



DOCKET ITEM #8
Special Use Permit #2011-0016
605 Little Street- Single Family Dwelling

Application	General Data	
Consideration of a request to construct a single family dwelling on a substandard lot.	Planning Commission Hearing:	September 8, 2011
	City Council Hearing:	September 17, 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

PLANNING COMMISSION ACTION, JUNE 7, 2011: On a motion by Mr. Dunn, seconded by Ms. Jennings, the Planning Commission deferred the request. The motion passed on a vote of 4 to 1, with Ms. Fossum voting no and with Mr. Wagner and Mr. Robinson absent.

Reason: The Planning Commission believed that the applicant needed additional time to address concerns raised by immediate neighbors.

Speakers:

Carla Grano, 604 Little Street, stated her concern about the loss of trees and the existing playground equipment on the lot. She stated that the proposed parking spaces could increase traffic in the alley and asked for a screening fence to be placed around the proposed parking spaces.

Alan Dubow, 601 Little Street, stated that the lot was not suitable for building a new house due to its small size and that the house next-door has an addition located close to the property line.

Angela Venier, 606 Little Street, expressed concerned about potential stormwater issues and the proposed building height in relation to other homes in the neighborhood.

Scott Ruggiero, 701 Little Street, shared his concern that the proposed dwelling is really two stories in height and is out of character with the neighborhood.

Pam Townsend, 604 Little Street, expressed concern about the bulk of the proposed house and asked for postponement of the case to give new next-door owners the opportunity to share their thoughts about the proposed dwelling.

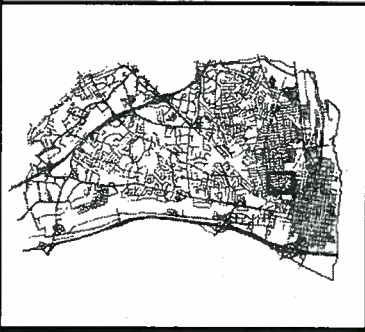
Peter Watkins, 604 Little Street, stated that he was pleased with some of the applicant's revisions compared to his original proposal but shared concerns about the home being two-stories tall, the removal of trees, and stormwater mitigation.

Marguerite Lang, as Rosemont Citizens Association President, stated that the association narrowly approved of the applicant's proposal. As a neighborhood resident speaking for herself, she voiced support for the proposal and stated that the design was appropriate for the neighborhood.

Steve Kulinski, architect for the applicant, spoke in support of the request and answered questions from the Planning Commission.



KEY MAP



SUP#2011-0016

9/8/2011



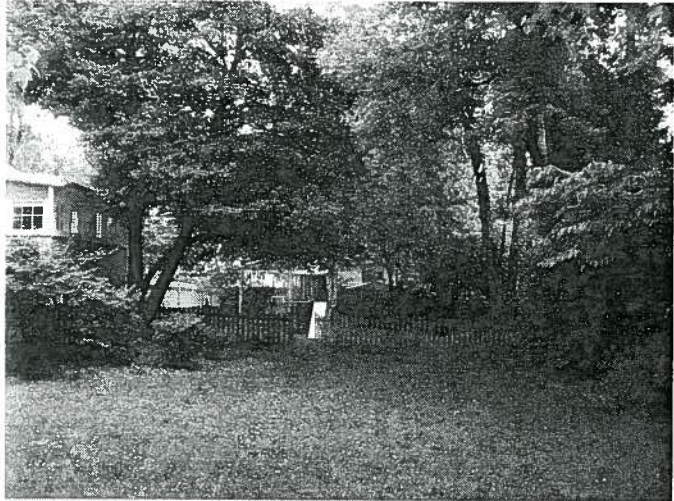
I. DISCUSSION

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.

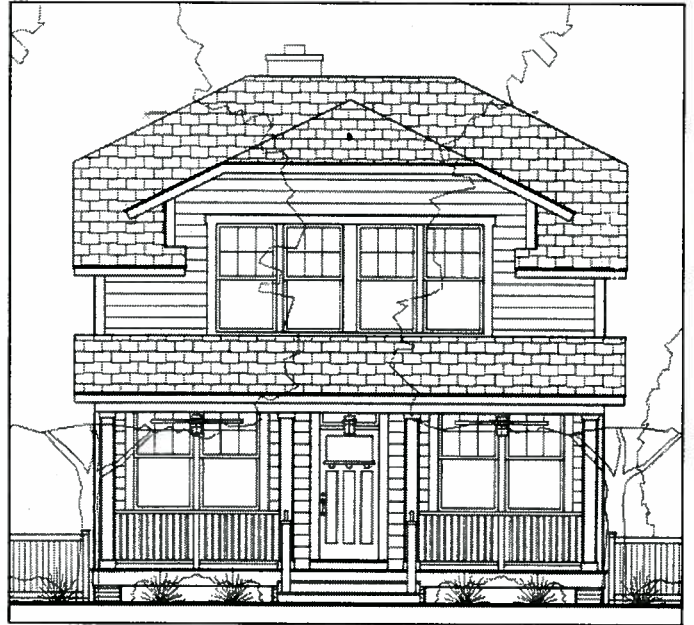
PARKING

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]
Signature

3-22-11
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 Brian Thomas 

Date 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.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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) = 1,800 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		Setback From	
Address #	Face of Curb	Address #	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. 4,000 Total Lot Area x 0.45 Floor Area Ratio Allowed by Zone = 1,800 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**
1588 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: _____

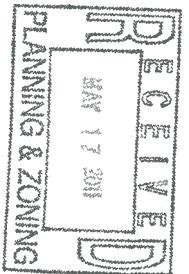
Date: 5-17-11

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

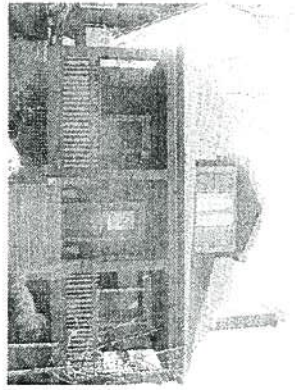
A1

SCALE 1/8" = 1'-0"

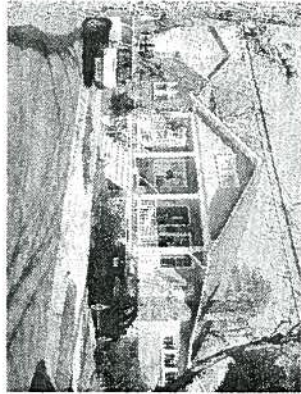


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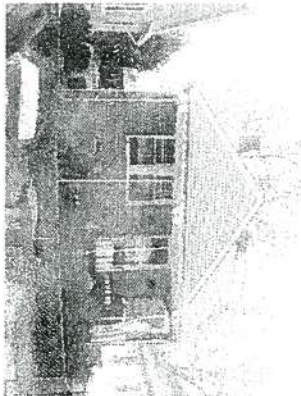
24



606 LITTLE STREET



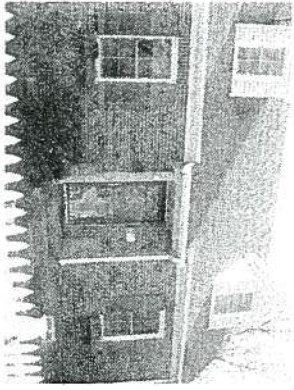
607 LITTLE STREET



700 LITTLE STREET



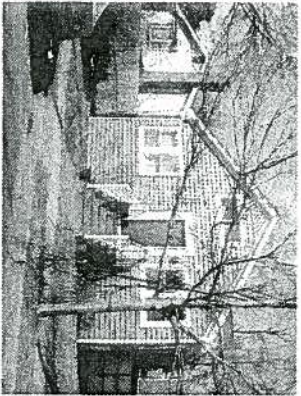
704 LITTLE STREET



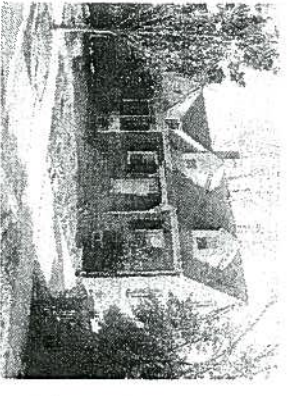
600 LITTLE STREET



601 LITTLE STREET



202 OAK STREET



211 OAK STREET

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PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

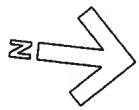
NEIGHBORING SITES

SHEET NUMBER

A2



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LITTLE STREET

N 00°56'30" E 40.00'

7'-2" 25'-8" 13'-8" 7'-2"

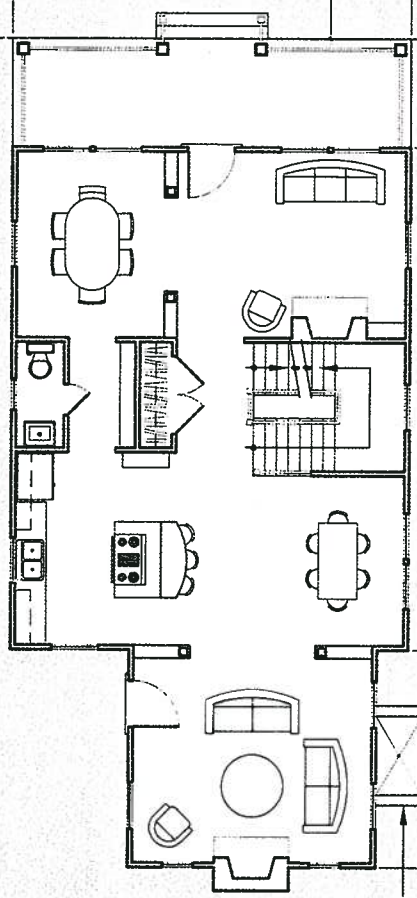
AVERAGE BLOCK
SETBACK
7'-0"

ADJACENT HOUSE

S 89°03'30" E ~ 100'

ALLEY

N 89°03'30" W ~ 100'



WINDOW WELL

YARD

2 CAR PARKING PAD
20' X 20'

(SEE NOTE)

EXISTING
TO REMAIN

(SEE NOTE)

(SEE NOTE)

(SEE NOTE)

S 00°56'30" W ~ 40'

1 PROPOSED SITE PLAN

A3

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

NOTE: 1. PLEASE NOTE THAT THE SITE WILL BE REPLANTED WITH TREES PER THE CITY OF ALEXANDRIA REQUIREMENTS OF 25% OF TOTAL LOT AREA.

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PROPOSED NEW HOUSE

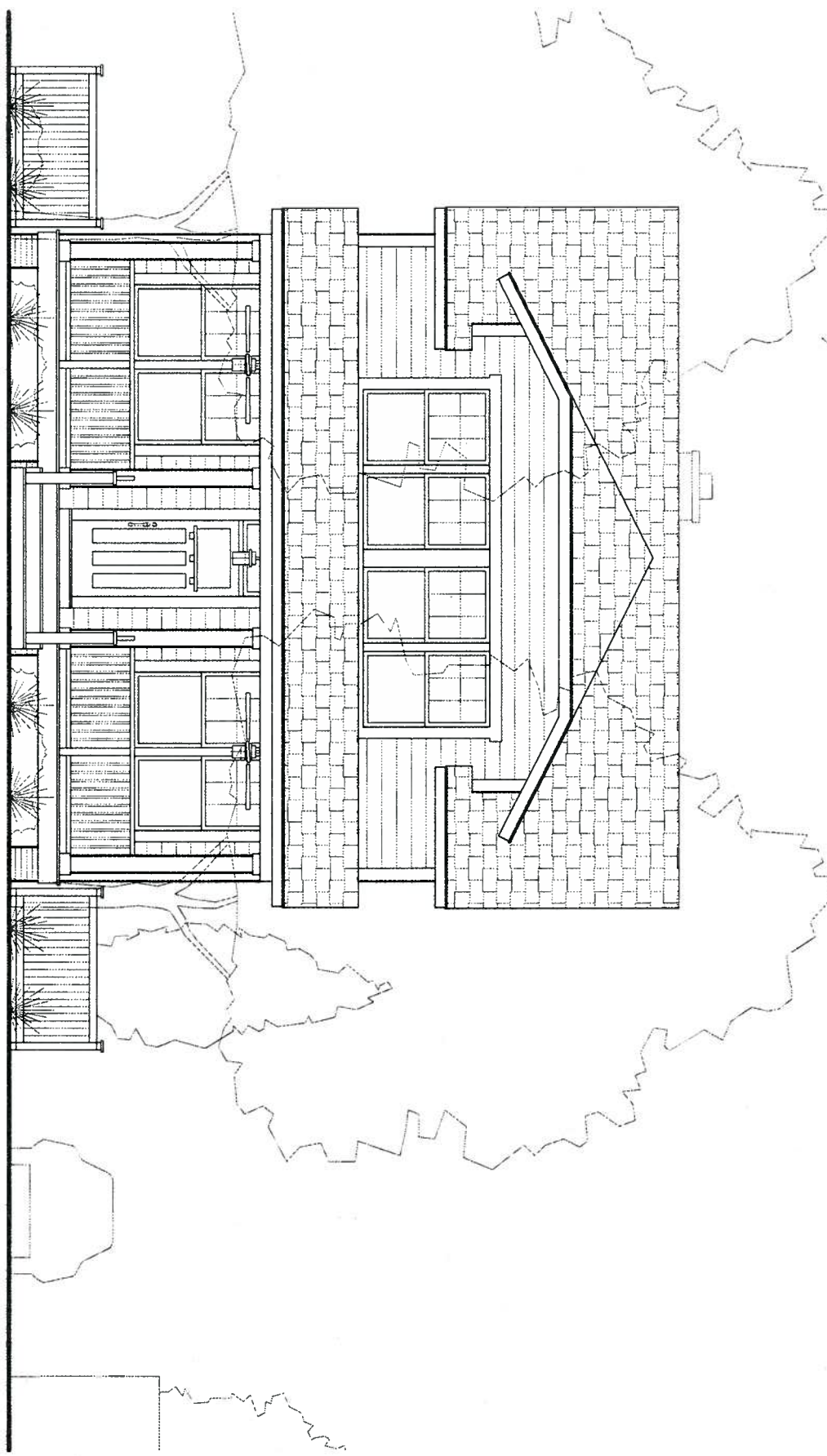
605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

SITE PLAN

A3



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

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27

PROPOSED NEW HOUSE
 606 LITTLE STREET ALEXANDRIA, VIRGINIA 22301
FRONT ELEVATION

A4

SHEET NUMBER

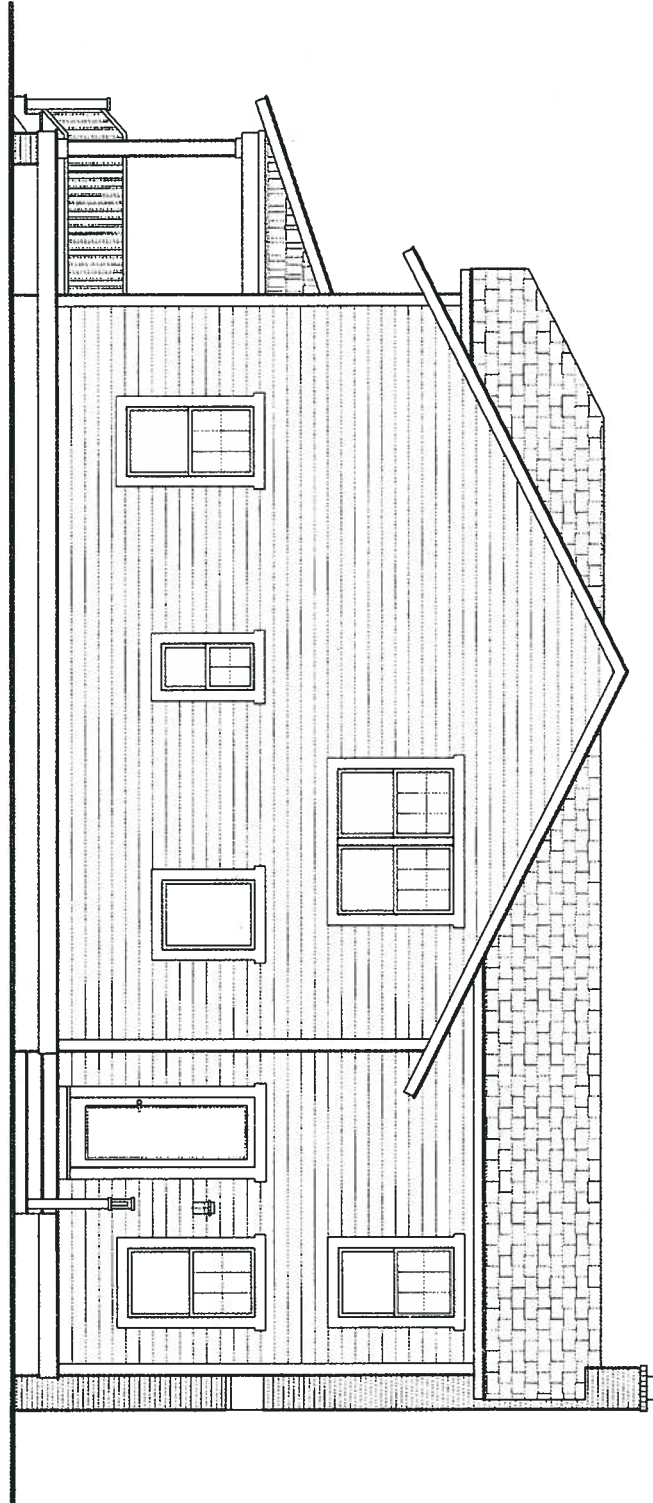

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27

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

42



A5

SHEET NUMBER

PROPOSED NEW HOUSE

606 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

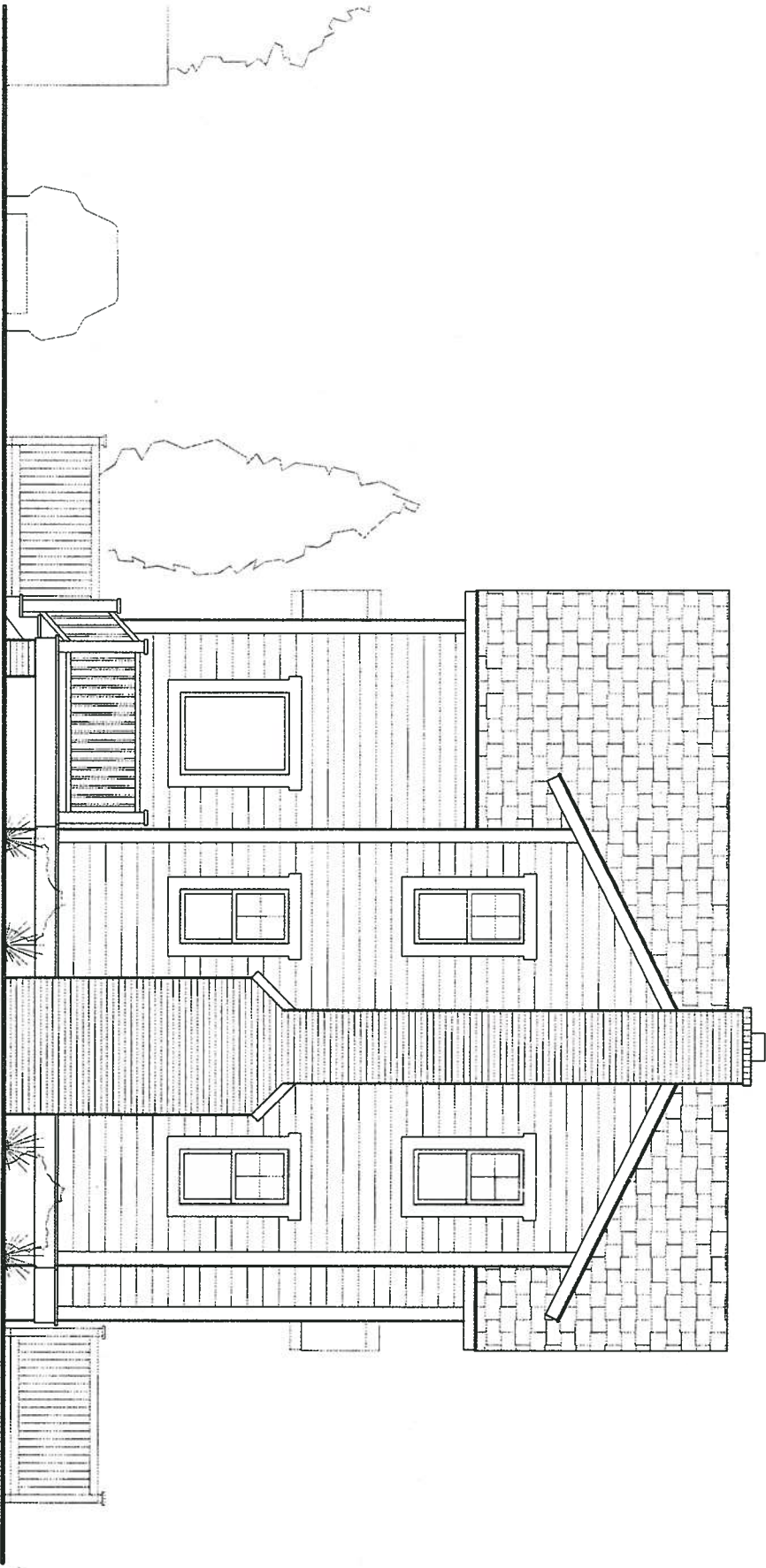
RIGHT SIDE ELEVATION



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



PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

REAR ELEVATION

A6

SHEET NUMBER

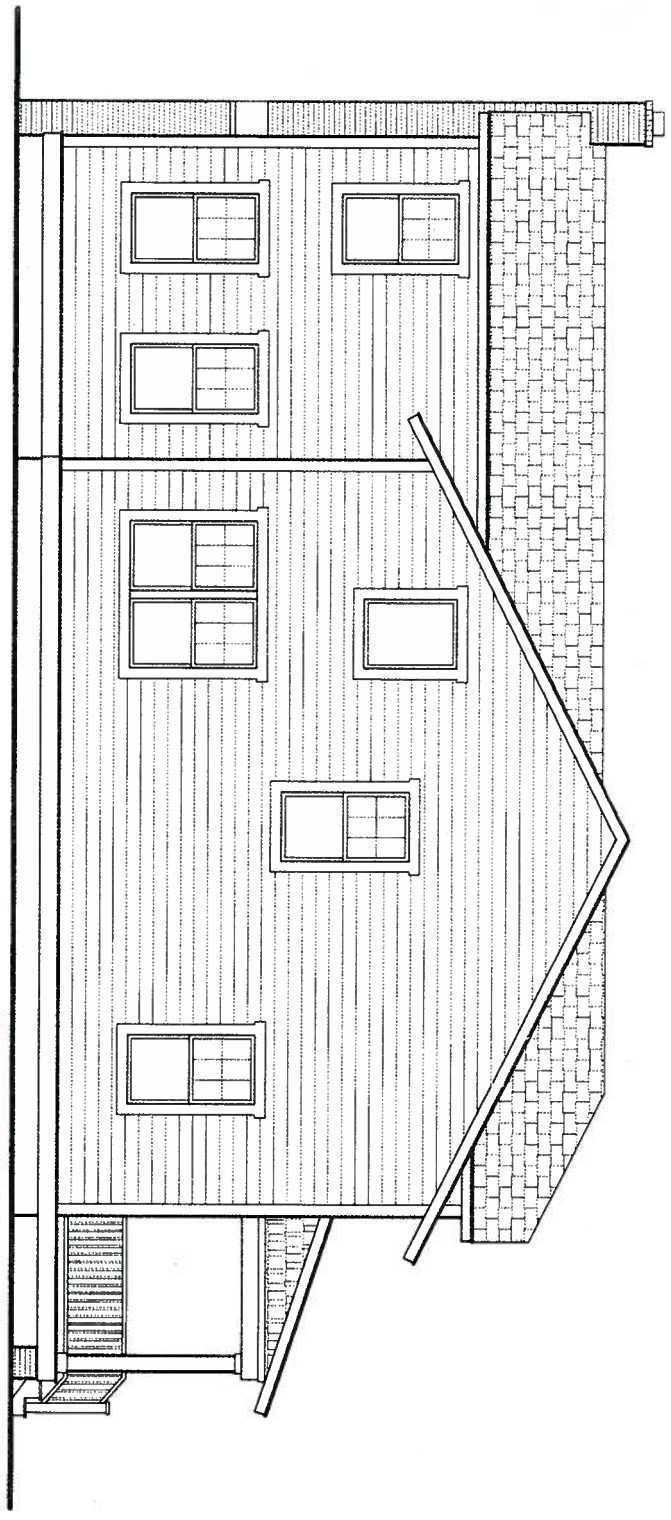


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SCALE: 3/16" = 1'-0"



PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

LEFT SIDE ELEVATION

A7

SHEET NUMBER

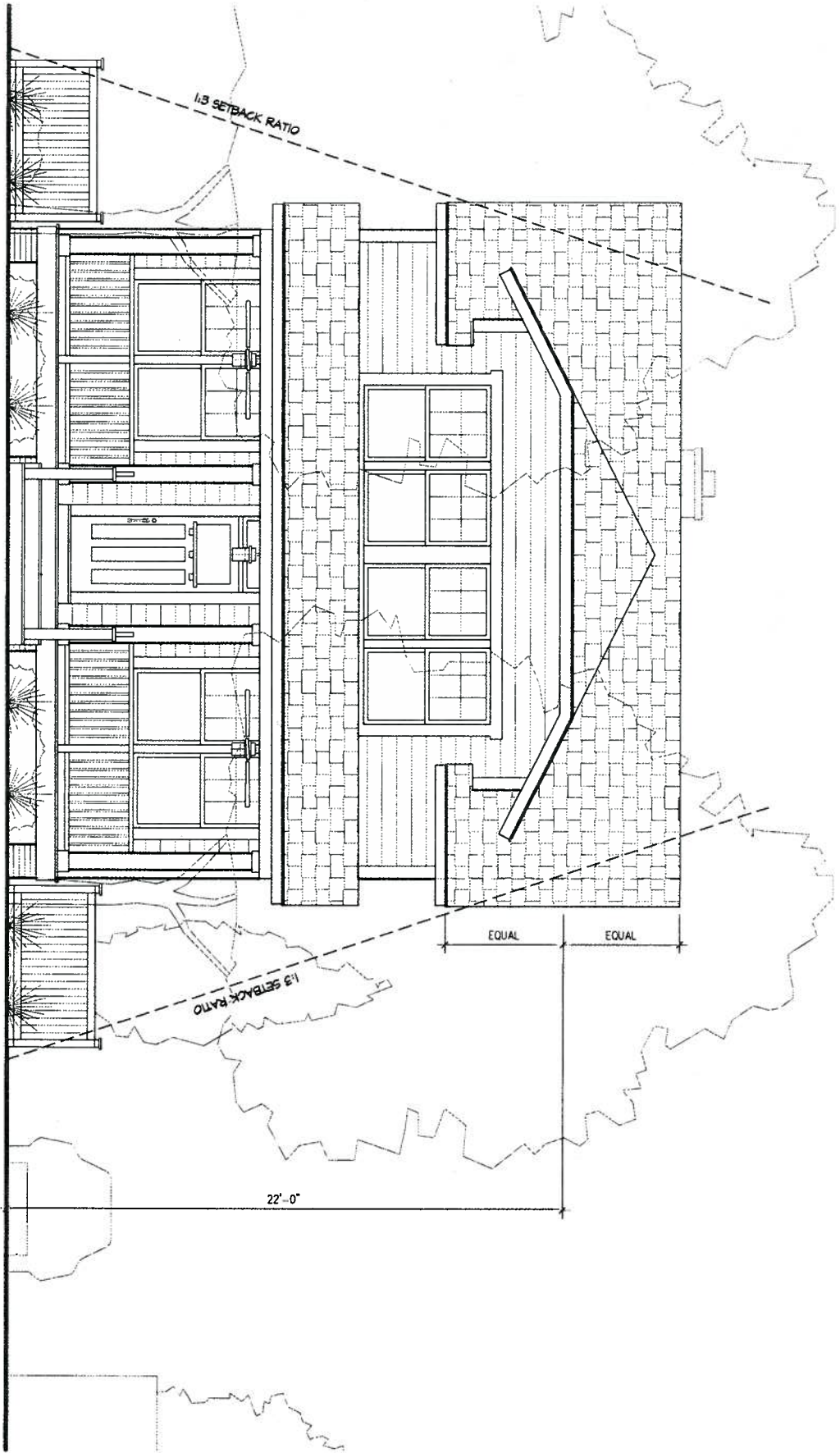


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SCALE: 1/4" = 1'-0"



PROPOSED NEW HOUSE

805 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

FRONT ELEVATION - HEIGHT MODIFICATION DRAWING

A8

SHEET NUMBER

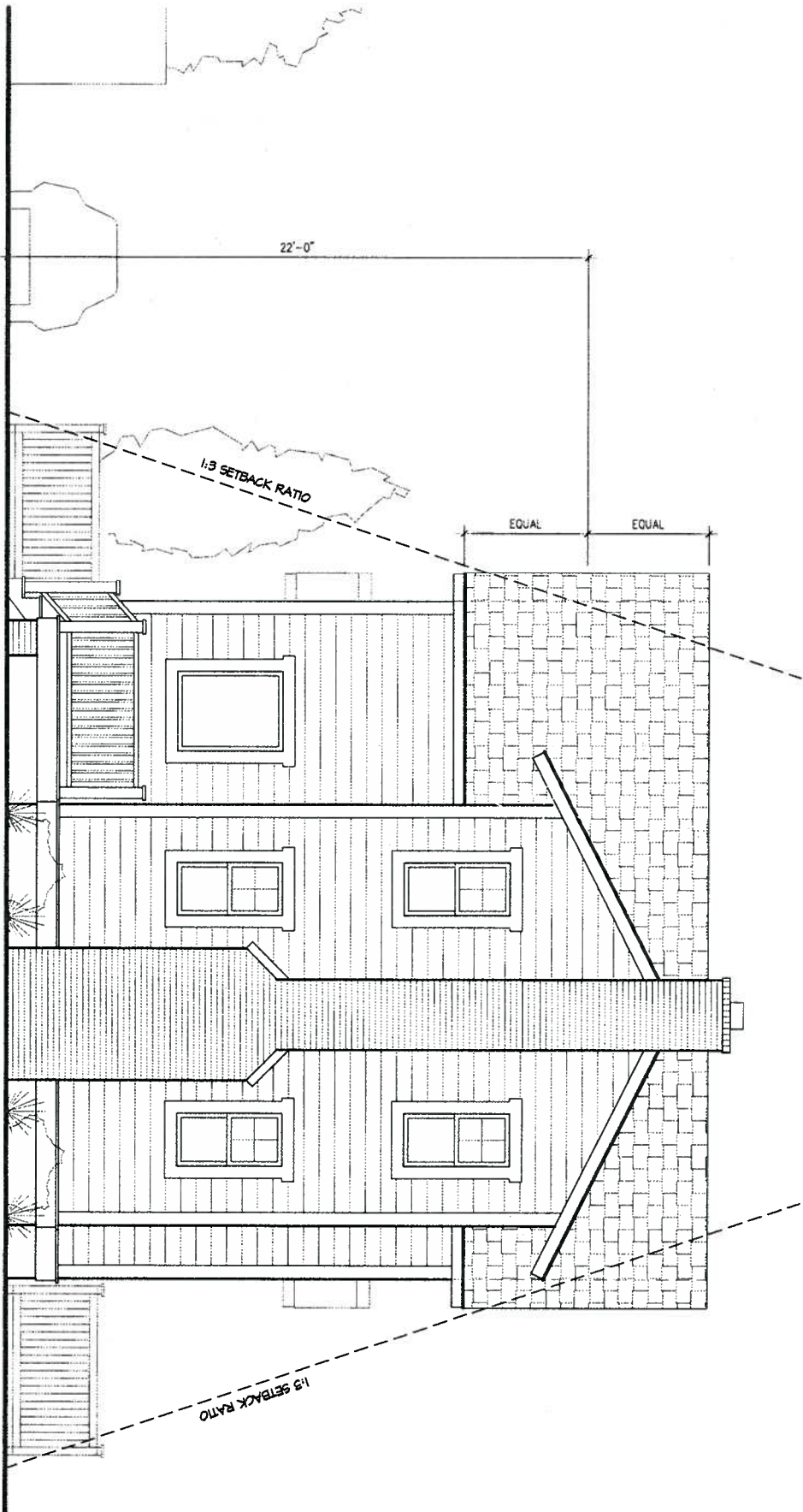


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SCALE: 1/4" = 1'-0"



PROPOSED NEW HOUSE

606 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

REAR ELEVATION - HEIGHT MODIFICATION DRAWING

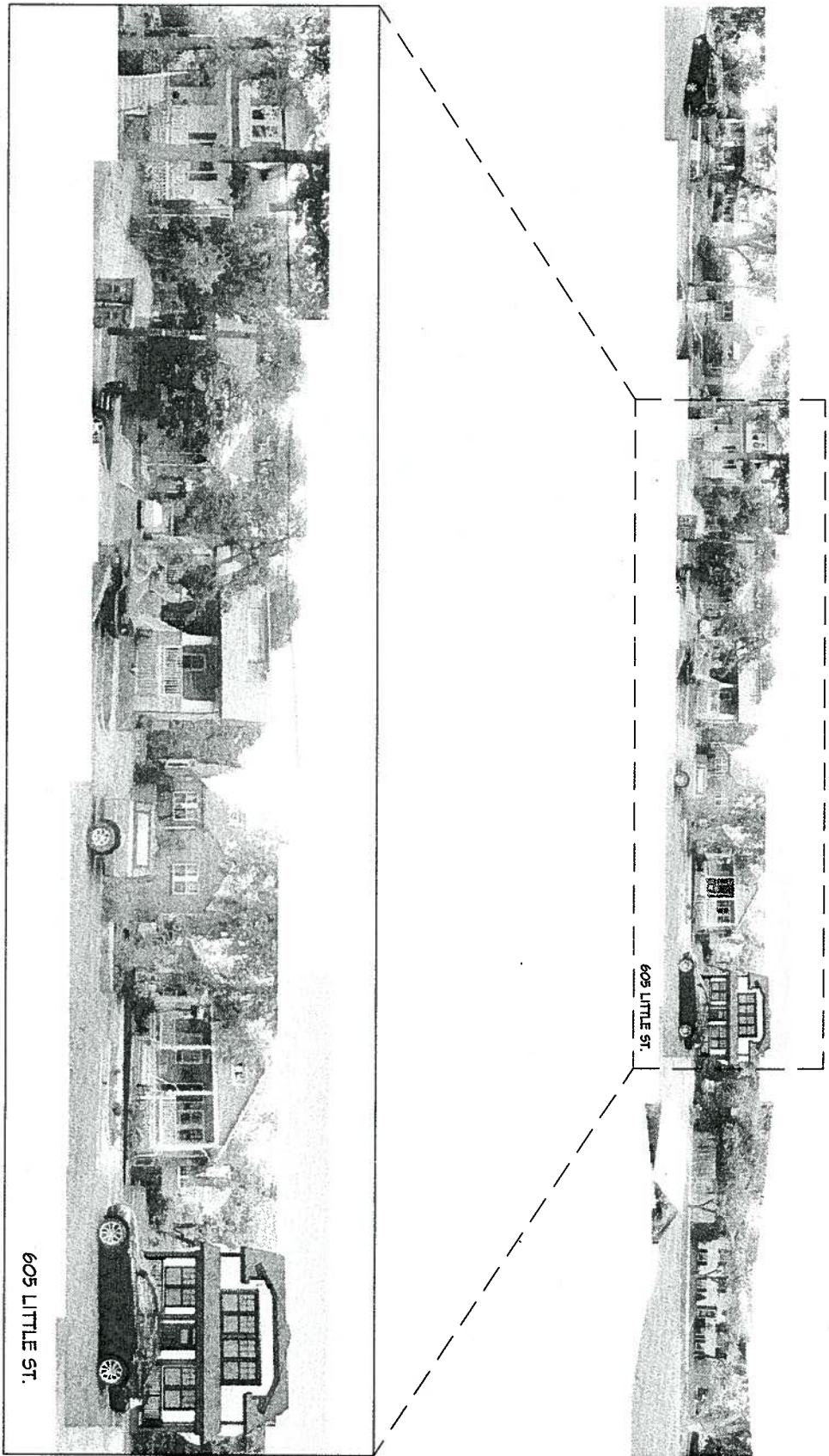
A9

SHEET NUMBER



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32



NOT TO SCALE

33

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PROPOSED NEW HOUSE
 605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

LITTLE STREET - STREETSCAPE

A10

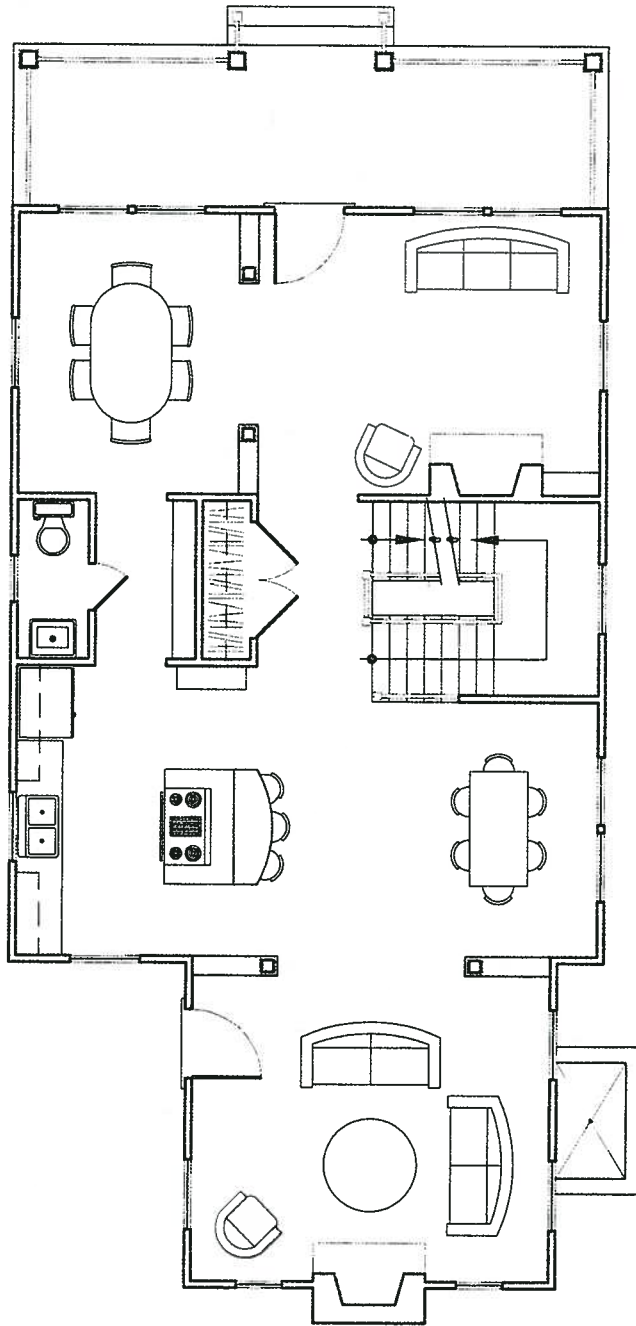
SAFETY MARKER

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



34

A11

SHEET NUMBER

PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

FIRST FLOOR PLAN



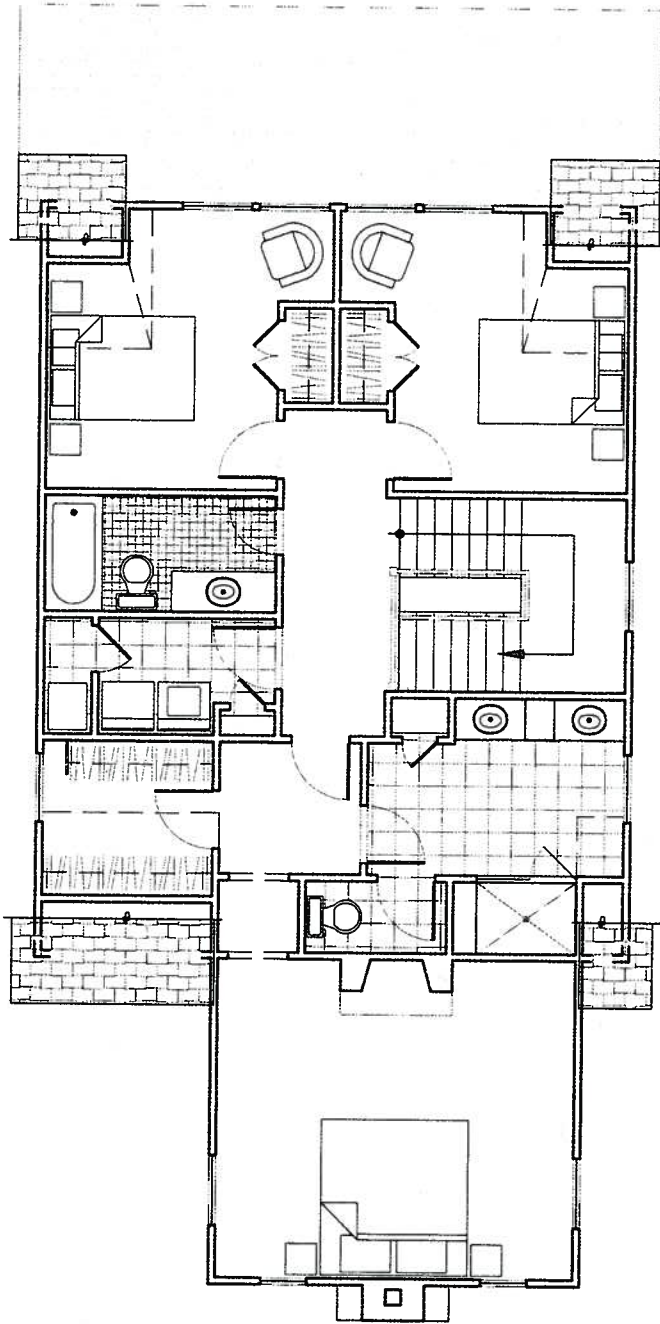
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34

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

35



A12

SHEET NUMBER

PROPOSED NEW HOUSE

605 LITTLE STREET ALEXANDRIA, VIRGINIA 22301

SECOND FLOOR PLAN



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35

June 7, 2011

Re: SPECIAL USE PERMIT #2011-0016,
605 Little Street
construction of a single-family dwelling on a substandard lot.

Thank you for allowing me to speak on this application.

I would like to address three points.

1) The proposed house design is not of substantially the same residential character as existing houses and should be further modified.

I would like to commend Mrs Thomas and Kulinski for amending their early design so the front exposure of the proposed house better fits Little Street, and City staff for seeking those changes. I am pleased to see the full-width porch, the arts and crafts details, the six-over-one windows.

But I ask the Commission to require the applicants to do more. After the porch, the next feature that stand out is the second floor, which is rather large and bulky. Little Street is dominated by one-and-one-half story homes, whose roofs extend straight down from their peaks to the top of their first floors. The applicants, however, are merely attempting to make a boxy two-story house appear more like a bungalow. Applicant drawing A2 shows how the plan calls for a boxy 2-story with a modified gable roof over its attic and a separately covered porch. The right/south exposure illustrated in A2 will be quite visible due to the adjacent alley and the volume of pedestrian and vehicle traffic on E Oak St, one house away from 605.

To resolve this, the SUP for 605 Little St should require that at least the front roof be a true one-and-one-half story design, with a constant slope from ridge to the front of the porch, and to use a true dormer with no more than 2 or 3 double-sash windows. Such changes would help the applicants meet the requirement that their construction be of substantially the same residential character and design as adjacent and nearby properties (Article VII, Section 7-2502).

2) There are outstanding questions regarding the adjacent property at 607 Little Street that should be considered.

City ordinance requires that the result of an SUP "not diminish or impair the established property values in the surrounding areas" (Article XII, Section 12-400), and it seems likely that the proposed construction would adversely affect the neighboring property at 607 Little Street. City maps, as illustrated in applicant drawing A1, suggest that the existing house on 607 Little Street abuts both its side boundaries. Applicants drawings propose fencing in both sides of 605 Little Street, which might leave 607 Little Street without proper access to its own back yard without entering the house. Such a condition would raise public safety concerns.

To resolve this, the SUP should require applicants to obtain a proper stake survey of 607 Little Street. If the left/north property line for 607 does not provide adequate access for both paramedic access and standard City curbside solid waste receptacles, this must be addressed. Remedies might include forbidding the fencing of the north/left side of 605 Little Street and providing a permanent easement to the owners of 607 Little Street.

The plight of 607 Little Street deserves serious consideration as it is effectively “between owners” – under contract to be sold by a family moving out of the Rosemont neighborhood.

3) The Commission should do more to address stormwater runoff than City staff have proposed.

The staff report downplays the loss of trees that the proposal will cause. Staff state that only small- and medium-sized trees will be removed. But, in addition to trees I'd call small and medium, the lot at 605 is home to two fifty foot tall maples. The staff proposal specifically calls for a permeable surface for the proposed parking pad. Not only does the staff report understate the canopy loss, but the applicant's proposed parking pad is at the lowest point on the lot, the area most prone to water pooling after sustained rains. The applicant's proposal would thus increase impermeable surface area by constructing the house, reduce water uptake capacity by removing two of the largest trees in the neighborhood, and suggest residents of the new house wade to their cars when there's a lot of rainfall. We neighbors take this seriously because nearly all of us have had to install expensive systems to keep our basements dry.

It may well be that 605 is both too wet and too important in protecting other properties for building to be appropriate. If the post-SUP analysis by the City's Department of Transportation and Environmental Services is only able to suggest mitigation efforts, then perhaps approval of this SUP should be delayed until the applicant can provide research-based assurances that their new construction will not make things worse.

Thank you for your consideration,

Peter Watkins

604 Little Street

Kendra Jacobs

To: Ruggiero, Scott
Subject: RE: Planning Commission meeting tonight re: 605 Little St.

From: Ruggiero, Scott [mailto:Scott.Ruggiero@us.gt.com]
Sent: Tuesday, June 07, 2011 2:44 PM
To: Kendra Jacobs
Subject: Planning Commission meeting tonight re: 605 Little St.

Dear Kendra,

I am writing since I will be unable to attend tonight's Planning Commission meeting. My wife and I own 701 Little Street. I have no objection to the development of 605 Little St, but I have reviewed the drawings for the proposed dwelling and I have the following concerns:

- Mature trees: I believe that every effort should be made to save at least 2 of the mature trees that are currently within the property line. These trees help absorb run-off, and mature trees are an important characteristic of our desirable street. I do not support the current plan's proposal to replace mature trees with young saplings
- Overwhelming size/design of the house: There are several primary points of contention here:
 - The proposal notes that most houses on the block are 1 to 1 ½ stories and the design of the house to be built at 605 purports to have the look of a 1 ½ story house. I do not believe this to be true as in fact the house is very nearly 2 full stories. The proposed design looks bulky since the "dormer" is really just a false dormer and the 2nd floor in actuality spans the width of the house. I believe the 2nd story should have a sloped roof with the maximum size of the dormer no larger than the largest dormer on the block (705 Little St). The overwhelming characteristic of the houses on Little St. are 1 ½ story dwellings... the only 2 exceptions are 706 and 704 Little at the opposite end of the street. Because 704 and 706 are at the opposite end, I do not believe they are relevant to whether the proposed residence blends with other houses. Of most relevance is 607, 603, 608, 606, 609 and 610.
 - The maximum allowable above grade living space for this lot is 1800 sq. ft. (45% of 4000 sq ft lot). My calculations based on the plans are that the proposed dwelling would be more than 2000 sq. ft. of above grade living space. This does not appear to be in line with other houses on the street nor does it appear to meet the maximum allowable for that lot.
 - I object to the hipped roof design since there are no houses on the street with a hipped roof. Although, there are several architectural styles represented on the block and in the surrounding area, I believe adding another style would contribute to a disorganized look
- Run-off: The property is at the bottom of a hill... what are the plans for water run-off? Where will the water go? I've always known that lot to have standing water due to run-off from the surrounding properties and I'm concerned that the surrounding properties will suffer the consequences of such little green space.

Many thanks for your consideration of my concerns.

If you have further questions, please don't hesitate to contact me at 571.278.7850 or 703.847.7571.

Kind regards,
Scott Ruggiero

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Kendra Jacobs

From: SUSAN Gitlin <white_tortoise1@msn.com>
Sent: Tuesday, June 07, 2011 11:39 AM
To: Kendra Jacobs
Subject: concerns about the planned construction at 605 Little Street

Dear Kendra:

I will not be able to attend the meeting tonight during which, I understand, the design for the new home at 605 Little Street will be discussed. Thus, I would like to ask you to please consider my concerns and relay them to the Commissioners.

My principal concern about the property relates to changes in the hydrology of that property and the effects of increased runoff on the surrounding properties. (The property's location means that its redevelopment will lead to changes in stormwater runoff that will affect at least four properties around it.)

I have lived at 609 Little Street since 1998, and until very recently, I could see entire backyard of 607 and 605 Little Street from my backyard. I have seen how the backyard of 605 Little Street floods regularly. (It sits at the base of a hill, so it collects water from many properties above it.)

The lawn and the trees on that property play an important role in absorbing water. Once a new building and parking pad are constructed, the water running down the hill will have even less space to rest and be absorbed. That water will have to go somewhere, and the properties around it will surely feel -- and perhaps pay for -- the effects.

Collecting the water and sending it to our sewer system would be inconsistent with the City's Eco-City Alexandria and green building initiatives, as that approach is damaging to local water quality and to the Chesapeake.

I would ask that construction be delayed until the developer can show that the new building will not result in additional stormwater runoff to neighboring properties, to the City sewer system, or to our wastewater treatment plant.

Thank you for considering my concerns and taking action on them.

Sincerely,

-- Susan McLaughlin Gitlin
609 Little Street

40

-1

Joanna Chusid
211 E. Oak
Alexandria 22301

Dear Planning Commission:

(Let me say at the outset I am not clear on whether this is a hearing to decide on the legality of putting a house on the property at 605 Little or whether that has been decided and now the issue is just house design. If it's just the latter, then what's the point.)

I moved to Rosemont in January 1979. The lot at 605 Little Street was empty then and it never occurred to me that it would not always be that way. Where I live now, and have for 15 years, at the intersection of E. Oak and Little Streets, I cannot see the lot, but I can see the tall trees that have grown on it over the last however many years. When I first moved to Rosemont, there was a clear division between East and West, with the west side having the big houses and the east side having the smaller ones. Generally, families started out on the east side and with time moved either to the west side, up the hill (to Beverley Hills) or out to Fairfax County if they wanted more room. Adding on to houses was not done, for the most part. It was easy and safe to drive, walk and bike in Alexandria, and I felt lucky living in a city that had so many open spaces, leafy trees, and wild animal sightings. I also felt lucky living in Rosemont because I could walk to Old Town, Del Ray (once it became Del Ray), and the Metro. It seemed like a hidden gem.

It took me 17 years to be able to buy a house here, something I had wanted to do since I lived in my first rental on E. Rosemont--first a duplex on E Masonic View and then my single family house on E. Oak. I loved the small brick houses and the yards. I loved the neighborhood feeling. It never occurred to me how life around here would change—I was aware of changes in Alexandria due to development, but I could not imagine how it would directly affect my living situation. In the last 10 years, 2 things have happened. To my dismay, nearly every single house on my street has put on an addition, sometimes small, sometimes big, sometimes in keeping with the design of the original house, sometimes totally out of character, but all filling in the yards and spaces that made Rosemont special. It is because Rosemont is special that people have chosen to add on to their houses—and clearly they have the right

to—who wants to move from such a convenient, lively place. That is something I have had to learn to live with.

The second thing, and something I'm having more trouble with is squeezing houses into lots where no house should be—substandard lots—and/or making what was once a standard lot into 2 substandard ones. Both the approved one on E. Walnut and the proposed one on Little do this. I can't speak to the E. Walnut St. house, but the whole recent history of the Little Street property is appalling. I suppose my ire should be directed specifically at the people who sold the property adjoining their house in the first place—they had only lived here 2 years when they decided to sell the lot, even though it is my understanding that long-time previous owners had been advised they could not sell it. All owners of that space have used it as a play area for their kids, including the ones who just sold it. So that is my first question, but one that won't be addressed by the hearing—how is it that these owners could sell off their land without there being some sort of notice and hearing? It's the fact that they had that additional property that makes their lot standard; splitting it makes each lot substandard. My property also consists of two lots—can I sell one of them too and stick a small house in my backyard? Can anybody? What kind of precedent does this set? And is that what we want to happen to every open space that could possibly be called a substandard lot, for the sake of development?

So another issue—how small is substandard and did the purchaser know before he bought the property that he would, in all likelihood, be able to build a house there? He must have, because otherwise why spend \$300,000 for a piece of property. And if so why is this hearing even being held? At what point is a piece of property too small for a house, and when in the purchase process is there (silent?) acknowledgement that a house will be crammed onto it? Again, not the issue for this hearing, but it would be nice to know so when it happens again, we can get geared up when we first learn a piece of land is for sale.

Now, the subject of this hearing, the proposed house itself. Personally, I don't understand architectural drawings. I can't tell how big it's going to be or how it will fit in with the rest of the houses. This I can tell—all those old big trees and shrubs are going to be cut down. Instead of looking out my front window and seeing big maples trees in the distance, I'll probably see the top of another house. When I walk past that property there won't any longer be roses or azaleas or dogwoods or grass or shade. There won't be a place for kids to play, albeit at the pleasure of the owner. Moreover, if there is a parking pad built behind the house, accessible only by the alley, there won't be a place to safely skateboard or roller skate or walk dogs. For the first time ever, except for

utility trucks and construction trucks, there will be cars. Is that what an alley is for—really, are alleys supposed to provide access to parking or do they serve a more administrative purpose—I'd like to know legally what an alley is for.

Finally is a bigger question—is this what we want Alexandria to become, a city where any open space, no matter how small, can be called sufficient to build a house, despite long-existing zoning laws and recent infill regulations? Do we want to squeeze in houses everywhere, get rid of all the trees and open space? It's those trees and open spaces that help make Alexandria so desirable that people willingly pay exorbitant property prices and high real estate taxes to live here. How long can that remain the case? Moreover, just because it may be legal to put a house on the Little Street property (and I'm not convinced it is), does that make it right, ethical, good, or necessary? Isn't there something bigger than the (city's) bottom line at stake here—the continued livability of our community?

I thank you for listening to my concerns. Please vote no on the Little Street house.

Sincerely,
Joanna Chusid

Kendra Jacobs

From: Vail, John <John.Vail@cclfirm.com>
Sent: Tuesday, June 07, 2011 12:48 PM
To: Kendra Jacobs
Subject: 605 Little

Kendra –

I cannot attend the meeting tonight but I am told that you can relay comments. I did attend the Rosemont Citizens Association meeting last night and have narrowed my concerns. I live at 102 East Oak, very close to this property.

A key concern is runoff. I do not know whether a special use permit can be conditioned on disposition of stormwater. If not, I cannot fathom why, but that is an issue for another day. If so, this one should be. Surrounding properties have had very significant problems with basement flooding, my own greatly exacerbated during construction at 100 East Oak, where mitigation measures were not taken and city enforcement of existing controls was exactly zero. The currently vacant lot at 605 Little often has standing water for short periods after storms as it absorbs flow that comes downhill to it from the alley and across the street. I had a cordial discussion last night with the architect for this project, who assured me that runoff could be addressed with engineering solutions. I think the solutions should be a condition of the special use permit.

Another concern is light. Alley access will, I expect, create security concerns. Unless things have changed in the last couple of years, city regulation, in general, of light pollution has been much weaker than I would find warranted. This new house, in very close proximity to several others, could create significant lighting problems. Resolving these should be a condition of the proposed special use.

My last concern is density. I believe that the proposed design will appear disproportionately bulky. According to the architect the design is within all parameters required by the city. If that is so, I strongly suggest subsequent review of the criteria.

John Vail
Vice President and Senior Litigation Counsel
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"It is never the common, honest citizen who decides the outcome of these struggles for power, but always those who manipulate the people in crowds."

Yudhishtira, speaking to Bheema, in The Mahabharata (a modern retelling by Ramesh Menon, Vol. 1, p. 175)

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Kendra Jacobs

From: Paula Kougeas <kougeas@comcast.net>
Sent: Tuesday, June 07, 2011 1:15 PM
To: Kendra Jacobs
Subject: 605 Little Street

Dear Ms Jacobs: I have owned the house at 711 Little Street for 25 years. It is on the same block as the house being proposed for the new "lot" at 605 Little Street. I am writing to express my concerns about the height of the new house and the loss of green space.

Regarding the height, when the city's surveyors came to my house (twice) they told me a new house could not be taller than the existing houses on the street. I am now concerned that this new structure is taller than the existing houses, particularly the two houses that flank the proposed new structure.

Some of my neighbors have expressed their concerns to you regarding the loss of green space and the impact this has on water run-off. I urge the city to please not approve a plan which will reduce the amount of grass and trees on an already densely developed street.

Being close to Metro means density. It is a good thing for the environment. However, let's be smart about how we develop. New construction should conform to the existing homes already on the street, not tower over the existing homes (mostly bungalows). In the last few years a developer split a lot and built a huge monstrosity on East Masonic (two blocks from my house). They are currently building a second one. These new houses dwarf the existing homes on that block. Please, don't let this happen to Little Street.

Paula Kougeas and Philip J. Crowley
711 Little Street (Owners)
Alexandria VA 22301

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Kendra Jacobs

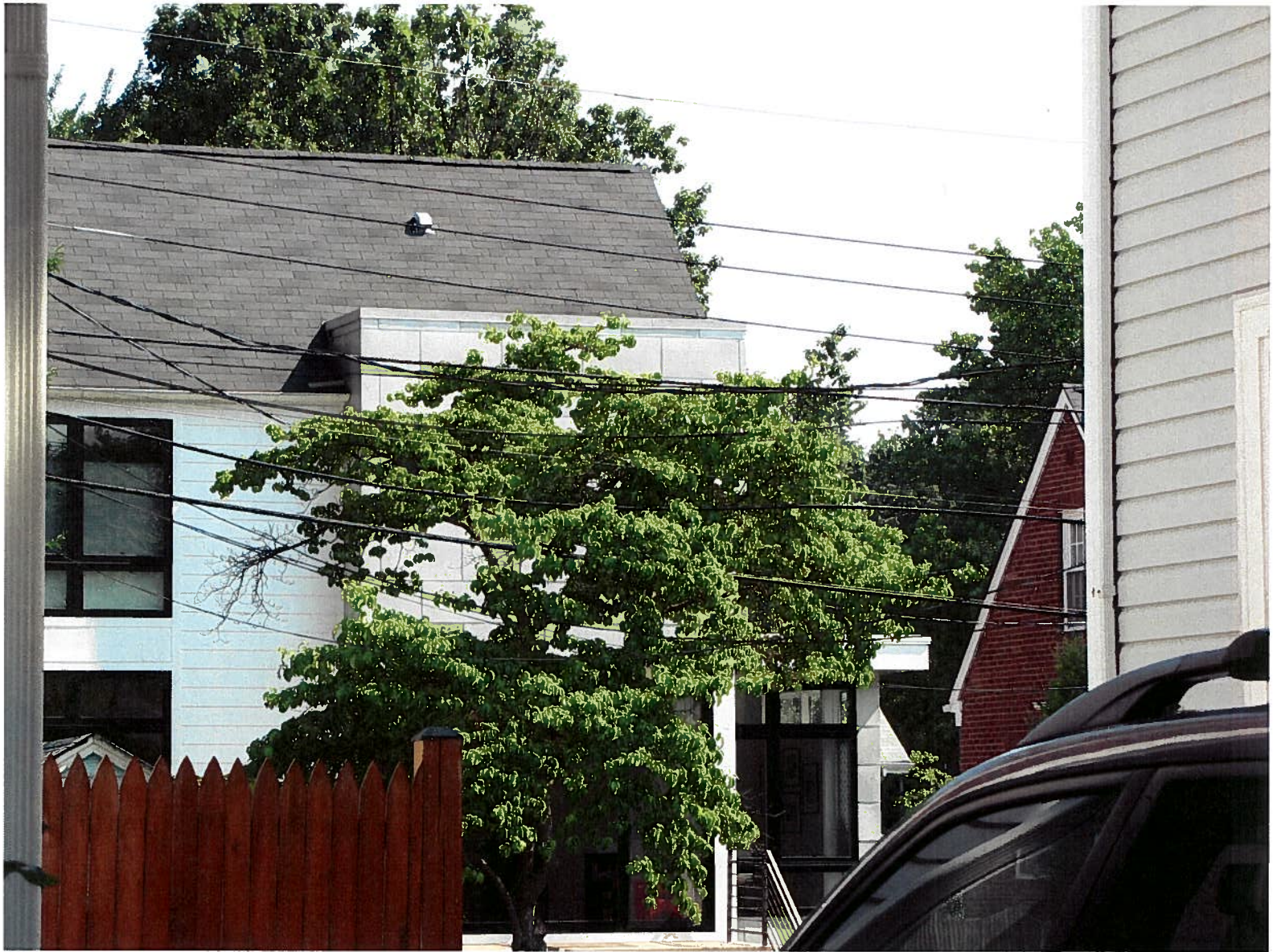
From: Joanna Chusid <vze4ybpe@verizon.net>
Sent: Wednesday, June 08, 2011 11:14 AM
To: Kendra Jacobs
Subject: 605 little hearing
Attachments: IMG_1357.JPG; IMG_1358.JPG; IMG_1364.JPG; IMG_1365.JPG; IMG_1366.JPG; IMG_1367.JPG

Please thank the planning commission members for delaying the approval of the SUP for 605 Little Street. I am hopeful some of the neighborhood issues will be resolved. Incidentally, you may want to show these photos to anyone who thinks the infill regulations do an adequate job. Apparently this addition next door to me at 213 E Oak meets all zoning regulations--it looks like a warehouse and hovers over my backyard like a cruise ship. (Not to mention that construction ultimately caused the death of 8 of my bordering trees and the need to replant to block the view). Joanna Chusid

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