

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #10
SUBDIVISION #2006-0010

Planning Commission Meeting
March 6, 2007

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

APPLICANT: David B. Weinberg

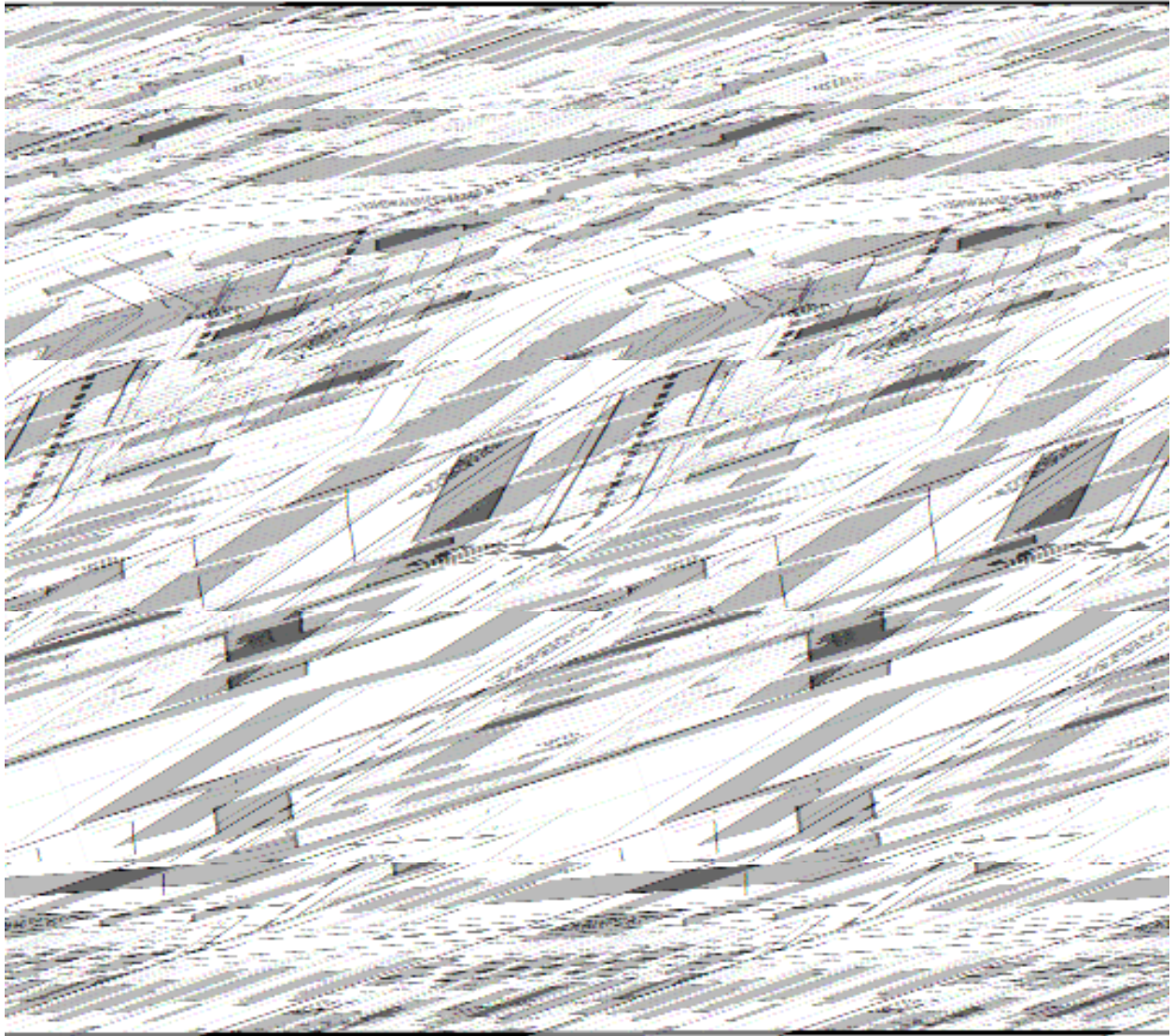
STAFF: James Hunt, Planner
james.hunt@alexandriava.gov

LOCATION: 112 East Glebe Road

ZONE: RB/ Townhouse

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

SUB#2006-0010
112 East Glebe Road



I. DISCUSSION

REQUEST

The applicant, David B. Weinberg, Trustee, requests approval to subdivide one lot at 112 East Glebe Road into two lots.

SITE DESCRIPTION

The subject property is one lot of record with approximately 50 feet of frontage on East Glebe Road, approximately 128 feet of depth, and a total lot area of 6,397 square feet. The lot is currently vacant and was previously the site of a single family home. Surrounding the subject property are single, multi-family, and two-family residential uses.



PROJECT DESCRIPTION

The applicant proposes to subdivide the property into two lots and build a semi-detached dwelling unit on each lot (see attached survey plat). The applicant's proposed plat includes Lot 500 containing 3,202 square feet and Lot 501 containing 3,195 square feet. The applicant also proposes access to the property from a rear public alley. The proposed driveway will contain two parallel parking spaces that meet the minimum parking space standards.

RB/ TOWNHOUSE ZONING REQUIREMENTS

The subject property is located in the RB/Townhouse zone. The proposed subdivision complies with the lot requirements of the RB/Townhouse zone in the following way:

	<u>RB Regulations</u>	<u>Proposed Lot 500</u>	<u>Proposed Lot 501</u>
Lot Size:	1,980 sf	3,202 sf	3,195 sf
Lot Width:	25 ft	25 ft	25 ft
Lot Frontage:	25 ft	25 ft	25 ft

The applicant submitted a footprint of the proposed houses (see attached survey plat), but has indicated that the survey plat only illustrates that a dwelling could comply with the yard requirements of the zone and are not considered the final design.

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.

ACCESS & PARKING

Currently, access is only from one curb-cut that is located East Glebe Road. With the proposed subdivision, the applicant will be required to eliminate the existing curb cut along East Glebe Road.

TREES

The property has one large Oak Tree, measuring 36 inches in circumference and located to the rear of the property. The applicant would like to save the tree and have a driveway located on each side of the tree. However, according to the City Arborist, due to the close proximity of the driveways and the proposed construction, the tree will be impacted. Therefore, the City Arborist recommends that this tree be replaced.



MASTER PLAN

The proposed subdivision is located in the Potomac West Small Area Plan Chapter of the City's Master Plan and is designated for residential use. The proposed subdivision is consistent with the Master Plan.

COMMUNITY OUTREACH

On February 5, 2007, staff attended the Lynnhaven Civic Association meeting at the Cora Kelly Center. The association supported the subdivision request and indicated their interest in the final building plans in regards to height.

II. STAFF ANALYSIS

Staff does not object to the proposed subdivision request. The proposed semi-detached dwelling will be in compliance with the RB zoning requirements.

Staff conducted an analysis of the block containing the subject property. The blockface with frontage on East Glebe Road has lots with a range of sizes between 797 square feet and 7,104 square feet with an average of 3,814 square feet (see Figure 1). The remainder of the block fronts on Wilson Avenue, Wesmond Drive and Montrose Avenue and consists of significantly smaller lots, averaging 1,815 square feet (see Figure 2).

In regard to the oak tree at the rear of the property, although the applicant does not anticipate any impacts to this existing 36 inch tree, the City Arborist anticipates that there will be impacts to the Oak Tree due to the proposed construction on the property. Staff has included a condition requiring the applicant to replace the 36 inch oak tree with an equivalent caliper totaling a minimum of 36 inches at the time of any new/proposed construction.

The applicant has also proposed to have two parallel parking spaces in the rear of each property. Staff finds that this is consistent with the characteristic of the neighborhood since approximately 20 other homes use the alley for driveway access.

With the following conditions, staff recommends approval of the subdivision request.

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 such as the ingress/egress easement for the alley and all other 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) (RP&CA)
4. The reduction in tree crown coverage due to the loss of the 36" tree must be replaced on site with an equivalent caliper totaling a minimum of 36" at the time of any new/proposed construction. (RP&CA)
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. The curb cut on East Glebe road must be closed. (T&ES)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, Urban Planner.

Staff Note: This plat will expire 18 months from the date of approval, or on February 23, 2007, 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 under grounding 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 comments or objections to the subdivision of the said property into two regulation conforming lots.
- F-2 The house numbers are to be placed on the front and back of each home (at least 3 inches high and reflective at night). This aids in a timely response from emergency personnel should they be needed.

Historic Alexandria Commission (Archaeology):

- F-1 No comment.

Recreation, Parks & Cultural Activities (Arborist):

- R-1 Final plat demonstrating correct existing conditions must be submitted.
- R-2 The reduction in tree crown coverage due to the loss of the 36" tree must be replaced on site with an equivalent caliper totaling a minimum of 36" at the time of any new/proposed construction.
- F-1 Submitted plat is inaccurate, showing existing house to be removed. The site has already been cleared.
- F-2 The existing 36" tree will be impacted by the proposed location of the driveway and parking spaces. It is unlikely the tree will survive.

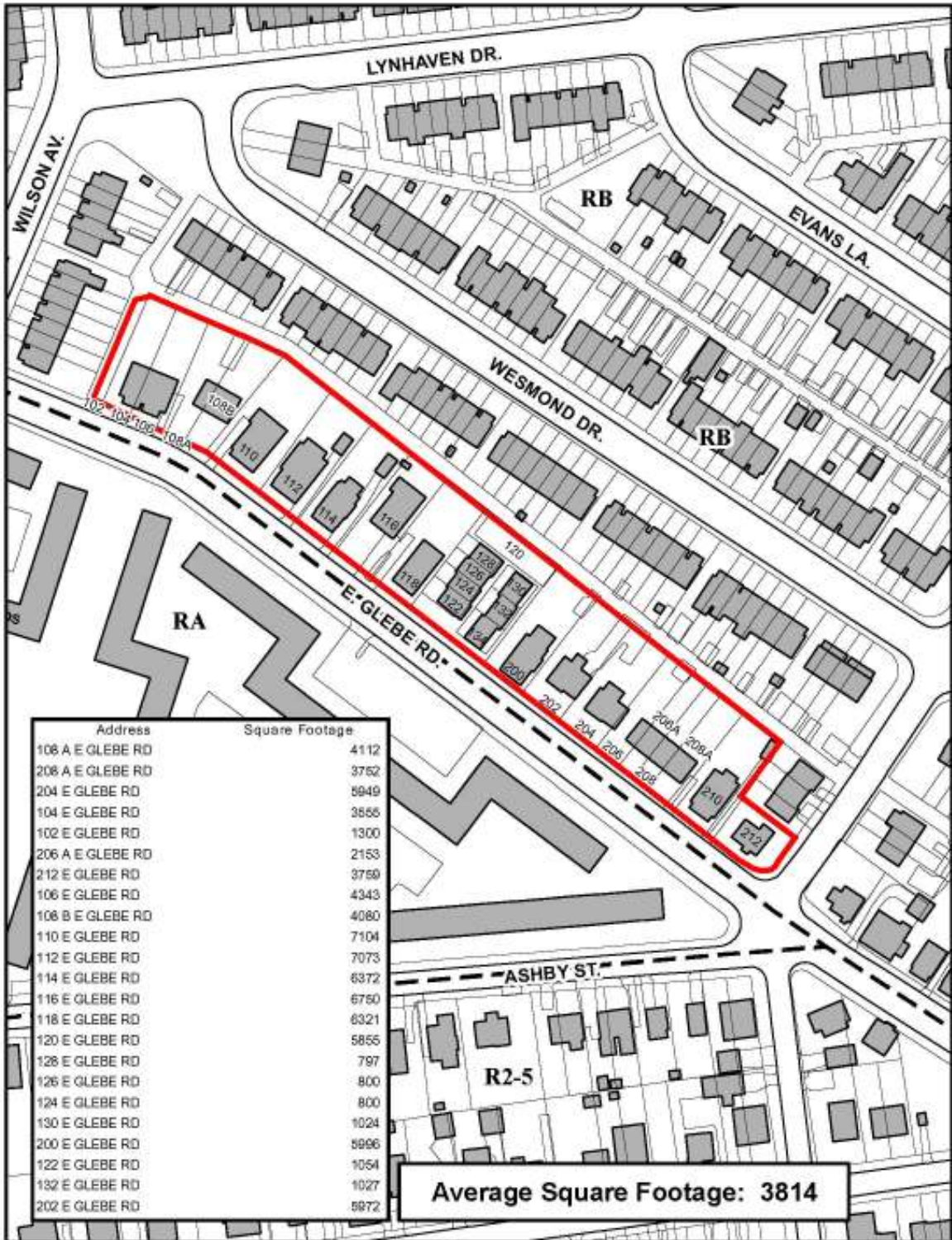




Figure 2