

Docket Item #16
ENCROACHMENT #2007-0002

Planning Commission Meeting
June 5, 2007

ISSUE: Consideration of a request for encroachment into the public right-of-way for gas meters.

APPLICANT: Ellis Denning Construction, LLC
by Mary Catherine Gibbs, attorney

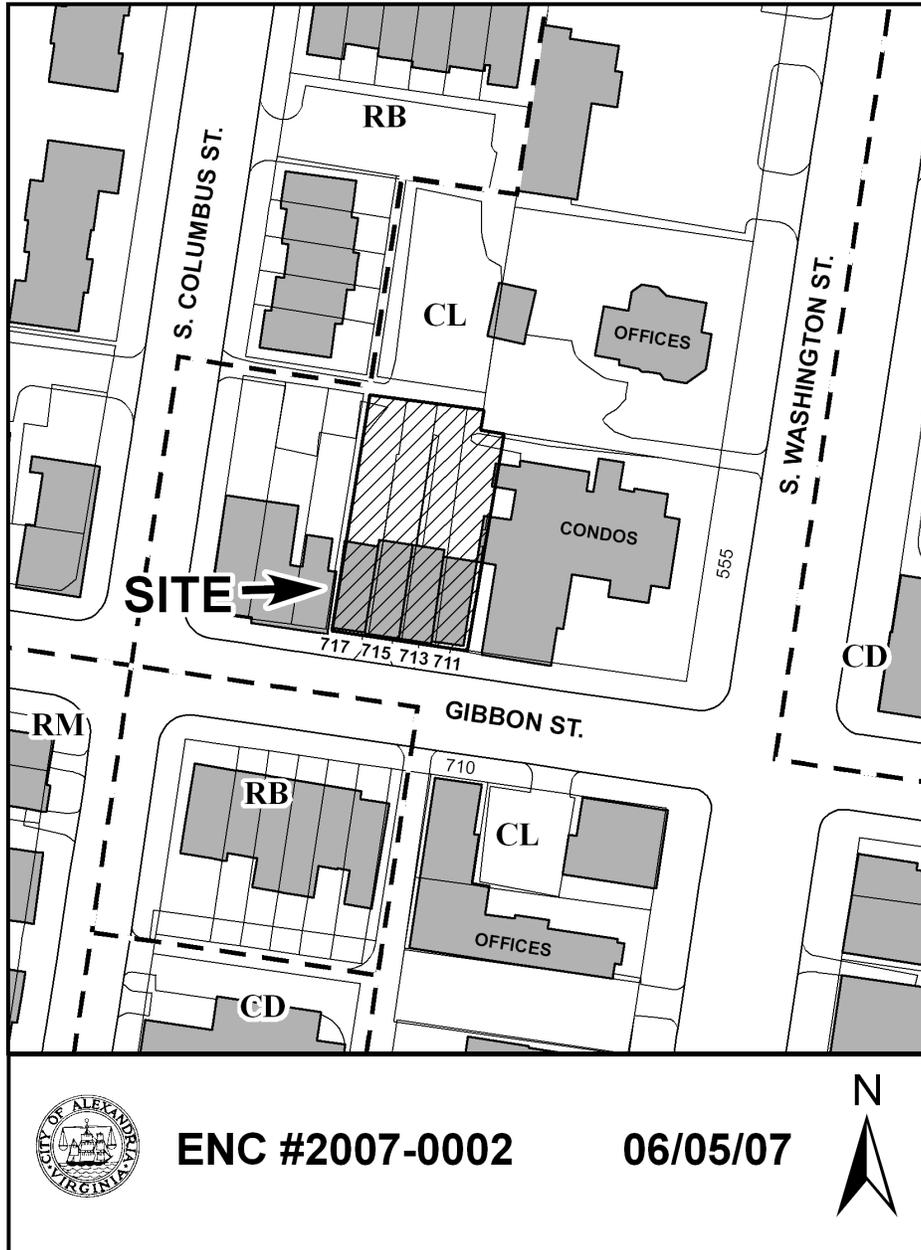
STAFF: James Hunt
james.hunt@alexandriava.gov

LOCATION: 711-717 Gibbon Street

ZONE: CL/Commercial Low

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

ENC #2007-0002
711-717 Gibbon Street



ENC #2007-0002

06/05/07



I. DISCUSSION:

REQUEST

The applicant, Ellis Denning Construction, L.L.C., requests approval of an encroachment into the public right-of-way for the existing gas meters located at 711- 717 Gibbon Street.

SITE DESCRIPTION

The subject properties are four lots of record with a total of 101.9 feet of frontage on Gibbon Street, 100 feet of depth, and a combined area of approximately 12,381 square feet. The site is occupied by four existing townhomes. The proposed encroachment is located on the south side of the property along Gibbon Street.



BACKGROUND

On November 3, 2004, the Old and Historic Board of Architectural Review approved a request (BAR#2004-0237) for a conceptual review of four new townhouses with garages located at 711- 717 Gibbon Street. On December 2, 2004, the site plan for the four “rowhouses” and the General Washington Club (DSP 2004-0013) was approved by the Planning Commission. Later, on February 2, 2005, the Old and Historic Board of Architectural Review approved the Certificate of Appropriateness for the four townhouses. Recently, on January 17, 2007, the BAR approved the applicant’s request for after-the-fact approval of the installation of the electric and gas meters on the front facade.

PROJECT DESCRIPTION

The applicant requests approval of an after the fact encroachment, allowing the existing gas meters to encroach upon the public right-of-way. Each of the four gas meters extends approximately 18 inches into the public right-of-way. Each is 1.71 feet wide and two feet in height. Including the gas meters, the sidewalk at this location is approximately eight feet wide. The gas meters are painted to match the building facade and are screened with an evergreen shrub. Originally, the gas meters were proposed to be located on the west side



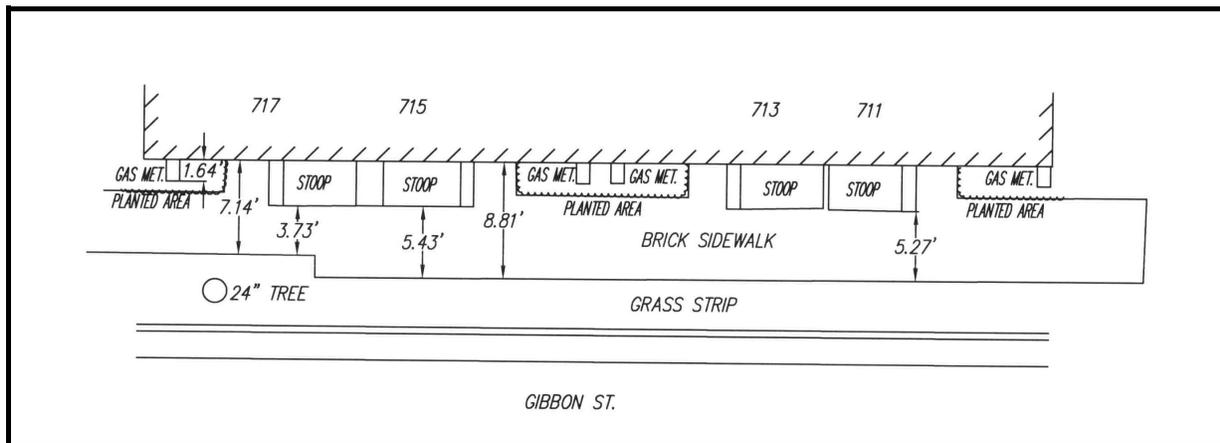
of 717 Gibbon Street. However, due to lack of spacing between 719 and 717 Gibbon Street, the gas company moved each gas meter to the front exterior of each townhouse.

ZONING/MASTER PLAN

The subject property is zoned RM/Townhouse zone, and is located in the Old Town Small Area Plan.

II. STAFF ANALYSIS:

Staff does not object to the proposed encroachment. Staff finds that the existing sidewalk area, with the encroachment, provides sufficient width to accommodate pedestrian traffic. There are existing stoops for each of the townhomes that project further into the right-of-way than the gas meters (stoops are permitted to project 48 inches into the right-of-way in this location; these stoops are approximately 3 ½ feet). Staff finds that the gas meters are properly screened with an evergreen vegetation and have been painted to match the facade of the townhouses. The color of the gas meters in addition to the evergreen vegetation minimize any visual impacts to the building facade. As a matter of policy, staff believes gas meters should be located to the side or behind townhouses, as this



is historically how they have been approved by the Old and Historic Board of Architectural Review since 1990. Although the gas meters were installed without an encroachment approval, staff finds that the encroachment should not impact the right-of-way negatively.

Staff recommends approval of the encroachment subject to the following conditions.

III. STAFF RECOMMENDATION:

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

1. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (P&Z)
2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the encroachment. (P&Z)
3. A planting plan shall be submitted to RP&CA for review. The planting strip dimensions shall be consistent with the dimensions submitted with this application. (RP&CA)

STAFF: Faroll Hamer, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director, Department of Planning and Zoning;
James Hunt, Urban Planner; Department of Planning and Zoning

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 No comment.

Code Enforcement:

C-1 Location of the gas meter shall comply with Washington Gas regulations.

Health Department:

F-1 No comment.

Police Department:

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

Parks & Recreation:

F-1 The landscaping has been installed and the planting strip is only 29" in depth as opposed to 42" shown in their application.

R-1 A planting plan shall be submitted to RP&CA for review. The planting strip dimensions shall be consistent with the dimensions submitted with this application.

Real Estate:

F-1 No comment.