

Docket Item #12

SUBDIVISION #2007-0002

Planning Commission Meeting
September 6, 2007

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

APPLICANT: Edgardo Maravi

STAFF: Richard W. Bray
richard.bray@alexandriava.gov

LOCATION: 5 Sunset Drive

ZONE: RA/Residential

PLANNING COMMISSION ACTION, JUNE 5, 2007: On a motion by Ms. Fossum, and seconded by Mr. Jennings, the Planning Commission voted to defer the request. The motion carried on a vote of 5 to 0. Mr. Dunn and Mr. Komoroske were absent.

Reason: The Commission requested further study of the economic impacts of the subdivision particularly as pertains to the character and historic significance of the neighborhood.

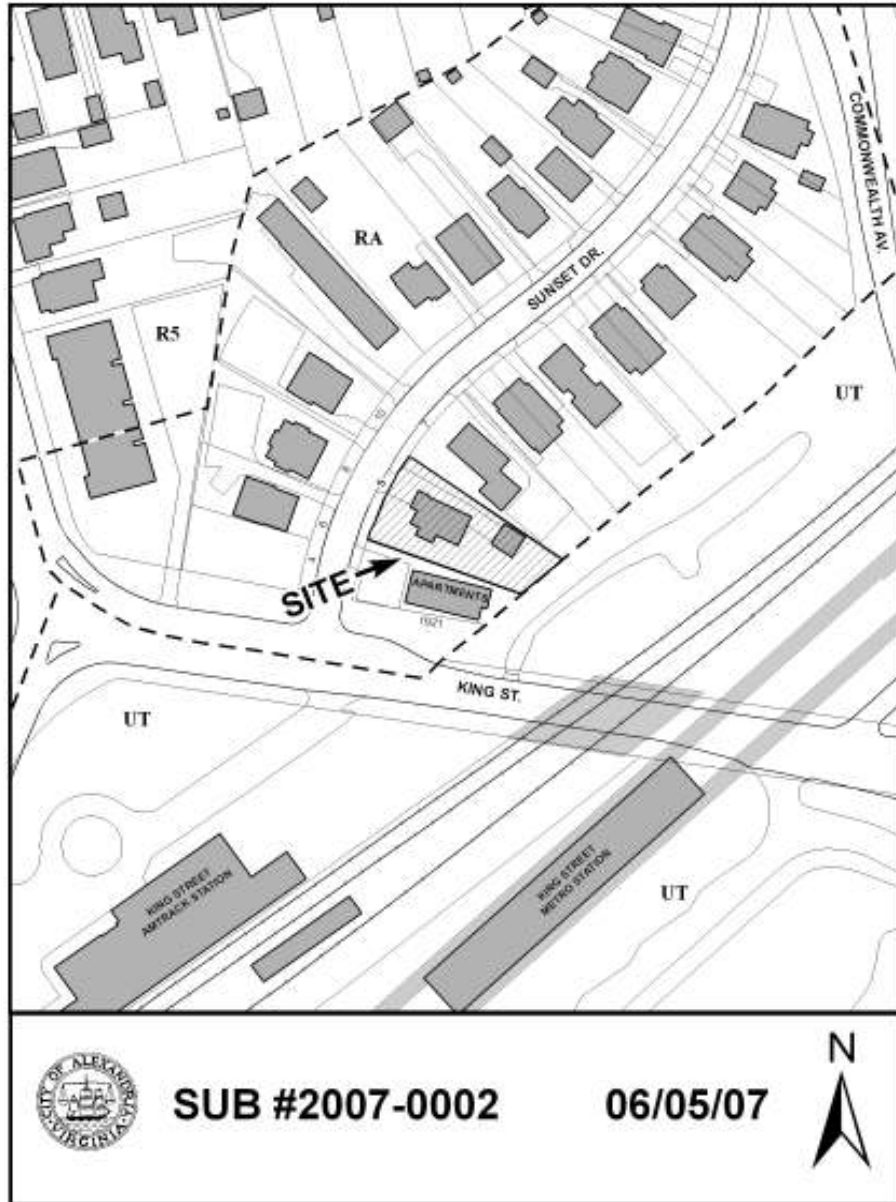
Speakers

Charles L. Trozzo, 209 Duke St., testifying as Chairman of the Historical Restoration & Preservation Commission, spoke concerning the loss of a contributing structure in the Rosemont Historic District. Mr. Trozzo stated that the demolition of the structure could be a significant step towards removing the area from the National Register of Historic Places.

Mierney Keleher, 208 N. Royal, of the Historic Alexandria Foundation, spoke concerning the need for further study of the building options before demolishing a large, unique historical house.

Clay Greenway, 20 Sunset Dr., spoke with general concerns of people buying lots, subdividing and building large homes that are out of character with the neighborhood.

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.



SUB #2007-0002

06/05/07



I. DISCUSSION

Request

The applicant, Edgardo Moravi, requests approval for a subdivision of property located at 5 Sunset Drive.

Site Description & Surrounding Uses

The subject property is one lot of record with approximately 75 feet of frontage at 5 Sunset Drive, 144 feet of depth and a total lot area of approximately 8,158 square feet. The surrounding area consists of single-family, two-family and multifamily dwellings.



The subject lot is currently developed with a single-family detached house of approximately 1,600 square feet.

Applicant's Proposal

The applicant proposes to subdivide the property into two lots. The proposed lots will contain 4,256 square feet and 3,902 square feet. The applicant proposes to demolish the existing single family home and build a two-family, semi-detached house on the proposed lots (See attached plat). The applicant's plans call for the preservation of the existing trees. There is a utility pole located at the southern end of the site.

Zoning Regulations

The property at 5 Sunset Drive is zoned RA. A two-family home is a permitted use in the RA zone. The proposed subdivision as it relates to the RA zoning requirements is as follows:

RA Zoning Regulations	Lot 509	Lot 510
Required Lot Area	1,980 sq. ft.	1,980 sq. ft.
Proposed Lot Area	4,256 sq. ft.	3,902 sq. ft.
Required Lot Width	25 feet	25 feet
Proposed Lot Width	37.5 feet	37.5 feet
Required Lot Frontage	25 feet	25 feet
Proposed Lot Frontage	37.5 feet	37.5 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 adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, 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. In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the Commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by (1) subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.

Master Plan Designation

The subject property is located in the Potomac West Small Area Plan chapter of the Master Plan and is part of the Rosemont Historic District. The proposed two-family homes are consistent with the Master Plan.

Access

Access to the subject property is from an existing curb-cut that is located on Sunset Drive. With the proposed subdivision an additional curb cut will be required. This will necessitate the filing of a curb cut application with the Department of Transportation and Environmental Services. The applicant proposes to decrease the width of the existing curb cut from 30 feet to 10 feet and create another 10 foot curb cut at the southern edge of lot 510. Transportation and Environmental Services has indicated support for the proposed curb cut if the applicant agrees to relocate the utility pole currently at the southern end of the lot. The applicant has agreed to incur the cost of relocating the existing utility pole.

II. STAFF ANALYSIS

Staff supports the application for subdivision. The lot at 5 Sunset drive is one of the largest lots on Sunset Drive. The subdivision will create two lots that are equivalent in size to many of the Sunset Drive parcels. The neighborhood is a mix of single-family, two-family and multifamily residences and the applicant's proposed houses will fit with the character of the neighborhood. The applicant's proposed development can meet all zoning regulations.

Address	Lot Area	Lot Frontage	Dwelling Type
7 Sunset Drive	8,691 square feet	75 feet	Duplex
9 Sunset Drive	3,975 square feet	25 feet	2 Family, Semi-detached
11 Sunset Drive	3,925 square feet	25 feet	2 Family, Semi-detached
13 Sunset Drive	7,850 square feet	50 feet	Multi-Family
15 Sunset Drive	3,925 square feet	25 feet	2 Family Semi-detached
17 Sunset Drive	3,925 square feet	25 feet	2 Family Semi-detached
19 Sunset Drive	7,850 square feet	50 feet	Single Family
21 Sunset Drive	4,250 square feet	26 feet	2 Family Semi-detached
23 Sunset Drive	4,250 square feet	25 feet	2 Family Semi-detached
25 Sunset Drive	4,877 square feet	26 feet	2 Family Semi-detached
25 1/2 Sunset Drive	3,242 square feet	25 feet	2 Family Semi-detached
27 Sunset Drive	7,150 square feet	132 feet	Single Family
4 Sunset Drive	4,681 square feet	43 feet	Vacant
6 Sunset Drive	5,111 square feet	40 feet	Single Family
8 Sunset Drive	6,911 square feet	50 feet	Single Family
10 Sunset Drive	8,553 square feet	50 feet	Single Family
12 Sunset Drive	12,170 square feet	50 feet	Multi-Family
14 Sunset Drive	10,544 square feet	50 feet	Single Family
16 Sunset Drive	4,550 square feet	25 feet	2 Family Semi-detached
18 Sunset Drive	5,871 square feet	25 feet	2 Family Semi-detached
20 Sunset Drive	7,698 square feet	50 feet	Single Family
22 Sunset Drive	5,960 square feet	40 feet	Single Family
24 Sunset Drive	6,626 square feet	50 feet	Single Family
26 Sunset Drive	6,254 square feet	50 feet	Single Family
28 Sunset Drive	2,920 square feet	25 feet	2 Family Semi-detached
28 A Sunset Drive	2,717 square feet	25 feet	2 Family Semi-detached
<i>Averages of 2 fam. lots</i>	<i>4035 square feet</i>	<i>25.2 feet</i>	2 Family Semi-detached
5 Sunset Drive	8,158 square feet	75 feet	Single Family
Lot 509 (Proposed)	4,256 square feet	37.5 feet	2 Family, Semi-detached
Lot 510 (Proposed)	3,902 square feet	37.5 feet	2 Family, Semi-detached

Shaded entries indicate lots containing 2 Family Semi-detached houses



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. Locations of all easements and reservations shall be depicted on the final subdivision plan. (P&Z)
3. The final plat shall include the Surveyors Certification and plat title to indicate resubdivision of the existing lots. (P&Z)
4. The Applicant shall be responsible for the relocation of the existing utility pole in front of 5 Sunset Drive. (P&Z)
5. A PLOT PLAN is required showing all improvements and alterations to the site which must be approved by T&ES prior to issuance of a building permit. (T&ES)
6. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
7. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
8. 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 plot plan. (T&ES)
9. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
10. Prior to redevelopment of this subdivision, the applicant may be required to hire an archaeological consultant to complete an Archaeological Evaluation, including a metal detection survey, to insure that significant information is not lost as a result of the project. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological

Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

11. The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
12. Should any trees be removed on these proposed lots, appropriate landscaping shall be installed to replace the lost crown coverage. (RP&CA)
13. A landscape plan for each lot shall be submitted to RP&CA for review. (RP&CA)

Staff Note: This plat will expire 18 months from the date of approval, or on December 5, 2008, unless recorded sooner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance.
- R-2 A PLOT PLAN is required showing all improvements and alterations to the site which must be approved by T&ES prior to issuance of a building permit.
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity.
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design.
- R-5 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 plot plan.
- R-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 the plan.
- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-2 All utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-3 Pay sanitary sewer tap fee prior to release of Plot Plan in the amount of \$6,885.00. (Sec. 5-6-25.1)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

- C-5 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)

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 to the subdivision of the single lot into two for the purposes of building two semidetached townhouses.

Real Estate:

- F-1 No comment.

Historic Alexandria Commission (Archaeology):

- F-1 Civil War period maps indicate that an encampment of the 2nd U.S. Cavalry was located in the vicinity of this lot. The property therefore has the potential to yield archaeological resources that could provide insight into military activities during the Civil War.
- R-1 Prior to redevelopment of this subdivision, the applicant may be required to hire an archaeological consultant to complete an Archaeological Evaluation, including a metal detection survey, to insure that significant information is not lost as a result of the project. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- R-2 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Recreation, Parks & Cultural Activities (Arborist):

- F-1 No specimen trees are found on the subject site.
- R-1 Should any trees be removed on these proposed lots, appropriate landscaping shall be installed to replace the lost crown coverage.
- R-2 A landscape plan for each lot shall be submitted to RP&CA for review.