

DOCKET ITEM #3
Subdivision #2009-0009
608 West Braddock Road

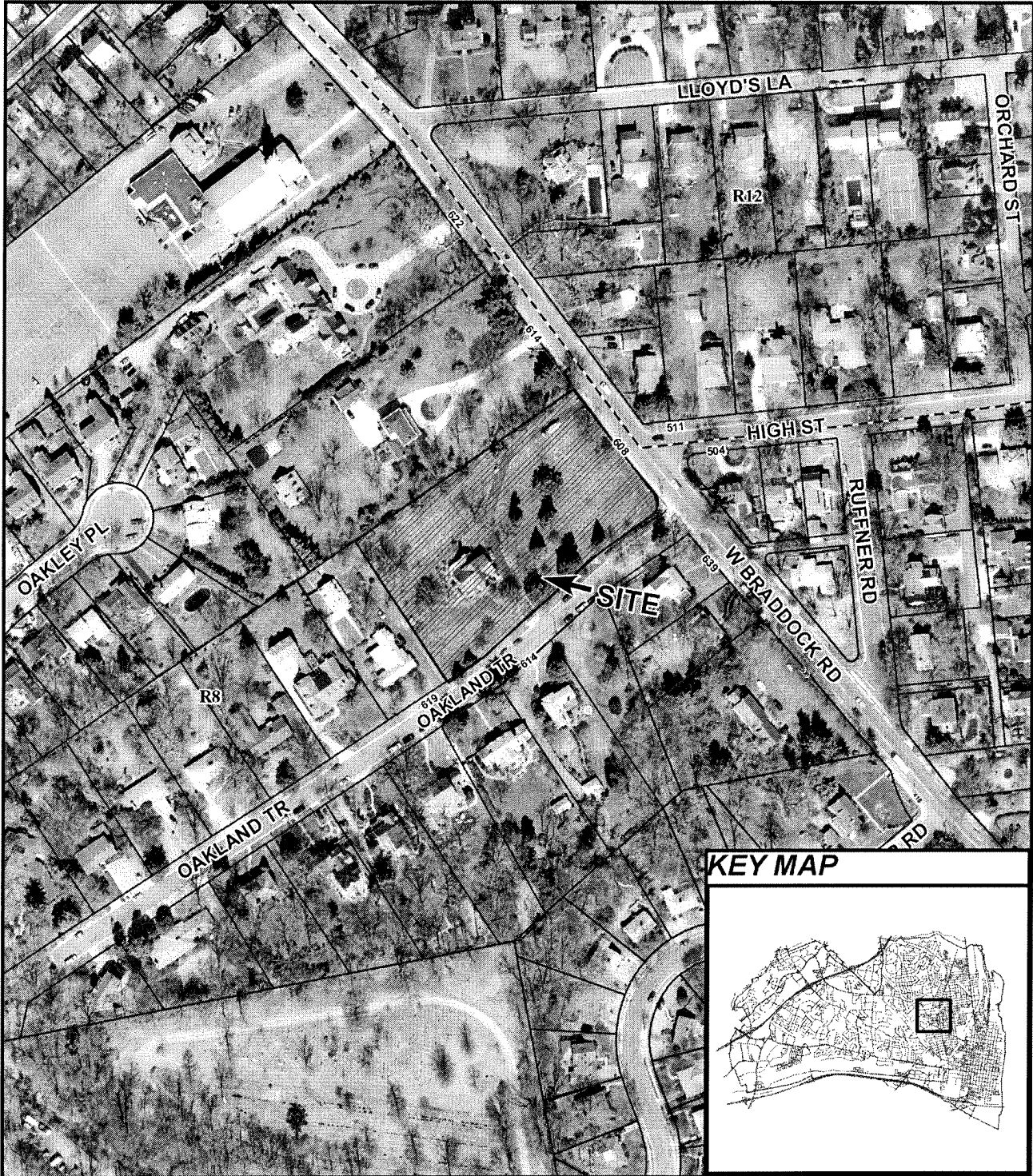
CONSENT AGENDA ITEM
 If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Consideration of a request for a subdivision.	Planning Commission Hearing:	March 2, 2010
	Approved Plat must be recorded by:	September 2, 2011
Address: 608 West Braddock Road	Zone:	R-8/ Single Family
Applicant: Donald Simpson, Sr.	Small Area Plan:	North Ridge/Rosemont

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

PLANNING COMMISSION ACTION:



SUB #2009-0009

03/02/10



I. DISCUSSION

REQUEST

The applicant, Donald Simpson Sr., requests approval for a subdivision at 608 West Braddock Road.

SITE DESCRIPTION

The subject property is one lot of record with approximately 199 feet of frontage on West Braddock Road, approximately 386 feet of frontage on Oakland Terrace and a total lot area of 87,253 square feet (2.00 acres.) The site is developed with a two-story single-family dwelling. The property is currently accessible from both West Braddock Road and Oakland Terrace.



The surrounding area is occupied by single-family dwellings in all directions.

BACKGROUND

The original subdivision for this property, Oakland, was approved in 1941.

PROPOSAL

The applicant proposes to subdivide the property into two lots as shown on the following page in order to construct a new dwelling on proposed Lot 501. Proposed Lot 500, on which the existing dwelling will be located, will measure 50,418 square feet (1.16 acres). Proposed corner Lot 501 will measure 36,835 square feet.



ZONING

The property is located in the R-8 / Single-Family Residential zone. The minimum lot area required in this zone is 8,000 square feet, except that 9,000 square feet is required for corner lots. The minimum lot frontage required is 40 feet. The minimum lot width required is 65 feet, except that 80 feet is required for corner lots. The existing house will meet minimum setback and FAR requirements. The table below highlights zoning elements relevant to this proposal.

	Existing	Lot 500		Lot 501	
		Required	Proposed	Required	Proposed
Lot Size	87,253 SF	8,000 SF Max	50,418 SF	9,000 SF Max	36,835 SF
Lot Width	231.5'	65' Min	215'	80' Min	179.5' and 213' (Approx.)
Lot Frontage	386' (Oakland) 199' (W. Braddock)	40' Min	217' (Oakland)	40' Min	169' (Oakland) 199' (W. Braddock)
FAR	0.05	0.35 Max	0.08	0.35 Max	

SUBDIVISION STANDARDS

In addition to a series of technical land and plat requirements (Sections 11-1706 and 11-1709) and a general requirement that all lots meet zoning requirements (11-1710(D)), the Zoning Ordinance requires that every subdivision lot be consistent with the character of other lots in the subdivision and the area and specifically “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions...”

II. STAFF ANALYSIS

Staff does not object to the subdivision request. A new home at the corner of West Braddock Road and Oakland Terrace will change the historical experience on West Braddock Road, but the subdivision lot is not out of character with the larger residential area. The proposal also meets all zoning ordinance requirements, including lot size, lot width and frontage, as well as the technical subdivision requirements.

As to neighborhood character, the subdivision regulations include several features within the concept of "character." Most importantly, the new lots are clearly consistent with all of the nearby lots as to their suitability for residential structures and uses, their alignment to streets and their orientation as required in Section 11-1710(D). In other words, the new lots will easily fit into this residential neighborhood. On the other hand, the size of the lots is less clearly compatible, but only because the neighborhood lots in the vicinity lack uniformity; they contain a great range of sizes, with respect to both lot area and frontage dimensions. For example, the two residential properties directly to the north on the same side of West Braddock are large in size, measuring approximately 93,300 and 114,600 square feet and having lot frontages of approximately 208 and 218 feet respectively. Another residential property located 200 feet to the south along West Braddock measures approximately 45,000 square feet and has a lot frontage over 250 feet. With a few exceptions, including the subject property, lots in the Oakland subdivision along Oakland Terrace typically measure between 20,000 and 32,000 square feet and have lot frontages of approximately 100 feet. The neighborhood to the east across West Braddock is varied, with some lots comparable in size and frontage to those in the Oakland subdivision and others that are smaller.

Both of the new lots fall within the range represented in the area and thus can be considered consistent with the neighborhood's residential character.

Staff has included three conditions in this report to address technical points. The applicant will be required to discontinue the existing sanitary sewer line connected to the existing house, since it is located across the middle of proposed Lot 501. He will be required to connect the existing house to the sanitary sewer on Oakland Terrace using a new line and tap. Finally, staff is requiring the applicant to show on the final subdivision plat that the existing driveway will not cross the proposed property line between the lots.

Subject to the conditions contained in Section III of this report, staff recommends approval of the subdivision request.

III. RECOMMENDED CONDITIONS

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

1. The final subdivision plat shall comply with the requirements of Section 11-1709 of the Zoning Ordinance. (P&Z) (T&ES)
2. The final subdivision plat shall show the existing driveway as terminating on each lot and not crossing the new property line between Lot 500 and Lot 501.
3. An approved grading plan for proposed Lot 501 must be attached to the building permit application for that lot. (T&ES)
4. The sanitary lateral serving existing dwelling on proposed Lot 500 must be removed or abandoned in place and filled with flowable fill or grout, and capped at the Braddock Road property Line of proposed Lot 501 prior to the issuance of any permits for construction on proposed Lot 501. (T&ES)
5. Payment of the sanitary sewer tap fee is required prior to installation of new tap for existing dwelling on proposed Lot 501. (T&ES)
6. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
8. 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 the grading plan. (T&ES)
9. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
10. If construction on proposed Lots 500 or 501 results 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)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval (September 2, 2011) unless recorded sooner.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-2 An approved GRADING PLAN for proposed Lot 501 must be attached to the building permit application for that lot. (T&ES)
- R-3 Sanitary lateral serving existing dwelling on proposed Lot 500 must be removed or abandoned in place and filled with flowable fill or grout, and capped at the Braddock Road property Line of proposed Lot 501 prior to the issuance of any permits for construction on proposed Lot 501. (T&ES)
- R-4 Payment of sanitary sewer tap fee is required prior to installation of new tap for existing dwelling on proposed Lot 501. (T&ES)
- R-5 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-7 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 the grading plan. (T&ES)
- R-8 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet on either lot. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-9 If construction on proposed Lots 500 or 501 results 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-1 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.8-1-22)
- C-2 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)

- C-3 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25.1)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-5 City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
 - a. the construction of a new home;
 - b. construction of an addition to an existing home where either
 - i. the addition exceeds the area of the existing building footprint by 100% or more;
 - ii. or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - c. changes to existing grade elevation of 1-foot or greater;
 - d. changes to existing drainage patterns;
 - e. 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>

Code Enforcement:

F-1 No comments

Health Department:

F-1 No comments

Police Department:

F-1 No comments

Archeology:

F-1 This property is on Braddock Road, which was a major thoroughfare for troops during the Civil War and may have the potential for containing Union camp sites.

F-2 Development on either of the two lots may require archaeological preservation actions. The nature of these actions will depend on the degree of previous ground disturbance and the extent of ground disturbance associated with the planned development.

APPLICATION for SUBDIVISION

SUB # 2009-0069

[must use black ink or type]

PROPERTY LOCATION: 608 WEST BRADDOCK ROAD, ALEXANDRIA, VA.

TAX MAP REFERENCE: 042.02-03-50 ZONE: R8 22302

APPLICANT'S NAME: DONALD F. SIMPSON, SR.

ADDRESS: 608 W. BRADDOCK RD., ALEXANDRIA, VA. 22302

PROPERTY OWNER NAME: DONALD F. & LYNNE J. SIMPSON

ADDRESS: 608 W. BRADDOCK ROAD

SUBDIVISION DESCRIPTION: TO SUBDIVIDE EXISTING 87,253 SF (2.003 ACRES)
RESIDENTIAL HOME SITE PROPERTY INTO TWO PROPERTIES,
ZONED R-8 SINGLE FAMILY.

THE UNDERSIGNED hereby applies for a Subdivision in accordance with the provisions of Section 11-1700 of the 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 also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

DONALD F. SIMPSON, SR.
Print Name of Applicant or Agent

Donald F. Simpson, Sr.
Signature

608 W. BRADDOCK RD.
Mailing/Street Address

(703) 299-0029 (703) 299-0020
Telephone # Fax #

ALEXANDRIA, VA. 22302
City and State Zip Code

12/21/09
Date

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

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

ACTION - PLANNING COMMISSION: _____

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. DONALD F. SIMPSON, SR.	608 W. BRADDOCK ROAD	100%
2. LYNNE J. SIMPSON	608 W. BRADDOCK RD. ALEXANDRIA	100%
3.	22302	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 608 W. BRADDOCK RD. ALEX. (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. DONALD F. SIMPSON, SR.	608 W. BRADDOCK RD., ALEX.	100%
2. LYNNE J. SIMPSON	608 W. BRADDOCK RD., ALEX.	100%
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	NONE	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.

12/30/09 Date DONALD F. SIMPSON, SR. Printed Name Donald F. Simpson, Sr. Signature

Alexandria City Council

William Euille, Mayor
Kerry Donnelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroska, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

Board of Architectural Review

Old and Historic District

Thomas Hulfish, Chair
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
Douglas Meick
Philip Moffat
Deborah Rankin

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

Subdivision # 2009-0009

All applicants must complete this form.

1. The applicant is the (check one):

- Owner Contract Purchaser
 Lessee Other: _____

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.

DONALD F. SIMPSON, SR. & LYNNE J. SIMPSON 100%

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? NA

- 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.

REVISED

Subdivision # 2009-0009

2. Please describe the existing and proposed use of the property(ies). Include a description of any structures, trees and landscaping, or other elements that occupy the property(ies).

EXISTING HOME SITE RESIDENCE ON 2.003 ACRE (87,253 S.F.)
BLOCK 2 OAKLAND (3 STORY W/BASEMENT) ZONED R-8.
TO SUBDIVIDE THE (2) ACRE PROPERTY INTO (2) RESIDENTIAL
PROPERTIES. THE HOME SITE PROPERTY WOULD
REMAIN ON LOT #500 (50,418 SQ.FT.) AND A NEW
RESIDENCE WOULD BE CONSTRUCTED ON SUBDIVIDED
LOT #501 (36,835 SQ.FT.) FRONTING ALONG WEST
BRADDOCK ROAD. THE EXISTING PROPERTY IS OPEN
YARD / LAWN AREA.



ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. Property Information

A1. Street 608 W BRADDOCK
 A2. Zone R-8 Total Lot _____

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone 0.35
 B2. 50,418 x 0.35 = 17,646
Lot Area F.A.R. Maximum Allowable Net Floor

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement	1,442	Basement	1,442
First Floor	2,318	Stairways	120
Second Floor	1,442	Mechanical/Elevator	
Third Floor	500	Total Deductions	1,562
Porches/ Other	336		
Total Gross	6,038		

C1. Existing Gross Floor Area * 6,038 Square Feet
 C2. Allowable Floor Deductions ** 1,562 Square Feet
 C3. Existing Net Floor Area (subtract C2 from C1) 4,476 Square Feet

D. New Gross Area Computations N/A

NEW GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		Total Deductions	
Porches/ Other			
Total Gross			

D1. New Gross Floor Area * _____ Square Feet
 D2. Allowable Deductions ** _____ Square Feet
 D3. New Net Floor Area (subtract D2 from D1) _____ Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) _____ Square Feet
 E2. Total Net Floor Area Allowed (B2) _____ Square Feet

F. F1. Existing Open Space N/A Square Feet
 F2. Required Open Space _____ Square Feet
 F3. Proposed Open Space _____ Square Feet

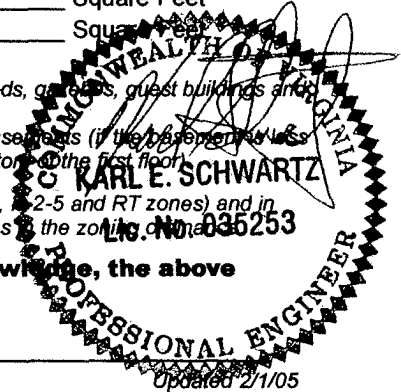
*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, garages, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if the basements are 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) and in commercial, office and mixed-use zones where residential uses are proposed. Refer to specific provisions of the zoning ordinance.

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

Signature: [Signature] PE # 35253 Date: 12/21/09





ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

A. Property Information

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 A2. Zone R-8 Total Lot _____

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 C3. Existing Net Floor Area (subtract C2 from C1) 4,476 Square Feet

D. New Gross Area Computations N/A

NEW GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		Total Deductions	
Porches/ Other			
Total Gross			

D1. New Gross Floor Area * _____ Square Feet
 D2. Allowable Deductions ** _____ Square Feet
 D3. New Net Floor Area (subtract D2 from D1) _____ Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) _____ Square Feet
 E2. Total Net Floor Area Allowed (B2) _____ Square Feet

F. F1. Existing Open Space N/A Square Feet
 F2. Required Open Space _____ Square Feet
 F3. Proposed Open Space _____ Square Feet

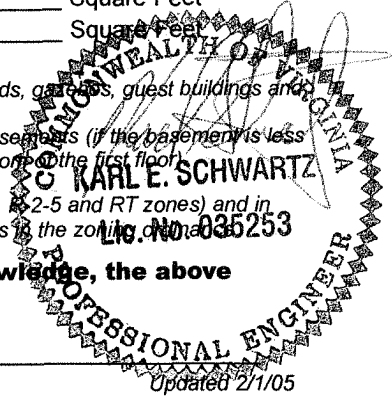
*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, guest buildings and other accessory buildings.

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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) and in 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 his/her knowledge, the above computations are true and correct.

Signature: [Signature] PE #35253 Date: 12/21/09



Subdivision # 2009-0009

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA

SUBDIVISION # _____

Project Name: SUBDIVISION OF HOME SITE RESIDENCE PROPERTY

Project Address: 608 W. BRADDOCK ROAD

Description of Request: TO SUBDIVIDE EXISTING HOME SITE
RESIDENCE 2.603 ACRE PROPERTY INTO
(2) APPROX. (1) ACRE PROPERTIES

The undersigned hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: _____

Applicant

Agent

Signature: Donald F. Simpson, Sr.

Printed Name: DONALD F. SIMPSON, SR.