

DOCKET ITEM #2
Subdivision #2010-0002
2 East Glendale Ave

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:	June 1, 2010
	Approved Plat must be recorded by:	December 1, 2011
Address: 2 East Glendale Avenue	Zone:	R 2-5
Applicant: Margaret Driscoll Sharkey	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Mary Christesen mary.christesen@alexandriava.gov



SUB #2010-0002

06/01/10



I. DISCUSSION

REQUEST

The applicant, Margaret Driscoll Sharkey, requests approval to subdivide one property into two lots at 2 East Glendale Avenue.

SITE DESCRIPTION

The subject property is three lots of record with 150.08 feet of frontage on East Glendale Avenue and 117.50 feet of frontage on Commonwealth Avenue, 112.50 feet of depth along the east side property line, 150.08 feet of depth along the north side property line and a total lot area of 17,250 square feet. The site is developed with a two-story single family dwelling and a detached garage. Access to the property is from East Glendale Avenue.



The surrounding area is occupied by residential uses in all directions.

BACKGROUND

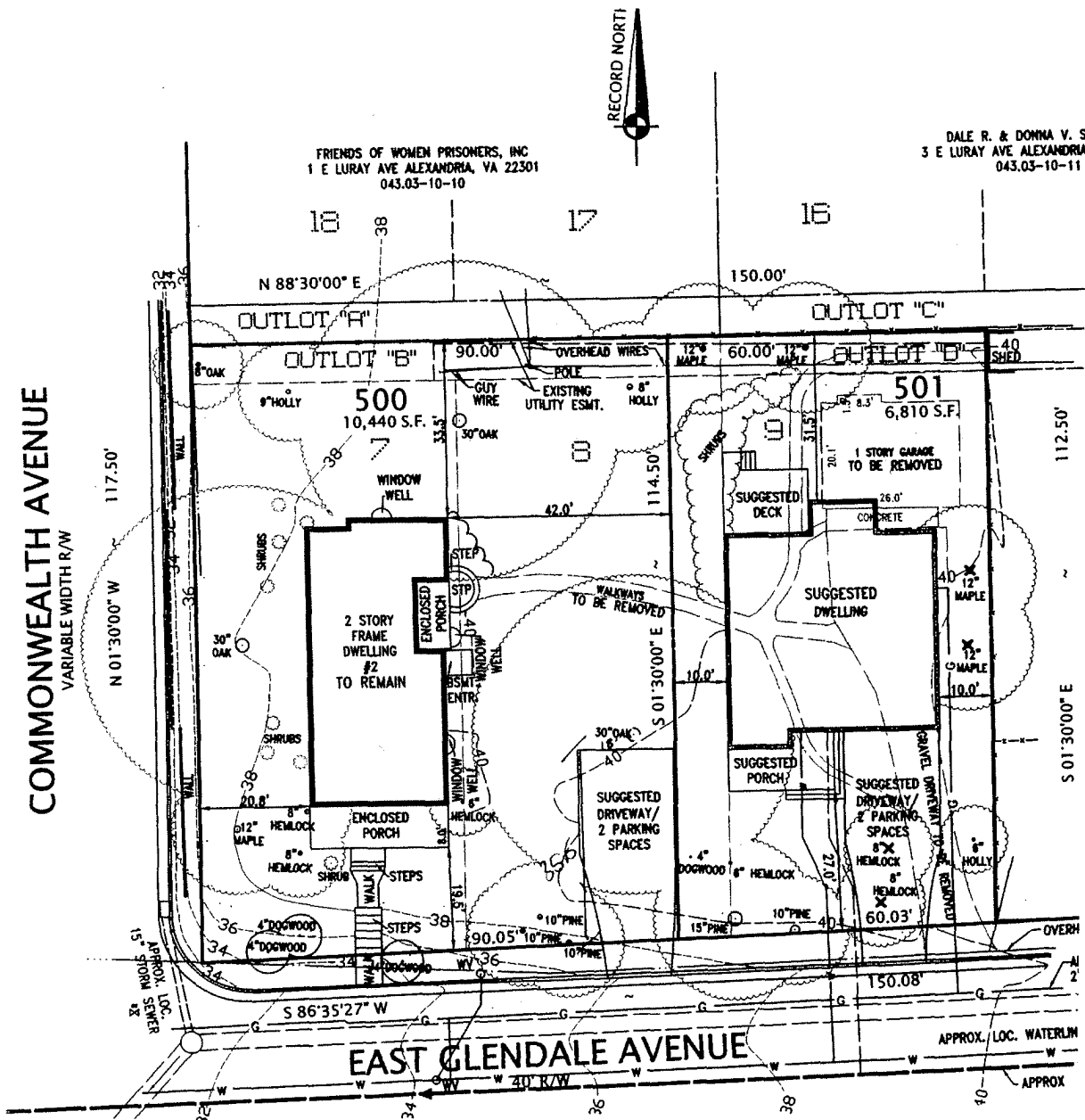
The subdivision for this property, Northwest Alexandria Improvement Company, was approved in 1890. The subject property, lots 7, 8 and 9, arrived at its present configuration in 1989 when the public alley running between East Glendale and East Luray Avenues was vacated by Ordinance 3427.



PROPOSAL

The applicant proposes to resubdivide the property into two complying lots as shown on the following page to allow for the potential future construction of a new single-family dwelling on proposed Lot 501. The applicant states that she has no immediate plans to develop proposed Lot 501, but hopes in the future to be able to construct a home on it for her daughter. The existing home will be located on proposed Lot 500 and the existing detached garage will remain on proposed Lot 501.

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ZONING

The property is located within the R-2-5/ Single and Two-Family residential zone. For single-family dwellings, the minimum lot area is 6,500 square feet for corner lots and 5,000 square feet for interior lots. The minimum lot frontage for both corner and interior lots is 40.00 feet. The minimum lot width is 65.00 feet for corner lots and 50.00 feet for interior lots. As shown in the following table, the proposed lots meet these requirements.

R-2-5 Zoning Regulations	Existing Lot (corner)	Proposed Lot 500 (corner)	Proposed Lot 501 (interior)
Required Lot Area	6,500 SF	6,500 SF	5,000 SF
Existing / Proposed Lot Area	17,250 SF	10,440 SF	6, 810 SF
Required Lot Frontage	40 feet	40 feet	40 feet
Existing / Proposed Lot Frontage	150.08 feet (E. Glendale Ave)	90.05 feet (E. Glendale Ave)	60.03 feet
	117.50 feet (Commonwealth Ave)	117.50 feet (Commonwealth Ave)	
Required Lot Width	65.00 feet	65.00 feet	50.00 feet
Existing / Proposed Lot Width	150.08 feet (E. Glendale Ave)	90.05 feet (E Glendale Ave)	60.03 feet
	116.00 feet (Commonwealth Ave)	116.00 feet (Commonwealth Ave)	

As a result of subdividing the subject property, the existing detached garage, an accessory structure, will be located on a lot with no principal use. Section 7-103(D) states that this arrangement is only permitted if the lot is “in common ownership with the lot on which the principle building which it does serve is located”. Staff has added a condition requiring the garage to be demolished if either lot is sold to a separate owner.

At this time the applicant has no plans to develop proposed Lot 501. The dwelling depicted on proposed Lot 501 is for illustrative purposes to show that a reasonably sized house could be placed on the new lot. Any new dwelling will be subject to all of the residential infill regulations and will require a grading plan. The existing dwelling will continue to meet all zoning requirements.

II. STAFF ANALYSIS

Staff supports this subdivision application. The proposed lots conform to the subdivision requirements and the zoning ordinance regulations for R-2-5 zoned lots. The existing dwelling will continue to remain in compliance regarding setbacks and FAR. The proposed subdivision is also substantially consistent with the character of the original subdivision, which has relatively large rectangular lots suitable for residential structures and uses.

At this time no new construction is proposed and no trees are being removed. If proposed lot 501 is developed, the plan submitted shows some trees that may be removed as a result of construction. Most of the large mature trees are on proposed Lot 500 and are unlikely to be disturbed by future construction on proposed Lot 501. Staff has included a condition to save a 30” Oak tree on proposed lot 500 located approximately 7.00 feet from the new east side property line which could be impacted by future construction on proposed lot 501. Any new

construction on proposed Lot 501 will be required to provide a minimum of 25 percent canopy cover over the site.

As no new construction is currently proposed, there is no need to relocate and/or add parking and curbcuts. The proposed curb cuts and associated driveways are depicted only to illustrate that access and required parking can be provided for both properties. To help reduce future potential environmental impacts staff has included a condition requiring any new driveway/parking areas on both lots to be constructed with permeable materials and parking spaces to be arranged in tandem fashion. In addition, staff has added a condition stating the existing curbcut must be utilized for access to proposed Lot 501.

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. Locations of all easements and reservations shall be depicted on the final subdivision plan. (P&Z)
3. The final plat shall either remove the house footprint on lot 501 or indicate that the depicted house is conceptual only and is neither approved nor permitted. (P&Z)
4. All new driveway/parking areas on both lots shall be tandem and surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning and Transportation and Environmental Services. (P&Z)
5. The existing curbcut must be utilized to provide access to proposed Lot 501 when it is developed. (P&Z)
6. If either of the two lots is sold to a separate owner, the existing detached rear garage proposed Lot 501 must be demolished prior to the sale. (P&Z)
7. The eastern most 30" Oak on proposed Lot 500 must be saved and protected during any construction. Any grading and excavation shall minimize impacts to this tree. (P&Z)
8. An approved GRADING PLAN showing all improvements and alterations to the site for proposed Lot 501 must be attached to the building permit application for that lot. (T&ES)
9. Separate approval from T&ES is required for new curb cuts. (T&ES)

10. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
11. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
12. 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)
13. 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)
14. If any 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;
Mary Christesen, 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:

- 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 showing all improvements and alterations to the site for proposed Lot 501 must be attached to the building permit application for that lot. (T&ES)
- R-3 Separate approval from T&ES is required for new curb cuts. (T&ES)
- R-4 The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-6 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the grading plan. (T&ES)
- R-7 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-8 If any 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 For any development or redevelopment as part of a subdivision plan; post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually,

must not exceed their respective pre-development rate per the requirements of Article XIII (F) (1) of Alexandria Zoning Ordinance. A single family residence developed as part of a sub division plan is not exempted from the requirements of detention.

However, an exemption from this requirement may be granted by the Director, Transportation and Environmental Services (T&ES) under Article XIII (F) (2) for a development site not exceeding half an acre where all the erosion and sediment controls are otherwise complied with the requirements of City Charter and Code Title 5 Chapter 4: Erosion and Sediment Control and Virginia Regulations §4VAC50-30, Virginia Erosion and Sediment Control Handbook (VESCH).

- C-6 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 that 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.

Parks and Recreation:

F-1 No comments.

Real Estate Assessments:

F-1 No comments.

Archaeology:

- F-1 The house on this lot is listed on the One Hundred-Year-Old Building Survey. If and when development occurs on this lot, the following conditions will apply:
- a. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
 - b. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Police Department:

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



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2010-0002

PROPERTY LOCATION: LOTS 7, 8 & 9 - Block 8 2 E. Glendale Ave.

TAX MAP REFERENCE: 043.03-10-20 **ZONE:** R-2-5

APPLICANT:

Name: MARGARET DRISCOLL SHARKEY
Address: 2 E. GLENDALE AVE. ALEXANDRIA, VA 22301

PROPERTY OWNER:

Name: MARGARET DRISCOLL SHARKEY TRUSTEE
Address: 2 E. GLENDALE AVE, ALEXANDRIA, VA, 22301

SUBDIVISION DESCRIPTION NE CORNER OF INTERSECTION AT EAST GLENDALE AVE AND COMMONWEALTH AVE.

THE UNDERSIGNED hereby applies for Subdivision in accordance with the provisions of Section 11-700 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 his/her knowledge and belief.

MARGARET DRISCOLL SHARKEY TRUSTEE

Print Name of Applicant or Agent

2 E. GLENDALE AVE

Mailing/Street Address

ALEXANDRIA, VA. 22301

City and State

Zip Code

Margaret D. Sharkey

Signature

703-836-3146 703-741-3120

Telephone #

Fax #

MARGARET-SHARKEY@COMCAST.NET

Email address

22 March 2010

Date

Brian Sharkey - 571-432-8288

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

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.

N/A

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.

N/A

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

Existing - Residential lot with existing house

PROPOSED - SUBDIVIDE LOT TO LOCATE FUTURE 2nd HOUSE

Lined area for additional text input, currently blank.

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: SHARKEY PROPERTY SUBDIVISION

PROJECT ADDRESS: 2. E. GLENDALE AVE, ALEX. VA. 22301

DESCRIPTION OF REQUEST:
SUBDIVIDE PARCEL INTO TWO BUILDING LOTS

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: 3/22/2010

Applicant

Agent

Signature: Margaret Driscoll Sharkey

Printed Name: MARGARET DRISCOLL SHARKEY TTEE

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.	N/A		
2.	MARGARET D. SHARKEY	2 E. GLENDALE AVE	100 %
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2 E. GLENDALE AVE. (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.	MARGARET D SHARKEY TRUST	2 E. GLENDALE AVE	100 %
2.			
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.	N/A		
2.	MARGARET D. SHARKEY	NONE	NONE
3.			

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

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

3/22/2010 MARGARET D. SHARKEY TRUST Margaret P. Sharkey
 Date Printed Name Signature