

DOCKET ITEM #5
Subdivision #2011-0002
707 West Glebe Road- Subdivision

CONSENT AGENDA ITEM

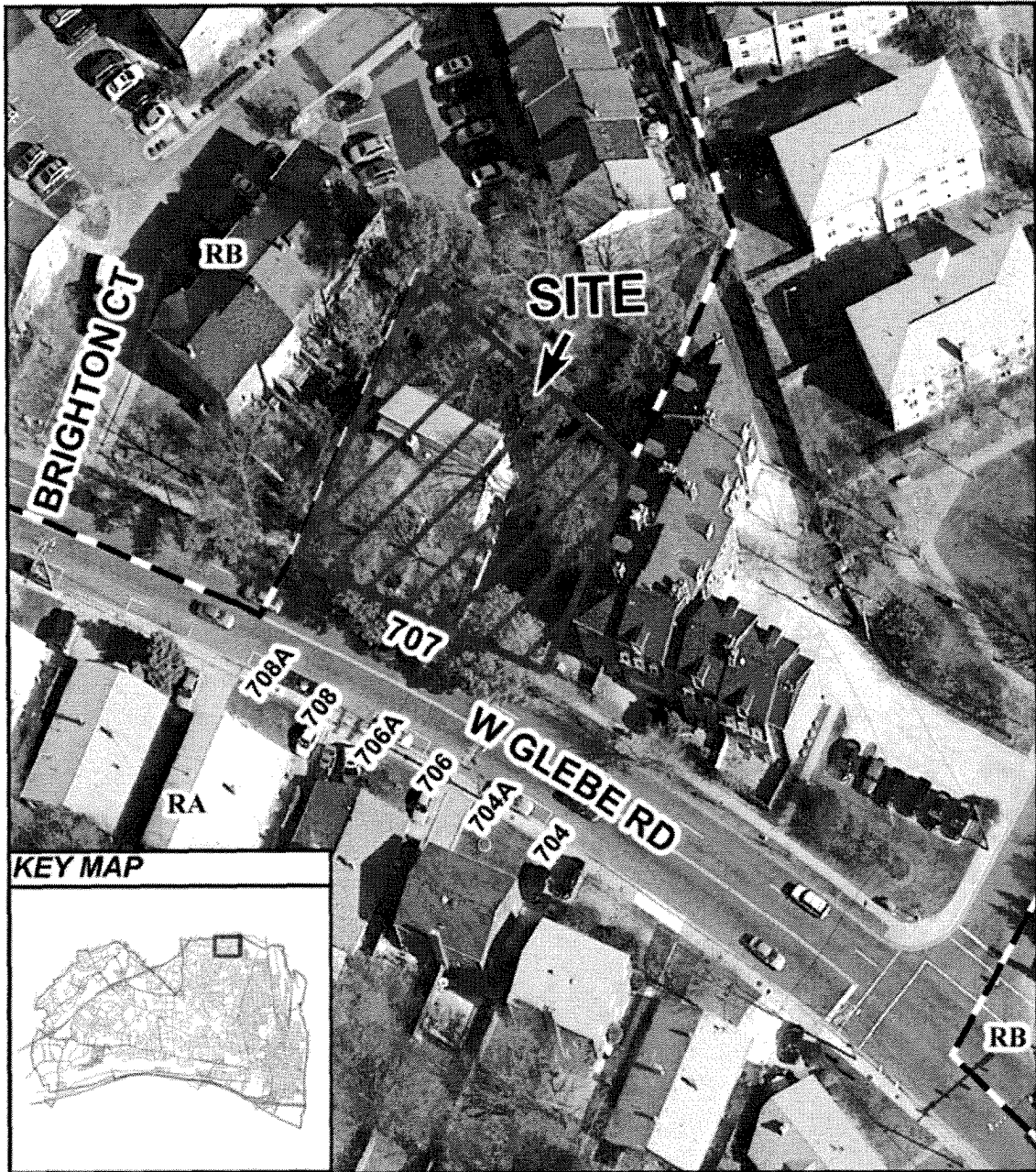
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Consideration of a request for a subdivision.	Planning Commission Hearing:	June 7, 2011
	Approved Plat must be recorded by:	December 7, 2012
Address: 707 West Glebe Road	Zone:	RA / Multi-Family
Applicant: Susie Wertjes, represented by Catharine Puskar, attorney	Small Area Plan:	Potomac West

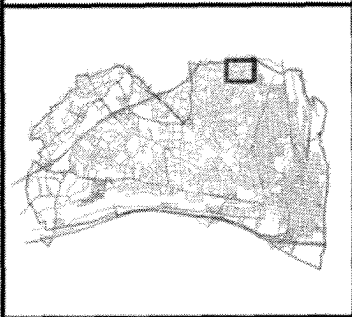
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

SUB #2011-0002
707 West Glebe Road



KEY MAP



SUB#2011-0002

5/3/2011



I. DISCUSSION

The applicant, Susie Wertjes, represented by Catharine Puskar, attorney, requests subdivision approval at 707 West Glebe Road.

SITE DESCRIPTION

The subject property is one lot of record with 100 feet of frontage on West Glebe Road, an average depth of 101.5 feet and a total lot area of 10,193 square feet. The site is developed with one two-story single-family dwelling.

The surrounding area is occupied by a mix of residential uses, including semi-detached, townhouse, and multi-family dwellings. The Brighton Court townhouse community is located immediately to the north and west.



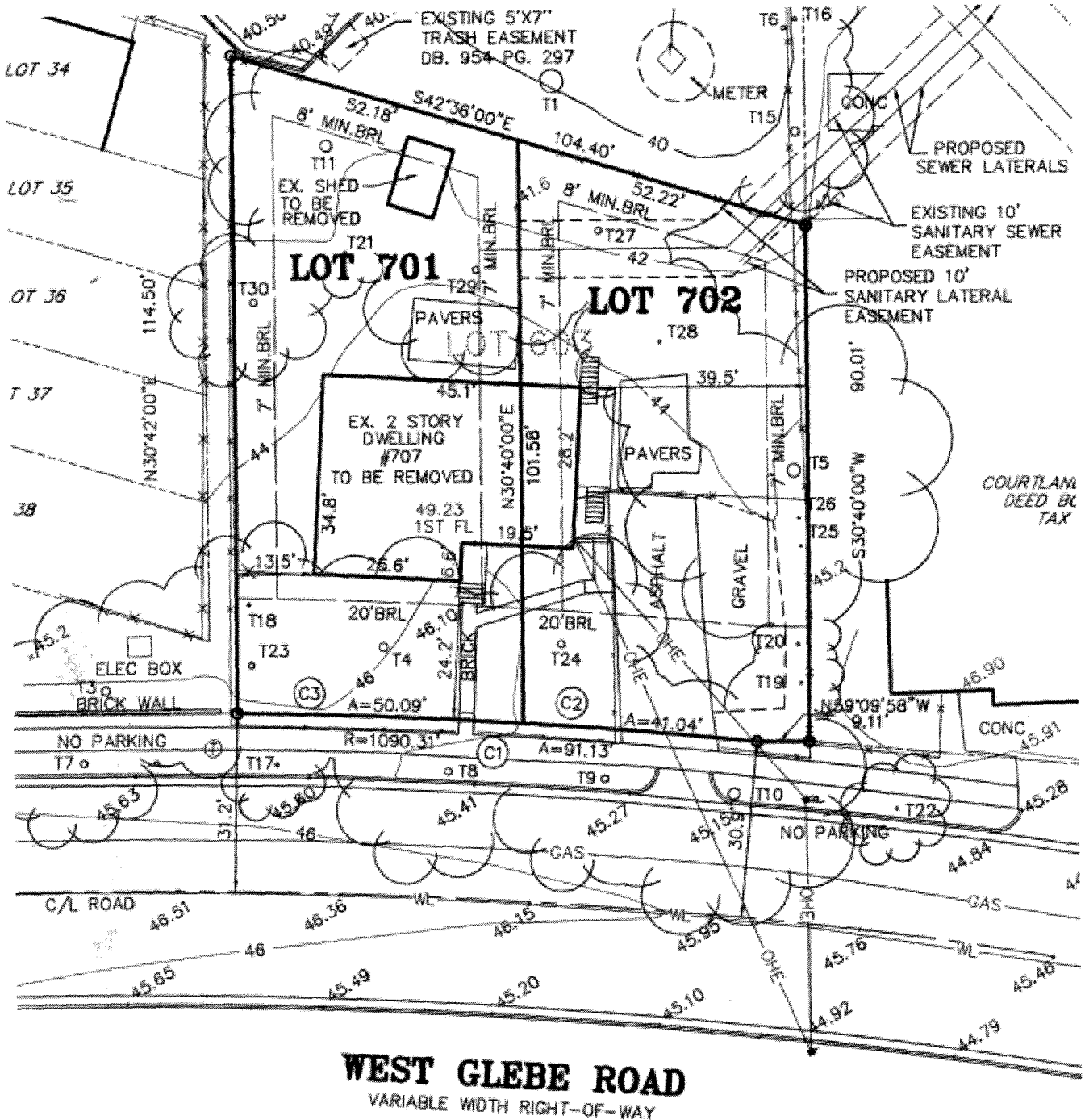
PROPOSAL

The applicant proposes to resubdivide the property into two lots as shown on the following page in order to construct two new single-family dwellings. The existing dwelling on the lot will be demolished. Proposed Lot 701 will measure 5,393 square feet in size, while proposed Lot 702 will measure 4,800 square feet in size.

ZONING ORDINANCE

The property is located in the RA / Multi-Family Residential zone. The minimum lot size for a single-family dwelling in the RA zone is 1,980 square feet and the minimum lot frontage and width required here is 50 feet. As shown in the table below, the proposed lots are just large enough to meet minimum size and other zoning requirements.

	Min Required	Existing	Lot 701 Proposed	Lot 702 Proposed
Lot Size	1,980 Sq. Ft.	10,393 Sq. Ft.	5,393 Sq. Ft.	4,800 Sq. Ft.
Lot Frontage	50'	100.25'	50.1'	50.15'
Lot Width	50'	100'	50'	50'



II. STAFF ANALYSIS

Staff supports the applicant's subdivision request. The proposed lots conform to subdivision requirements and zoning regulations for the RA zone. Staff has discussed with the applicant several options for redeveloping this property and the applicant has concluded that, given that townhouse redevelopment is difficult on this relatively small site, two single-family dwellings are the most feasible option here.

Staff and the applicant have worked together at length but successfully to find the best way for this subdivision, which technically meets zoning, to also be coordinated with its location on a difficult street. Initially staff was concerned that creating two lots with two driveways could have a negative impact on traffic safety with vehicles backing out onto West Glebe Road, a busy, four-lane thoroughfare. The applicant submitted at least five different site layout schemes to address staff concerns about a second curb cut. By excluding schemes with large paved areas that would overwhelm the front yard or with proposed dwellings that would not meet infill requirements, staff narrowed these proposals down to one, which is referred to as "Concept Plan for Lot Access" dated May 19, 2011 (see next page). Although this plan includes two curb cuts, it also includes a turn-around area, required under Condition #2, so vehicles do not have to back out onto West Glebe Road. Although the proposed driveways will be long, they will be narrow, will have a pervious surface (Condition #4), and will lead to one-car detached garages in a configuration encouraged by infill regulations.

Staff notes that, given the variety of building and front setbacks in the vicinity, there is a range of acceptable setbacks for the proposed homes. Staff will work with the applicant as to the final design during review of the grading plan. The final design of the front yard turn around, other driveway areas and garages will also be reviewed at that time.

The construction of two single-family dwellings here does not allow sufficient room to preserve or adequately protect any of the large trees on the site. In addition, two street trees will be removed to accommodate new and relocated curb cuts. Staff is reluctantly supporting the proposal, even with the loss of trees, because the design of the homes and driveways has been so difficult. Staff is recommending condition language requiring the applicant to pay for the installation of two new street trees in front of these lots (Condition #5.) The applicant will also be required to add plantings at the site to meet the 25% crown coverage requirement established in the infill regulations.

Subject to the conditions contained in Section III of this report, which also includes a requirement that the applicant complete an archeological study, 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. The applicant shall update the surveyor's certificate on the final plat with current ownership information. (P&Z) (T&ES)
2. The location and orientation of driveway areas and garages on each lot shall be substantially consistent, to the satisfaction of the Director of Planning & Zoning, with the "Concept Plan for Lot Access" submitted by the applicant on May 19, 2011 and shall include, at a minimum, sufficient area for vehicles to turn around without the need to back out onto West Glebe Road. (P&Z) (T&ES)
3. All driveway and turn-around areas shall be surfaced with a permeable paving system to the satisfaction of the Director of Planning and Zoning. The front yard turn-around areas must be designed to look like front yards as opposed to typical paving. (P&Z)
4. Separate approval from T&ES is required for new curb cuts. (T&ES)
5. Prior to the release of a grading plan, the applicant shall provide \$500 to the Department of Recreation, Parks & Cultural Activities for the replacement of two street trees in front of the property. (P&Z)
6. To ensure that significant information is not lost as a result of the anticipated development project, the applicant shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The applicant shall contact Alexandria Archaeology to obtain a scope of work for this investigation. Archaeological monitoring of ground disturbance associated with the current building demolition may be required. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archeology)
7. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Foundation/Basement Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall 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.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archeology)
8. Each property must be connected separately and directly to the sanitary sewer system. (T&ES)
9. Approved grading plans showing all improvements and alterations to the site for proposed Lots 701 and 702, including driveway and turn-around areas consistent with Condition #2, must be attached to the building permit application for those lots. (T&ES)
10. 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. Any future development on either of the subdivided lots shall conform to the City of Alexandria's storm water management regulations regarding water quality. The requirements consist of the phosphorus removal requirement and second, the water quality volume default requirement. Contact the Office of Environmental Quality at 703-746-4065 with any questions regarding the water quality requirements. (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 Update property ownership information in surveyor's certificate. Current owner is Susan M. Wertjes, Inst. No. 110003549. (T&ES)
- R-2 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- R-3 Each property must be connected separately and directly to the sanitary sewer system. (T&ES)
- R-4 Separate approval from T&ES required for new curb cuts. (T&ES)
- R-5 Approved GRADING PLANS showing all improvements and alterations to the site for proposed Lots 701 and 702 must be attached to the building permit application for those lots. (T&ES)
- R-6 The grading plans for Lots 701 and 702 shall conform substantially to the submitted concept plan dated May 19, 2011. The plans shall include, at a minimum, sufficient area on site for vehicles to completely turn around and not back on to Glebe Road. (T&ES)
- R-7 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-8 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-9 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-10 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-11 Any future development on either of the subdivided lots shall conform to the City of Alexandria's storm water management regulations regarding water quality. The requirements consist of the phosphorus removal requirement and second, the water quality volume default requirement. Contact the Office of Environmental Quality at 703-746-4065 with any questions regarding the water quality requirements. (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 fees for each new dwelling 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 5-6-224(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

Archeology

F-1 Historical maps indicate that a Union Army camp of the 29th New York was located on this property. The lot may therefore contain archaeological resources that could provide insight into military activities during the Civil War.

R-1 When development is planned for this property, the following will apply:

1. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The applicant shall contact Alexandria Archaeology to obtain a scope of work for this investigation. Archaeological monitoring of ground disturbance associated with the current building demolition may be required. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Foundation/Basement Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall 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.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Health Department:

F-1 No Comments

Parks and Recreation:

F-1 No Comments Received

Police Department:

F-1 No Comments Received



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2011-0002

PROPERTY LOCATION: 707 West Glebe Road

TAX MAP REFERENCE: 006.4-1-41 **ZONE:** RA

APPLICANT:

Name: Susie Wertjes

Address: 16612 Gaines Road, Broad Run, Virginia 20137

PROPERTY OWNER:

Name: Susie Wertjes

Address: 16612 Gaines Road, Broad Run, Virginia 20137

SUBDIVISION DESCRIPTION Subdivision of parcel into two single family dwelling lots.

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.

Michael Johnson, PE

Print Name of Applicant or Agent

14307 Broughton Place

Mailing/Street Address

Gainesville, Virginia 20155

City and State Zip Code

Susie Wertjes
Signature

703-609-1776

Telephone # Fax #

mikej20155@gmail.com

Email address

2-22-2011

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

13

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.

Susie Wertjes, 16612 Gaines Road, Broad Run, Virginia 20137 (100% Owner)

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.

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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	Susie Wertjes	16612 Gaines Road, Broad Run Broad Run, Virginia 20137	100%
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 707 West Glebe Road (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	Susie Wertjes	16612 Gaines Road, Broad Run Broad Run, Virginia 20137	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	<i>Susan Wertjes</i> <i>N/A</i>	<i>NA</i>	<i>N/A</i>
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.

2-22-11
Date

Susie Wertjes
Printed Name

Susie Wertjes
Signature

#3
15

Subdivision # 2011-0002

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

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

PROJECT NAME: Wertjes Property @ 707 West Glebe Road

PROJECT ADDRESS: 707 West Glebe Road

DESCRIPTION OF REQUEST:

Subdivision of current property into two detached single family dwelling 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: _____

Applicant

Agent

Signature: _____

Printed Name: Susie Wertjes

Exhibit Showing Lot Width SUB #2011-0002 707 West Glebe Road

SKETCH SHOWING
PROPOSED BUILDING RESTRICTION LINES
ON THE PROPERTY OF
SANDRA D. QUICK
INSTRUMENT #20090126
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=20'
MARCH 22, 2011

JEFF WARNER LAND SURVEYING, INC.
8445 CENTER POINT LANE, MANASSAS, VA 20108
(703) 899-2549 FAX (703) 399-5785

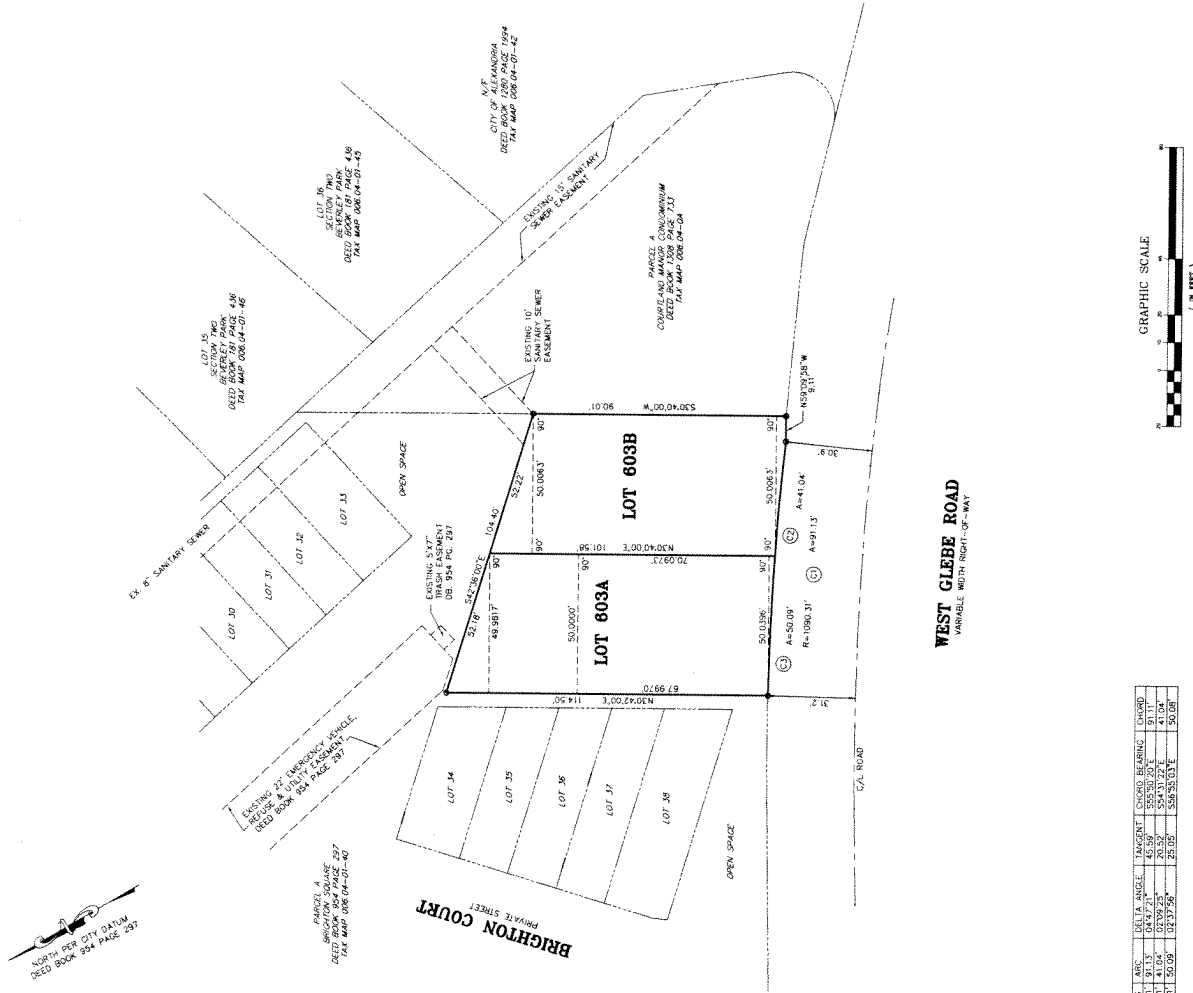


NOTES

- 1) NO TITLE REPORT FURNISHED.
- 2) THIS PLAN REPRESENTS A CURRENT FIELD SURVEY BY THIS FIRM.
- 3) THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 08B-04-01-A1 AND IS ZONED RA.
- 4) NO GRASSES OR BURIAL PLOTS WERE OBSERVED ON THIS PROPERTY.
- 5) ADJOINING OWNER: RESIDENTS OF THE HOMEOWNERS ASSOCIATION OF ALEXANDRIA, VA, 22305
ADJOINING OWNER: COASTLAND MARINE CONDOMINIUM ALEXANDRIA, VA, 22305
6) OWNER: SANDRA D. QUICK
707 WEST GLEBE ROAD
ALEXANDRIA, VA, 22305
APPLICANT: THE CITY OF ALEXANDRIA
1816 GRAYES ROAD
BROAD RUN, VA, 20137

AREA TABULATION

LOT 603A 5,193 SQ. FT.
LOT 603B 4,800 SQ. FT.
ORIGINAL LOT 603 10,193 SQ. FT.



GRAPHIC SCALE
1 inch = 20 ft.

WEST GLEBE ROAD
VARIABLE WIDTH RIGHT-OF-WAY

CURVE	RADIUS	ARC	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
C1	1700.31	91.15	049°27'	45.59	85520.20	91.17
C2	1700.31	91.15	049°27'	45.59	85520.20	91.17
C3	1700.31	91.15	049°27'	45.59	85520.20	91.17
C4	1700.31	91.15	049°27'	45.59	85520.20	91.17
C5	1700.31	91.15	049°27'	45.59	85520.20	91.17



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@arl.thelandlawyers.com

June 3, 2011

Via E-Mail Only

John Komoroske, Chair
and Members of the Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

Re: Docket Item # 5
Subdivision # 2011-0002 (the "Application")
707 West Glebe Road, Alexandria, Virginia (the "Property")

Dear Chairman Komoroske and Members of the Planning Commission:

On behalf of the Applicant, Susie Wertjes, I am writing to request the following revisions to the proposed conditions for the above-referenced Application:

- Deletion of Condition #4. The Applicant acknowledges that new curb cuts are governed by City Code Section 5-2-14. However, to avoid confusion relative to the acceptability of the approximate driveway locations negotiated with staff and reflected on the exhibit entitled "Concept Plan for Lot Access" dated May 19, 2011, the Applicant requests that this requirement be relocated to the Code Requirement section of the Staff Report.
- Deletion of Condition #6. The Applicant is in agreement with Condition #7, which requires the Applicant to call Alexandria Archaeology immediately if any buried structural remains or concentration of artifacts are discovered during development and also requires the Applicant to cease work in the area of the discovery until a City archaeologist comes to the site and records the findings. However, the requirement in Condition #6 for hiring an archaeological consultant to complete a documentary study and an archaeological evaluation, while applicable to site plans per Section 11-411 of the Zoning Ordinance, is not applicable to the development of two (2) single-family homes as permitted by this Application, which are subject to a grading plan, not a site plan.

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

- Revision of Condition #8 to add, "...to the satisfaction of the Director of Transportation and Environmental Services," at the end of the Condition. While it appears that the Applicant will be able to meet this Condition, the additional language will provide flexibility in case unforeseen engineering issues arise without requiring the Applicant to come back and amend an already recorded subdivision.

We have met with staff, and it is our understanding that they are in agreement with these proposed revisions.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to call.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



M. Catharine Puskar

MCP/cs

cc: H. Stewart Dunn, Jr., Planning Commissioner
Donna Fossum, Planning Commissioner
Jesse Jennings, Planning Commissioner
Mary Lyman, Planning Commissioner
J. Lawrence Robinson, Planning Commissioner
Eric Wagner, Planning Commissioner
Barbara Ross, Planning and Zoning
Nathan Randall, Planning and Zoning
Shanna Austin, Transportation and Environmental Services