

Application No. 1273

DENIED  
by Council  
10-13-79

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Subdivision
- Other

Action of City Council: Granted Granted Subject to Conditions Granted in Part Denied Deferred

Recommendation of Planning Commission: Granted Granted Subject to Conditions Granted in Part Denied Withdrawn

Action of Board of Zoning Appeals: Granted Granted Subject to Conditions Granted in Part Denied Withdrawn

Location 510 A E. Curtis Ave.

Assessment Map 35.01 Parcel Block 275 Lot 13 Zone R 2-5

Applicant Richard L. Kenny

Proposed Use of Property construction of house Owner David Koltanic

Application Filed — Advertisised in Newspaper Property Owners Notified

Public Hearing Before Planning Committee Commission Oct. 2, '79 City Council Oct. 13, '79 Board of Zoning Appeals

REMARKS:

APPLICATION: SPECIAL USE PERMIT No. 1213

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article X, Chapter 42 of the Code of the City of Alexandria, Virginia, 1963 as amended.

Applicant Richard L. Kenny

Premises Located 510A East Custis Avenue, Alexandria, Virginia 22301

Assessment Map 35-01 Block 27 Lot 674

Property Owner David Keltonic 380 S. Pickett St., Alex., Va. 751-1700 (Richard Kenny Contract Purchaser) Name and Address Telephone No.

Use Requested Construction of a 16'x30' single family home

Zone R-2-5

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by City Ordinance 1612 on the property for which this special use permit is being requested. The undersigned also attests that all of the information herein provided and specifically including all surveys, drawings, etc. required to be furnished by the applicant are true, correct and accurate to the best of his (their) knowledge and belief.

Applicant or Authorized Agent Richard Kenny 18 E. Windsor Avenue, Alexandria, Va. Address and Telephone Number 548-3317, 548-6060

(DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY)

S.U.P. Application Received Date 50.00 Fee Date Paid

Section and Provision of Chapter 42 under which this special use permit is being requested

Date(s) of Planning Commission Hearing(s) 10/2/79

Date(s) of City Council Hearing(s) 10/13/79

Special Use Permit Advertised in Newspaper 9/27/79

Property Owners Notified 9/25/79 Number of Notices

Property in Question Placarded 9/25/79 Number of Placards

Actions

Planning Commission 10/2/79 Motion by Bishop, second by Cockrell, the P.C. voted to recommend denial. Vote 6 to 0. Ms. Montgomery abstained.

City Council RPH 10.13/79 DENIED 7-0

SPECIAL USE PERMIT

Special Use Permit was approved by City Council on ... Permission is hereby granted to to use premises for the following purpose and under the following conditions

Date

City Manager

Docket Item # 20

S.U.P. #1273

Planning Commission Meeting  
Tuesday, October 2, 1979  
7:30 P.M., Council Chambers

ISSUE: Request permit to construct single family detached residence in a lot substandard in area and width located at 510-A East Custis Avenue.

APPLICANT: Richard L. Kenny.

LOCATION: 510-A East Custis Avenue.

ZONE: R-2-5, Residential.

RECOMMENDATION:

Recommend denial.

PLANNING COMMISSION MEETING OF OCTOBER 2, 1979

No one represented the application.

Resident, 413 East Custis, appeared in opposition.

COMMISSION ACTION:

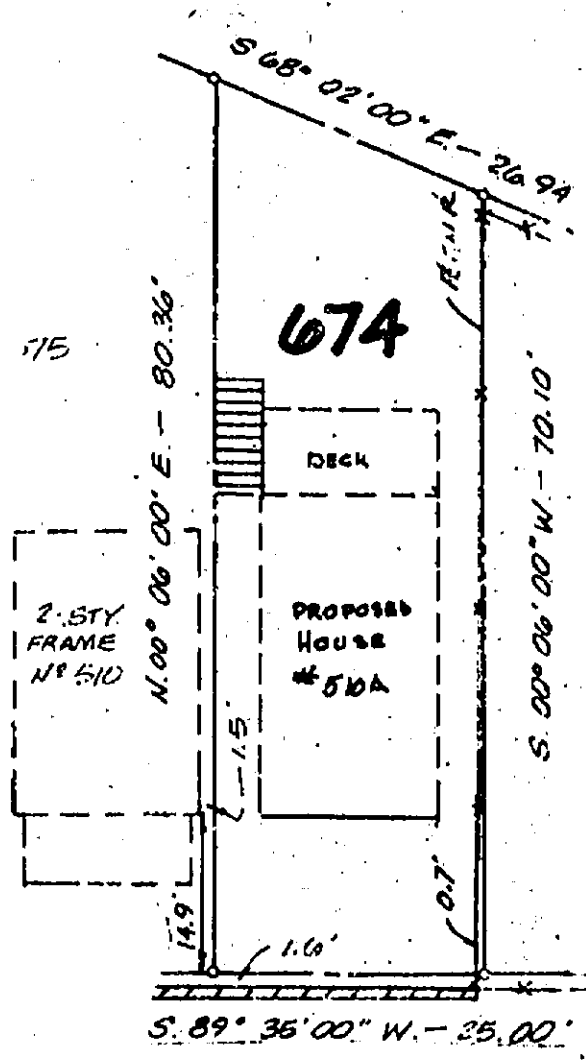
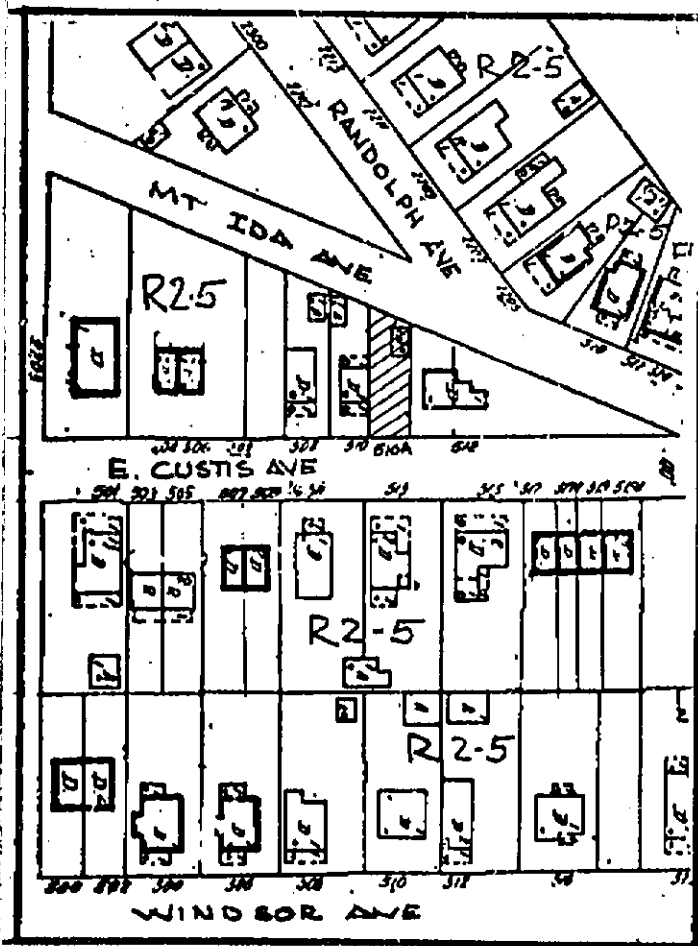
On a motion of Mr. Bishop, seconded by Mr. Cockrell, the Planning Commission voted to recommend denial of the request.

The motion carried on a vote of 6 to 0. Mrs. Montgomery abstained.

REASON:

The Planning Commission was in agreement with the Staff Analysis.

The property in question and surrounding land uses are shown on the sketch below:



DISCUSSION:

The subject property is one (1) lot of record having 25 feet of frontage on East Custis Avenue, 26.94 feet of frontage on Mount Ida Avenue and a lot area of approximately 1,880 square feet.

The property surrounding the subject lot is zoned R-2-5, Residential and developed by single family and two family dwellings. There is industrial zoning to the east of the subject property.

The applicant proposes to construct a single family dwelling on the subject lot. (See attached plans)

The subject property is substandard in area and frontage for a single family dwelling in the R-2-5 residential zone. This zone requires a minimum of fifty (50) feet of frontage and a minimum of 5,000 square feet of lot area for a single family dwelling.

The applicant proposes to construct a two (2) bedroom dwelling on the property that would be two (2) stories on the East Custis Street frontage and three (3) stories on the Mount Ida Avenue frontage. Off-street parking would be provided from Mount Ida Avenue. (See attached plans)

The applicant, although not bound by the plans he has submitted, proposes to locate the dwelling to within 4'-6" of each sideyard property line which would require the Board of Zoning Appeals to waive the 7'-0" sideyard requirement for this zone. Additionally, the Board of Zoning Appeals would have to waive the 25 foot setback from Mount Ida Avenue for the proposed deck area as shown on the applicants' plans.

Section 42-25(a) of the City Zoning Code states:

- (a) Use of substandard lots. Any lot in the R-20, R-12, R-8, R-5, R-2-5 or RA residence zones, which lot was of record on December 28, 1951, but which has less area or width than the minimum required for use in the zone where it is situated, may be occupied only by a single-family dwelling and its accessory buildings, provided, that
  - (1) as of May 14, 1974, and continuously thereafter, the said lot is not owned by any person having any interest whatsoever in any contiguous land, and
  - (2) a Special Use Permit is granted under the provisions of section 42-68 to 42-71 of this code, and
  - (3) City Council, upon consideration of the Special Use Permit, finds that the proposed use shall not unreasonably impair an adequate supply of light and air to adjacent property, and shall not diminish or impair the established property value in surrounding areas.

LAND USE AND MAJOR THOROUGHFARE PLAN:

The Land Use Plan Map of the Consolidated Master Plan indicates this property for low density residential development.

East Custis Avenue and Mount Ida Avenue are shown as local streets on the Major Thoroughfare Plan.

ZONING HISTORY:

The Revised Zoning Map of 1939 zoned this property 'B' Residential for single or two family dwellings. The Third Revised Zoning Map zoned this property R-2-5, Residential which it has remained to the present.

DEPARTMENTAL COMMENTS:Transportation & Environmental Services:

F-1 Sanitary sewer available in Mt. Ida Avenue and East Custis Avenue. Sanitary sewer tap fee not paid. Public improvements in place and as development occurs.

Fire:

No objections

Building & Mechanical Inspections:

No objections.

STAFF ANALYSIS:

Staff opposes this request for several reasons. Staff feels it was the intent of City Council in passing the Special Use Permit requirement for building on substandard lots that the single 25 foot wide by 100 foot deep R-2-5 zoned lots would be consolidated with adjoining lots to provide some area for open space. Aesthetically, the development of the 25 foot wide by 100 foot deep R-2-5 lot by single family detached dwellings would be undesirable. This type lot was intended for development by one side of a semi-detached dwelling to be built in conjunction with an adjoining lot of the same size.

The staff also points out that this lot does not conform to even the minimum area regulations for a semi-detached dwelling much less a single family detached dwelling.

The staff lastly points out that this property, if developed by a single family dwelling, is not in keeping with the character of the surrounding properties which for the most part are 25 foot by 115 foot lots (for semi-detached dwellings) or 50 foot by 115 foot lots (for detached dwellings).

#1273

Richard L. Kenny  
Sole Proprietor, Quality Woodworking  
18 E. Windsor Avenue  
Alexandria, Va. 22301

August 31, 1979

City Council and Planning Commission  
City Hall  
Alexandria, Va. 22314

Gentlemen:

I, Richard Kenny, propose to construct a two-bedroom, single-family home, 16' wide x 30' deep, on Lot 674, Block 27, Del Ray Subdivision. This lot is 1,825 square feet, substandard by present building code requirements. However side variances of 4'6", a front variance of 14'9" and a rear variance of approximately 19', would allow room for a brick and frame, two-story, two-bedroom home with one full bath and a full unfinished basement.

The main level would have a living room, kitchen-family room area with the kitchen having a gas stove, refrigerator, disposal, stainless steel sink, formica counter top, and cabinets. Sliding doors leads to a concrete patio approximately 25'x22'. Due to the existing grade to street level of the lot, retaining walls would be placed along the side property lines. They would be 8" concrete form walls approximately 32' and 25' long and approximately 4' high with metal railings on top of the wall. The stairs leading from deck to driveway would be prefab metal and attached to the deck and side retaining wall.

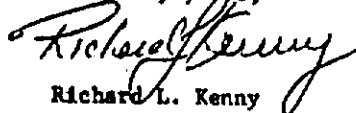
The basement would have a door to the driveway area with a window on either side of the door. The basement walls would also be formed. All walls would rest on 8" by 16" continuous footings with drain tile and gravel for good water run off and dry basement assurance. This home would have a sales price of approximately \$55-\$60,000.

This land should be developed because of its close proximity to mass transportation and to stimulate additional residential renovation and repair in the neighborhood.

There is a need in the Del Ray area for moderately-priced housing of good quality. I ask the City Council members to grant me a special use permit to construct this home. I am open to any possible alternatives the Council may offer.

Quality Woodworking has been a licensed contracting company for the past 4 years and has operated exclusively in the City of Alexandria since 1976. You have my assurance all work will be of the highest quality and in keeping with the City's plans for introducing moderately-priced homes in Del Ray.

Sincerely yours,

  
Richard L. Kenny

SUP 1273  
A. G. Denice Incorporated

REALTORS - MORTGAGE BANKERS



ANTHONY G. DENICE  
PRESIDENT

2008 14TH ST., NORTH, SUITE 710  
ARLINGTON, VIRGINIA 22201  
(703) 828-0800

September 26, 1979

Mr. Mark D. Kavanaugh, Planner  
Zoning & Subdivision Administration  
City of Alexandria, Virginia 22313

Re: 510A E Custis Ave  
Alexandria, VA

Dear Mr. Kavanaugh,

It has come to my attention that a request has been made to construct a house on a sub-standard lot. This application under #1273 is scheduled for a Planning Commission hearing on October 2nd and City Council hearing on October 13th. Regrettably, I will not be able to attend either meeting.

My interest is that I own the existing rented residence at 510 E Custis Avenue which adjoins the subject lot to the west. A copy of a house location survey made by James H. Guynn, C.L.S. dated May 21, 1974 is enclosed. This plat shows both properties; i.e. lot 675 and lot 674. As you see, my property abuts the lot line of lot 674. The vacant lot is narrow, 25 feet across the front by a depth of 70 feet on one side and 80 feet at its widest. My approximate calculation indicates an area of 1950 square feet TOTAL.

It is inconceivable to me that anyone could possibly build a house on such a tiny, narrow lot. It would have to "engulf" my house which, as stated above, is directly on the line which separates the two properties.

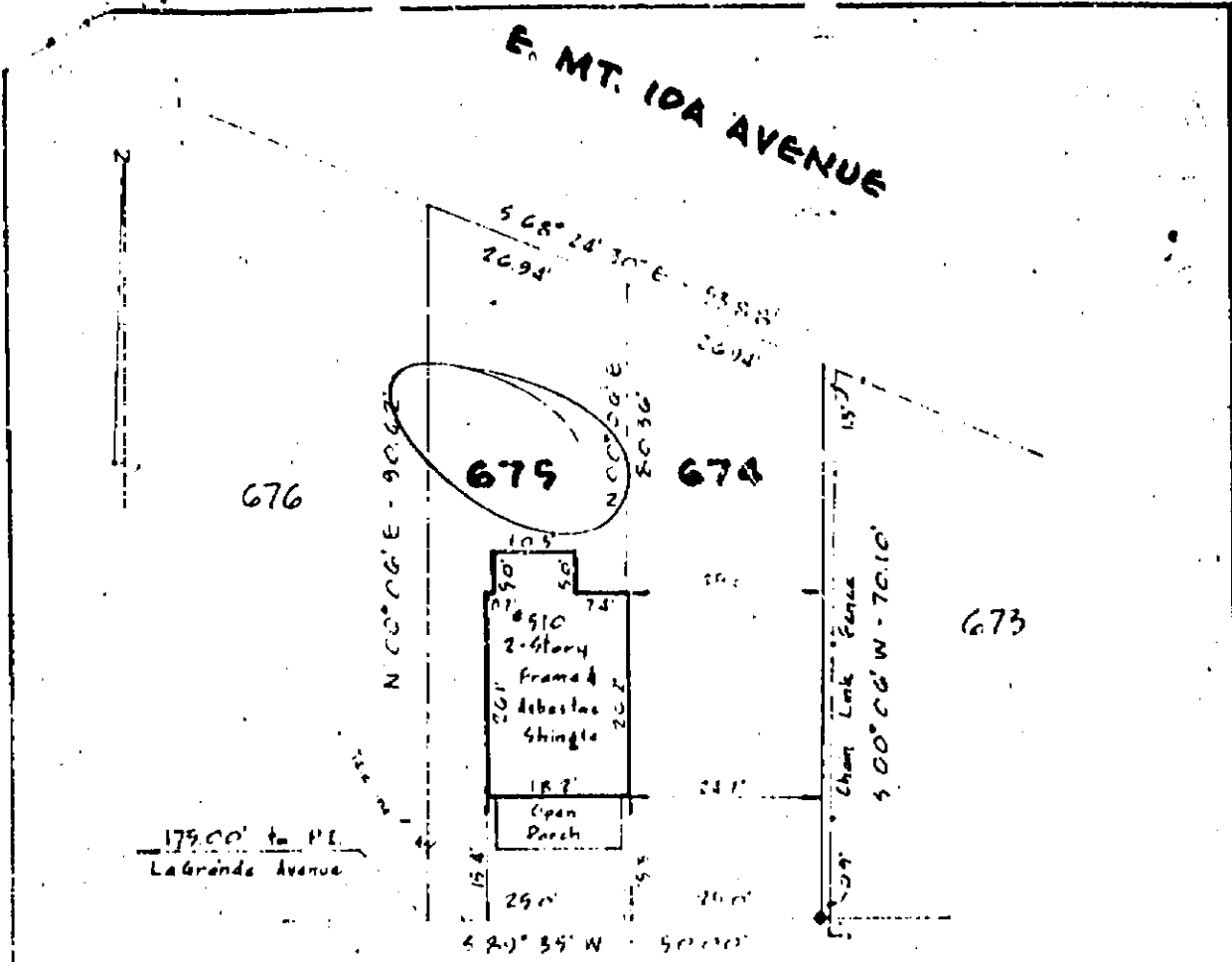
Any thought of the issuance of an approval to build a house, in my opinion, is inconsistent with the upgrading of the overall Del Ray area. I have closely watched the Mount Vernon Avenue corridor where I own several other properties. I am pleased with what is being done by the homeowners there. A house on lot 674 would be a desecration and the request should be denied.

AGD/mb



Sincerely,

*Anthony G. Denice*  
Anthony G. Denice



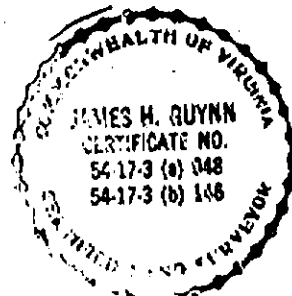
**E. CUSTIS AVENUE**  
4.1' R/W

HOUSE LOCATION:  
LOTS 674 & 675

**DGL RAY**  
**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20'

MAY 21, 1974



*over*

NOTE:  
THIS PLAT IS NOT INTENDED TO BE USED  
FOR CONSTRUCTION PURPOSES.

SURVEY FOR:  
A. G. Denico, Inc.  
RE:

CASE NO:

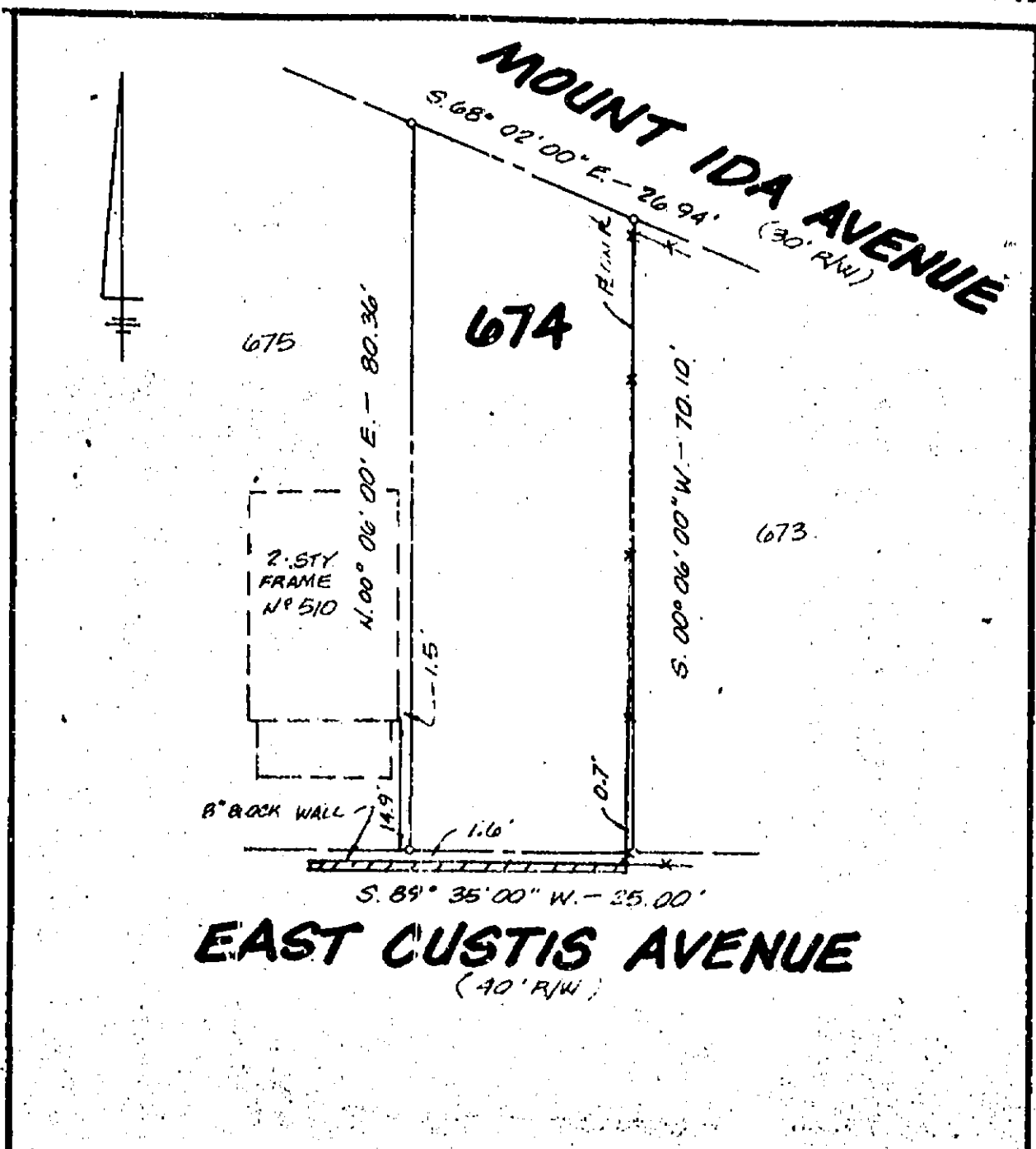
**JAMES H. GYNN**  
CERTIFIED LAND SURVEYOR  
ARLINGTON, VIRGINIA

CERTIFIED CORRECT

CERTIFIED SURVEYOR

*James H. Gynn*

225



**EAST CUSTIS AVENUE**  
(40' R/W)

HOUSE LOCATION SURVEY

ALEXANDRIA, VIRGINIA

LOT <b>674</b>	BLOCK <b>27</b>	SECTION	SUBDIVISION <b>DEL RAY</b>
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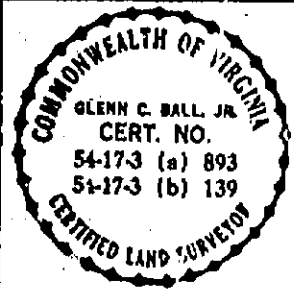
SCALE 1" = 15'

DATE **JULY 17, 1979**

**RICHARD KENNY**

Note:  
House location surveys do not include setting iron pipes on property corners.

SURVEYOR'S CERTIFICATE:  
I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.  
*NO TITLE REPORT FURNISHED*

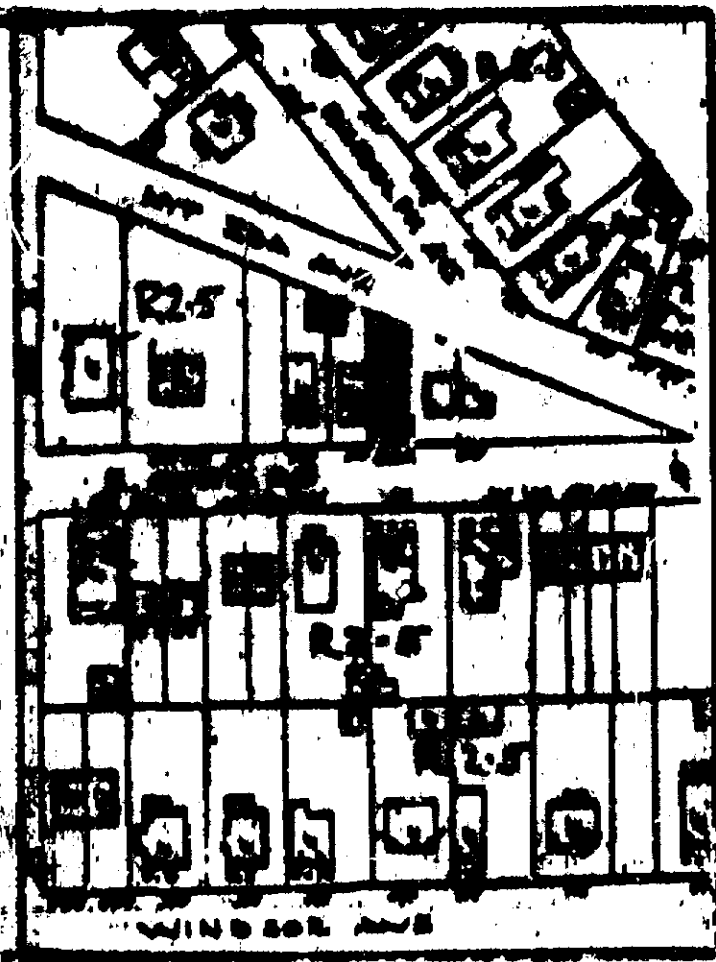


*Glenn C. Ball Jr.*

**COPELAND & EPHART**  
ENGINEERING  
PLANNING  
SURVEYING  
548-5252  
548-4488

510 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA

1273



SUBDIVISION

DATE 6 SEPT 79

ENCROACHMENT

VACATION

SPECIAL USE PERMIT # 1273

ENCLOSURES:

- SURDIVISION PLAT
- FLOOR PLAN
- LETTER OF INTENT
- ELEVATIONS

### Department Report

FROM: Department of Planning & Community Development

TO:  Department of Transportation & Environmental Services  
 Department of Fire Prevention  
 Department of Building & Mechanical Inspections  
 Electrical Division  
 Plumbing Division  
 Department of Health

The following request has been submitted for public hearing before the Planning Commission on

2 OCTOBER 79

Applicant: RICHARD L. KENNY Telephone: 548-6060  
 Location: 510 A E. CUSTIS AVE Zone: R-2.5  
 Use Requested: CONSTRUCTION OF DWELLING ON SUBSTANDARD LOT.

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by 19 SEPT. 79.

#### DEPARTMENTAL REPORT

F-1 Sanitary sewer available in Mt. Ida Avenue and East Custis Avenue. Sanitary sewer tap fee not paid. Public improvements in place and as development occurs.

9-13-79  
Date

Dayton L. Cook  
Director of Transportation and Environmental Services

SUBDIVISION  
 ENCROACHMENT

DATE 6 SEPT 79

VACATION

ENCLOSURES:

SPECIAL USE PERMIT # 1273

SUBDIVISION PLAT  
 FLOOR PLAN  
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#### DEPARTMENTAL REPORT

F - NO OBJECTIONS

Date: 11 September 1979

  
Randolph E. Kirby  
Fire Marshal

- SUBDIVISION
- ENCROACHMENT
- VACATION

DATE 6 SEPT 79

SPECIAL USE PERMIT # 1273

ENCLOSURES:

- SUBDIVISION PLAT
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DEPARTMENTAL REPORT

*No Objections*

*Sept. 12, 1979*

*Uwe K. King for P.O.E.*



*City of Alexandria, Virginia*



All-America City

September 25, 1979

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the following request:

Alexandria Planning Commission  
Tuesday, October 2, 1979  
7:30 P.M., City Hall  
Council Chambers  
Alexandria, Virginia

Alexandria City Council  
Saturday, October 13, 1979  
9:30 A.M., City Hall  
Council Chambers  
Alexandria, Virginia

#1273 - Request permit to construct single family detached residence in a lot substandard in area and width located at 510-A East Custis Avenue and zoned R-2-5, Residential; Applicant: Richard L. Kenny.

As a citizen and party in interest, you are invited to attend these meetings and express your views concerning the above request.

If you have any questions regarding the request, please call the Department of Planning and Community Development at 750-6291.

Mark D. Kavanaugh, Planner  
Zoning & Subdivision Administration

MDK:1kr

note: Applicant: Please plan to attend the above meetings.

S.U.P. #1273

11 owners

Applicant & Contract Purchaser

Richard L. Kenny  
18 E. Windsor Ave.  
Alex., Va. 22301

Owner

David Keltonic  
380 S. Pickett St.  
Alex., Va. 22304

Dol Ray Citizens Assoc.  
Anne Martone  
116 E. Stewart St.  
Alex., Va. ~~22314~~ 22301

W. F. Moss III or D. D. Leddy  
39 Kennedy St.  
Alex., Va. 22305

A. G. Denice, TR  
2009 N. 14th. St. Suite ~~400~~ 700  
Arlington, Va.

T. D. or S. D. Stilwell  
512 E. Custis Ave.  
Alex., Va. ~~22314~~ 22301

B. V. Moten  
2210 Randolph St.  
Alex., Va. 22301

R.C. or E.J. May  
4550 Pegram St.  
Alex., Va. 22304

M. S. Warren  
811 Marshall Lane  
Alex., Va. 22302

D. & B. Latella  
2209 Randolph St.  
Alex., Va. 22301

C.A. Rich, etux  
2207 Randolph St.  
Alex., Va. 22301