

Docket Item #7  
SUBDIVISION #2005-0007

Planning Commission Meeting  
October 4, 2005

This subdivision would have been automatically approved if not acted on by August 21, 2005, except that the applicant has waived the right to automatic approval.

**ISSUE:** Consideration of a request to subdivide the subject properties into two lots.

**APPLICANT:** Potomac Ventures I, LLC  
by Charles Halloran

**LOCATION:** 2619 East Randolph

**ZONE:** R-2-5/Residential

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

**I. DISCUSSION:**

REQUEST

The applicant, Potomac Ventures I, LLC, by Charles Halloran, requests approval for a subdivision of one lot at 2619 Randolph Avenue into two lots.

SITE DESCRIPTION

The subject property is one lot of record with 59 feet of frontage on Randolph Avenue and a total lot area of 12,499 square feet. The property is occupied by a one-story single-family residence, with no driveway.



SURROUNDING USES

The subject property abuts the Washington and Old Dominion Railroad open space area to the north. The surrounding area is occupied by single family and semi-detached dwellings.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the existing lot into two separate lots. The applicant plans to demolish the existing single-family house, and construct two new two-story, semi-detached houses.

COMPLIANCE WITH R-2-5 ZONE REGULATIONS

The proposed lots will be 7,784 and 4,715 square feet in area, exceeding the minimum lot area of 2,500 square feet. The houses will be limited to a floor area ratio of 0.45 (resulting in maximum floor areas of 3,502.8 square feet for Lot 500 and 2,121.75 square feet for Lot 501). The proposed development depicted on the subdivision plat, and represented in the concept plan, complies with R-2-5 zoning in the following way:

<b>R-2-5 MINIMUM LOT STANDARDS</b>			
	<b>Required</b>	<b>Lot 500</b>	<b>Lot 501</b>
<b>Lot Size</b>	2,500 square feet	7,784 square feet	4,715 square feet
<b>Lot Width/Frontage</b>	37.5 feet	*18 feet ( <i>Variation</i> )	41 feet
<b>Front Yard Setback</b>	25 feet	40 feet (to front porch)	33 feet (to front porch)
<b>Side Yard Setback</b>	1:3, 10 foot minimum	12 feet (to front porch)	13 feet
<b>Rear Yard Setback</b>	1:1, 7 foot minimum	21 feet	33 feet

\*A variation is requested for lot width and frontage for Lot 500.

CURB CUT PROVISIONS

The applicant proposes a single curb cut, 18 feet wide to access the two proposed dwellings. Section 8-200(C)(5)(d) of the Zoning Ordinance requires that within the Town of Potomac, access to all parking shall be from an alley or interior court, except that upon finding by the Director of Planning and Zoning that such access is clearly not feasible, an application for a curb cut to provide access may be filed with the Directors of Planning and Zoning and Transportation and Environmental Services. In this case, the subject property is located in the Town of Potomac, and access to the property from an alley or interior court is not feasible. While the Directors of both departments do not object to the proposed curb cut, the applicant will be required to submit an application for the curb cut, following approval of the subdivision.

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

NEIGHBORHOOD OUTREACH

On August 18, 2005, staff met with the Del Ray Land Use Committee and the applicant regarding the application. Those neighbors present at the meeting were generally supportive of the proposal. There were some concerns regarding the technical feasibility of the curbcut, which staff confirmed is acceptable, and regarding the proposed front setback and parking in the front yard.

**II. STAFF ANALYSIS:**

Staff does not object to the proposed subdivision. The existing lot is large, and the size of the two proposed lots still exceed the size of many lots in the area. The proposed lots comply with zoning regarding size and setback requirements.

Staff was concerned about how potential development on these lots could conform to zoning requirements and be consistent with neighborhood character in design and massing. In addition, staff was concerned how parking would be accommodated and accessed on the proposed two lots, particularly considering the limited lot frontage and requested variation. Finally, staff was concerned about the trees on the property, particularly the 42" Maple at the front of the property.

In response to staff's concerns, the applicant submitted a concept plan identifying the proposed building footprints and elevations, parking and access layouts, and area of disturbance and affected trees. The proposed development, although large in size, is a high quality design consistent with the architecture found in Del Ray. The staggered, semi-detached arrangement along with the hip roof reduces the overall bulk and mass of the dwellings, particularly from the street. Regarding parking and access, the applicant proposes a creative shared driveway configuration, with parking for two vehicles on each property. Parking on Lot 501 will be provided in an L-shaped configuration, with an easement proposed over Lot 500 for access and maneuvering. A two-car garage will be provided on Lot 501 that is proposed to sit behind and to the side of the dwelling. Regarding trees, the proposed development will require the removal of six trees, which are indicated with an "x" on the subdivision plat. The loss of these trees is unfortunate, however, the applicant proposes preserving five trees, including the 42" Maple at the front of the property. Staff is concerned about the proposed parking in the front yard of Lot 501 and its potential impacts on the Maple tree. Comments from the City Arborist indicate that the tree would not survive under the proposed parking configuration. The applicant is willing to work with staff on alternative parking and paving strategies to preserve the tree. Specific strategies will be more clear with more technical information that will be provided during the Plot Plan stage.

Staff also looked at the consistency of the proposed front setback with the established front setback on the block. The proposed development sits several feet behind the established front setback of the rest of the block. However, the proposed front setback does comply with the zoning requirement. In addition, the lot is oddly configured and on a bend in the road, where a disruption in the building line would be less critical than if the lot were in the middle of a straight block. In addition, the deeper setback will provide more of an opportunity to save the 42" Maple tree at the front of the property. Finally, if the proposed dwelling were in line with the rest of the block, there would not be room for parking on the property, and street parking is already very limited, with on-street parking limited only to the north side of Randolph.

Staff recommends conditions to ensure that the development on the lot is generally consistent with what has been presented as part of this application. With these conditions, staff recommends approval of the subdivision.

### **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. Development on the property, including the layout of parking and driveway areas, shall be generally consistent with the applicant's conceptual development plan submitted with this application, except that the applicant shall work with staff on alternative plans to minimize parking and paving in the front yard on Lot 501 in order to reduce impacts on the 42" Maple tree. The applicant shall be permitted to make adjustments to building footprints, design elements, and driveway areas to accommodate the final design of buildings, and minimize impacts on the 42" Maple tree, to the satisfaction of the Director of Planning and Zoning. (P&Z)
3. A PLOT PLAN showing all improvements and alterations to the site must be approved by T&ES prior to issuance of a building permit. The applicant is advised that the following is required for the plot plan approval:
  - a. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
  - b. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design.
  - c. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. The applicant shall

- post an erosion and sediment control bond prior to release of the plot plan.
- d. 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 plan.
  - e. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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. (T&ES)
4. The driveway and walk surfaces shall have minimal paving, with the use of permeable materials to the greatest extent feasible, as determined by the Director of Planning and Zoning. (P&Z)
  5. The applicant shall work with staff on appropriate preservation measures for the 42" Maple tree at the southeast corner of the property, and the seven other trees on the subdivision plat identified as being outside the area of disturbance, during the demolition and construction process, to the satisfaction of the Director of Planning and Zoning, in consultation with the City Arborist. (P&Z)
  6. Locations of all easements shall be depicted on the final subdivision plan. (P&Z)
  7. A variation is granted for Lot 500 for the lot frontage and width requirements. (P&Z)
  8. The applicant shall submit an application for the proposed curbcut for approval by the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)

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

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Staff Note: This plat will expire 18 months from the date of approval unless recorded sooner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-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. The applicant is advised that the following is required for the plot plan approval:
- a. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
  - b. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design.
  - c. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. The applicant shall post an erosion and sediment control bond prior to release of the plot plan.
  - d. 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 plan.
  - e. City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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. (T&ES)
- C-1 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-2 Pay sanitary sewer tap fee prior to issuance of a building permit (or with release of the approved plot plan). (Sec. 5-6-25.1)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)
- C-4 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available, by continuous underground pipe. (Sec. 8-1-22)
- C-5 Per City Ordinance No. 3176, requests for new driveway aprons, unless approved at public hearing as part of a related item, must be accompanied by an adjacent **Property Owners Acknowledgment** form.

- C-6 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- C-7 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- 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.
- C-9 The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- C-10 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-11 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.
- F-1 T&ES has no objection to the proposed driveway curb-cut along Randolph Avenue.

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.



- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Police Department:

- F-1 The Police Department has no objections.

Historic Alexandria Commission (Archaeology):

- F-1 No comments.

Recreation, Parks & Cultural Activities (Arborist):

*The following comments apply to the Plot Plan:*

- F-1 Locate, show species and caliper of all trees on adjacent properties. If trees on adjacent property will be impacted by proposed sitework and construction, provide documentation of communication with the adjacent property owner verifying construction impact, potential for loss, and agreed upon remedial measures.

- F-2 Per Landscape Guidelines, provide species, caliper size, quality and height of existing vegetation to be removed and to be protected/retained. Provide tree protection and preservation information on demolition plan, erosion/sediment control plan, site plan and planting plan.

SUB #2005-0007  
2619 Randolph Avenue

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