

w/plate

510 WOODLAND TERR. Application No. 1482

- 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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn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 Woodland Terr

Assessment Map	33.00	Parcel Block	8	Lot	8 + 9	Zone
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Applicant: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_ Owner

Application Filed \_\_\_\_\_ Advertiser in Newspaper \_\_\_\_\_ Property Owners Notified \_\_\_\_\_

Public Hearing Before Planning Committee: June 1, '82

City Council: June 12, '82

REMARKS:

APPLICATION: SPECIAL USE PERMIT No. 1482

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 John H. and Audrey E. Cable, by Long, Swersky, Donelan & Test

Premises located 510 Woodland Terrace, Alexandria, Virginia

Assessment Map 33,00-08 Block 8 Lot 8 & 9

Property Owner James B. & Mary C. Hall, 3 Canberra Dr., Memphis, Tn.  
Name and Address Telephone No.

Use Requested Special Use Permit to construct single family  
residence on sub-standard lot Zone R-8

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.

Long, Swersky, Donelan & Test Post Office Box 1740  
~~Address and Telephone Number~~ Alexandria, Va. 22313 684-1200  
Address and Telephone Number

11.1.82

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

S.U.P. Application Received 3 Mar 82 \$50.00 3 Mar 82  
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) 6-1-82

Date(s) of City Council Hearing(s) \_\_\_\_\_

Special Use Permit Advertised in Newspaper \_\_\_\_\_

Property Owners Notified \_\_\_\_\_

Number of Notices

Property in Question Placarded \_\_\_\_\_

Number of Placards

Actions

Planning Commission 6/1/82 Recommend approval (Hoben Abstained) A-1-1

City Council RPH 6/12/82 Deferred until 6/22/82

RM 6/22/82 Council noted the City Attorney's opinion that this piece of property was not qualified for this Special Use Permit under the Code; struck it from the docket and DENIED the Special Use Permit.

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

ISSUE: Consideration of a request to construct a single family detached dwelling on a substandard lot.

APPLICANT: John and Audrey Cable by Jay Test, attorney.

LOCATION: 510 Woodland Terrace.

ZONE: R-8, Residential.

RECOMMENDATION:

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

1. Provide an easement for the driveway to 508 Woodland Terrace if it is to remain on this lot. Otherwise, it must be relocated to that lot. (T & BS)
2. Record a deed of consolidation for the two (2) lots. (P & CD)

PLANNING COMMISSION MEETING OF JUNE 1, 1982:

Jay Test, attorney, and John Cable represented the application.

1. Mrs. Snider spoke in opposition of the request.
2. Julia Stanley, 403 Woodland Terrace, spoke in opposition of the request.
3. Mr. Sunderland, spoke in opposition of the request.
4. Mr. Robert Callahan, 514 Woodland Terrace, spoke in opposition of the request.
5. Mr. George Lehner, 508 Woodland Terrace, spoke in opposition of the request.

COMMISSION ACTION:

On a motion of Mr. Word, seconded by Mr. Kamerow, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, and added the following condition #3:

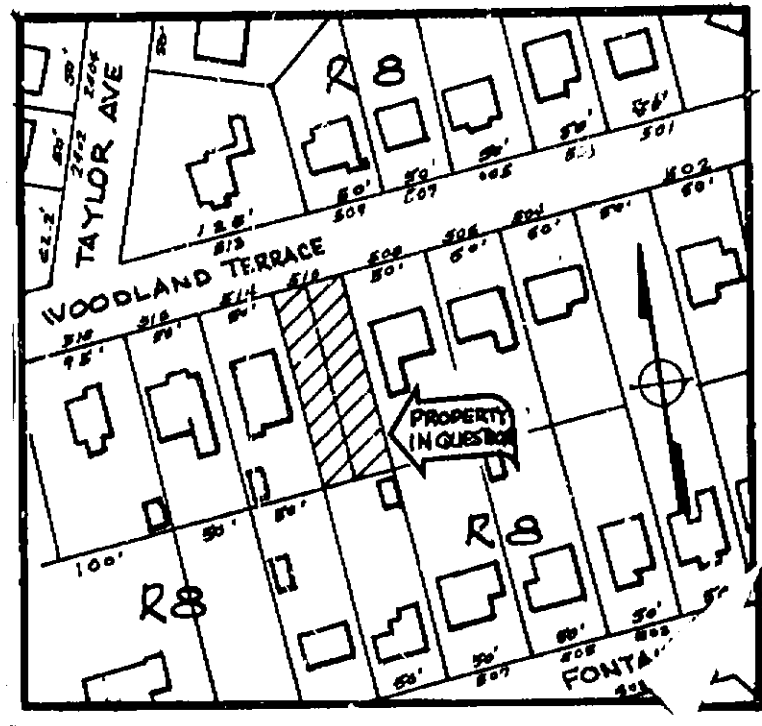
3. That the proposed dwelling be set back to the maximum extent possible, that the design be compatible with the neighborhood, and that all trees possible be protected and saved.

The motion carried on a vote of 4 to 1 to 1; Mr. Hurd voting no and Mr. Hoben abstaining; Mr. Cockrell absent.

REASON:

The Planning Commission was in agreement with the staff analysis.

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



DISCUSSION:

The subject property consists of two (2) lots of record having combined frontage of 50 feet on Woodland Terrace, a depth of 125 feet and a lot area of 6,250 square feet.

The area surrounding the property in question is zoned R-8, residential and is developed by single family detached dwellings.

The applicant, contract purchaser of the property in question is requesting a special use permit to construct a two (2) story frame and brick dwelling on the property known as 510 Woodland Terrace.

The subject property is substandard with respect to the following:

1. LOT AREA

<u>LOT AREA REQUIRED</u>	<u>LOT AREA EXISTING</u>	<u>AMOUNT SUBSTANDARD</u>
8,000 Sq.Ft.	6,250 Sq.Ft.	1,750 Sq.Ft.

2. LOT WIDTH AT FRONT BUILDING LINE

<u>WIDTH REQUIRED</u>	<u>WIDTH EXISTING</u>	<u>AMOUNT SUBSTANDARD</u>
65 Feet	50 Feet	15 Feet

Section 7-6-44(a) of the City 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 of 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 necessary 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;

(2) A special use permit is granted under the provisions of sections 7-6-191 to 7-6-195 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 values in surrounding areas.

As shown on the attached plot plan submitted by the applicant, off-street parking will be provided toward the west side of the property.

The attached plot plan also indicates that the proposed dwelling will be located eight (8) feet from both side property lines and thirty (30) feet from the front property line.

The proposed dwelling will have a maximum floor area of 2,187 square feet based on an allowable floor area ratio of 0.35.

The majority of the lots on this street are substandard in lot width at the front building line and lot area.

The applicant is advised that in accordance with Section 42-70 of the City Zoning Code, construction or operation of approved Special Use Permit shall be commenced within one year of date of issuance or the Special Use Permit shall become void.

LAND USE AND MAJOR THOROUGHFARE PLAN:

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

Woodland Terrace is indicated as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The property is currently shown as R-8, residential on the Fifth Revised Zoning Map of 1963 and has remained as such since adoption of the Third Revised Zoning Map of 1951.

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

R-1 Provide easement for driveway to 508 Woodland Terrace if it is to remain on this lot. Otherwise, it must be relocated to that lot.

C-1 Post deposit for new driveways.

S-1 Move new driveway against existing driveway rather than have two separate ones.

Fire:

No objections.

Building & Mechanical Inspections:

No objections.

STAFF ANALYSIS:

The area surrounding the property in question is developed by single family detached residences located on lots that are similar and in many cases identical in size to the subject property. Staff is of the opinion that development of this property is reasonable and is in keeping with development in the surrounding area.

Staff points out, however, that the subject lots should be consolidated by deed in order to avoid any requests in the future for construction of two houses in the event that this proposed dwelling is partially or totally destroyed.

SPECIAL USE PERMIT \_\_\_\_\_

INFORMATION AS REQUIRED UNDER ORDINANCE NO. 249!

All applications for special use permits must include the following information, supplied in writing by the applicant for such special use permit:

- (1) A map showing the location of all properties (in whole or in part) within three hundred (300) feet of the boundaries of the property for which a special use permit is sought which:
  - a. contain uses substantially similar to those for which an application for a special use permit is made, or
  - b. contain residential uses.
  
- (2) Plans of the applicant to control any potential impacts of the proposed use on the nearby community, including:
  - a. Noise. The noise levels anticipated from all mechanical equipment and a statement as to whether such anticipated noise complies with the levels permitted by chapter 22A of the city code. Plans of the applicant to control these noise levels, as well as those emanating from patrons.

\_\_\_\_\_  
Applicant seeks to construct a single family dwelling;  
noise control provisions not applicable except during  
construction phase. All noise will be adequately controlled  
on site.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- b. Odors. The methods to be used to control odors emanating from the use.

\_\_\_\_\_  
Not applicable.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Trash and litter. The type and volume of trash and garbage the proposed use will generate. The planned frequency of trash and garbage collection. The planned methods to prevent littering on the property, the streets and nearby properties.

\_\_\_\_\_  
Not applicable.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d. Loading/unloading. The availability and adequacy of off-street loading facilities to serve the proposed use. The hours and frequency of off-street loading, if used or needed.

~~Applicant proposes off street parking, both during construction phase and permanently.~~

- e. Parking. The location of parking either on-site or within three hundred (300) feet of the site, and the number of spaces available to serve the employees and patrons during hours of operation.

~~Applicant will have permanent off street parking.~~

- f. Streets. The design capacity of all streets upon which the use shall have frontage.

~~Lot fronts of Woodland Terrace, 40' wide paved, C & G and sidewalk on both sides of the street.~~

- g. Use capacity. The estimated number of patrons, clients, pupils and other such users. The proposed number of employees, staff and other personnel.

~~Single family dwelling, residential use.~~

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Single family dwelling, residential use.

h. Hours. The proposed hours and days of operation of the use.

Not applicable.

i. Loitering. The methods to control any loitering outside or near the proposed use.

Not applicable.

- (3) Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant itself, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of the interest shall be identified by name and address. For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application.

APPLICANT John H. and Audrey E. Cable  
4453 South 36th Street  
Arlington, Virginia 22206  
by A. H. Long  
Long, Swersky, Donegan & Test  
Post Office Box 1740  
Alexandria, Virginia 22313

1482

601 Woodland Terrace  
Alexandria, Virginia 22302  
May 27, 1982

Mr. T. Edward Braswell  
Chairman, Alexandria Planning Commission  
City Hall, Alexandria, Virginia 22313

Dear Mr. Braswell and Planning Commission Members:

As a long time resident of Jefferson Park I am concerned about the request for a special use permit for 510 Woodland Terrace for the purpose of building a two-story brick and frame house. If the lot in question does not have the necessary frontage as required by the zoning regulations, then I say "no", do not issue the special use permit. Too many exceptions are and have been made to the zoning regulations with the result that neighborhoods are downgraded by noncomparable or substandard structures. If the lot is substandard, then the house built on it will be substandard and the property values in the neighborhood will decline. Homeowners in the Jefferson Park area pay a considerable amount in real estate taxes and have a substantial investment in their homes. The city should not take away value from the homeowners by issuing the special use permit.

There really is not adequate information regarding the intent of the builder for neighbors to make any other decision than "no". For a special use permit the city should make certain stipulations to protect current homeowners:

- . The set-back should be the same as adjacent houses.
- . All other zoning provisions should be observed, i.e., the house should be the mandatory distance from side and rear lot lines.
- . The elevation of the first floor should be required to conform to the elevation of the first floor of adjacent houses. The house should not be set down in a hole below the other houses or up in the air to tower over them.
- . The architecture of the house should conform to houses in the neighborhood. Houses in this neighborhood are traditional in style. Even with brick and wood it is possible to construct a modern monstrosity. More is required for comparability of style than comparable building materials. Most houses in this area have six, seven or eight rooms.
- . The beauty of this area is its trees. The trees should be protected and saved.

Thank you for your consideration of my views. I would present them in person on June 1, but I serve on another city commission which also meets on first Tuesday nights.

Sincerely yours,

*Anna J. McDermott*  
Anna J. McDermott

1482

May 29, 1982

Mr. Mark Kavanaugh  
Planning Commission  
Room 201A  
City Hall 329 King Street  
ALEXANDRIA, VA. 22314

Dear Mr. Kavanaugh:

I noticed the sign on 510 Woodland Terrace, Jefferson Park relative to permission to build an additional house on part of the lawn.

I oppose this permit as it is too close for another house to be crowded in between the existing homes.

I am aware as well as others not living in Jefferson Park that it is a high rated area. The City of ALEXANDRIA should be proud to have such fine neighborhoods as this one therefore nothing should be done to downgrade it. Surely the crowding of houses should not be condoned. With so little space between resembles row houses and should not exist in such a desirable neighborhood of high priced homes.

We, the neighbors take pride in our premises and are desirous to keep them in first class condition of which the City may well be proud.

So please do not make the same mistake as was done on 502A Woodland Terrace. This house was allowed to be constructed and it does not enhance the Street. I trust that you will give this thoughtful consideration for the good of the City as well as the area.

Respectfully

*Elsa H. Snyder*  
Mrs. Paul B. Snyder  
404 Woodland Terrace  
Jefferson Park  
ALEXANDRIA, VA. 22302

549-1058

1482

601 Woodland Terrace  
Alexandria, Virginia 22302  
May 27, 1982

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Chairman, Alexandria Planning Commission  
City Hall, Alexandria, Virginia 22313

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*Anna J. McDermott*

Anna J. McDermott

1482

502 Woodland Terrace  
Alexandria, Virginia 22302  
May 29, 1982

Mr. D. Edw. Brownell, Chairman, and Member  
Planning Commission  
P.O. Box 178  
City Hall  
Alexandria, Virginia 22313

Dear Mr. Brownell:

This is to inform you that I object to Special Use Permit Request #1482, to erect a house on a lot at 510 Woodland Terrace, which is substandard in lot frontage and in lot area. In my opinion, erecting a house on such a lot would result in lowering the value of other houses in the neighborhood. The movement for houses here has been rapid substantially, and, as a consequence, the real estate taxes have gone up. If the value of houses on Woodland Terrace is lowered by allowing a house to be built on a substandard lot, then the real estate taxes on the other houses should be lowered, which would result in a net loss to the City of Alexandria.

Sincerely yours,

Charles O. Nichols

28 May 1982

We the undersigned property owners in the Jefferson Park Subdivision do OPPOSE any effort by the City of Alexandria, The City Council or any Board or Commission involved with zoning to allow the construction of a single family home on a substandard Lot identified as 510 WOODLAND TERRACE, Alexandria, Virginia.

Name	Address
<del>Michael &amp; Catherine</del>	501 Woodland Terr.
David & Joy D. Walby	502A " "
Catherine Maxton	505 Woodland Terr.
Ed + Alma Desse MacCombs	507 Woodland Terrace
Robert + Cushin Callahan	514 Woodland Terr.
Larry + Marshall Butler	516 Woodland Terrace
Paul and Pamela Bennis	600 Woodland Terrace
Chuck Nichols	602 Woodland Terrace
Luann Kilpatrick	604 Woodland Terrace
John + Larry Richmond	603 Woodland Terrace
Charles & Carol Roche	606 Woodland Terrace
George Helmer	508 Woodland Terr.
Ch. S. S.	407 Woodland
Mrs. P. M. Williams	417 Jackson Place
Mr + Mrs B. Standley	403 Woodland Terr
Elizabeth R. Reilly	509 Tyler Place
John Halapp	403 Jackson Pl.
Mr + Mrs Robert Prime	406 JACKSON P.
Mr + Mrs E. W. Zappier	405 Jackson Pl.
John + Nancy S. S.	409 Jackson Pl.
John S. Reedy	412 Jackson Place -
Chester Vosper	419 Jackson Pl.
Elsa H. Snyder	402 Woodland Terrace
Edna Manning	401 Woodland Terr
Suzanne Bartsch	407 Tyler Place

- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT #1482

ENCLOSURES:

- SUBDIVISION PLAT
- BOOK PLAN
- LETTER OF INTENT
- ELEVATIONS
- RD. #2495

## 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 Department - Attn: Chief Strobel



The following request has been submitted for public hearing before the Planning Commission on 1 JUNE 82

Applicant: JOHN AND AUDREY CABLE BY JAY TEST, MTT Telephone: 684-1200  
 Location: 510 WOODLAND TERRACE Zone: R-8  
 Use Requested: CONSTRUCT SINGLE FAMILY RESIDENCE ON LOT THAT IS SUBSTANDARD IN AREA AND WIDTH.

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 25 MAY 82

### DEPARTMENTAL REPORT

- R-1 Provide easement for driveway to 508 Woodland Terrace if it is to remain on this lot. Otherwise, it must be relocated to that lot.
- C-1 Post deposit for new driveways.
- S-1 Move new driveway against existing driveway rather than have two separate ones.

May 18, 1982  
 \_\_\_\_\_  
 Date

*[Signature]*  
 \_\_\_\_\_  
 Signature of Department Head

- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT #1482

ENCLOSURES:

- SUBDIVISION PLAT
- FRONT PLAN
- LETTER OF INTENT
- ELEVATIONS
- AED. #2495

### 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 Department - Attn: Chief Strobel

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#### DEPARTMENTAL REPORT

*No Objections*

5/19/82

Date

*Clare K. King*

Signature of Department Head

