

DOCKET ITEM #2
Special Use Permit #2011-0016
605 Little Street- Single Family Dwelling

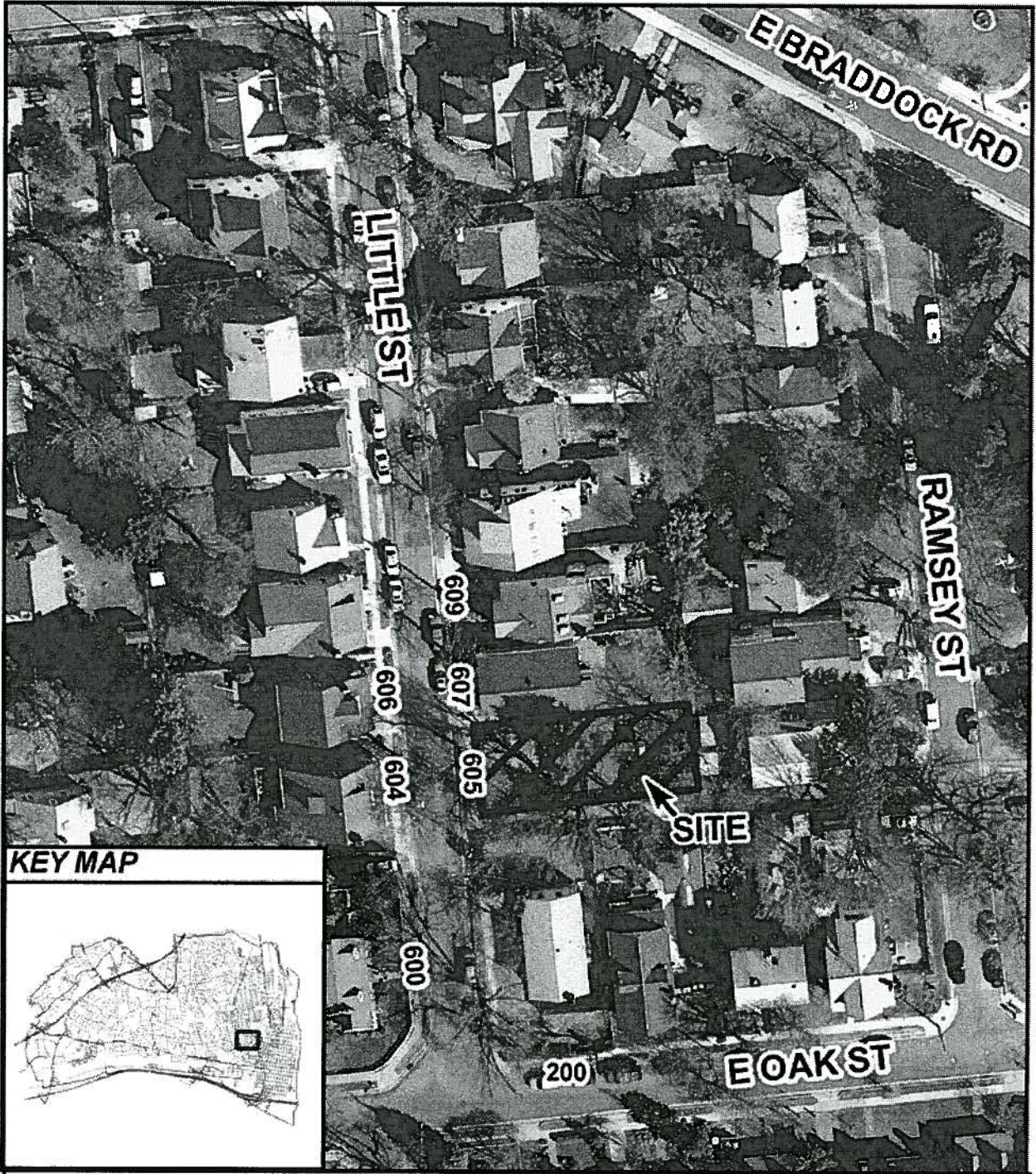
CONSENT AGENDA ITEM

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	
Consideration of a request to construct a single family dwelling on a substandard lot.	Planning Commission Hearing:	June 7, 2011
	City Council Hearing:	June 25, 2011
Address: 605 Little Street	Zone:	R-2-5/Single and Two Family
Applicant: Brian Thomas	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: Nathan Randall nathan.randall@alexandriava.gov



KEY MAP



SUP#2011-0016

6/7/2011



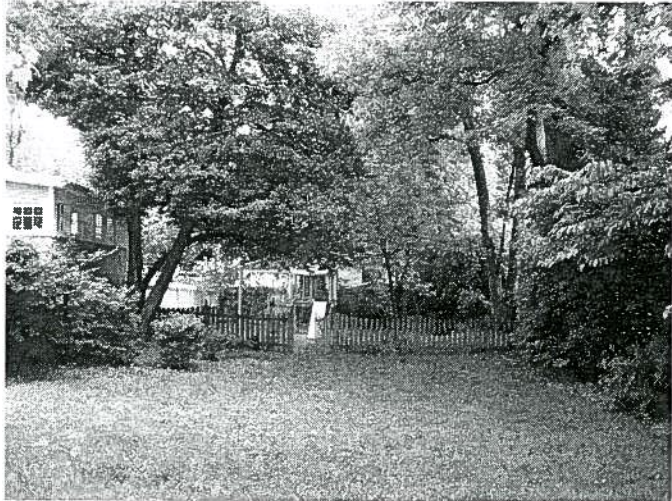
I. DISCUSSION

The applicant, Brian Thomas represented by Steve Kulinski, architect, requests Special Use Permit approval to construct a single-family dwelling on a substandard lot at 605 Little Street.

SITE DESCRIPTION

The subject site is one lot of record with 40 feet of frontage on Little Street, 100 feet of depth, and a total lot area of 4,000 square feet. A 15-foot alley runs along the southern side of the property.

The surrounding area is comprised of primarily single-family residential dwellings along with some two-family residential dwellings.



PROPOSAL

The applicant requests SUP approval to construct a one-and-a-half story single-family dwelling on this substandard lot. The dwelling is proposed to be 1,795 square feet in size and will measure 22.9 feet in height. The design of the dwelling, which has been refined as a result of discussions between the applicant and staff, includes a roofline parallel to the street and a roof design that achieves the appearance of a one-and-a-half story building rather than two full stories. The front façade includes a front porch spanning the entire width of the house and a second-story dormer.

ZONING

The property is located in the R2-5/Single and Two-Family Residential zone, which ordinarily requires a minimum lot size of 5,000 square feet, minimum lot frontage of 50 feet and minimum lot width of 40 feet for a single-family dwelling. The lot is substandard in terms of lot area and lot frontage, but meets the minimum lot width requirement.

Section 12-400 of the Zoning Ordinance permits construction of a single-family home on a substandard lot only with Special Use Permit approval and only if the substandard lot contains at least the lot area and at least the lot width and frontage exhibited by 50% of the developed lots on the block face. Given that a majority of the other lots on this block face are exactly the same size and shape as the subject lot, these threshold requirements have been met.

The proposal meets Zoning Ordinance requirements regarding setbacks, FAR, building height and threshold height. Additional zoning elements of the applicant's proposal can be found on the following page.

	<u>Requirement</u>		<u>Proposal</u>
Lot Size	5,000 SF Min		4,000 SF
Lot Width	50' Min		40'
Lot Frontage	40' Min		40'
Front Yard	Established setback	13.9'	13.9'
Side Yard (South)	1:3 with 7' min	7.04'	7.17'
Side Yard (North)	1:3 with 7' min	7.04'	7.17'
Rear Yard	1:1 with 7' min	22.9'	31.25'
Building Height	Max: prevailing plus 20% (23.04') OR 25' whichever is higher	25'	22.9'
Threshold Height	Max: prevailing plus 20%	3.9' + 20% = 4.68'	2.5'
FAR	0.45 max		0.45

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

PARKING

Pursuant to Section 8-200(A)(1) of the Zoning Ordinance, a minimum of two standard-size parking spaces are required for single-family detached dwellings. The applicant meets this parking requirement by providing two parking spaces to the rear of the dwelling which is reached from the adjacent alley.

ORIGINAL PROPOSAL

FIRST REVISION



THIRD REVISION

FINAL REVISION



II. STAFF ANALYSIS

Staff does not object the applicant's request to construct a new single-family dwelling on this substandard lot. The proposed design of the dwelling and its placement on the lot is appropriate and generally compatible with the surrounding neighborhood.

Staff has worked with the applicant to refine the original proposal to achieve a better fit with the existing homes on the block. Although this block of Little Street has an eclectic mix of housing styles, many of the homes are relatively low in height, feature a roofline parallel to the street, and have a design which minimizes the appearance and massing of the second story. Some of these homes also feature a second-story dormer and a front porch that spans the entire length of the front building wall. Staff therefore recommended that the applicant consider revisions that would break up the tall front building wall to read more like a one-and-a-half story building from the street. Staff also suggested that the applicant consider incorporating additional elements seen in the neighborhood such as a longer front porch.

The applicant's first revision, as shown on the previous page, represented a significant departure from the original proposal. The overall design of the dwelling was changed to a one-and-a-half story bungalow, a style seen elsewhere on this block. It featured a roofline parallel to the street, a second-story dormer, and a full front porch. The first version also included a truncated or "half-hip" roof on either side of the dwelling that was later removed. Subsequent revisions to the proposal did not significantly change the overall design of the home but instead responded to staff's remaining concerns about the appropriateness of the overall building height.

These changes, when taken together and compared to the original proposal, have resulted in a dwelling more suitable for the neighborhood. The dwelling proposed for this substandard lot could be made even smaller and shorter than the applicant's final proposal, particularly given that some of the homes on the block face are less than 20 feet in height. However, the overall 22.9 foot building height proposed here is still lower than the 25-foot height limitation allowed under infill regulations and will not be perceptibly higher than some of the other homes in the block and the neighborhood. Staff also believes that the proposed threshold height, while less than the average on the block face, is reasonable and helps to achieve a lower overall building height. At least two other homes on this block of Little Street have a threshold height at or below the applicant's proposal.

The location of the house on the site and the provision of parking here are also appropriate for the area. The dwelling will be located at the prevailing front setback line, which at 13.9 feet is relatively close to the street compared to some neighborhoods in the City. The side yard setbacks, at just over seven feet, are also consistent with what exists in the neighborhood. In terms of parking, the applicant proposes to meet off-street parking requirements with a two-space parking pad located directly off the adjacent public alley. This arrangement is similar to other parking arrangements nearby in that parking is typically inconspicuous and located to the side of the dwelling. The provision of parking here also allows the dwelling to be set in the middle of the lot with equal side yard setbacks for an overall balanced appearance from the street.

The development of this lot will require the removal of several small and medium-sized trees. However, the applicant will be required to add trees and other approved landscaping to the site to achieve an overall crown coverage of at least 25% as required under infill regulations. Staff also notes that the existing street trees in front of the lot will remain since no new curb cuts are required for the new dwelling.

Finally, staff has heard potential concern from the neighborhood that the proposed new dwelling could exacerbate existing stormwater runoff issues on nearby properties. The grading plan process, which is required for new single-family homes, will evaluate the potential for drainage impacts and require remediation if necessary. Staff has also included condition language (Condition #2) requiring that the driveway be surfaced using a permeable paving system to help mitigate potential stormwater concerns.

Staff finds that the proposed new single-family dwelling is appropriate for this location and, subject to the conditions in Section III of this report, recommends approval of the request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** of the Special Use Permit request subject to compliance with all applicable codes and ordinances and the following conditions:

1. The design of the dwelling shall be substantially consistent with the submitted illustrations dated May 17, 2011 to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. All new driveway/parking areas shall be surfaced with a permeable paving system to the satisfaction of the Director of Planning & Zoning. (P&Z)
3. 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 the issuance of a building permit. (T&ES)
4. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
5. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

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 all plans submitted for approvals. (T&ES)

STAFF: Barbara Ross, Deputy 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:

- R-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 the issuance of a building permit. (T&ES)
- R-2 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-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 all plans submitted for approvals. (T&ES)
- C-1 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-2 An approved GRADING PLAN must be attached to the building permit application. City Code Section -5-6-224 requires that a grading plan be submitted to and approved by T&ES prior any land disturbing activities or the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less that 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - 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>

- 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 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.5-6-224) (T&ES)
- C-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design and must be included on the required Grading Plan. (Sec. 5-2-1) (T&ES)
- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-8 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. (T&ES)

Code Enforcement:

- F-1 The following comments are for preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at 703-746-4901 or thomas.sciulli@alexandriava.gov.
- C-1 A building permit is required to be issued prior to the start of any work.
- C-2 A soils report must be submitted with the building permit application.
- C-3 Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (IRC as amended)
- C-5 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5)

C-6 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 116.1).

Health:

F-1 No Comment

Parks and Recreation:

F-1 No Comments Received

Police Department:

F-1 No Comments Received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0016

PROPERTY LOCATION: 605 LITTLE STREET

TAX MAP REFERENCE: 053.04-04-12 ZONE: R 2-5

APPLICANT:

Name: BRIAN C. THOMAS

Address: 1402 MT. VERNON AVE.

PROPOSED USE: SINGLE FAMILY DWELLING

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.

BRIAN C. THOMAS
Print Name of Applicant or Agent

[Signature] 3-22-11
Signature Date

1402 MT. VERNON AVE.
Mailing/Street Address

202-714-1453
Telephone # Fax #

ALEXANDRIA, VA 22301
City and State Zip Code

BRIANTHOMAS03@YAHOO.COM
Email address

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

PROPERTY OWNER'S AUTHORIZATION

Applicant is the owner.

As the property owner of _____, 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.

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 Application is for a new single family home on a currently vacant building lot. The home is designed to meet the infill regulations as well as the character of the immediate neighborhood.

Parking for two full size vehicles will be provided on an off street parking pad accessible from the twelve and a half foot wide Alley on the south.

Several architectural techniques will be employed to meet the goals of the infill regulations. The second floor ceilings have been lowered to seven and a half feet to better blend with the existing scale of nearby houses. Parking is at the rear and not seen or accessed from the front of the property. A comfortable sized front porch will encourage neighborly interaction. The massing has been broken down with the one story porch elements, offset walls and a secondary building block at the rear of the house. The house will appear as if it was once a smaller structure that was added to years later. This mimics the development pattern of both the Rosemont and Del Ray Neighborhoods. Careful selection of siding materials, paint colors and historic detailing will respect the character of the neighborhood.

The substandard subject property has the same or more lot area, frontage and width of 13 of the 18 lots on the blockface.

We are requesting the modification of the prevailing front yard setback requirement in order to respect the Deed mandated Building Restriction Line (14 feet from west side of property) so as not to create any legal entanglements.

The average threshold height of the block is 3.9 feet. We will set our new floor 4 feet above the existing grade level. The house height will be lower than the 25 foot maximum height allowed.

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.		
2.		
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. Brian Thomas	1402 Mt. Vernon Ave	100%
2.	Alex, VA 22301	
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		
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.

3/22/11
Date

Brian Thomas
Printed Name


Signature



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: A NEW SINGLE FAMILY DWELLING ON A SUB-STANDARD LOT

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.

TYPICAL FOR A SINGLE FAMILY HOUSE

- 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)

STANDARD HOUSE HOLD WASTE

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

2 BAGS PER 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. [X] 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?

N/A

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:

- 2 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?
ACCESS IS ADEQUATE

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) + _____ sq. ft. (addition if any) = 1,200 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

FRONT SETBACK DATA

LITTLE STREET

Address #	Setback From Face of Curb	Address #	Setback From Face of Curb
200*	25.1	703	25.4
607	16.2	705	15.9
609	25.0	707	25.5
701	15.9	711	26.4

* = E. Oak Street Address

AVERAGE = 21.9

Building & Threshold Height Data

A	B	C	D	E	F	G	H	I
Address #	Ground Elevation	1st Floor Threshold Elevation	Bottom of Roof Elevation	Top of Roof Elevation	(C-B) Distance Ground to 1st Floor	(D-B) Distance Ground to Bottom of Roof	(E-B) Distance Ground to Top of Roof	(G+H)/2 Building Height
LITTLE STREET								
200*	26.7	27.2	39.9	45.4	0.5	13.2	18.7	16.0
607	27.8	31.8	40.7	50.0	4.0	12.9	22.2	17.6
609	28.0	32.2	40.7	53.1	4.2	12.7	25.1	18.9
701	28.5	33.1	41.8	56.2	4.6	13.3	27.7	20.5
703	30.6	35.3	43.6	55.1	4.7	13.0	24.5	18.8
705	30.9	36.3	44.7	58.0	5.4	13.8	27.1	20.5
707	33.5	37.3	45.9	56.8	3.8	12.4	23.3	17.9
711	36.1	40.1	56.1	62.6	4.0	20.0	26.5	23.3
AVERAGE	30.3	34.2	44.2	54.7	3.9	13.9	24.4	19.2



DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 605 LITTLE STREET Zone R 2-5

A2. $\frac{4,000}{\text{Total Lot Area}} \times \frac{0.45}{\text{Floor Area Ratio Allowed by Zone}} = \frac{1,800}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5**	
Total Gross *		Total Exclusions	

B1. Existing Gross Floor Area *
 _____ Sq. Ft.
 B2. Allowable Floor Exclusions**
 _____ Sq. Ft.
 B3. Existing Floor Area minus Exclusions _____ Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1069	Basement**	1069
First Floor	1069	Stairways**	232
Second Floor	1066	Mechanical**	61
Third Floor	—	Porch/ Garage**	179
Porches/ Other	179	Attic less than 5**	47
Total Gross *	3383	Total Exclusions	1,588

C1. Proposed Gross Floor Area *
3383 Sq. Ft.
 C2. Allowable Floor Exclusions**
1,588 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 1795 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1795 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1,800 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	—
Required Open Space	—
Proposed Open Space	—

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

Signature: _____

Date: 5-17-11

Example of the Proposed Design
SUP #2011-0016
605 Little Street



23



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PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

VICINITY MAP

SHEET NUMBER

A1



606 LITTLE STREET



607 LITTLE STREET



700 LITTLE STREET



704 LITTLE STREET



600 LITTLE STREET



601 LITTLE STREET



202 OAK STREET



211 OAK STREET

25

25

PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

NEIGHBORING SITES

SHEET NUMBER

A2



SCALE: 1/4" = 1'-0"

27

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

FRONT ELEVATION

SHEET NUMBER

A4

27



SCALE: 3/16" = 1'-0"

28

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

RIGHT SIDE ELEVATION

SHEET NUMBER

A5



SCALE: 1/4" = 1'-0"

29

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

REAR ELEVATION

SHEET NUMBER

A6

29



SCALE: 3/16" = 1'-0"

30

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

LEFT SIDE ELEVATION

SHEET NUMBER

A7

30



SCALE: 1/4" = 1'-0"

31

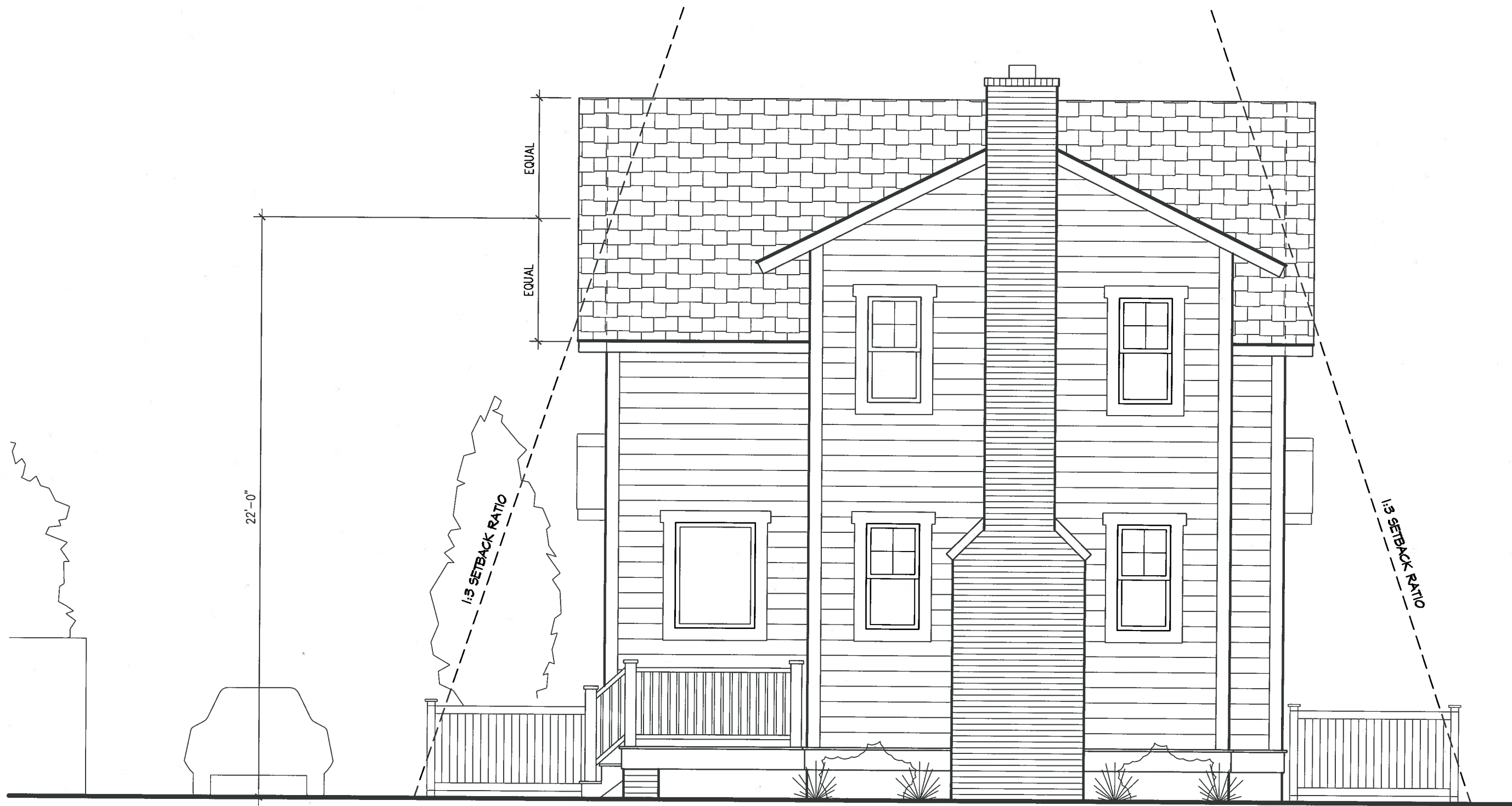
PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

FRONT ELEVATION - HEIGHT MODIFICATION DRAWING

31

SHEET NUMBER

A8



SCALE: 1/4" = 1'-0"

32

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

REAR ELEVATION - HEIGHT MODIFICATION DRAWING

SHEET NUMBER

A9



605 LITTLE ST.



605 LITTLE ST.

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

LITTLE STREET - STREETSCAPE

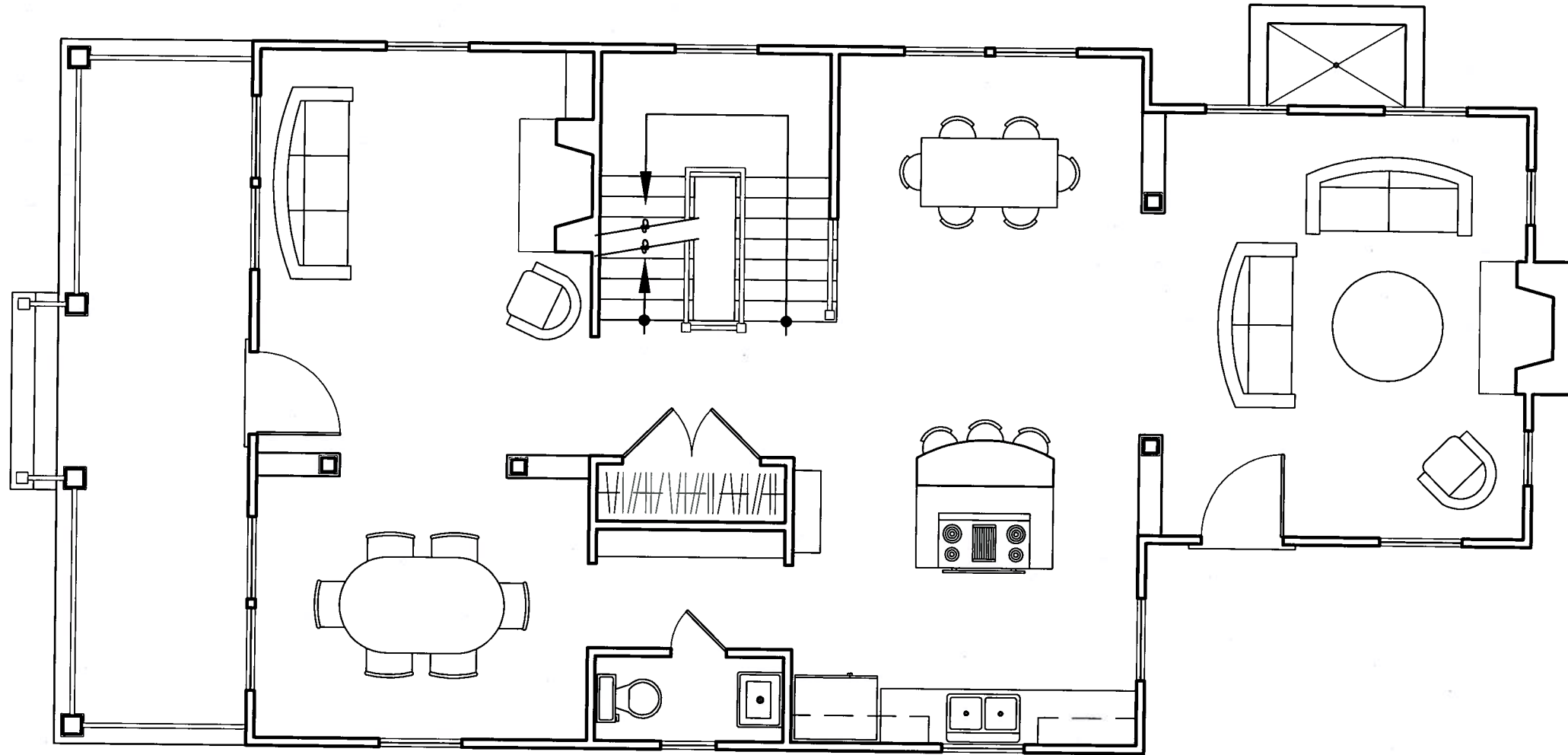
SHEET NUMBER

A10

NOT TO SCALE

33

33



SCALE: 3/16" = 1'-0"

34

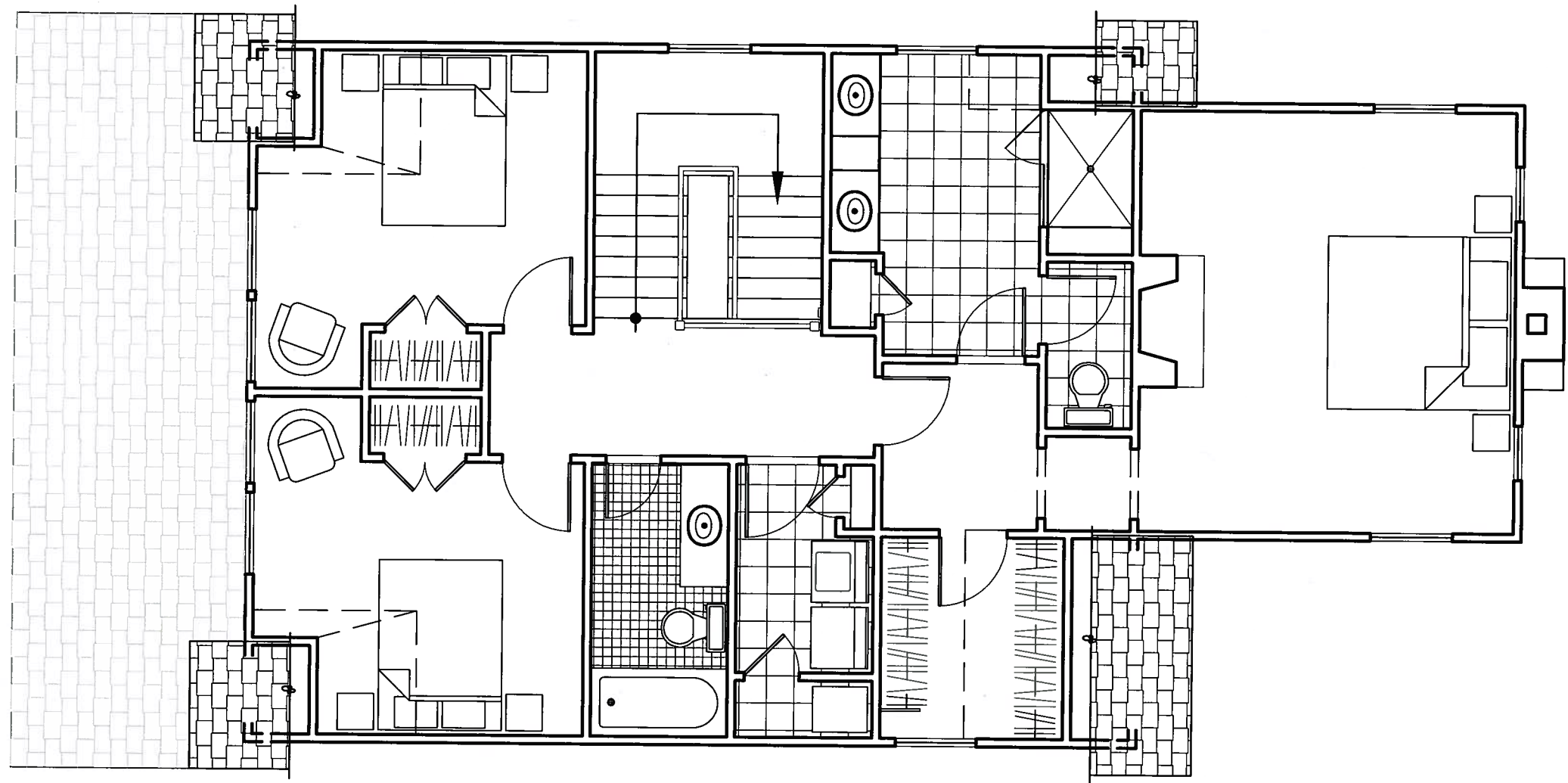
PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

FIRST FLOOR PLAN

SHEET NUMBER

A11

34



SCALE: 3/16" = 1'-0"

35

PROPOSED NEW HOUSE
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

SECOND FLOOR PLAN

SHEET NUMBER

A12