

414 1/2 Queen - no

Application No. 13041

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

Michelle 4-9

Action of City Council: Deferred

Recommendation of Planning Commission: Denied Withdrawn

Action of Board of Zoning Appeals: Denied Withdrawn

Location 414 1/2 Queen St.

Assessment Map 64.04 Parcel Block 10 Lot 23 Zone RM

Applicant G. Russell + Linda H. Michael

Proposed Use of Property single family res - withdrawal Michael + Michael, Inc.

Application Filed 2-20-86 Property Owners Notified

Public Hearing Before Planning Commission April 1, 80 APRIL 12, 80

REMARKS:

APPLICATION: SPECIAL USE PERMIT No. 1304

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 G. Revell & Linda H. Michael

Premises Located 414 1/2 Queen Street

Assessment Map 064.04 Block 10 Lot 23

Property Owner Michael & Michael, Inc. 683-6655

Name and Address Telephone No.

Use Requested Single Family Residence

Zone RM

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.

G. Revell & Linda H. Michael 210 N. Rome St. 548-8625
 Applicant or Authorized Agent Address and Telephone Number

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

S.U.P. Application Received 2-20-80 50 2-20-80
 Date 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) 4-1-80

Date(s) of City Council Hearing(s) 4-12-80

Special Use Permit Advertised in Newspaper 3-26-80

Property Owners Notified 3-25-80 _____
 Number of Notices

Property in Question Placarded 3-25-80 _____
 Number of Placards

Actions

4-3-80 Planning Commission Motion of Mr. Turner, seconded by Mr. Cockrill, voted
to recommend denial. Carried 3 to 2, Mrs. Montgomery abstained, MR. BISHOP ABSENT

City Council RM 4/22/80 - DENIED.

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 # 13

S.U.P. #1304

Planning Commission Meeting
Tuesday, April 1, 1980
7:30 P.M., Council Chambers

ISSUE: Request permit to construct one (1) single family detached dwelling on an "outlot" (lot not having any public street frontage). The property is known as 414 $\frac{1}{2}$ Queen Street and zoned RM, Residential; Applicant: G. Revell and Linda Michael, Owners.

APPLICANT: R. Revell and Linda Michael, Owners

LOCATION: 414 $\frac{1}{2}$ Queen Street

ZONE: RM, Residential

RECOMMENDATION:

Recommend approval Subject to all applicable codes and ordinances and the following conditions:

1. That Hammonds Court be dedicated by owner to City (their rights). (T & BS)
2. That Hammonds Court surface from south end of lot to Queen Street be improved since it is only access to site. (T & BS)

PLANNING COMMISSION MEETING OF APRIL 3, 1980:

Mr. Michael represented the application.

Mr. Robert Roper, 225 N. Pitt St., spoke in opposition to both SUP 1303 and 1304.

Mr. Higdon, 414 Queen St., spoke in opposition to both SUP 1303 and 1304.

Mr. Kreiten, resident of Queen St., opposed both SUP 1303 and 1304.

Mr. Guliwietz, opposed both SUP 1303 and 1304.

Ms. Linda Forum, 225 N. Pitt St., opposed both SUP 1303 and 1304.

Resident, 416 Queen St., opposed both SUP 1303 and 1304.

Mr. Wheeler, spoke in opposition of both SUP 1303 and 1304.

Mary Truslow, 217 N. Royal St., spoke for herself and her mother, was not opposed to the request.

Ms. Jackson, 219 N. Pitt St., spoke concerning the parking in the alley.

COMMISSION ACTION:

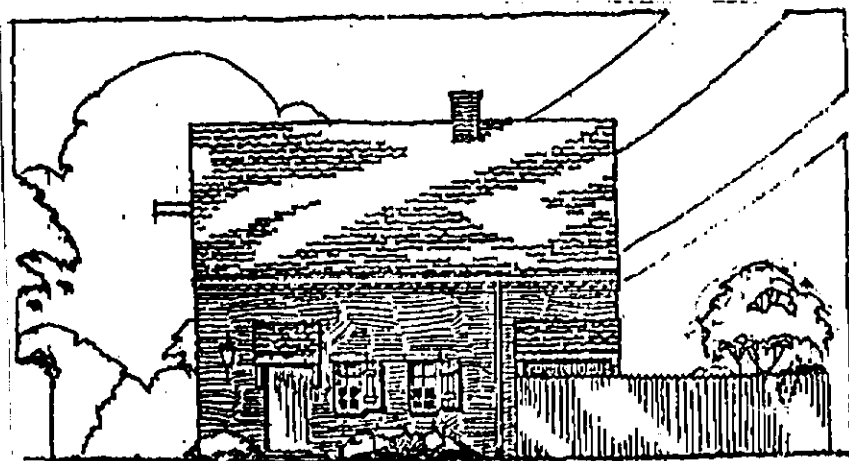
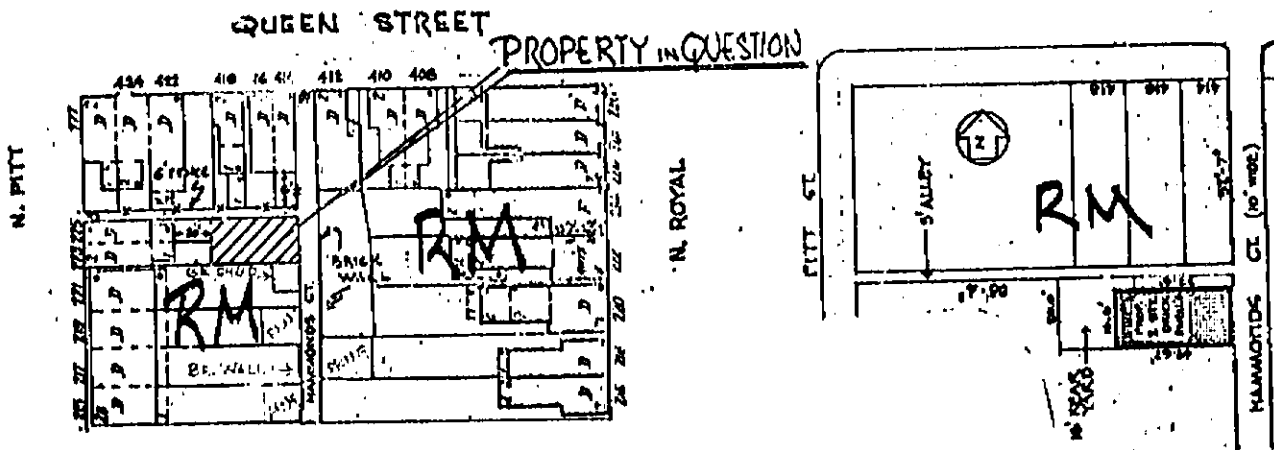
On a motion of Mr. Turner, seconded by Mr. Cockrell, the Planning Commission voted to recommend denial of the request.

The motion carried on a vote of 3 to 2, Mrs. Montgomery abstained.

REASON:

Commission felt that other type houses could possibly be built on other lots in the block. May be possible to subdivide other lots into outlots and construct a house on Hammond's Court.

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



VIEW FROM THREE-FOOT ALLEY - NORTH SIDE



VIEW FROM NARROW COURT - EAST SIDE

DISCUSSION:

The subject property is one (1) lot of record that measures 20.0 feet by 49.67 feet. The property does not have any frontage on a dedicated public street and is therefore considered an "outlot". The property is presently vacant and contains 993.4 square feet.

The area surrounding the property in question is zoned RM, Residential and developed by single family, two family and row dwelling uses.

The applicants, owners of the property since 1978, are requesting a Special Use Permit to construct one (1) single family dwelling on the outlot.

On November 27, 1973 City Council denied Special Use Permit #945 filed by the present applicants to construct a dwelling on this outlot. The Special Use Permit had been recommended for approval by the Planning Staff and by the Planning Commission.

As shown on the attached plan submitted by the applicants, the proposed dwelling would be located on the east and south property line. A rear yard setback of 16 (sixteen) feet from the west property line is being proposed according to the plan. A setback of 3.4 feet is being proposed from the north property line.

The applicants' elevations indicate a pitched roof with the building height being 25 feet on the south side of the proposed structure and fourteen (14) feet on the north side.

After receiving a complaint from a citizen concerning the parking or automobiles on this property, the Zoning Office advised the applicants in writing on February 21, 1980 that a Special Use Permit was required to park automobiles on this property. The applicants were also advised that the use of the property as a parking area must cease immediately until a Special Use Permit is obtained. (See attached letter)

The applicants thereafter filed Special Use Permit #1303 for the parking of up to four (4) automobiles on this site. (See previous docket item). The applicants simultaneously filed this request for the construction of a dwelling as an alternative use for the site.

According to City Tax Records, a single family frame dwelling occupied the lot at least prior to 1942 and remained on the site until approximately 1970 when it was demolished.

The proposed two (2) story flounder brick dwelling to be constructed on the lot conforms to all of the requirements of the RM, Residential zone. No variances will be required for the dwelling if constructed as proposed. (See attached plan)

LAND USE AND MAJOR THOROUGHFARE PLAN:

Medium residential land use is shown for this property on the Land Use Plan Map of the Consolidated Master Plan.

Queen Street is shown as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The Third Revised Zoning Map of 1951 and the current Fifth Revised Zoning Map of 1963 indicate the property as RM, residential.

DEPARTMENTAL REPORTS:Transportation & Environmental Services:

- R-1 That Hammonds Court be dedicated by owner to City (their rights)
- R-2 That Hammonds Court surface from south end of lot to Queen St. be improved, since it is only access to site.
- R-3 If onsite parking is proposed, building should be set back from alley as 10' is insufficient to turn in and out of alley.
- F-1 This alley is proposed to become a public alley under City master alley plan.

Fire:

No objections.

Building & Mechanical Inspections:

The applicant is advised that windows will not be permitted on the south wall and the north wall must be constructed of a one-hour fire resistive assembly.

Since the building can be seen from Queen Street, approval of the BAR must be obtained.

Health:

Plans as shown approved.

Police:

None received.

STAFF ANALYSIS:

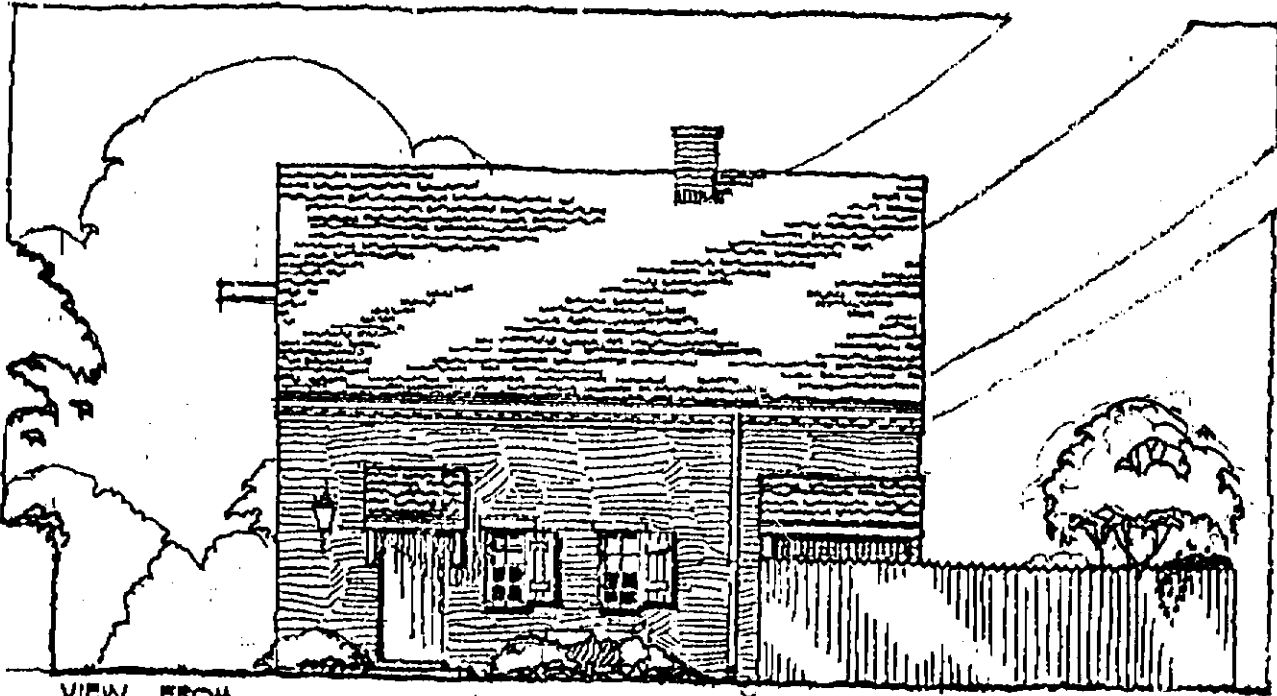
The area surrounding the property in question is predominantly residential being developed by single family, two family and row dwellings. The staff points out as mentioned previously in this report that a residence had been located on this property up to approximately 1970.

Staff feels that the applicants' proposal to develop this existing lot of record into one (1) single family house that requires no variances is justified. Staff points out that the lot size is in keeping with other lots in the area, particularly with those immediately north and is being developed by a house that is proposed to be 500 square feet smaller than allowed in the zone.

Staff feels also that the owners have given considerable thought in the design and location of the dwelling since the maximum height is ten (10) feet lower than allowed and the residence is located as far from the dwellings to the west as possible. The dwellings to the east, across Hammond's Court, are significantly further away from the proposed house than are the dwellings to the west. Additionally, the owners' concern for light and air is evident in the placement of the lowest portion of the roof, i.e., closest to the rear of the dwellings to the north.

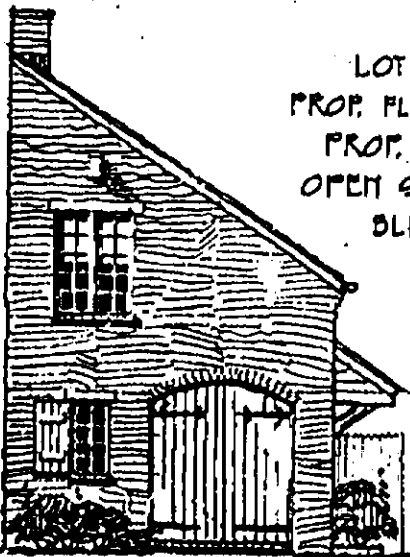
Staff is of the opinion that to deny this request would deny the reasonable use of an existing lot of record that is in keeping with the character of development in the Old Town area.

SUP 1304



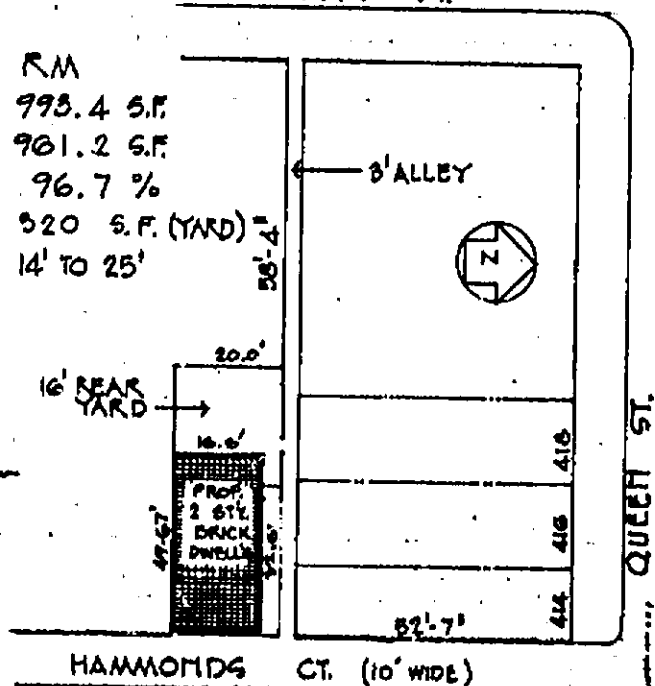
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



VIEW FROM HAMMOND'S COURT - EAST SIDE

ZONE - RM
 LOT AREA - 993.4 S.F.
 PROP. FL. AREA - 961.2 S.F.
 PROP. F.A.R. - .96.7 %
 OPEN SPACE - 320 S.F. (YARD)²
 BLDG. HT. - 14' TO 25'



PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL
 OCT. 15, 1973

March 3, 1980

Mr. Charles B. Moore, Jr.
Office of Planning and Regional Affairs
320 King Street
Alexandria, VA 22314

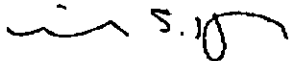
Dear Mr. Moore:

I was recently informed that the property located at the rear of 414 Queen Street, owned by Michael and Michael Architects, has been used as an off-street parking facility by the above firm. In fact, the facility was used without permit approved by the City Council. Your office notified Michael and Michael by letter dated February 21, 1980 to discontinue use of the property until a permit has been issued for such use. On February 20, 1980, Michael and Michael applied for two (2) permits; one (1) for parking and, two (2) for construction of a two bedroom dwelling on the property.

This action by Michael and Michael is a continuing effort to further increase an already untenable situation with respect to density and lack of parking facilities for residents within the block. The location of the vacant property at the rear of 414 Queen Street can only be accessed by an extremely narrow alley, making it a hazard for construction vehicles. A more important neighborhood consideration would be the limited access for fire vehicles should a property be constructed on the site.

In summary, as an affected homeowner, I am registering my opposition to the approval of the two requested use permits submitted by Michael and Michael for private parking and/or the construction of a dwelling at the rear of 414 Queen Street.

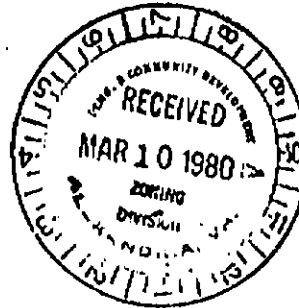
Sincerely,



Michael S. Kozel
424 Queen Street
Alexandria, VA 22314



J. RANDOLPH PARKS
ATTORNEY AT LAW
SUITE 316, THE MOBBY
10860 MAIN STREET
FAIRFAX, VIRGINIA 22030
(703) 591-1100
March 6, 1980



Mr. Mark Kavanaugh
Planning and Community Development Dept.
320 King Street, Room 201 A
Alexandria, Virginia 22314

Re: Special Use Permit Applications 1303 and 1304
414 1/2 Queen Street

Dear Mr. Kavanaugh,

Please be advised that I represent Mr. Robert St. John Roper, owner of a house and lot at 225 North Pitt Street, City of Alexandria.

The rear of Mr. Roper's property adjoins a lot owned by Michael and Michael, Inc. known as 414 1/2 Queen Street (formerly 226 Hammond Court). It is my understanding that the above referenced special use permit applications 1303 and 1304 are intended to permit a change in the zoning status of 414 1/2 Queen Street.

On behalf of my client, I believe that it should be a matter of record with your office and with the city council that my client claims ownership of a portion of the property which is included in and intended to be directly affected by the above mentioned applications. I refer specifically to what is a 4 1/2 foot wide strip of land separating my client's lot from the Michael and Michael lot. I believe that the site plan to application 1304 reflects that Michael and Michael Inc. claim ownership of this section of land. However, there is a dispute between my client and the applicant as to the ownership of this strip. Our position is that no change should be made in the status of this portion until the title issue has been resolved. I would, therefore, on behalf of my client, recommend and urge that either the special use application be amended to exclude the disputed area or that consideration of the pending applications be deferred until a resolution of the title issues.

Thank you for your attention.

Sincerely,

J. Randolph Parks
J. Randolph Parks

cc: Robert St. John Roper
James L. Pollay, Esq.

417 Queen Street
Alexandria 22314
March 10, 1980

The Mayor and City Council
Alexandria, Virginia

Dear People...

I've just been advised that the owners of the little alley lot on Hammond Court (now named 414 1/2 Queen) want either to erect a dwelling there or secure a special use permit for their employees' parking. This had come up in 1973 without the parking permit application.

The lot is small -- situated some 45' up the private alley -- with no water or sewage lines. If the architects' plans are the same as those previously submitted (which I understand to be the fact) the building would cut light and air off from the surrounding residences whose gardens are tiny.

There is no room for off street parking for this house. As you well know, the parking situation in Old Town is ghastly. If, as the proposed owners/builders state, the dwelling will be a rental unit it means that in order to meet the rent there may well be two or three car owners living in it -- what a mess!

Yes, the Sanitation Department trucks can and do back into the alley but it takes skill. Residences on both sides at the entrance come right up to the property line. I know of one instance when an oil truck tried to back into the alley and knocked off the electrical connection at 414, causing a fire.

As I understand it, there is litigation on going about the property line at the west side -- so the title is not clear.

Please, please consider the residents -- and vote "no" as you did in 1973 -- but wander by beforehand and see for yourselves.

Sincerely,

Gracie Philipp
Rosamond R. Philipp

P.S. I believe Mrs. Michaels stated in her February 20 application that they reside at 210 North Royal. They do not yet as their home on Gibson has not been sold -- who can tell if 210 will not be a rental property, too?

SUP 1303 + 1304

Rec'd
3-25-80

225 North Pitt St.
Alexandria, Va. 22314
March 25, 1980

Mr. Charles F. Moore, Jr.
Office of Planning & Regional Affairs
320 King Street
Alexandria, Virginia 22314

Dear Mr. Moore:

I am writing to you to register my opposition to Special Use Permit Applications #1303 and #1304, by Michael and Michael, Inc.

I respectfully submit that the granting of either of these permits would not be in the best interests of our community.

First, the applicants' intended use of the property as a parking lot for "Approximately four autos" (#1303) is inconsistent with the esthetic nature of our neighborhood and would subject us to unwarranted increases in dirt, noise and air pollution. It hardly need be said that the roar of automobile engines and the dirt and stench from their exhausts are incompatible with the clean and peaceful streets of our neighborhood.

Perhaps more important, to allow the use of this property for the parking of the applicants' employees' autos is dramatically in opposition to our national policy to discourage and decrease this country's oil consumption. The steps that every community, including ours, has taken to curb the private automobile commuter while encouraging alternate means of travel are well known and affect the daily lives of every one of us. (As recently as Friday, March 14, 1980, for example, President Carter urgently reminded us again of the need to fight our dependence on foreign oil and took steps to escalate that fight by increasing the cost of fuel at the pump.) By granting the applicants' request to provide parking for their employees, this city's government would be encouraging the applicants' employees to commute by private auto while discouraging their use of alternate means of transportation.

Simply put, the granting of a permit for such purposes would place undue burden on this community and its residents, and would undercut our national efforts to stabilize and satisfy our fuel needs and air quality requirements. I am opposed to it.

(continued)

(page two)

At the time of filing application #1303, the applicants also filed #1304 seeking to use the property in question to build another dwelling. As the virtually identical application was submitted by the same applicants in 1973, but denied by City Council, and the applicants are aware that the title to about 10 per cent of the lot is currently in dispute, it would appear that this filing is a tactical maneuver somehow tied to the application to use the property as a parking lot. But irrespective of the applicants' motives, the objections to their building an alley dwelling are the same today as they were in 1973: no street frontage, added congestion, lack of off street parking, no existing utility lines, loss of air and light by neighboring homes.

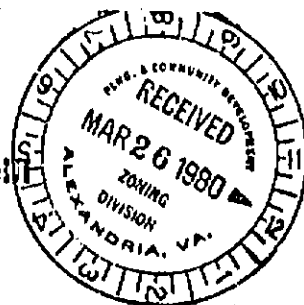
Since the applicants have not even attempted to address the objections voiced in 1973, this permit application should again be denied.

Sincerely,



Robert St. John Roper

Connie Santarelli



Dear Mr. Poore,

I would like to protest very strongly the plans of Mr. and Mrs. Revell Michael to build a house on a lot at 414 1/2 Queen Street.

As you know, this plan was submitted before, in 1973, and after strong protests by the neighbors, rejected by the City Council.

The arguments raised then remain valid. The alley is only 10 feet wide and there are no electric sewer, light etc. hook-ups to 414 1/2 Queen Street. It would be almost impossible to get heavy machinery through the alley to the site and could only be done at considerable risk to the houses bordering the alley (mine is one). Furthermore, the

erection of a two story house, would destroy the privacy of my house and cut off my light. While it is true that these last two reasons are somewhat personal I hope you will take into consideration the "quality of life" factor when you make your recommendation. Is it really necessary to fill up every inch of Old Town with new buildings? What about the house and lot ratio?

I also object to the grant of a Special Use Permit for Commercial Parking to the Michaels. I have no objection to its use for their personal cars but when it is used for their business there is a steady stream of cars going out of and coming in that 10 foot alley. There is very little in and out traffic by residents. I have two small children and would prefer less use of the alley.

Thank you for your consideration of my views.

Sincerely,
 Mrs. Donald Corbitt
 412 Queen Street

SUP 1303 + 1304

March 24, 1980

Mr. Charles B. Moore, Jr.
Chief
Zoning and Subdivision Administration
City Hall
Alexandria, Virginia 22314

Dear Mr. Moore:

A neighbor of ours has recently provided us with copies of two applications for Special Use Permits in regard to a rectangular lot, about 44 1/2 feet east-west by 20 feet north-south, in back of two row houses, one at 412 Queen Street and the other at 414 Queen Street, in Old Town Alexandria. Filed on the same day, February 20, 1980, by Michael and Michael, architects, one application requests that the small plot be used as the building site for a 2-story, gable-roofed dwelling, the other requests that the lot be used for the off-street parking of several vehicles belonging to the architects and their employees.

Now, for the past 13 years we have owned and occupied the residence at 422 Queen Street, a short distance from the lot in question. Seven years ago, in 1973, we joined our neighbors in opposition to granting a Special Use Permit to the same Architects for the purpose of constructing a single-family house on the selfsame plot of ground. The arguments then put forward in opposition to granting permission to build a house on this site were that such construction would (1) result in unreasonable impaction and pollution in a part of the block which was already crammed with existing residences and (2) constitute an intolerable fire hazard to the persons and properties here since there is no proper access to the lot, which abuts a 4-foot-wide walkway on the north, the fenced gardens of three North Pitt Street residences on the west and south, and narrow (10 1/2-foot-wide), privately owned Hammond Alley on the east. These arguments were deemed cogent by the City Council and Council denied the requested Special Use Permit.

The demographic situation today is exactly the same as it was in 1973, and the plans for the house are the same ones drawn up seven years ago. The sole difference now is that title to the non-access property has been transferred to Michael and Michael from the absentee owner of 1973, who was too greedy to sell the plot to the then-owners of 412 and 414 Queen Street at a sensible price.

Once more we request that the City Zoning and Subdivision Administration and the City Council consider the points argued in opposition to the request for a Special Use Permit in 1973 and deny

SUP 1303 + 1304

Mr Charles B. Moore, Jr.

March 24, 1980

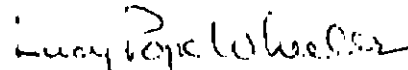
-2-

Special Use permits for both house construction and off-street parking on the small lot in back of 412 and 414 Queen Street.

Sincerely,



Richard P. Wheeler



Lucy Pope Wheeler

RE: SPECIAL USE PERMIT APPLICATION NO. 1304

TO WHOM IT MAY CONCERN:

We hereby want it be known that we are opposed to the granting of a special use permit to G. Revell and Linda H. Michael for the premises located at 414 1/2 Queen Street, Assessment Map 064.04, block 10, lot 23, because it would:

- be a fire hazard (difficult access through narrow alley; house too close to its neighbors);

- cause the water table to rise;

- infringe on the rights to the sun and to light of all the neighbors of the 400 block of Queen Street, preventing them from eventually putting in solar energy devices;

- add to the congestion of the block which is already over-built due to:

a) a special use permit already granted to the above at 210 N. Royal St., which permitted them to build a house on what used to be an alley;

b) a poorly planned news which consists of houses, brick patios, and a large paved alley covering most of that block which caused the water table to rise (wet basements), causes flash floods in the spring and fall; and heightens the temperature of that block during the hot summer months;

- add to the parking problems of the neighbors for there is no room on said lot to allow for parking; and it is assumed that a two-bedroom dwelling would eventually bring with it two cars;

- add to the congestion of the traffic in and around the block;

- cause noise pollution;

- cause air pollution.

SIGNATURE:

Gayle F. Higgins
Robert M. Hedges

ADDRESS:

414 Queen St.

DATE:

3/26/80

#2

RE: SPECIAL USE PERMIT APPLICATION NO. 1304

TO WHOM IT MAY CONCERN:

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- cause the water table to rise;
- infringe on the rights to the sun and to light of all the neighbors of the 400 block of Queen Street, preventing them from eventually putting in solar energy devices;
- add to the congestion of the block which is already over-built due to:
 - a) a special use permit already granted to the above at 210 N. Royal St., which permitted them to build a house on what used to be an alley;
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- add to the parking problems of the neighbors for there is no room on said lot to allow for parking; and it is assumed that a two-bedroom dwelling would eventually bring with it two cars;
- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.

SIGNATURE:

Thomas H. Coates

ADDRESS:

M. J. Green
413 Queen Street, Va 22314

DATE:

March 25, 1980



COMPTROLLER
U.S. ARMY MILITARY PERSONNEL CENTER

MEMO

26 Mar 80

Dear Mr. Moore

I wish to register my strongest objections to the establishment of a 4 car commercial parking lot or construction of a house on the limited space immediately adjacent to my property at 221 North Park St. by the Michael's (Reference special Use Permit No. 130341304.) I earnestly pray that your office strongly recommends disapproval to the zoning board. sincerely
Ed Gulawicz

RE: SPECIAL USE PERMIT APPLICATION NO. 1304

TO WHOM IT MAY CONCERN:

We hereby want it be known that we are opposed to the granting of a special use permit to G. Revell and Linda H. Michael for the premises located at 414 1/2 Queen Street, Assessment Map 064.04, block 10, lot 23, because it would:

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- add to the congestion of the block which is already over-built due to:
 - a) a special use permit already granted to the above at 210 N. Royal St., which permitted them to build a house on what used to be an alley;
 - b) a poorly planned mews which consists of houses, brick patios, and a large paved alley covering most of that block which caused the water table to rise (wet basements), causes flash floods in the spring and fall; and heightens the temperature of that block during the hot summer months;
- add to the parking problems of the neighbors for there is no room on said lot to allow for parking; and it is assumed that a two-bedroom dwelling would eventually bring with it two cars;
- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.

SIGNATURE:

Edward J. Gulewicz

ADDRESS:

*221 N. Pitt St
Alexandria, VA 22314*

DATE:

26 Mar 1980

Edward J. Gulewicz
221 North Pitt Street
Alexandria, VA 22314

rec'd
3-31-80

March 27, 1980

Mr. Charles B. Moore, Jr.
Chief-Zoning and Subdivision Adm'r.
City Hall
Alexandria, VA 22314

RE: Special Use Permit Applications # 1303 & 1304

Dear Mr. Moore:

The purpose of this letter is to voice our strong opposition to the above-referenced applications for the property located at 414-1/2 Queen Street.

The alleyway which would serve as the access for either of these uses is narrow and particularly unsuited for additional traffic and/or congestion. Construction of a house on this small lot or granting use for commercial parking in a residential area would not only add to the extreme density of the block but also would be an infringement on the fair and reasonable use of the existing resident's property.

The unfortunate impact of such permission has already been evidenced by construction of a house by special use permit at 210 North Royal.

Of what benefit to the existing and future residents are carefully planned and reasoned zoning regulations if exceptions are continuously granted to them? We hope you will consider this and the unfavorable impact the proposed uses would have on those of us who now live here and wish to continue to enjoy the use of our homes and neighborhood. We urge you to recommend against granting of either use.

Sincerely,



Charles R. and Jane S. Weber
227 North Pitt Street
Alexandria, Virginia 22364

cc: Mayor Charles Beatley
and Members of City Council

RE: SPECIAL USE PERMIT APPLICATION NO. 1304
- - - - -

TO WHOM IT MAY CONCERN:

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 - b) a poorly planned mews which consists of houses, brick patios, and a large paved alley covering most of that block which caused the water table to rise (wet basements), causes flash floods in the spring and fall, and heightens the temperature of that block during the hot summer months;
- add to the parking problems of the neighbors for there is no room on said lot to allow for parking; and it is assumed that a two-bedroom dwelling would eventually bring with it two cars;
- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.

SIGNATURE:

Ms & Mrs Lewis L. Small

ADDRESS:

409 Queen St.

DATE:

3/27/60

RE: SPECIAL USE PERMIT APPLICATION NO. 1304
- - - - -

TO WHOM IT MAY CONCERN:

We hereby want it be known that we are opposed to the granting of a special use permit to G. Revell and Linda H. Michael for the premises located at 414 1/2 Queen Street, Assessment Map 064.04, block 10, lot 23, because it would:

- be a fire hazard (difficult access through narrow alley; house too close to its neighbors);
- cause the water table to rise;
- infringe on the rights to the sun and to light of all the neighbors of the 400 block of Queen Street, preventing them from eventually putting in solar energy devices;
- add to the congestion of the block which is already over-built due to:
 - a) a special use permit already granted to the above at 210 N. Royal St., which permitted them to build a house on what used to be an alley;
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- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.

SIGNATURE:

G. Larry Englehardt

ADDRESS:

405 Queen St

DATE:

April 2, 1980

SUP 1304

MICHAEL & MICHAEL INC

ARCHITECTS, AIA
110 NORTH ROYAL STREET
ALEXANDRIA, VIRGINIA 22314
703 683-8855

February 20, 1980

Mr. Charles B. Moore, Jr.
Office of Planning & Regional Affairs
320 King Street
Alexandria, Virginia 22314

Dear Mr. Moore:

This is in regard to the Special Use Permit application for a single-family residence at 414 $\frac{1}{2}$ Queen Street.

It is our intent to build a two-bedroom dwelling for which we enclose drawings and site plan.

Yours very truly,



Linda H. Michael, AIA

/dl

Enclosure

RE: SPECIAL USE PERMIT APPLICATION NO. 1304

TO WHOM IT MAY CONCERN:

We hereby want it be known that we are opposed to the granting of a special use permit to G. Revell and Linda H. Michael for the premises located at 414 1/2 Queen Street, Assessment Map 064.04, block 10, lot 23, because it would:

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- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.

SIGNATURE:

Gayle F. Higgins
Robert M. Higgins

ADDRESS:

414 Queen St.

DATE:

3/26/80

#2

RE: SPECIAL USE PERMIT APPLICATION NO. 1304

- - - - -

TO WHOM IT MAY CONCERN:

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- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.

SIGNATURE: Thomas H. Cross

ADDRESS: M. H. Green
413 Queen Street, Va. 22314

DATE: March 25, 1980

RE: SPECIAL USE PERMIT APPLICATION NO. 1304

TO WHOM IT MAY CONCERN:

We hereby want it be known that we are opposed to the granting of a special use permit to G. Revell and Linda H. Michael for the premises located at 414 1/2 Queen Street, Assessment Map 064.04, block 10, lot 23, because it would:

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- add to the congestion of the traffic in and around the block;
- cause noise pollution;
- cause air pollution.



SIGNATURE:

Kathy H. Williams

414 Queen St

ADDRESS:

Alexandria Va 22314

DATE:

4/1/80

RE: SPECIAL USE PERMIT APPLICATION NO. 1304
- - - - -

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SIGNATURE:

G. Larry Englebrake

ADDRESS:

405 Queen St

DATE:

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Mr. & Mrs. Lewis L. Small

ADDRESS:

409 Queen St.

DATE:

3/27/60

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- cause noise pollution;
- cause air pollution.

SIGNATURE:

Edward J. Gulewicz

ADDRESS:

*221 N. Pitt St
Alexandria, VA 22314*

DATE:

26 Mar 1980

Edward J. Gulewicz
221 North Pitt Street
Alexandria, VA 22314



City of Alexandria, Virginia



All-America City

March 25, 1980

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, April 1, 1980
7:30 P.M., City Hall
Council Chambers
Alexandria, Virginia

Alexandria City Council
Saturday, April 12, 1980
9:30 A.M., City Hall
Council Chambers
Alexandria, Virginia

#1304 - Request permit to construct one (1) single family detached dwelling on an "outlot" (lot not having any public street frontage). The property is known as 414 $\frac{1}{2}$ Queen Street and zoned RM, Residential; Applicant: G. Revell and Linda Michael, owners.

The attached plan indicates the proposal.

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.

M.D.K. — L

Mark D. Kavanaugh, Planner
Zoning & Subdivision Administration

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

#1303 & 1304 414½ Queen Street

Applicant & Owner:

G. Revell & Linda H. Michael
210 N. Royal Street
Alexandria, Virginia 22314

Old Town Citizens Assoc.
Seymour Young, President
518 S. Fairfax Street
Alexandria, Virginia 22314

C. R. or J. S. Weber
227 N. Pitt Street
Alexandria, Virginia 22314

M. S. or L. B. Kozel
424 Queen Street
Alexandria, Virginia 22314

R. P. or L. P. Wheeler
422 Queen Street
Alexandria, Virginia 22314

A. E. Perrin
418 Queen Street
Alexandria, Virginia 22314

S. L. Parker
1718 Corcoran Street, N.W.
Washington, D.C. 20009

P. or F. B. Hogroian
3701 N. Albermarle Street
Arlington, Virginia 22207

D. E. or C. D. Santarelli
224 N. Royal Street
Alexandria, Virginia 22314

C. P. or V. L. Wilkening
218 N. Royal Street
Alexandria, Virginia 22314

Powell T. Roberts, Estate
c/o Ruth Roberts
217 N. Royal Street
Alexandria, Virginia 22314

E. F. Baldrige
214 N. Royal Street
Alexandria, Virginia 22314

R. Roper
229 N. Pitt Street
Alexandria, Virginia 22314

M. M. Irving
223 N. Pitt Street
Alexandria, Virginia 22314

B. J. Gulewicz
221 N. Pitt Street
Alexandria, Virginia 22314

R. B. or K. B. Jackson
219 N. Pitt Street
Alexandria, Virginia 22314

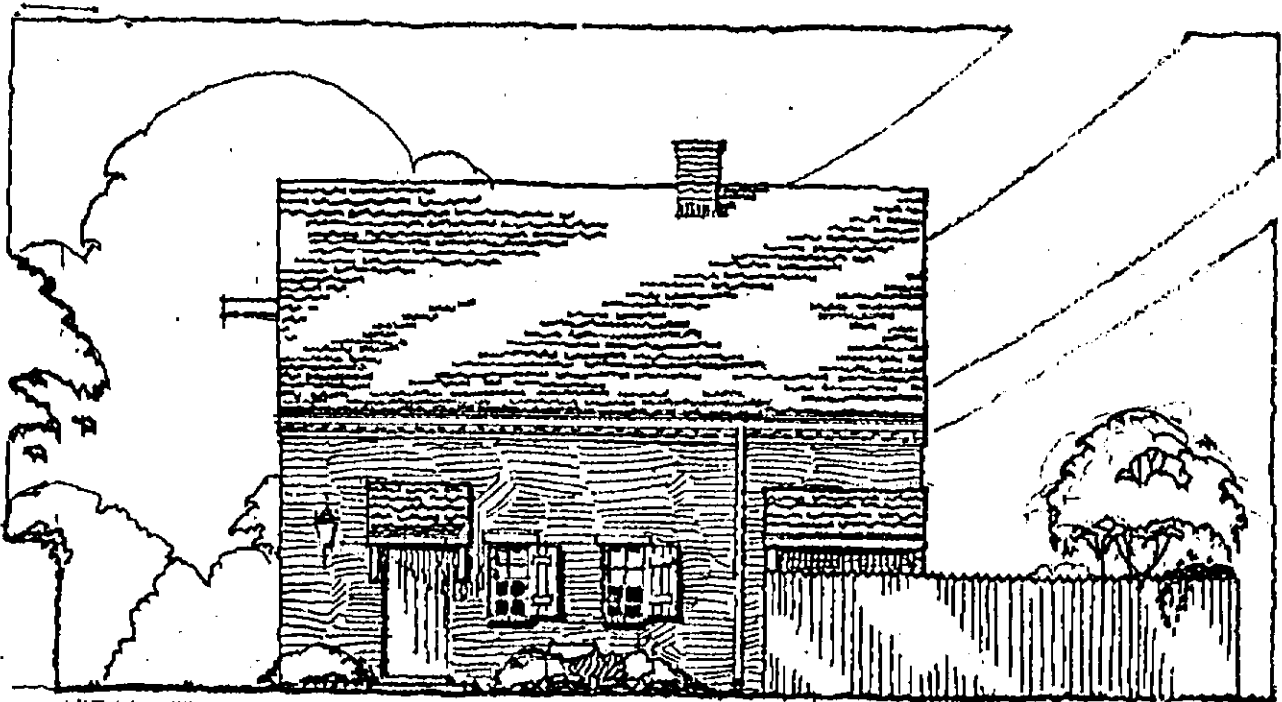
M. J. Marshall
1509 Mt. Eagle Place
Alexandria, Virginia 22302

J. E. Hussey or J. K. Murphy
215 N. Pitt Street
Alexandria, Virginia 22314

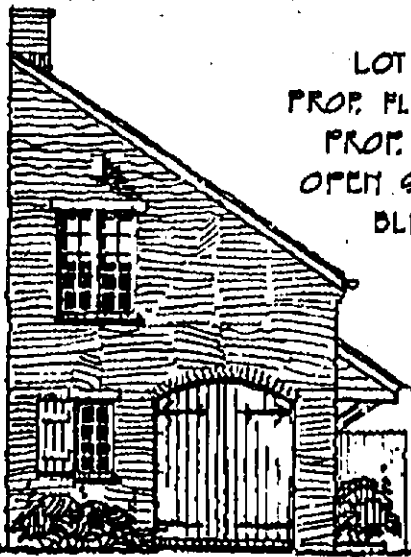
V. K. Holland
411 Pitt Mews
Alexandria, Virginia 22314

Credit Card Service Corp.
P.O. Box 1322
Alexandria, Virginia 22313

G. F. or C. R. Steeg
412 Pitt Mews
Alexandria, Virginia 22314

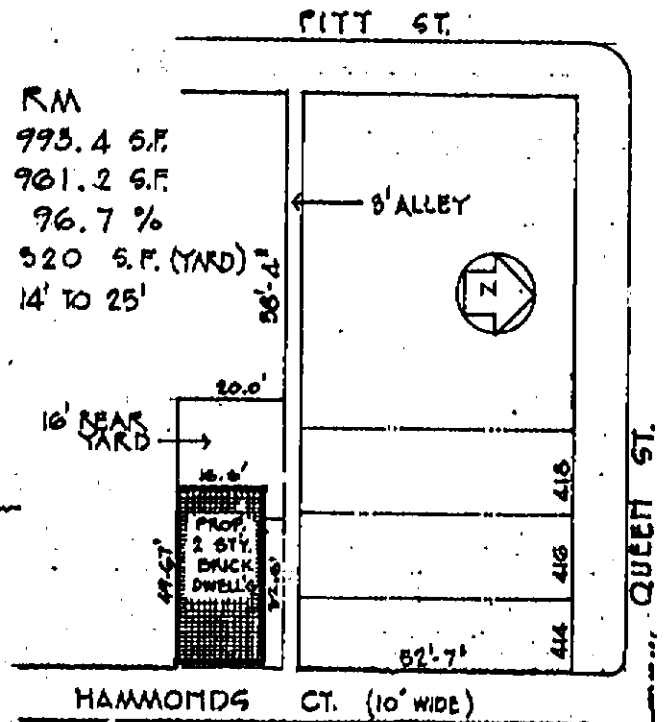


VIEW FROM
THREE-FOOT ALLEY - NORTH SIDE



VIEW FROM
HAMMONDS COURT - EAST SIDE

ZONE - RM
 LOT AREA - 993.4 S.F.
 PROP. FL. AREA - 981.2 S.F.
 PROP. F.A.R. - 96.7 %
 OPEN SPACE - 520 S.F. (YARD)
 BLDG. HT. - 14' TO 25'



PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL
OCT. 15, 1973

*Fiber: none
detected.*

SUBDIVISION

DATE 6 MARCH 80

ENCROACHMENT

VACATION

SPECIAL USE PERMIT # 1304

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

POLICE DEPT. ATTN: CHIEF KRODEL

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

1 APRIL 80

Applicant: REV & LINDA MICHAEL, ARCHITECTS

Telephone: 683-6655

Location: 414 1/2 QUEEN STREET

Zone: RM

Use Requested: CONSTRUCT SINGLE FAMILY DWELING ON OUTLOT

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 17 MARCH 80

DEPARTMENTAL REPORT

- R-1 That Hammonds Court be dedicated by owner to City (their rights)
- R-2 That Hammonds Court surface from south end of lot to Queen St. be improved, since it is only access to site.
- R-3 If onsite parking is proposed, building should be set back from alley as 10' is insufficient to turn in and out of alley.
- F-1 This alley is proposed to become a public alley under City master alley plan.

SUBDIVISION
 ENCROACHMENT
 VACATION
 SPECIAL USE PERMIT # 1304

DATE 6 March 80

ENCLOSURES:

SUBDIVISION PLAT
 RECORD 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

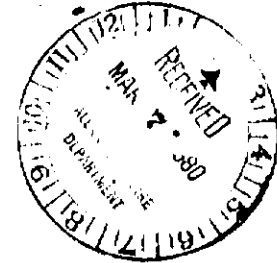
Plumbing Division

Department of Health

POLICE DEPT. ATTN: CHIEF STROBEL

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

1 APRIL 80



Applicant: REV & LINDA MICHAEL, ARCHITECTS Telephone: 683-6655
 Location: 414 1/2 QUEEN STREET Zone: BM
 Use Requested: CONSTRUCT SINGLE FAMILY DWELLING ON OUTLOT

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 MARCH 80

DEPARTMENTAL REPORT

F- NO OBJECTIONS.

SUBDIVISION

DATE 6 March 80

ENCROACHMENT

VACATION

SPECIAL USE PERMIT # 1304

ENCLOSURES:

- SUBDIVISION PLAT
- ~~RECORD~~ 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

POLICE DEPT. ATTN: CHIEF GROBEL

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

1 APRIL 80

Applicant: REV & LINDA MICHAEL, ARCHITECTS

Telephone: 683-6655

Location: 414 1/2 QUEEN STREET

Zone: RM

Use Requested: CONSTRUCT SINGLE FAMILY DWELLING ON OUTLOT

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 MARCH 80

DEPARTMENTAL REPORT

The applicant is advised that windows will not be permitted on the south wall and the north wall must be constructed of a one hour fire resistive assembly. Since the building can be seen from Queen Street, approval of the BAR must be obtained.

3/11/80

Clare K. King
J.W.P.O.E.

SUBDIVISION DATE 6 March 80

ENCROACHMENT

VACATION

SPECIAL USE PERMIT # 1304

ENCLOSURES:

- SUBDIVISION 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
 POLICE DEPT. ATTN: CHIEF KATZBERG

The following request has been submitted for public hearing before the Planning Commission on
1 APRIL 80

Applicant: REV & LINDA MICHAEL, ARCHITECTS Telephone: 623-6655
 Location: 414 1/2 QUEEN STREET Zone: RM
 Use Requested: CONSTRUCT MIDDLE FAMILY DWELLING ON OUTLOT

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 March 80

DEPARTMENTAL REPORT

ALEXANDRIA HEALTH DEPT.
 Date 3-10-80
 Plans As Shown Approved
 Plans As Shown Rejected
 By Health Dept.
 Received And Approved By R.D. G. [Signature]
 Environmental Health Division