

**CONSENT AGENDA ITEM**

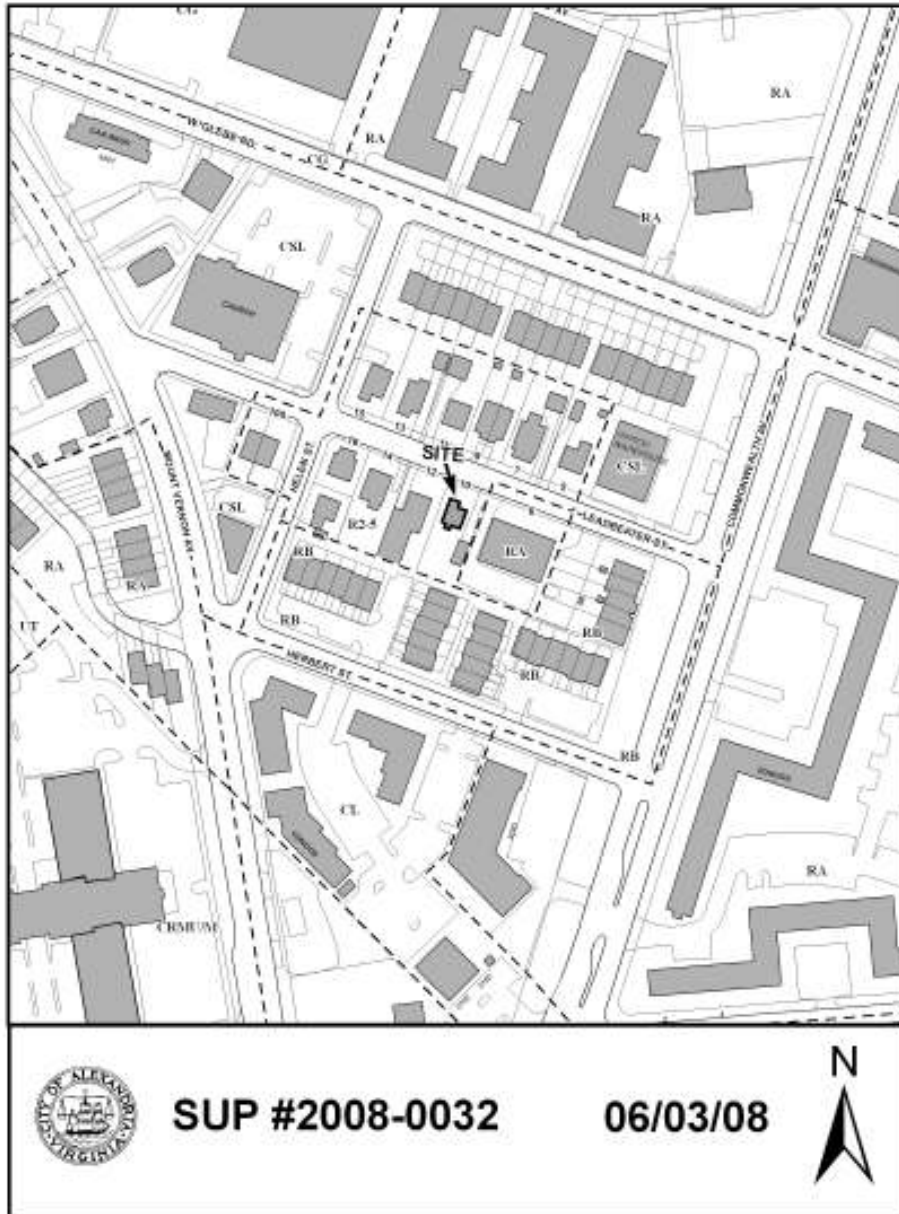
If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #9  
SPECIAL USE PERMIT #2008-0032

Planning Commission Meeting  
June 3, 2008

- ISSUE:** Consideration of a request for a special use permit for a parking reduction to allow tandem parking spaces.
- APPLICANT:** Judith & Donna Ramsey  
by M. Catharine Puskar, attorney
- STAFF:** Nathan Randall  
[nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)
- LOCATION:** 10 Leadbeater Street
- ZONE:** R2-5/Single and Two-Family 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 applicants, Judith & Donna Ramsey, request special use permit approval for a parking reduction to allow tandem parking at 10 Leadbeater Street.

### SITE DESCRIPTION

The subject property is one lot of record with 50 feet of frontage on Leadbeater Street, 115 feet of depth and a total lot area of 5,750 square feet. The site is developed with a single-family detached dwelling. Access to the property is from Leadbeater Street.



The immediate area is occupied by residential uses of varied density. Immediately to the north is a semi-detached dwelling. To the south is a townhouse community. To the east is a two-story multi-family residential dwelling and to the west is a single-family dwelling.

### PROPOSAL

The applicant intends to construct a two-family duplex dwelling on this property to replace the existing single-family dwelling. To meet the parking requirements for this use the applicant proposes tandem parking areas on both sides of the proposed duplex building. Each tandem parking area will accommodate two vehicles for a total of four (4) off-street parking spaces. The applicant proposes to locate one tandem parking area along the west edge of the lot and the other tandem parking area along the east edge of the lot. One additional curb cut will be required under this proposal. To minimize the impact of the required parking, the applicant proposes to use grass pavers in lieu of asphalt for the driveway/parking area.

### PARKING

According to Section 8-200(A)(1) of the Zoning Ordinance, a two-family or duplex dwelling requires two (2) parking spaces for every unit. A duplex of two dwelling units will be required to provide four (4) off-street parking spaces. The applicant proposes to meet this requirement with two sets of tandem areas containing a total of four (4) off-street parking spaces.

A tandem parking arrangement, whereby one car is parked directly behind another, does not meet Section 8-200(D)(6) of the Zoning Ordinance, which requires that parking

spaces remain unobstructed. Therefore a special use permit for a parking reduction is required in order to allow the required parking to be satisfied in tandem.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the R2-5 / Single and Two-Family Residential zone. The proposed use is consistent with the Potomac West Small Area Plan of the Master Plan which designates the property for medium residential use.

**II. STAFF ANALYSIS**

Staff supports the request for tandem parking spaces on this property. Locating the parking in a tandem design along both edges of the property line conserves green space and is a more appropriate site design when compared to alternative parking arrangements. In order to meet the parking requirement of four (4) parking spaces, the applicant could instead construct a parking lot in either the front or rear yard. A four-space parking lot at this property, particularly in the front yard, would be neither aesthetically pleasing nor compatible with the neighborhood. The applicant's proposal to use grass pavers instead of asphalt for the driveway/parking area will further improve the appearance and reduce the impact of additional parking spaces at this location.

Furthermore, in its latest draft of proposed Zoning Ordinance changes, the City's Infill Task Force recommends allowing tandem parking by right, which would apply in this instance.

Staff recommends approval of the special use permit, subject to conditions listed in Section III of this report.

**III. RECOMMENDED CONDITIONS**

Staff recommends approval of the special use permit subject to compliance with all applicable codes and ordinances and the following conditions:

1. The entire length of both driveways/parking areas shall be surfaced with a permeable paving system to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)
2. The existing tree located on the property at the intersection of the existing driveway and the sidewalk shall be preserved. (P&Z)
3. Separate application must be made to T&ES for approval of new curb cut(s). (T&ES)

4. Any approval for the new curb cut(s) must be received prior to release of the grading plan. (T&ES)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;  
Nathan Randall, 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 Staff has no objection to the proposed parking reduction.

##### Code Enforcement:

F-1 No Comment

##### Health Department:

F-1 No Comment

##### Parks & Recreation:

F-1 No Comment

##### Police Department:

F-1 The Police Department has no objections to the parking reduction to allow for tandem parking.

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