

CONSENT AGENDA ITEM

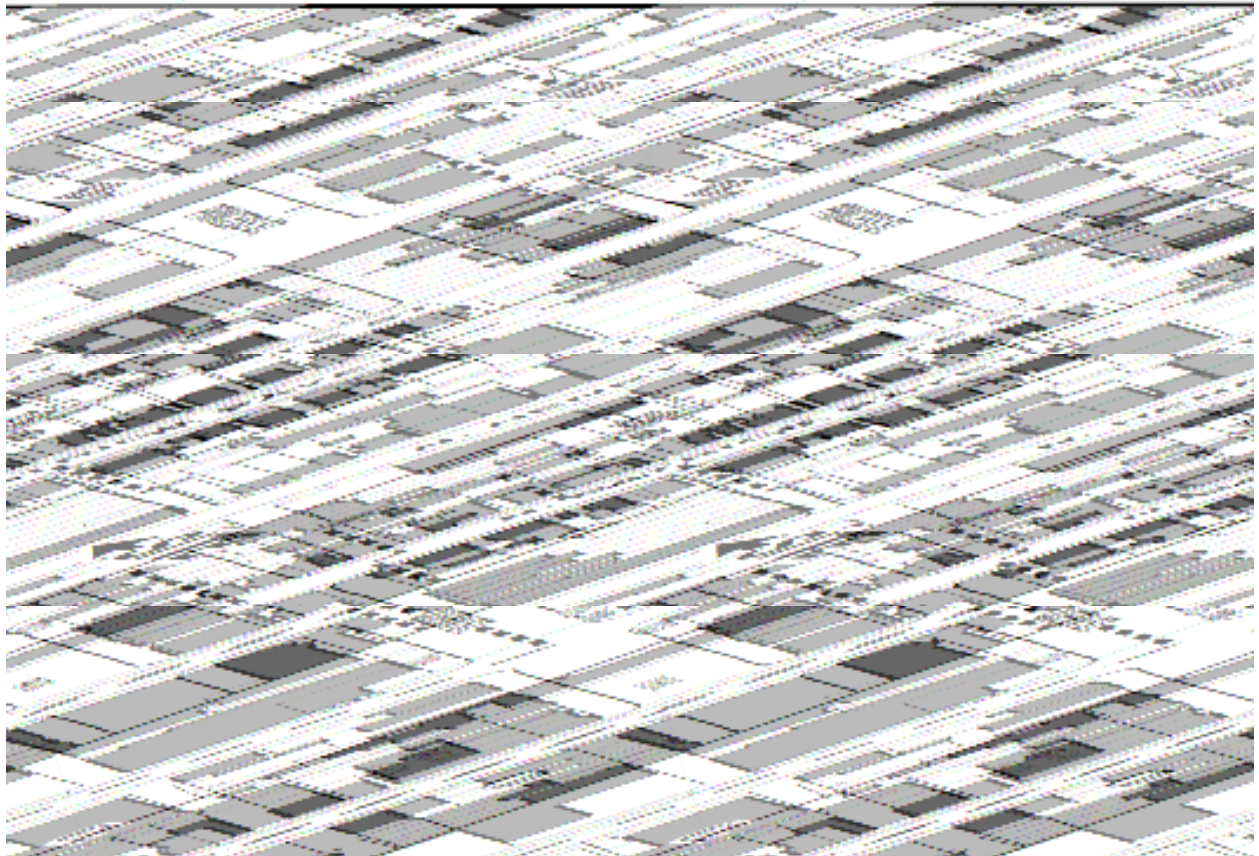
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #9
ENCROACHMENT #2006-0007

Planning Commission Meeting
March 6, 2007

- ISSUE:** Consideration of a request for encroachment into the public right-of-way for a marquee.
- APPLICANT:** Crispin Enterprises, LLC
by Robert Bunn
- STAFF:** James Hunt, Planner
james.hunt@alexandriava.gov
- LOCATION:** 1101 Queen Street
- ZONE:** CL/Commercial Low

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, Crispin Enterprises, LLC, requests an encroachment at 1101 Queen Street.

SITE DESCRIPTION

The subject property is one lot of record with 35 feet of frontage on Queen Street, 100 feet of frontage on North Henry Street, and a total lot area of 3,500 square feet. The site is occupied by Sykes Warehouse, an automotive parts retail use. The proposed encroachment is located along the northwest corner of the intersection.



PROPOSAL

The applicant proposes to replace an existing marquee that encroaches one foot into the public right-of-way, 20 feet along Queen Street, 25 feet along Henry Street, and approximately 2.5 feet in height. The proposed marquee will measure approximately 32 feet along Queen Street, approximately 43 feet along N. Henry Street, approximately 11 feet in height, and with a six foot maximum extension, which varies along the frontage of the building (see attached survey plat). The sidewalk width at this location is approximately 14 feet wide. There are two tree wells adjacent to the proposed marquee canopy, one along Queen Street and one along N. Henry Street. The applicant proposes to occupy the building with multiple retail tenants. The marquee will be used for signage for prospective tenants.

BACKGROUND

On July 26, 2006, the Parker-Gray Board of Architectural Review approved the design of the marquee in conjunction with a request for demolition/encapsulation as well as other exterior renovations for the site.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CL/Commercial Low, and is located in the Braddock Road Metro Small Area Plan.

II. STAFF ANALYSIS

Staff does not object to the new marquee. The marquee does not obstruct pedestrian traffic as it is located approximately 11 feet above the sidewalk, and does not have any supporting structures located below it. The marquee is part of an extensive renovation plan for retail uses which has been previously approved by the Board of Architectural Review for the design of the marquee, building demolition/encapsulation, and other exterior site renovations.

Staff recommends approval.

III. RECOMMENDED PERMIT CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following 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)
3. In the event the City shall, in the future, have need of the area of the proposed encroachment, the applicant shall remove any structure that encroaches into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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.
- 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.
- R-3 In the event the City shall, in the future, have need of the area of the proposed encroachment, the applicant shall remove any structure that encroaches into the public right-of-way, within 60 days, upon notification by the City.

Code Enforcement:

- C-1 Canopies must comply with USBC 3202 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. The horizontal portions of the framework must not be less than 8 feet nor more than 12 feet above the sidewalk.
- 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 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).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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.

Police Department:

- F-1 The Police Department has no comments or objections to the encroachment of the marquee.

ENC2006-0007
1101 Queen Street

Report Attachments
Available in the Planning and Zoning Office