

Docket Item # 5  
SPECIAL USE PERMIT # 2008-0006

Planning Commission Meeting  
March 4, 2008

**ISSUE:** Consideration of a request for a special use permit for a parking reduction.

**APPLICANT:** Wesley Notabene Limited Partnership

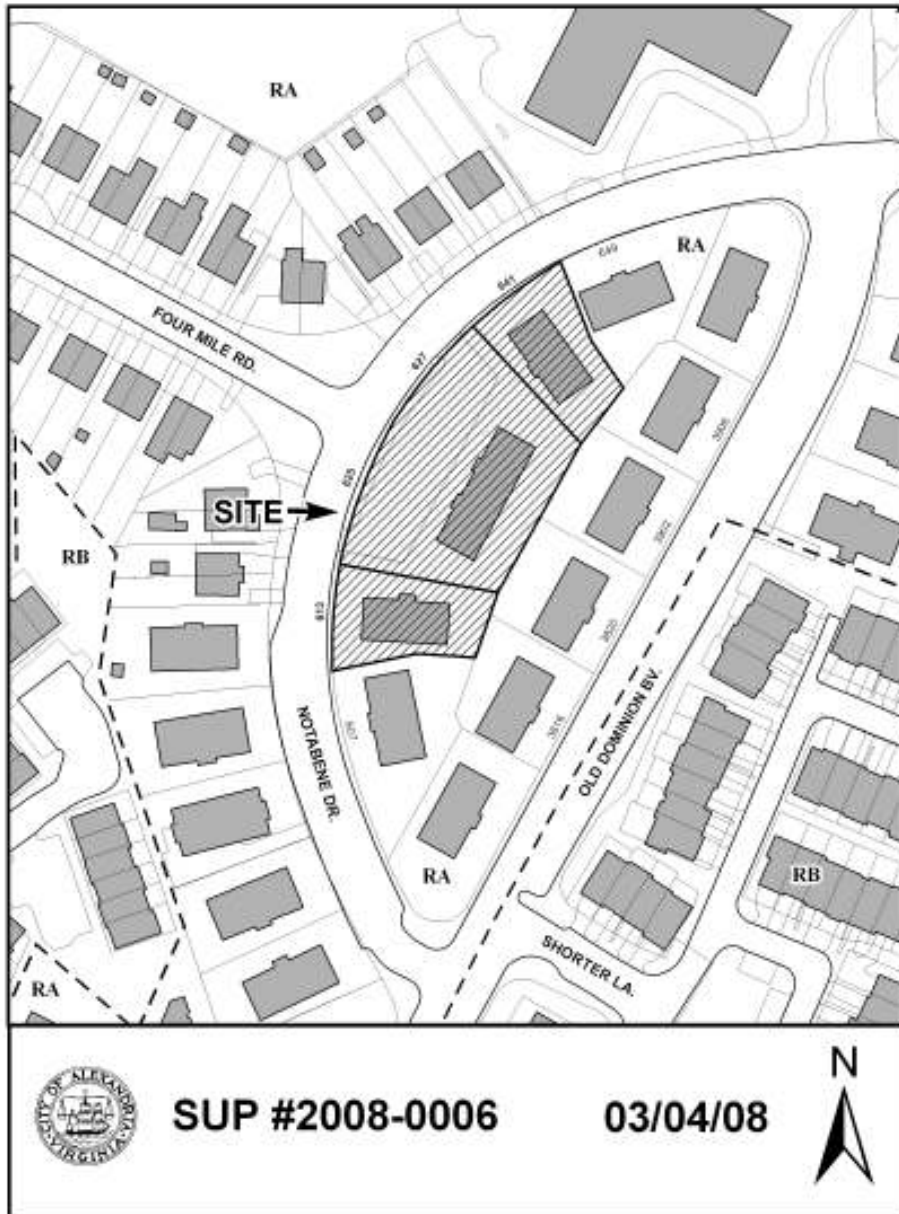
**STAFF:** Richard W. Bray  
Richard.bray@alexandriava.gov

**LOCATION:** 627 Notabene Drive

**ZONE:** RA

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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.



SUP #2008-0006

03/04/08



## I. DISCUSSION

### REQUEST

The applicant, Wesley Notabene Limited Partnership, requests special use permit approval for a parking reduction located at 625 & 627 Notabene Drive.

### SITE DESCRIPTION

The subject property is three lots of record with 395 feet of frontage on Notabene Drive and a total lot area of 41,975 square feet. The site is developed with three garden style apartment buildings. Access to the property is from Notabene Drive.

The surrounding area is occupied by a mix of residential uses. Immediately to the north and west are single family semi-detached houses. To the south and east are garden style, multi family apartments.



### PROPOSAL

The applicant proposes to renovate the Beverly Park Apartments, consisting of three garden style buildings providing affordable housing to Alexandria residents. The renovations will exceed 33 1/3% of the value of the buildings which requires the property to comply with current parking regulations. The improvements will include new windows and entrances, improved security lighting and full interior remodeling. The total number of units will be reduced from 41 to 33.

### PARKING

According to Section 8-200(F)(1)(B) of the Zoning Ordinance, any building that is significantly altered after January 27, 1987 shall comply with the parking requirements of the Ordinance. Significantly altered means:

“the reconstruction, remodeling or rehabilitation of, or other physical changes to, a structure or building, or a portion thereof, over any two-year period, whether or not involving any supporting members of the structure or building and whether altering interior or exterior components of the structure or building, which involves expenditures amounting to 33 1/3 percent or more of the market value of the structure or building, or portion thereof, at the time of the application for an alteration permit.”

Construction estimates have shown that the applicant's desired renovations would exceed 33 1/3 of the market value of the building. The number and size of units is as follows:

Studio/1 BR	25
2 BR	6
3 BR	2
Total	33

Based on current zoning, the applicant is required to provide a total of 48 parking spaces.

The applicant proposes to retain the current 28 parking spaces and requests a parking reduction of 20 spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RA/Multi-family zone. The historic and current use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for multi family residential use.

**II. STAFF ANALYSIS**

Staff supports the application for a parking reduction. The apartments have been in existence since the 1940s with the current parking conditions. The renovations that are triggering the parking requirements will reduce the number of units in the Beverly Park Apartments by eight units, thereby reducing the parking demand. There is public transportation available on West Glebe Road and Mount Vernon Avenue to provide alternative means of transportation. There is ample on street parking available on Notabene Drive and staff has not received any reports of parking issues in the neighborhood.

**III. RECOMMENDED CONDITIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
2. Housing shall be maintained as affordable in accordance with the deed of easement and restrictive covenants. (P&Z)
3. The applicant shall be required to provide small scale landscape enhancements on the subject property. Such enhancements may include planting beds, tree plantings, parking lot screening, dumpster screening, and erosion control measures. (RP&CA)

4. A landscape plan, in compliance with the City of Alexandria Landscape Guidelines, shall be submitted to the satisfaction of the Director of RP&CA. (RP&CA)
5. All landscaping shall be well maintained and replaced as needed. (RP&CA)
6. The applicant shall be required to control weeds within 12 feet of their front property line in compliance with City Ordinance No. 2698, 6/12/82, Sec. 2; Ordinance No. 2878, 11/12/83, Sec. 1 (RP&CA)
7. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

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

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

F-1 No Comment

##### Code Enforcement:

- C-1 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 New construction shall comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Accessibility for existing buildings shall comply with Section – 3409 of the USBC.
- C-6 A Building permit is required for the proposed project.

##### Health Department:

F-1 No Comment

Parks & Recreation:

- R-1 The applicant shall be required to provide small scale landscape enhancements on the subject property. Such enhancements may include planting beds, tree plantings, parking lot screening, dumpster screening, and erosion control measures.
- R-2 A landscape plan, in compliance with the City of Alexandria Landscape Guidelines, shall be submitted to the satisfaction of the Director of RP&CA.
- R-3 All landscaping shall be well maintained and replaced as needed.
- R-4 The applicant shall be required to control weeds within 12 feet of their front property line in compliance with City Ordinance No. 2698, 6/12/82, Sec. 2; Ordinance No. 2878, 11/12/83, Sec. 1

Police Department:

- F-1 No Comment

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