

Docket Item #18  
ENCROACHMENT #2005-0001

Planning Commission Meeting  
June 7, 2005

**ISSUE:** Consideration of a request for encroachment into the public right-of-way for a canopy.

**APPLICANT:** National Center for Missing and Exploited Children  
By Bill Shaffer

**LOCATION:** 699 Prince Street

**ZONE:** CD/Commercial Downtown

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

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

## I. DISCUSSION

### REQUEST

The applicant, National Center for Missing and Exploited Children, by Bill Shaffer, requests approval of an encroachment into the public right-of-way for a canopy at 699 Prince Street.

### SITE DESCRIPTION

The subject property is one lot of record with 123 feet of frontage on Prince Street, 100 feet of frontage on South Washington Street and a total lot area of 12,300 square feet. The site is developed with a six-story office building, built originally as a hotel, and is occupied by the National Center for Missing and Exploited Children. The property is surrounded by a mix of uses including commercial, office, and residential.



### PROJECT DESCRIPTION

The applicant requests approval of an encroachment to allow the installation of a canopy located over the main entrance of the National Center for Missing and Exploited Children, on the south side of the building. The canopy measures 11 feet from the building front and is 12 feet and two inches wide. The encroachment area totals 133.8 square feet. The sidewalk width at this location is 13 feet and eight inches. The canopy was originally proposed as nine feet above the sidewalk as is pictured on the attached drawings. On May 18, 2005, the Board of Architectural Review approved the proposal, but required that the canopy be raised to 10.5 feet above the sidewalk. There are no support posts or any other obstruction on the ground within the encroachment area. The canopy will be supported by two overhead metal tie rods. As a hotel, the building had a similar style canopy over the South Washington Street entrance.

### ZONING / MASTER PLAN

The subject property is located in the CD/Commercial downtown zone and the Old and Historic District.

## II. STAFF ANALYSIS

Staff does not object to the proposed encroachment. The encroachment will be 10.5 feet above the sidewalk and will not obstruct pedestrian traffic or street elements such as trees and trash cans. A similar canopy had been on the building historically when it was a hotel.

Staff recommends approval of the encroachment permit subject to the recommended conditions.

**III. RECOMMENDED PERMIT CONDITIONS**

1. The applicant ( and his/her successors, if any ) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant ( and his/her successors, if any ) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Valerie Peterson, Urban Planner.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- F-1 T&ES has on opposition to the proposed encroachment.
- F-2 The proposed awning will not require ground supports along the public street to interfere with the public sidewalk.
- F-3 There is curb side parking located where the awning is proposed. The leading edge of the awning is 2 feet for the curb face which will not interfere with parked vehicles or moving vans.
- R-1 The applicant ( and his/her successors, if any ) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant ( and his/her successors, if any ) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
- R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)

##### Code Enforcement:

- C-1 A construction permit is required
- C-2 Awnings must comply with all applicable requirements of USBC 3105 and 3202. Fixed awnings must have a minimum 7 foot clearance form a sidewalk to the lowest part of the framework or any fixed portion of nay retractable awning is required.
- C-3 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 3105.2).

Health Department:

F-1 No comments.

Police Department:

F-1 Because the encroachment will be elevated nine feet off the ground there should be no safety concerns reference impeding pedestrian foot traffic at this location. The Police Department has no objections to the encroachment.

ENC #2005-0001  
699 Prince Street

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