

DOCKET ITEM #2
Special Use Permit #2010-0036
626 North Patrick Street – Parking Reduction

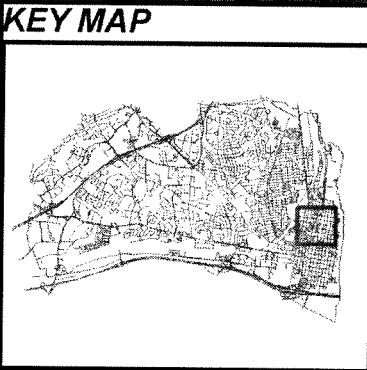
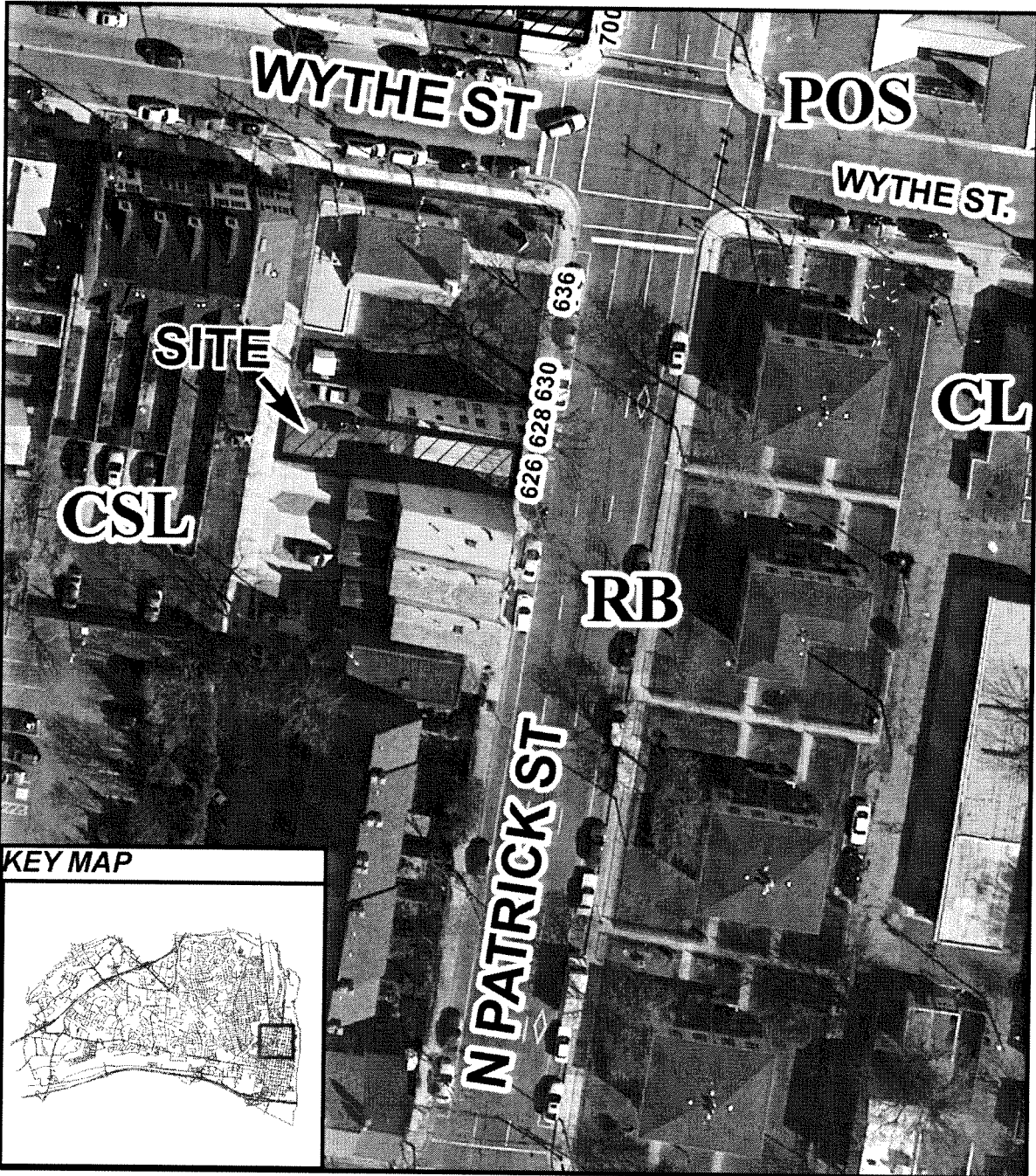
CONSENT AGENDA ITEM

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 parking reduction to construct new single family dwelling. | Planning Commission Hearing: | October 5, 2010 |
| | City Council Hearing: | October 16, 2010 |
| Address: 626 North Patrick Street | Zone: | RB/Residential |
| Applicant: Kulinski Group Architects, by Stephen Kulinski | Small Area Plan: | Braddock Road Metro |

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



SUP #2010-0036

10/05/10



I. DISCUSSION

REQUEST

The applicant, Kulinski Group Architects, P.C., requests special use permit approval to reduce the required parking for the construction of a new single family dwelling located at 626 North Patrick Street.

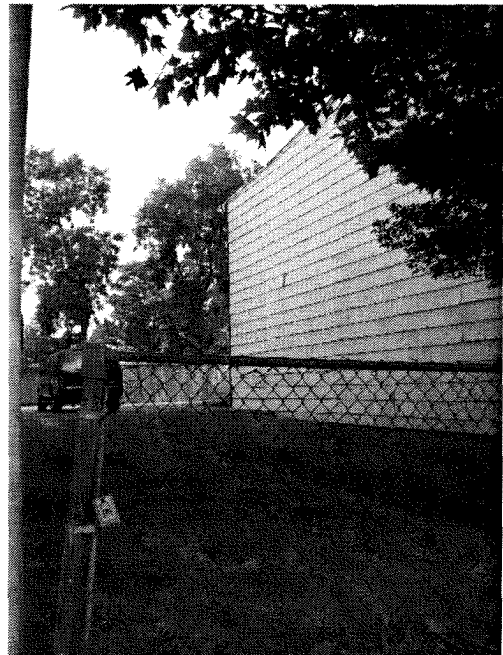
SITE DESCRIPTION

The subject property is one lot of record with 17.50 feet of frontage on North Patrick Street, 90.00 feet of depth and a total lot area of 1,575 square feet. The lot is currently vacant and is entered from the rear by a public alley accessed from Wythe Street.

The surrounding area is occupied by a mix of residential and church uses. Immediately to the north, south and west are single-family residential dwellings. To the east, across North Patrick Street are multi-family dwellings, owned by the Alexandria Redevelopment and Housing Authority.

BACKGROUND

The lot is smaller than required in the RB zone, where the minimum lot area is 1,980 square feet. In the RB zone, section 3-707(B) allows lots of record as of December 28, 1951, to be developed with a single-family dwelling. According to deed records, this property has been a lot of record since at least 1940. Therefore, the vacant lot may be developed with a single-family dwelling.



Lots in the RB zone are required to provide 800 square feet of open space, regardless of their total lot area. On September 16, 2010, the Board of Zoning Appeals granted an open space variance to reduce the open space to 446 square feet to allow for the construction of a single-family dwelling on this property. The BZA found that the small size of the lot and the requirements to provide 800 square feet of open space and two off-street parking spaces created a hardship for the applicant. The BZA also found that as proposed the lot will provide more open space than most of its immediate neighbors while accommodating two off-street parking spaces.

The Parker-Gray Board of Architectural Review approved the proposed 2 ½ story Greek Revival style house “in concept” at the hearing on June 23, 2010, BAR2010-00129. The BAR found the scale, mass and architectural character of the proposed house to be in keeping with the adjacent late 19th century homes and with the overall context of the surrounding neighborhood. The BAR asked the applicant to restudy some minor architectural details, including the proportions of the second floor windows on the rear elevation.

PROPOSAL

Section 8-200(A)(1) of the Zoning Ordinance, requires a single family dwelling to provide two standard off-street parking spaces. As defined by the Zoning Ordinance a standard parking space measures 9.00 feet by 18.50 feet and a compact space measures 8.00 feet by 16.00 feet.

The applicant proposes a technical parking reduction that would allow one standard space and one compact space instead of the two standard sized spaces required by the zoning ordinance. The applicant wishes to provide parking at the rear of the property in order to preserve usable open space in the center of the lot which would be diminished by other potential parking configurations, such as tandem parking. The lot is 17.50 feet in width and cannot accommodate two side by side standard sized parking spaces. Therefore, the applicant is requesting approval to permit one standard space and one compact space.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB zone, which permits single-family dwellings. The proposed single-family dwelling is consistent with the Braddock Road Metro Small Area Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to reduce the required parking from the required two standard spaces to one standard and one compact space with the conditions listed in this report. The applicant's request is modest and technical in nature. The lot is only 17.50 feet in width and cannot accommodate two side by side standard sized parking spaces. The proposed compact/standard space combination will measure only 0.50 feet less than the required width of two standard spaces.

If the full open space and parking requirements were required here, the proposed dwelling would have to be reduced by at least 19.00 feet in depth, which would result in a dwelling measuring only 17.00 feet in width by approximately 25.00 feet in depth. Even if the applicant were to reduce the dwelling to comply with the open space requirement, he would still need to request a special use permit for a parking reduction because the lot is not wide enough to accommodate two standard parking spaces. Staff explored the idea of tandem parking spaces with the applicant, but the result would be an undesirable narrow strip of open space, still less than the 800 square feet of open space required. Staff and the applicant have worked through the various alternatives and the current proposal provides the best balance of open space, parking and a reasonably sized footprint for this infill project.

When compared to its neighbors, the proposed dwelling has a smaller footprint and provides more open space than many other dwellings on this block of north Patrick Street. The properties to the south received variances in the 1970's and 1980's to reduce open space and increase FAR. The majority of the rear yard at each of the residential properties on this block is used for parking. The applicant is proposing a parking configuration consistent with the character of this

block. Staff has included a condition that will require the parking area to be constructed of a permeable material.

In an effort to provide usable outdoor space on the lot, the rear half of the third story will accommodate an open roof deck. While this area does not meet the technical definition of open space it will provide the resident with approximately 336 square feet of usable outdoor space. The Board of Zoning Appeals approval included a condition to require the deck to remain open.

III. RECOMMENDED CONDITIONS

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

1. This special use permit allows a parking reduction to permit one standard parking space (9.00 feet by 18.50 feet) and one compact parking space (8.50 feet by 18.50). (P&Z)
2. The parking area shall be surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning and Transportation and Environmental Services. (P&Z)
3. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
4. 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 plan. (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:

- F-1 T&ES has no objection to the requested parking reduction.
- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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 plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved by T&ES prior to issuance of a building permit.(Sec.5-4-1.1) (T&ES)
- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-6-224) (T&ES)
- C-3 If construction of the residential unit(s) 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)
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec.5-2-1) (T&ES)
- C-5 Roof, surface and sub-surface drains shall 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-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-7 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361)
- C-9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

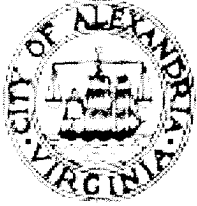
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

BAR:

- F-1 The Parker Gray Board of Architectural Review approved the proposed 2 ½ story Greek Revival style townhouse “in concept” at the hearing on June 23, 2009, BAR2010-00129. They found the scale, mass and architectural character of the proposed townhouse to be in keeping with the adjacent late 19th century townhouses and with the overall context of the surrounding neighborhood. The Board asked the applicant to restudy some minor architectural details, including the proportions of the second floor windows on the rear elevation.

Police Department:

- F-1 The Police Department has no comments or objections to a house being built on an existing empty substandard lot.
- F-2 The Police Department has no objections to a parking reduction from two spaces to one.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0036

PROPERTY LOCATION: 626 N. PATRICK STREET

TAX MAP REFERENCE: 054.04-11.20 ZONE: RB

APPLICANT:

Name: KULWSKI GROUP ARCHITECTS P.C.

Address: 104 N. WEST STREET

PROPOSED USE: RESIDENTIAL

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.

STEPHEN KULWSKI A.I.A.
Print Name of Applicant or Agent

[Signature] 6.22.10
Signature Date

104 N. WEST STREET
Mailing/Street Address

703 836 7243 703 836 7247
Telephone # Fax #

ALEXANDRIA, VA 22314
City and State Zip Code

STEVE@KULWSKIGROUP.COM
Email address

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

1

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 626 N Brick St Alexandria, VA 22314, I hereby
(Property Address)

grant the applicant authorization to apply for the RESIDENTIAL use as
(use)
described in this application. UrbanVibe Residential LLC

Name: Joseph Stiles, Mgr

Phone: 703-403-6677

Address: 1001 19th St North Ste 1200
Arlington, VA 22209

Email: pe@urbanvibedevelopers.com

Signature: [Handwritten Signature]

Date: June 22, 2010

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.

UrbanVibe Residential LLC 100%

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. JOSEPH SHIETH | 1001 19th ST NORTH SUITE 1200 | 100% |
| 2. | ARLINGTON, VA 22209 | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. JOSEPH SHIETH | 1001 19th ST NORTH SUITE 1200 | 100% |
| 2. | ARLINGTON, VA 22209 | |
| 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.

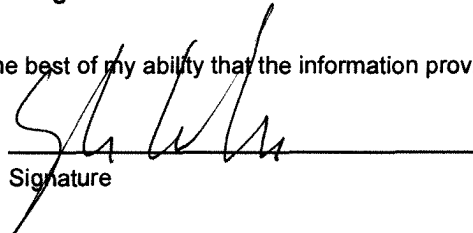
| Name of person or entity | Relationship as defined by Section 11-350 of the Zoning Ordinance | Member of the Approving Body (i.e. City Council, Planning Commission, etc.) |
|--------------------------|---|---|
| 1. JOSEPH SHIETH | NONE | CITY COUNCIL PLANNING COMMISSION |
| 2. | | |
| 3. | | |

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.

6-22-10
Date

STEPHEN KULINSKI
Printed Name


Signature

Alexandria City Council

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

Planning Commission

John Komoroske, Chair
H. Stewart 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, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

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.

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.

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 plan is for a new house on an existing empty substandard lot on a residential block in North Old Town. The new house design is undergoing conceptual approval from the Parker Gray Board of Architectural review. The SUP request is for a reduction of parking from two spaces down to one space. The site is not wide enough to support two side by side spaces.

We are also requesting a reduction/ reallocation of open space. We would like to reduce the complying ground floor open space to 574 square feet in order to achieve a reasonably sized residential building footprint. We will provide additional above ground open space of 273 square feet on a rooftop deck. The deck will afford views of the Masonic Temple and will be oriented away from the noise and traffic of route one thereby making it a desirable alternative for outdoor living.

The combined complying ground level and rooftop open space will total 847 square feet. The combined open space will exceed the 800 square foot requirement and will far exceed 40% of the lot size ($1575 \times .40 = 630$ sq ft) The 40 % number is derived from the percentage of open space required if this were a complying lot in the RB zone.

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: _____

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).

3-4 PEOPLE ANTICIPATED IN THE HOUSE

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

NONE

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

| | |
|-----------------|--------|
| Day: | Hours: |
| _____ | _____ |
| <u>24 HOURS</u> | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
A. Describe the noise levels anticipated from all mechanical equipment and patrons.

COMMON HOUSE HOLD NOISES ANTICIPATED

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)

COMMON HOUSEHOLD WASTE

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

3 BAGS A WEEK

C. How often will trash be collected?

WEEKLY

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?

[] 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 nearby residents, employees and patrons?

ALCOHOL SALES

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

[] 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:

- 1 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

| |
|---|
| Planning and Zoning Staff Only |
| Required number of spaces for use per Zoning Ordinance Section 8-200A _____ |
| Does the application meet the requirement? [] Yes [] No |

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.

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

| |
|--|
| Planning and Zoning Staff Only |
| Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ |
| Does the application meet the requirement? [] Yes [] No |

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?

No

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) + 4181 sq. ft. (addition if any) = 4181 sq. ft. (total)

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: _____

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)

REDUCE REQUIREMENT FROM 2 SPACES TO 1 SPACE. ONE FULL SIZE SPACE WILL BE PROVIDED, TO BE ACCESSED FROM ALLEY.

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

NEW HOUSE IS A SHORT WALK TO BRADDOCK ROAD METRO & NUMEROUS METROBUS ROUTES.

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

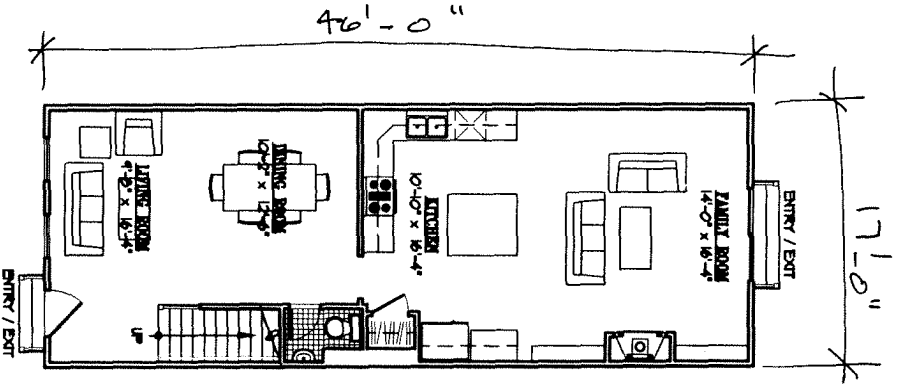
LOT IS 17'-6" WIDE, TWO SPACES WOULD REQUIRE 18'-0" WIDTH

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

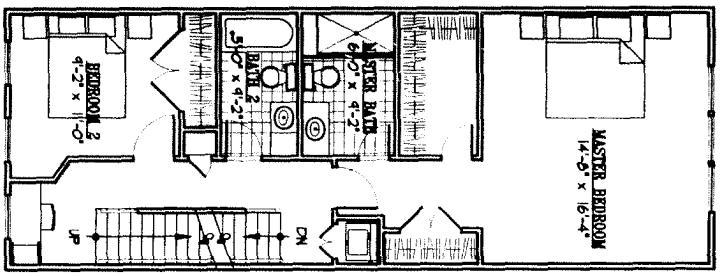
Yes. No.

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.

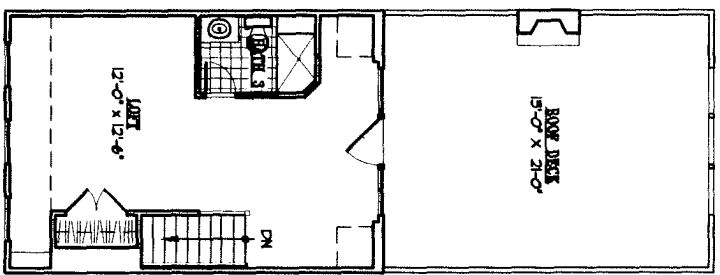
6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"



3 LOFT / ROOF PLAN
SCALE: 1/8" = 1'-0"

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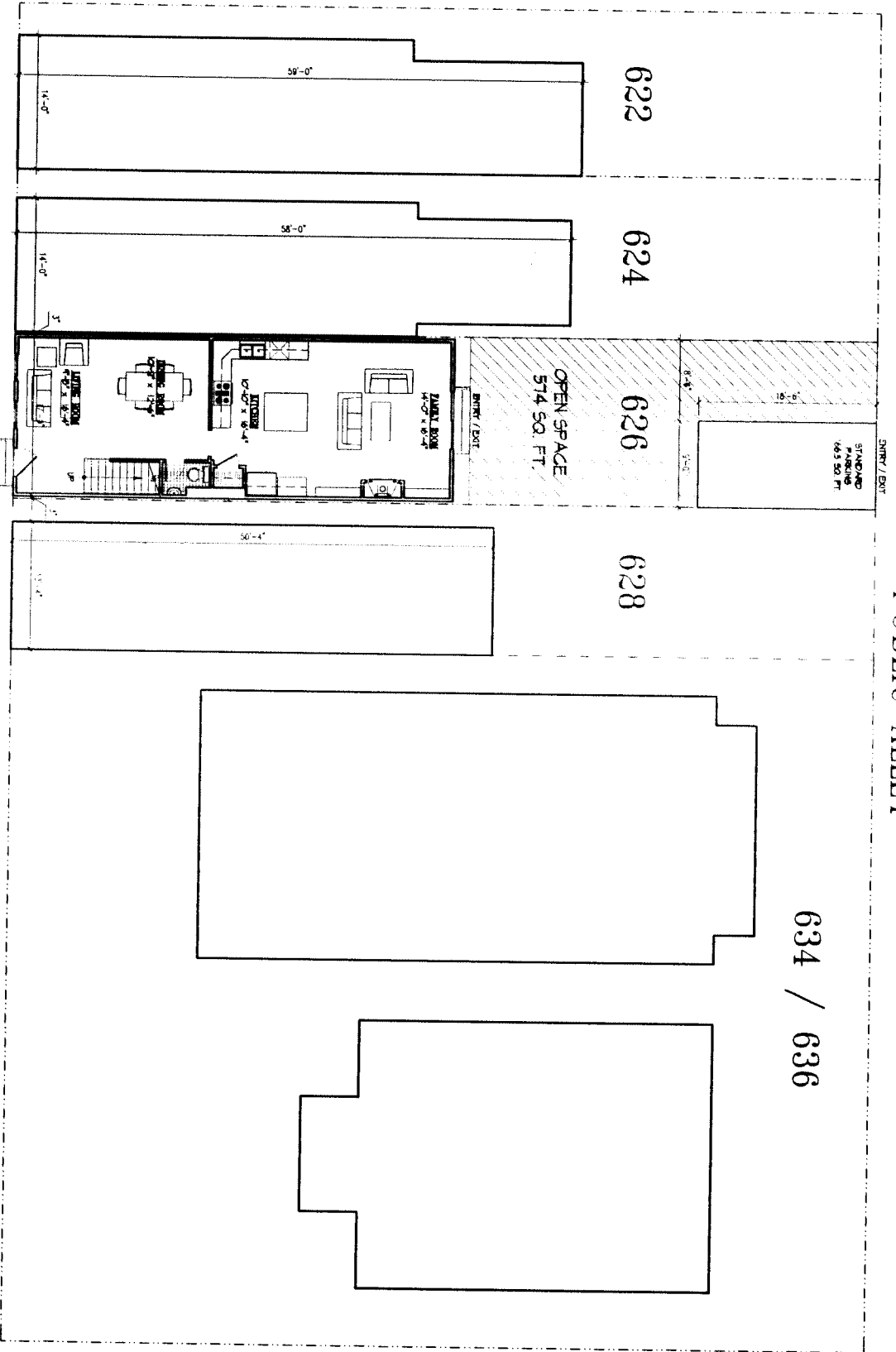
SUP-1

COMPANY: LEVEL 10 CONTACT: JOE SHIEH SQUARE FOOTAGE: 1,181 SQ. FT.
686 NORTH PATRICK STREET ALEXANDRIA, VA 22314

ALEXANDRIA VA 22314 • 104 N. WEST ST
FAX 703.836.7247 • 703.836.7243
WWW.KULINSKIGROUP.COM



PUBLIC ALLEY



1 PROPOSED SITEPLAN
AS SCALE 1/8" = 1'-0"

N. PATRICK STREET

WYTHE STREET

634 / 636

622

624

626

628

COMPANY: LEVEL 10 CONTACT: JOE SHIRH SQUARE FOOTAGE: 1,181 SQ. FT.

436 NORTH PATRICK STREET ALEXANDRIA, VA 22314

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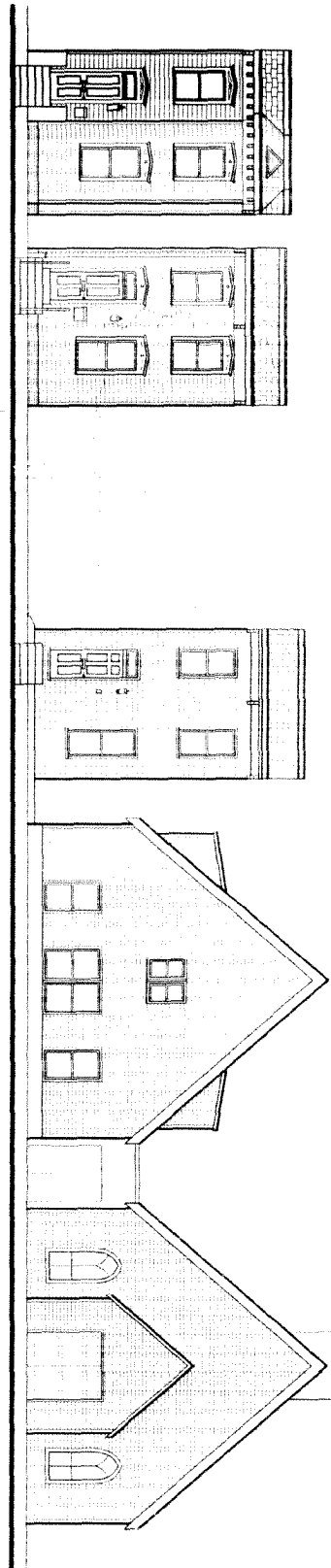


SUP-2

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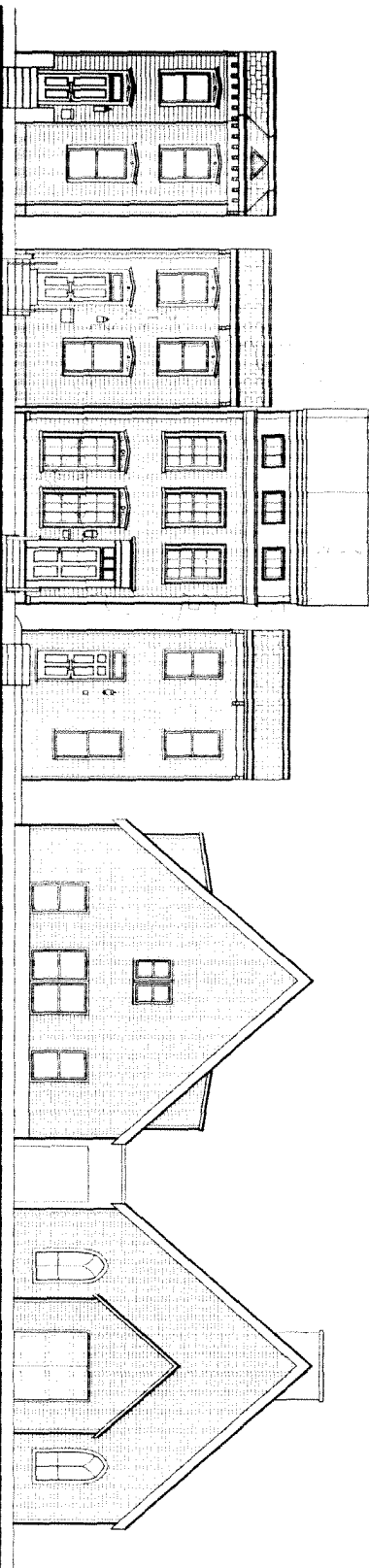
CITY OF ALEXANDRIA
 BOARD OF ARCHITECTURAL REVIEW PARKER-GRAY DISTRICT
 PLAN SUBMITTAL

1 EXISTING STREETSCAPE
 A1 SCALE 1/8"



626 NORTH PATRICK STREET

2 PROPOSED STREETSCAPE
 A1 SCALE 1/8"



626 NORTH PATRICK STREET

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CITY OF ALEXANDRIA B.A.R. SUBMITTAL - STREETSCAPE

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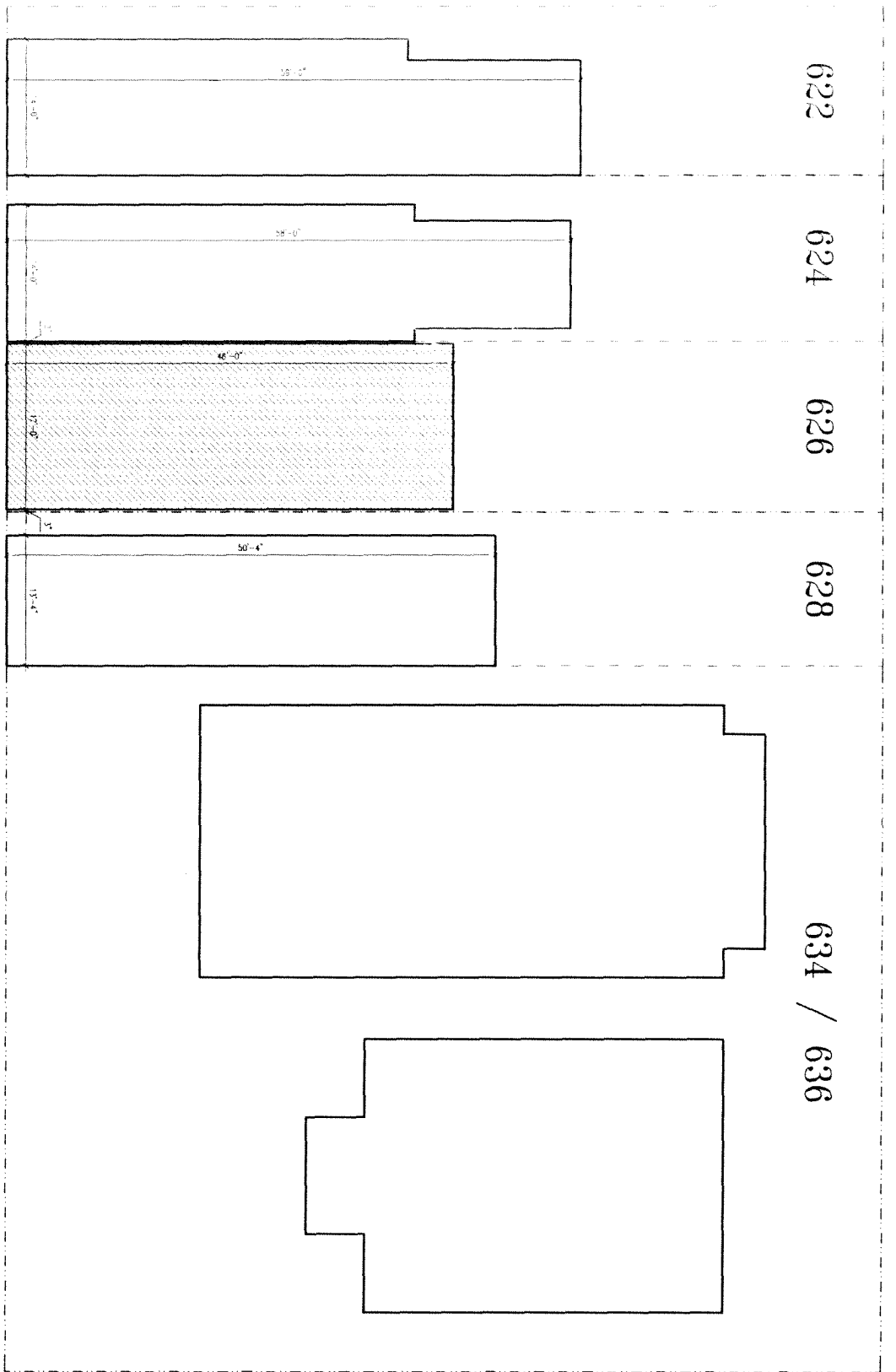


A1

22

200 & Q L V K G R O U P A R C H I T E C T S E N T E R S I T S C O M M U N I T Y A N D T H E R E P R O P E R T Y R O O M S I N T H E S E P L A N S . T H E S E P L A N S A R E N O T T O B E R E M O D I F I E D , C H A N G E D , O R C O P I E D I N A N Y F O R M O R M A T T E R W I T H O U T T H E E X P R E S S W R I T T E N P E R M I S S I O N A N D C O N S E N T O F Q L V K G R O U P A R C H I T E C T S

1 PROPOSED SITEPLAN
AS SCALE NTS



A2

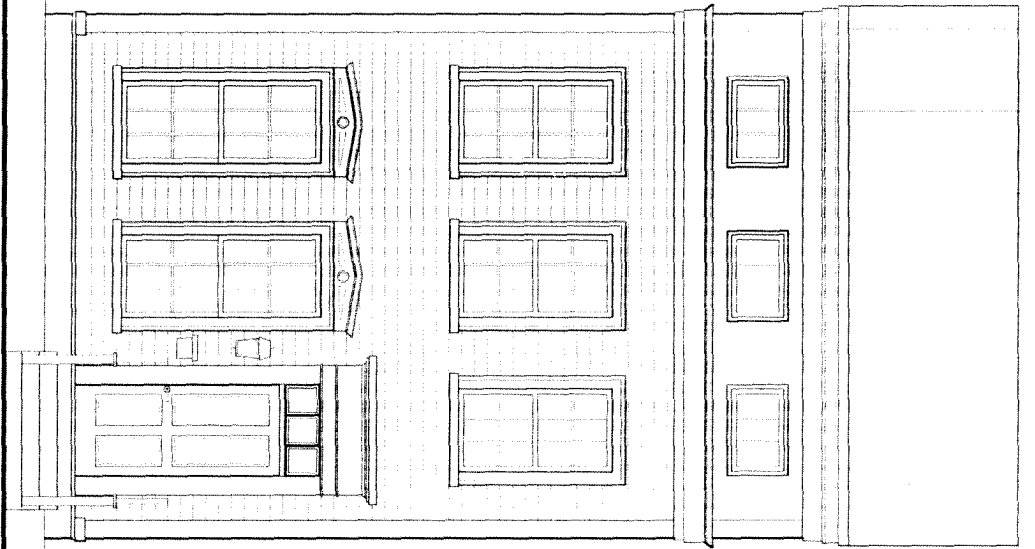
CITY OF ALEXANDRIA B.A.R. SUBMITTAL - SITEPLAN

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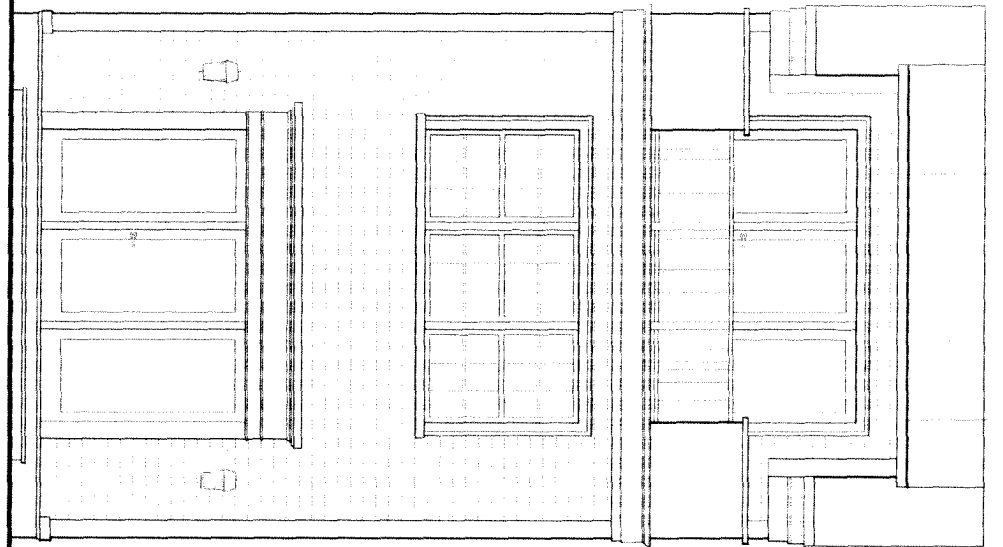
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03



1 FRONT ELEVATION
A3 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A3 SCALE: 1/4" = 1'-0"

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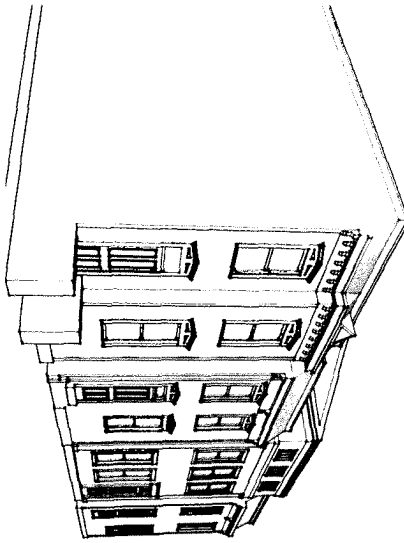
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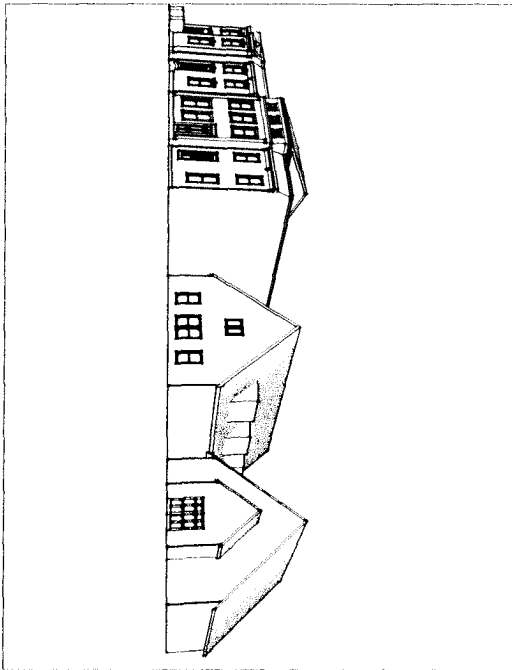


A3

24



1 NORTH EAST WALKING PERSPECTIVE
SCALE: N/A



2 SOUTH EAST WALKING PERSPECTIVE
SCALE: N/A

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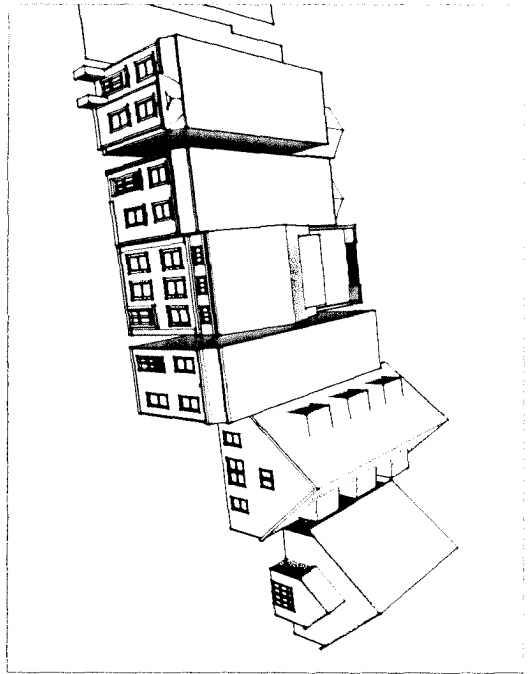
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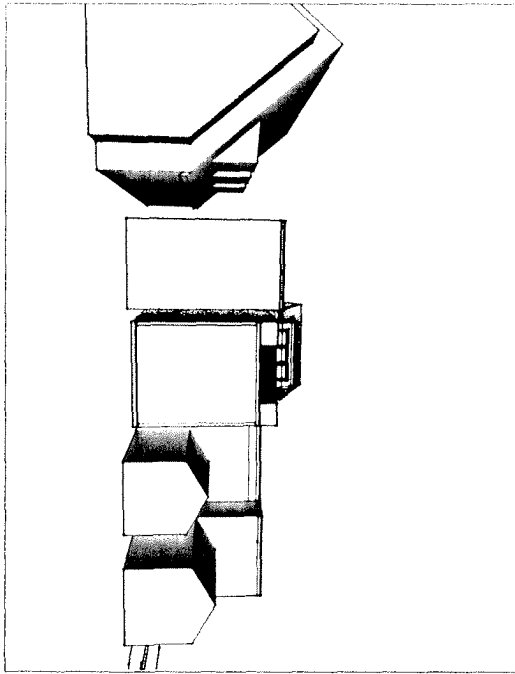


A4

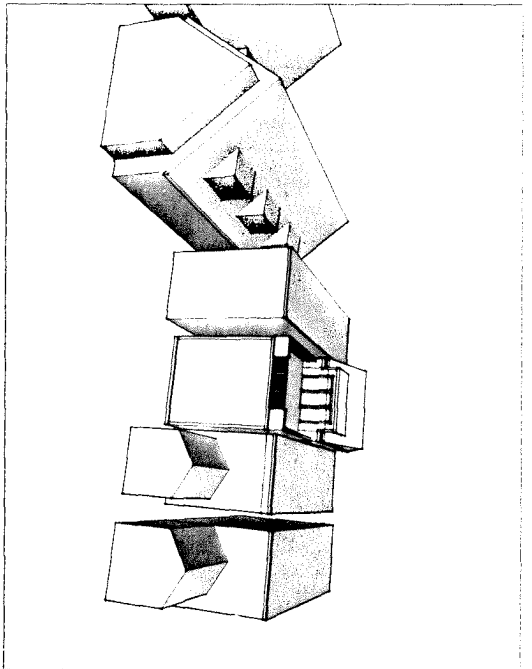
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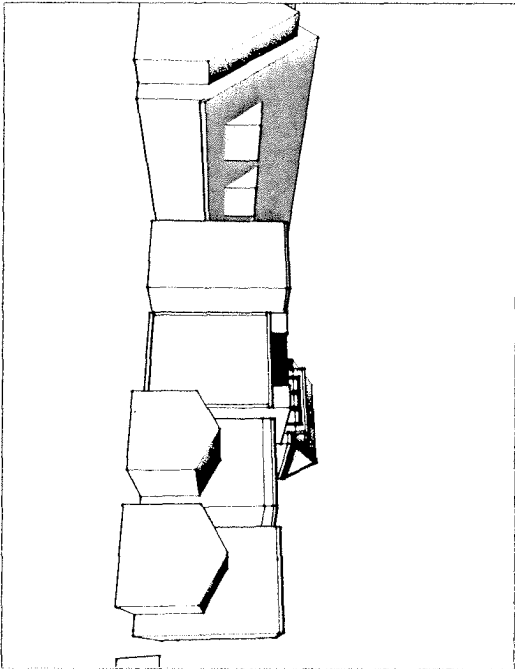
1 FRONT ELEVATION BIRDS EYE PERSPECTIVE
1/8" SCALE NTS



3 REAR ELEVATION ALLEY PERSPECTIVE (A)
1/8" SCALE NTS



2 REAR ELEVATION BIRDS EYE PERSPECTIVE
1/8" SCALE NTS



4 REAR ELEVATION ALLEY PERSPECTIVE (B)
1/8" SCALE NTS

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A5

26



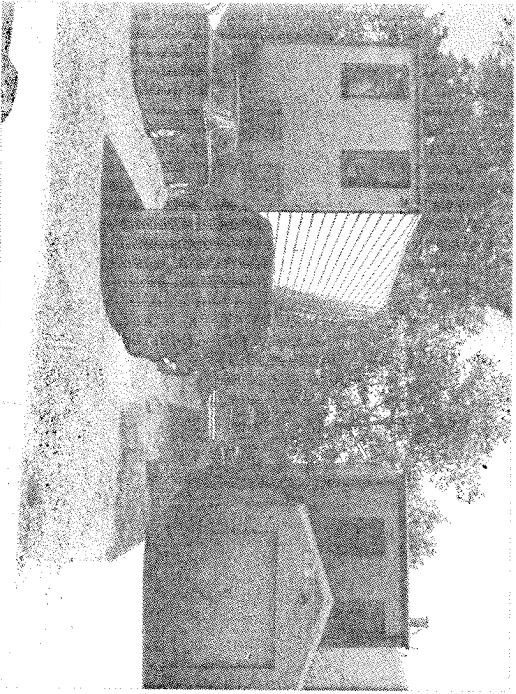
1 ADJACENT PROPERTIES TO THE SOUTH
1/8" SCALE NTS



3 ADJACENT PROPERTIES TO THE NORTH
1/8" SCALE NTS



2 EXISTING SITE FRONT ELEVATION
1/8" SCALE NTS



4 EXISTING SITE NEAR ELEVATION
1/8" SCALE NTS

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