Planner for the city was in attendance.

Mr. Savage presented drawings depicting a 3-story dwelling with a wrap-around porch, oriented toward Howell Avenue. It is of a similar mass and scale as several homes adjacent to the property and is sited with similar front and second front yard set-backs. The design is meant to be reflective of the architectural style found within several blocks of the site.

The existing accessory structures will be removed. The existing curb cut will be removed and a new, smaller one installed, located close to the rear property line. Two off-street parking spaces, in tandem, will be provided.

The lot size is 5750sqft, gross building area is 4413sqft, net area is 2216sqft, and the FAR is calculated at .39.

Staff has required the applicant to preserve several significant trees along the street and on the site. After careful analysis, they demonstrated the prevalence of corner lots of equal size being developed with single family homes. They have indicated their belief that if a SUP is granted it will not be harmful to adjacent properties by decreasing property values, blocking a supply of air or light, nor change the character of the neighborhood by the reduction of open space.

The discussion touched on several issues

The property does lie within the Historic Town of Potomac and the overall size and mass of the proposed structure is greater than contributing historic homes. The proposal is more in scale with three new or replacement homes adjacent to 2001 La Grande.

Vision clearance is of concern. The natural topography of Howell Avenue makes it difficult to see traffic leaving from Jeff Davis Highway. The presence of this dwelling will reduce visibility even more. The installation of a protected left-hand turn lane and traffic light on Jeff Davis Highway at Howell Avenue, has increased the number of vehicles using Howell Avenue to head west. We anticipate that the realignment of Jeff Davis Highway/replacement of the Monroe Avenue bridge will further increase traffic using Howell Avenue.

Tandem parking is prevalent throughout the neighborhood and the committee finds this arrangement to be acceptable. But we are concerned that the proposed plan makes no provision for accessory structures such as a garage or storage shed.

Although the lot is sub-standard, the committee agrees with staff analysis of the lot size. The 1954 zoning changes allows for consideration of merit on a case-by-case basis. We feel that the lot size is within reasonable disparity with the required lot size and the proposed architectural style, mass, scale, and location of the house on the lot follows the existing pattern of development in the neighborhood. Although we would like to have seen a smaller structure, we realize the economics of construction costs make that unlikely.

The committee recommended to *support the application with the following conditions:*

- The wrap around porch shall not be enclosed with screen nor glass.
- The approved plan shall indicate all accessory structures which shall be placed on the site in a location reflective of the existing pattern of development.
- No further variances or exceptions shall be granted.
- The city shall place signs on Howell Avenue at La Grande Avenue to create a four-way-stop intersection.

At their April 29, 2004 meeting, the Executive Board voted in favor of the Land Use committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060 and President Justin Wilson at 703-299 1576.

Del Ray Citizens Association

14
5-15-04

PO Box 2233

Alexandria VA 22301

Established 1954

To: Honorable Members of City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Justin Wilson, President
Amy Slack, Land Use committee Co-chair
Sarah Haut, Land Use committee Co-chair

Date: May 13, 2004

Subject: SUP#2004-0020, 2001 La Grande Ave.
Consideration of a request for construction of a single family residence
on a sub-standard lot and a reduction in require parking to allow tandem.
Zoned: R2-5 Applicant: John Savage, Architect - agent for owners

At our regular membership meeting of May 11, 2004, we voted to support the application as recommended by the Land Use committee and Executive Board.

We ask City Council to amend staff and Planning Commission recommendation as follows, to allow for one accessory structure:

- A single accessory structure, as defined and governed by Section 7-202(B)(4)(a) of the Zoning code, shall be allowed for the purpose of storage of lawn maintenance equipment.
- Said structure shall be located on the site in a manner that reflects the historical placement and existing pattern of development of such structures within the neighborhood.

We believe that an 80 square foot shed, no greater than 8 feet in height, and properly placed, will not unduly disrupt the architectural design or open space layout and will facilitate prompt mowing of grass and other home maintenance chores.

Furthermore, we ask City Council to:

- Designate the intersection of Howell and La Grande Avenues as a 4-way stop intersection.

Vision clearance is of concern. The installation of a signalized protected left-hand turn lane on Jeff Davis Highway at Howell Avenue has increased the number of vehicles using Howell Avenue, and the natural topography makes it difficult to see traffic heading west from Jeff Davis Highway. We anticipate that the realignment of Jeff Davis Highway/replacement of the Monroe Avenue bridge will further increase traffic using Howell Avenue. We understand T&ES could reduce parking in the 500 block, but the result would be undesirable; an exacerbation of parking difficulties for the immediate neighbors.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Justin Wilson at 703-299 1576 and Co-chairs

Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.