

EXHIBIT NO. 1

7
6-14-08

Docket Item #9
SPECIAL USE PERMIT #2008-0032

Planning Commission Meeting
June 3, 2008

ISSUE: Consideration of a request for a special use permit for a parking reduction to allow tandem parking spaces.

APPLICANT: Judith & Donna Ramsey
by M. Catharine Puskar, attorney

STAFF: Nathan Randall
nathan.randall@alexandriava.gov

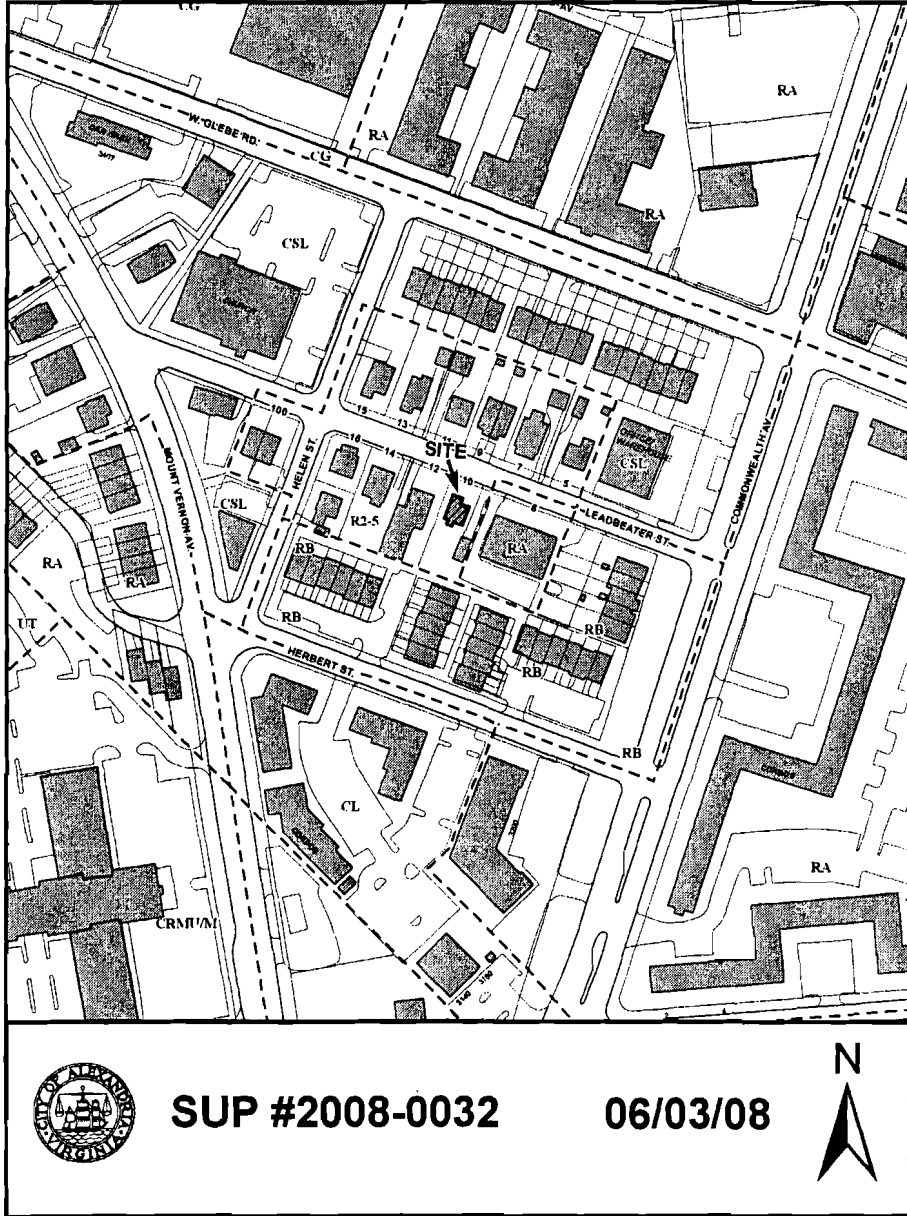
LOCATION: 10 Leadbeater Street

ZONE: R2-5/Single and Two-Family Residential

PLANNING COMMISSION ACTION, JUNE 3, 2008: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



I. DISCUSSION

REQUEST

The applicants, Judith & Donna Ramsey, request special use permit approval for a parking reduction to allow tandem parking at 10 Leadbeater Street.

SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on Leadbeater Street, 115 feet of depth and a total lot area of 5,750 square feet. The site is developed with a single-family detached dwelling. Access to the property is from Leadbeater Street.



The immediate area is occupied by residential uses of varied density. Immediately to the north is a semi-detached dwelling. To the south is a townhouse community. To the east is a two-story multi-family residential dwelling and to the west is a single-family dwelling.

PROPOSAL

The applicant intends to construct a two-family duplex dwelling on this property to replace the existing single-family dwelling. To meet the parking requirements for this use the applicant proposes tandem parking areas on both sides of the proposed duplex building. Each tandem parking area will accommodate two vehicles for a total of four (4) off-street parking spaces. The applicant proposes to locate one tandem parking area along the west edge of the lot and the other tandem parking area along the east edge of the lot. One additional curb cut will be required under this proposal. To minimize the impact of the required parking, the applicant proposes to use grass pavers in lieu of asphalt for the driveway/parking area.

PARKING

According to Section 8-200(A)(1) of the Zoning Ordinance, a two-family or duplex dwelling requires two (2) parking spaces for every unit. A duplex of two dwelling units will be required to provide four (4) off-street parking spaces. The applicant proposes to meet this requirement with two sets of tandem areas containing a total of four (4) off-street parking spaces.

A tandem parking arrangement, whereby one car is parked directly behind another, does not meet Section 8-200(D)(6) of the Zoning Ordinance, which requires that parking

spaces remain unobstructed. Therefore a special use permit for a parking reduction is required in order to allow the required parking to be satisfied in tandem.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R2-5 / Single and Two-Family Residential zone. The proposed use is consistent with the Potomac West Small Area Plan of the Master Plan which designates the property for medium residential use.

II. STAFF ANALYSIS

Staff supports the request for tandem parking spaces on this property. Locating the parking in a tandem design along both edges of the property line conserves green space and is a more appropriate site design when compared to alternative parking arrangements. In order to meet the parking requirement of four (4) parking spaces, the applicant could instead construct a parking lot in either the front or rear yard. A four-space parking lot at this property, particularly in the front yard, would be neither aesthetically pleasing nor compatible with the neighborhood. The applicant's proposal to use grass pavers instead of asphalt for the driveway/parking area will further improve the appearance and reduce the impact of additional parking spaces at this location.

Furthermore, in its latest draft of proposed Zoning Ordinance changes, the City's Infill Task Force recommends allowing tandem parking by right, which would apply in this instance.

Staff recommends approval of the special use permit, subject to conditions listed in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends approval of the special use permit subject to compliance with all applicable codes and ordinances and the following conditions:

1. The entire length of both driveways/parking areas shall be surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)
2. The existing tree located on the property at the intersection of the existing driveway and the sidewalk shall be preserved. (P&Z)
3. Separate application must be made to T&ES for approval of new curb cut(s). (T&ES)

4. Any approval for the new curb cut(s) must be received prior to release of the grading plan. (T&ES)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 Staff has no objection to the proposed parking reduction.

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Parks & Recreation:

F-1 No Comment

Police Department:

F-1 The Police Department has no objections to the parking reduction to allow for tandem parking.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0032

PROPERTY LOCATION: 10 Leadbetter Street, Alexandria, VA 22305

TAX MAP REFERENCE: 15.04-02-05 **ZONE:** R2-5

APPLICANT: OWNERS

Name: Judith & Donna Ramsey

Address: 10 Leadbetter Street, Alexandria, VA 22305

PROPOSED USE: Parking reduction to permit tandem parking spaces.

[] **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.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

M. Catharine Puskar 3/25/08
Signature Date

Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Blvd., 13th Floor
Mailing/Street Address

703-528-4700 703-525-3197
Telephone # Fax #

Arlington VA 22201
City and State Zip Code

cpuskar@arl.thelandlawyers.com
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

7

PROPERTY OWNER'S AUTHORIZATION

As the property owner of N/A, 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.

Judith C. & Donna A. Ramsey

10 Leadbetter Street

Alexandria, VA 22305

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? N/A

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 Applicant requests approval to provide required parking for a duplex
through tandem spaces. One set of tandem spaces will be located to the east
and one set will be located to the west of the duplex. Providing tandem spaces
will reduce the impact of the parking on the front yard. To further minimize
the impact of the required parking, the Applicant is proposing to use grass
pavers in lieu of asphalt. While the technical request pursuant to the
Zoning Ordinance is for a "parking reduction", the Applicant is meeting the
required number of spaces, but is requesting that they be located in tandem
fashion as is the practice for many homes in the area.

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: parking reduction to permit tandem spaces

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.

N/A

- 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)

N/A

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

C. How often will trash be collected?

N/A

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?

N/A

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?

N/A

Yes. No.

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

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

N/A

ALCOHOL SALES

13.

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

N/A

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 4 Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</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>

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.

[X] 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>Planning and Zoning Staff Only</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>

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ^{N/A} 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? ^{N/A}

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

19. The proposed use is located in: (check one) ^{N/A}

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



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

see application narrative

2. Provide a statement of justification for the proposed parking reduction.

see application narrative

3. Why is it not feasible to provide the required parking?

see application narrative

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

 Yes. X No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



David Fromm or Amy Slack
<alsdmf@earthlink.net>

06/13/2008 01:50 PM

To Bill Euille <alexvamayor@aol.com>, Jackie Henderson
<jackie.henderson@alexandriava.gov>
cc Del Pepper <delpepper@aol.com>, Rob Krupicka
<Rob@krupicka.com>, Tim Lovain <timothylovain@aol.com>,
Paul Smedberg <paulcsmedberg@aol.com>, Justin Wilson
bcc

Subject DRCA letters, Consent di 7 & 8

7 & 8

6-14-08

Mr. Mayor, Ms Vice Mayor, and members of City Council,

Attached are letters of support for docket items on the Consent calendar at tomorrows hearing:

10 Leadbetter Street



CC_10 Leadbetter.doc

Mount Vernon Commons



CC_CDD13.doc

Amy

Amy Slack, Land Use committee Co-chair
Del Ray Citizens Association
703.549.3412
landuse@delraycitizen.net

"We live within a heritage beyond our computation.
Will we tilt the cup until it runs dry or build for a day beyond our day?"

Del Ray Citizens Association

Established 1954
delraycitizens@yahoo.com

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

June 12, 2008

Mayor William Euille
City Hall, Room 2300
Alexandria, VA 22314

Hearing date: June 14, 2008, docket item #7
Subject: SUP# 2008-0032; Judith & Donna Ramsey at 10 Leadbetter Street.

Dear Mayor Euille,

At our regular association membership meeting, we voted to support a request for tandem parking at the subject address.

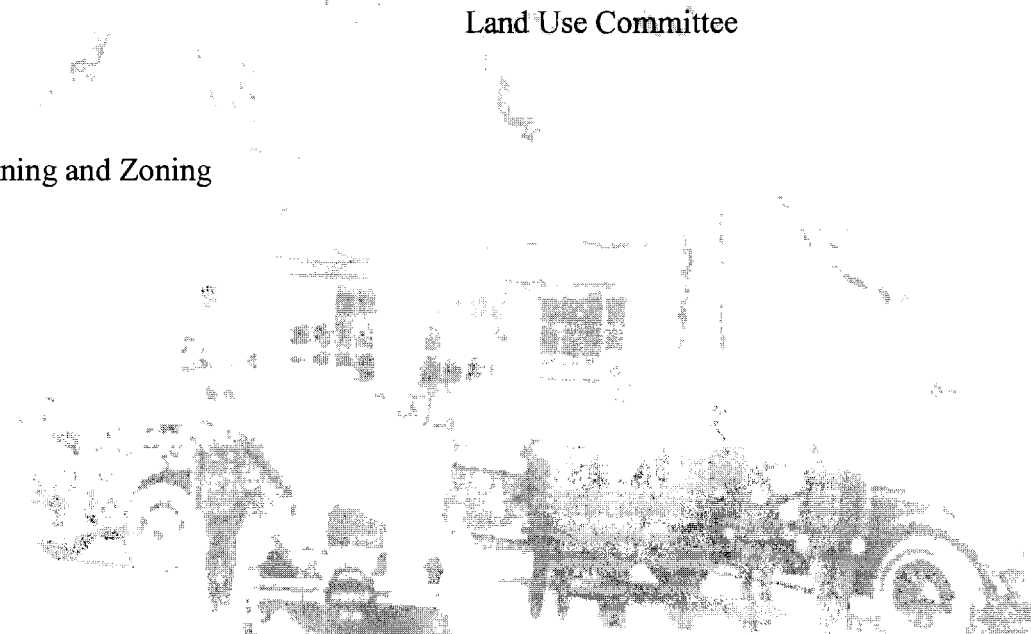
The Land Use committee reviewed this request at their May meeting. They found the request for tandem parking generally in keeping with the established pattern of development on Leadbetter Street.

Thank you for your consideration and we ask that you support the request.

Sincerely,

Amy Slack
Co-Chair
Land Use Committee

cc:
City Council
Director of Planning and Zoning



*Celebrating 100 years of the Town of Potomac
1908 - 2008*

Del Ray Citizens Association

Established 1954
delraycitizens@yahoo.com

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

June 12, 2008

Mayor William Euille
City Hall, Room 2300
Alexandria, VA 22314

Hearing date: June 14, 2008, docket item #8
Subject: DSUP #2008-0011; Mount Vernon Commons, LLC by Joanna Frizell, attorney.

Dear Mayor Euille,

At our regular association membership meeting, having raised no question or concern, we voted to support a request for a twelve-month extension of an approved DSUP for the subject project.

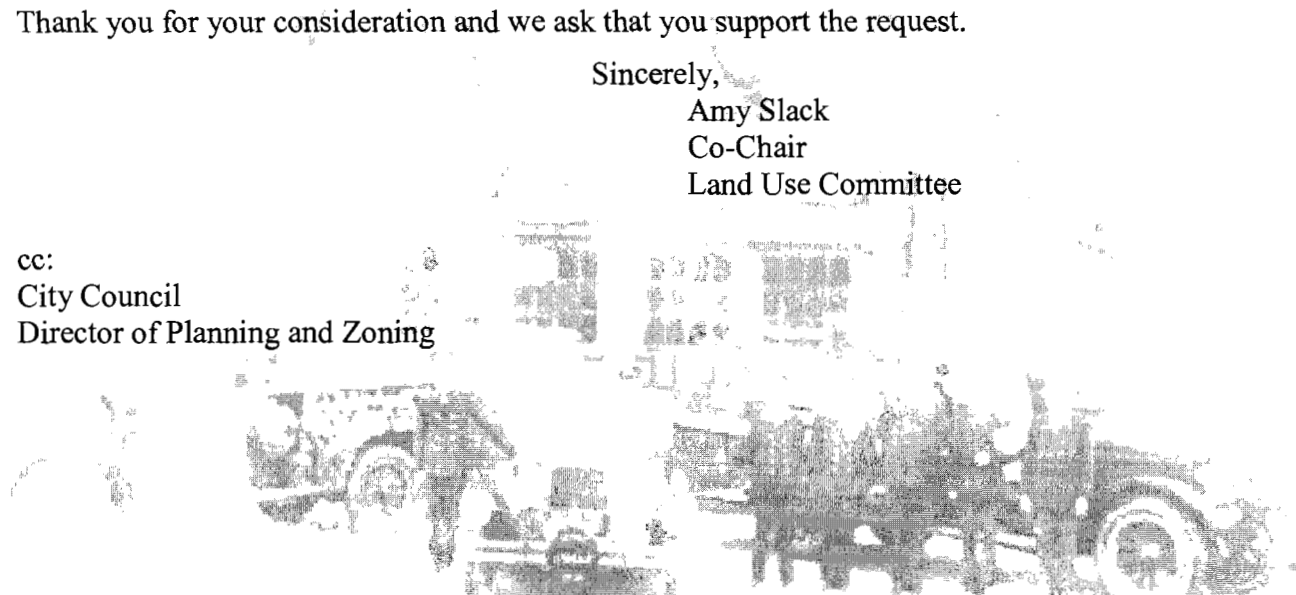
In April the Land Use committee reviewed the request for an extension without change to the approved project we identified as CDD13/Triangle site. We found the request reasonable, given the complexity of the parcel consolidation, the change of ownership, and the current credit market. The Executive Board concurred with our recommendation for support.

The committee looks forward to working with Planning staff and the applicant to resolve design details as expressed in our letter of December 15 and at the public hearing of December 16, 2006.

Thank you for your consideration and we ask that you support the request.

Sincerely,
Amy Slack
Co-Chair
Land Use Committee

cc:
City Council
Director of Planning and Zoning



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1908 - 2008*



David Fromm or Amy Slack
<alsdmf@earthlink.net>

06/13/2008 02:17 PM

To Bill Euille <alexvamayor@aol.com>, Jackie Henderson
<jackie.henderson@alexandriava.gov>
cc Del Pepper <delpepper@aol.com>, Rob Krupicka
<Rob@krupicka.com>, Tim Lovain <timothylovain@aol.com>,
Paul Smedberg <paulcsmedberg@aol.com>, Justin Wilson
bcc

Subject DRCA letter, di 11

Mr. Mayor, Ms Vice Mayor, and members of City Council,

Attached is a letter of support for Infill Development regulation text amendment.



CC_TA_Infill Development.doc

Amy

Amy Slack, Land Use committee Co-chair

Del Ray Citizens Association

703.549.3412

landuse@delraycitizen.net

"We live within a heritage beyond our computation.

Will we tilt the cup until it runs dry or build for a day beyond our day?"

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June 12, 2008

Mayor William Euille
City Hall, Room 2300
Alexandria, VA 22314

Hearing date: June 14, 2008, docket item #11
Subject: Text Amendment #2008-0005; Infill Regulation.

Dear Mayor Euille,

At our regular association membership meeting, we voted to support the proposed Infill development regulations that apply to single and two-family dwellings in residential zones and support exploring an overlay district and creation of a voluntary pattern book.

A Land Use committee member who was assigned to follow the progress of the Task Force, attended all but the November community meeting and led the committee discussion of the draft regulations at committee meeting of May 8, 2008.

The Task Force members brought their personal and/or professional viewpoints to their debates. They carefully weighed the architectural, financial, and community-wide impact of their recommendation individually and collectively. And they allowed the public to participate in their process.

The Task Force recommendation for adjustments to the existing zoning ordinance are relatively minor yet work in concert to establish a means that allow modifications to dwelling size in existing neighborhoods without radical change to the neighbor character. The Land Use committee supports adoption of the Text Amendment; elimination or alteration of any one element diminishes its overall effectiveness. The Task Force recommends a SUP process for applicants who wish not to work within the new framework; the Land Use committee agrees with this approach. The Task Force recommends creating a 'Pattern Book' and exploring an overlay district where there is community support which the Land Use committee agrees with.

Thank you for your consideration and we ask that you support the Text Amendment as it is proposed.

Sincerely,

Amy Slack
Co-Chair
Land Use Committee

cc:
City Council
Director of Planning and Zoning

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June 12, 2008

Mayor William Eulle
City Hall, Room 2300
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Thank you for your consideration and we ask that you support the Text Amendment as it is proposed.

Sincerely,

Amy Slack
Co-Chair
Land Use Committee

cc:
City Council
Director of Planning and Zoning

*Celebrating 100 years of the Town of Potomac
1908 - 2008*



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0032

PROPERTY LOCATION: 10 Leadbetter Street, Alexandria, VA 22305

TAX MAP REFERENCE: 15.04-02-05 ZONE: R2-5

APPLICANT: OWNERS
Name: Judith & Donna Ramsey

Address: 10 Leadbetter Street, Alexandria, VA 22305

PROPOSED USE: Parking reduction to permit tandem parking spaces.

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.

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<u>M. Catharine Puskar, Attorney/Agent</u>	<u>M. Catharine Puskar</u>	<u>3/25/08</u>
Print Name of Applicant or Agent	Signature	Date
<u>Walsh, Colucci, Lubeley, Emrich & Walsh, PC</u>	<u>703-528-4700</u>	<u>703-525-3197</u>
2200 Clarendon Blvd., 13th Floor	Telephone #	Fax #
Mailing/Street Address		
<u>Arlington VA 22201</u>	<u>cpuskar@arl.thelandlawyers.com</u>	
City and State	Zip Code	Email address

By unanimous consent, recommended approval 6-3-08

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

ACTION-CITY COUNCIL: CC approved PC recommendation **DATE:** 6/14/08

7-0

7