

Docket Item #7  
SUBDIVISION #2005-0002

Planning Commission Meeting  
May 3, 2005

This subdivision would have been automatically approved if not acted on by March 4, 2005, except that the applicant has waived the right to automatic approval.

**ISSUE:** Consideration of a request for subdivision to divide the subject property into two lots.

**APPLICANT:** Barry Seymour

**LOCATION:** 227 N. Latham Street

**ZONE:** R-8/Residential

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**PLANNING COMMISSION ACTION, APRIL 5, 2005:** The Planning Commission noted the deferral.

Reason: The applicant requested a deferral.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended conditions found in this report.

**SITE GRAPHIC**  
**AVAILABLE IN THE PLANNING AND ZONING OFFICE**

**I. DISCUSSION:**

REQUEST

The applicant, Barry Seymour, requests approval for a subdivision of one lot at 227 North Latham Street into two lots.

SITE DESCRIPTION

The subject property is one lot of record with 144 feet of frontage on Latham Street and a total lot area of 18,801 square feet. The property is occupied by a one-story single-family residence, with an existing driveway along the north property line.

SURROUNDING USES

The subject property abuts Raleigh Park, a part of Holmes Run Park, to the south. The other properties in the area are developed with detached single-family residences.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the existing lot into two separate lots. The existing house would be demolished and two new two-story houses would be constructed.

COMPLIANCE WITH R8 ZONE REGULATIONS

The proposed lots will be 9,323 square feet and 9,478 square feet in area, exceeding the minimum lot area of 8,000 square feet. Both lots will be 72 feet wide, exceeding the minimum lot width of 65 feet. The two new houses will both need to be constructed with a front yard of at least 30 feet, a rear yard of at least 8 feet and a setback ratio of at least 1:1, and side yards of at least 8 feet and a setback ratio of 1:2. The houses will be limited to a floor area ratio of 0.35 (resulting in maximum floor areas of 3,263 square feet and 3,317 square feet).



**Aerial Photo**



**Subject Property**

<b>R8 MINIMUM LOT STANDARDS</b>			
	<b>Required</b>	<b>Lot 500</b>	<b>Lot 501</b>
<b>Lot Size</b>	8,000 square feet	9,323 square feet	9,478 square feet
<b>Lot Width</b>	65 feet	72 feet	72 feet
<b>Lot Frontage</b>	40 feet	72 feet	72 feet

SUBDIVISION STANDARDS

Section 11-1710(B) of the Zoning Ordinance requires a subdivision to meet the following standard:

No lot shall be resubdivided in such a manner as to detract from the value of the adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use, areas, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.

MASTER PLAN DESIGNATION

The subject property is located in the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Master Plan and is designated as Residential Low, with a maximum building height of 35 feet.

**II. STAFF ANALYSIS:**

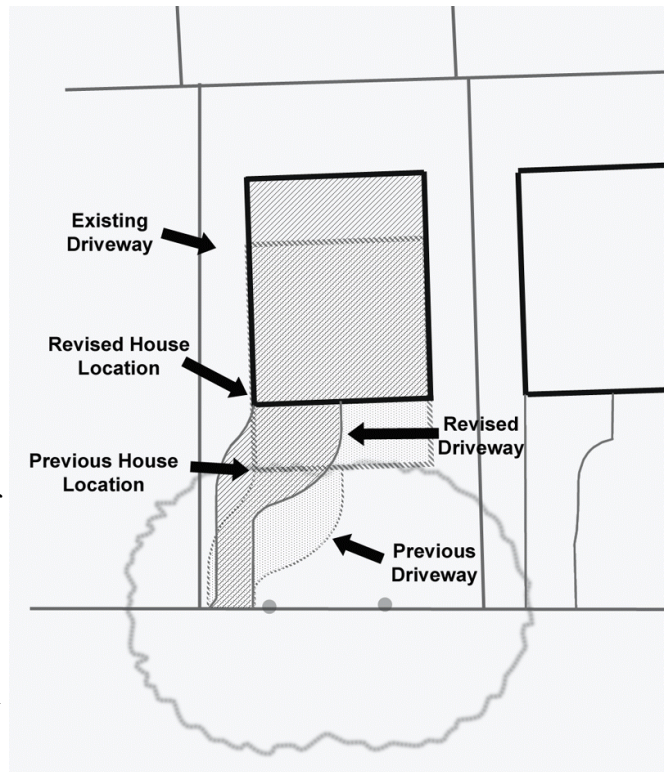
Staff recommends approval of the proposed subdivision. The proposed lots meet the requirements of the R8 District, and houses on the property will follow all setback and FAR standards. The existing lot is more than twice the size of most other lots in the area, and the proposed lots will be slightly larger than most other lots in the area.

The proposed lots will be consistent with other lots in the neighborhood in terms of lot area, width, and configuration. Residential lot sizes in the area range from 8,000 square feet to over 40,000 square feet, though most lots are in the 8,000 to 9,700 square foot range. The average size of interior residential lots on Latham Street (south of Taney Avenue) is 9,977 square feet, and the median size of interior residential lots is 8,086 square feet. Lot widths for houses which front on Latham Street range from 65 feet to 127 feet (not including the subject property), with two-thirds of the lots having lot widths of 65 feet. The proposed lot areas of 9,323 and 9,478 square feet and the proposed lot widths of 72 feet are consistent with the sizes of other lots in the area. The proposed lots are also rectangular in shape, which is consistent with most of the lots facing Latham Street.

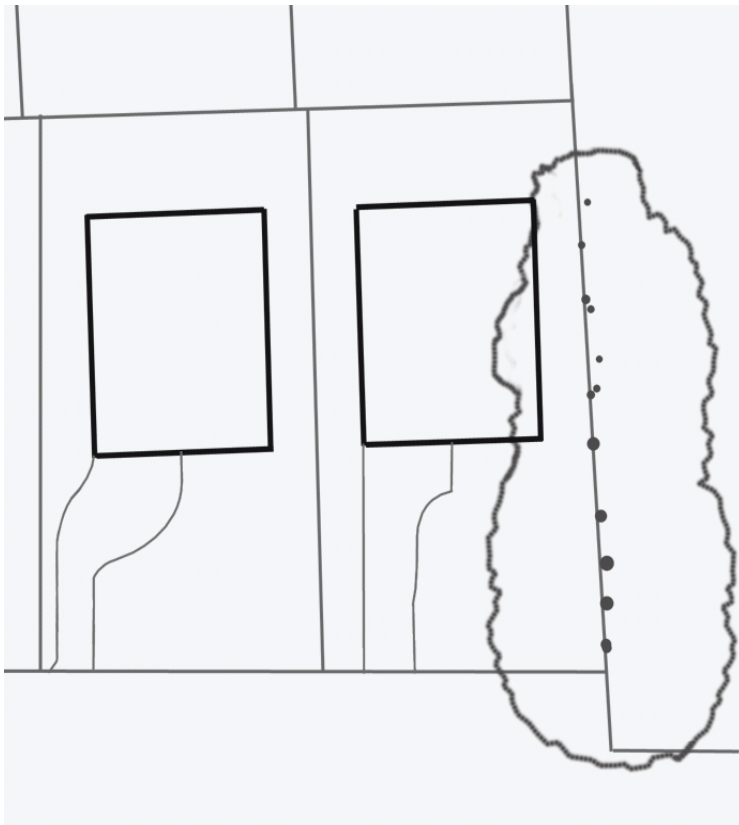
Staff’s primary concern is that the existing mature trees on and adjoining the site be preserved. Houses in this area of the City were constructed in the late 1950s and early 1960s. The subject property, as well as the surrounding properties, are improved with many mature trees. This has a positive impact on and contributes to the character of the neighborhood. Additionally, §6-2-34.e of

the City Code calls for the Planning Commission to “give due consideration to the preservation and replacement of trees” when reviewing subdivisions. In order to preserve the existing 28" and 30" oak trees that straddle the Latham Street property line, the applicant has agreed not to reconstruct the existing driveway, leaving it in its present condition or limiting improvements to top-coating. Some new driveway will need to be constructed to access the new garage, but the applicant is proposing to shift the house back so that the driveway encroachment into the tree canopy is minimized. Tree protection fencing will be placed around these two street trees, as well as around a 46" maple and a collection of locusts on the park property to the south.

With the preservation of trees, staff agrees that the proposed subdivision will be in keeping with the character of the surrounding neighborhood and recommends approval of the subdivision.



**Tree Save Measures**



**Approximate Canopy  
of Locust Trees on Park Property**

**III. STAFF RECOMMENDATION:**

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 11-1700 of the Zoning Ordinance. (P&Z)
2. Materials used for the exterior of the homes shall be masonry (brick, stone, or cementitious siding), to the satisfaction of the Director of Planning and Zoning. (P&Z)
3. The pitch of the roofs of the homes shall be consistent with the character of the neighborhood, to the satisfaction of the Director of Planning and Zoning. (P&Z)
4. Each garage shall be set behind the main facade of the house. (P&Z)
5. In order to preserve the 28" and 30" oaks that are partially located in the Latham Street ROW, the existing driveway shall not be removed, and any new driveway placed within the tree canopy on Lot 500 shall be kept to a minimum, to the satisfaction of the Director of Planning and Zoning. (RP&CA) (P&Z)
6. A note shall be placed on the plat and a restriction placed on the deed requiring the property owner to receive approval from the City Arborist to remove either of the oak trees along the Latham Street R.O.W. or for any driveway repairs or improvements within the front yard of the proposed northern lot. (P&Z)
7. Tree protection for all on-site and off-site trees to be saved shall be expanded to the maximum extent possible, to the satisfaction of the Director of RP&CA. The maximum limits of disturbance shall be shown on the plat of subdivision and shall be to the satisfaction of the directors of P&Z and RP&CA. (RP&CA) (P&Z)
8. A bond shall be posted, in an amount and for a period to be approved by the City Arborist, for protection of the 28" and 30" oak trees. (P&Z)
9. Prior to the recording of the final plat, submit a tree protection plan per the City Landscape Guidelines, December 1997, to the satisfaction of the Director of RP&CA. (RP&CA)
10. A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. (T&ES)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
David Sundland, Urban Planner III.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- C-1 A plot plan showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit.

##### Code Enforcement:

No comments.

##### Police Department:

No comments.

##### Historic Alexandria Commission (Archaeology):

No comments.

##### Recreation, Parks & Cultural Activities (Arborist):

- R-1 In order preserve the 28" and 30" oaks that are partially located in the Latham Street ROW, the two new lots shall share a common curb cut.
- R-2 Tree protection for all trees to be saved shall be expanded to the maximum extent possible, to the satisfaction of the Director of RP&CA.
- R-3 Prior to the recording of the final plat, submit a tree protection plan per the City Landscape Guidelines, December 1997, to the satisfaction of the Director of RP&CA.

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Staff Note: This plat will expire 18 months from the date of approval, or on October 5, 2006, unless recorded sooner.

SUB #2005-0002  
227 N. Latham Street

**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**