

5131 ECHOLS AVE

Application No. 1655

Construct dwelling on
substandard lot.

- 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Withdrawn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Withdrawn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

Assessment Map

Parcel
Block

Lot

Zone

Applicant:

Proposed Use of Property

Owner

Application Filed

Advertised in Newspaper

Property Owners Notified

Public Hearing Before Planning Commission

Committee

City Council

Board of Zoning Appeals

APR. 3, '84

APR. 14, '84

REMARKS:



APPLICATION: SPECIAL USE PERMIT No. 1655

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 6, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant William D. Baer

Premises Located 5131 block, Echols Ave., Alexandria, Virginia

Assessment Map 10 Block 2 Lot 34

Property Owner William D. Baer (202) 333-3768

3850 Tunlaw Rd. N.W. Apt. 805, Washington D.C. 20007

Use Requested Single-family residence Zone R-12

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by Sec. 7-6-302 of the Alexandria City Code, 1981 as amended, 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.

William D. Baer (202) 333-3768

SIGNATURE OF APPLICANT OR AUTHORIZED AGENT TELEPHONE NUMBER

William D. Baer

3850 Tunlaw Rd. N.W. Apt. 805, Washington D.C. 20007

ADDRESS

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

S.U.P. Application Received 3-6-84 \$50. ✓

DATE FEE DATE PAID

Section and Provision of Chapter 6 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested _____

Date[s] of Planning Commission Hearing[s] _____

Date[s] of City Council Hearing[s] _____

Special Use Permit Advertised In Newspaper _____

Subject Property Placarded _____

ACTIONS

Planning Commission 4/3/84 Recommend approval 6-0.

City Council PH 4/14/84 GRANTED, subject to compliance with all applicable

Codes, ordinances and staff recommendations.



APPLICATION: SPECIAL USE PERMIT No. 1655

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 6, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant William D. Baer

Premises Located 5131 Block, Echols Ave., Alexandria, Virginia

Assessment Map 10 Block 2 Lot 34

Property Owner William D. Baer (202) 333-3768
NAME TELEPHONE NO.
3850 Tunlaw Rd. N.W. Apt. 805, Washington D.C. 20007
ADDRESS

Use Requested Single-family residence Zone R-12

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post public notice as required by Sec. 7-6-302 of the Alexandria City Code, 1981 as amended, 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.

William D. Baer (202) 333-3768
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT TELEPHONE NUMBER
William D. Baer
3850 Tunlaw Rd. N.W. Apt. 805, Washington D.C. 20007
ADDRESS

[DO NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY]

S.U.P. Application Received 3-6-84 \$50.
DATE FEE DATE PAID

Section and Provision of Chapter 6 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested _____

Date(s) of Planning Commission Hearing(s) _____

Date(s) of City Council Hearing(s) _____

Special Use Permit Advertised in Newspaper _____

Subject Property Placarded _____

ACTIONS

Planning Commission 4/3/84 Recommend approval 6-0.

City Council PH 4/14/84 GRANTED, subject to compliance with all applicable
Codes, ordinances and staff recommendations.

SPECIAL USE PERMIT

Special Use Permit No. 1655 was approved by City Council on 4/14/84

Permission is hereby granted to William D. Baer

to use premises located at 5131 Echols Avenue

for the following purpose Construct a single-family dwelling

and under the following conditions _____

(SEE ATTACHED)

5-2-84
Date

[Signature]
City Manager

DOCKET ITEM # 8
SPECIAL USE PERMIT #1655

PLANNING COMMISSION MEETING
TUESDAY, APRIL 3, 1984
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Request permit to construct a single-family dwelling on a substandard lot located at 5131 Echols Avenue; zoned R-12, Residential. APPLICANT: WILLIAM D. BAER by DAVID W. MANNING, ATTORNEY.

STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances.

PLANNING COMMISSION MEETING OF APRIL 3, 1984:

Mr. Baer represented the application.

No one spoke in opposition.

COMMISSION ACTION:

On a motion by Mr. Hoben, seconded by Mr. Hurd, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

The motion carried on a vote of 6 to 0. Mr. Braswell absent.

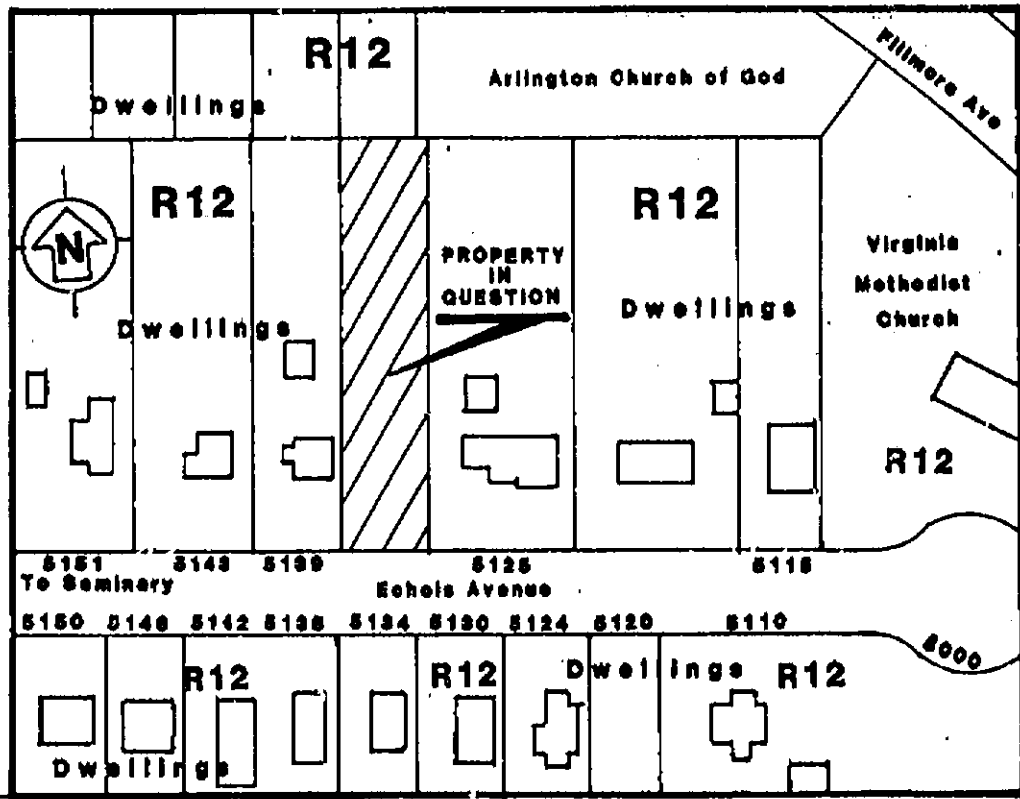
REASON:

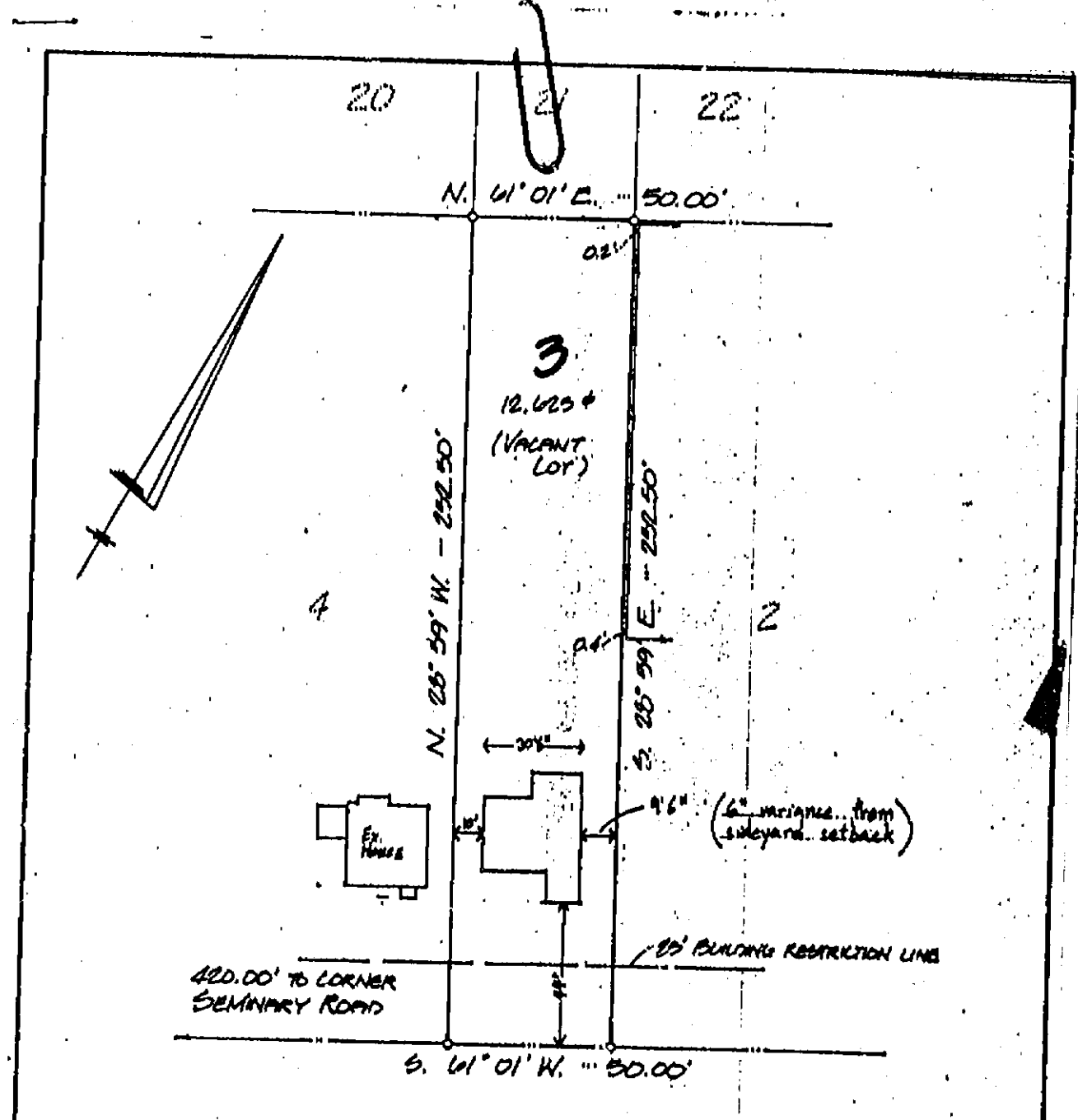
The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING OF APRIL 14, 1984:

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations.

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





ECHOLS AVENUE
50' R/W

HOUSE LOCATION SURVEY				ALEXANDRIA, VIRGINIA	
LOT 3	BLOCK 2	SECTION 1		SUBDIVISION WASHINGTON FOREST	

DISCUSSION:

The subject property is one (1) lot of record having 50.0 feet of frontage on Echols Avenue, a depth of 252.50 feet and a lot area of 12,625 square feet. The property is undeveloped.

The area surrounding the property in question is zoned R-12, residential and is developed by single family dwellings and several churches.

The applicant proposes to construct a single family detached dwelling on the subject property. A special use permit is required to construct this dwelling because the existing lot of record is substandard in frontage at the front lot line (60 feet required, 50 feet existing) and in frontage at the front building line (80 feet required, 50 feet existing). Section 7-6-44 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 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;

(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.

The applicant proposes to relocate a one (1) story frame residence presently located at 4135 Seminary Road (See docket item #6) to the subject lot on Echols Avenue. The applicant has filed case #5038 for a six (6) inch side yard variance in order to place the residence to within 9'6" of the east side property line. (See attached plot plan).

The applicant has submitted the attached elevation and copies of a photograph of the house he intends to move to the subject property.

The applicant is advised that in accordance with Section 7-6-194 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:

Low density residential land use is indicated for the subject property on the proposed Land Use Plan Map of the Consolidated Master Plan.

Echols Avenue is indicated as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

Both the Fourth Revised Zoning Map of 1954 and the current Fifth Revised Zoning Map of 1963 indicate the subject property as R-12, Residential.

DEPARTMENTAL COMMENTS:Transportation & Environmental Services:

Will be forwarded when received.

Fire:

No objections.

Building & Mechanical Inspections:

Installation permit for the new foundation and a permit to move the existing house will be required.

Electrical:

If granted, must be wired to comply with the 1981 National Electric Code and Title 8 of the City Code.

Plumbing:

1. Minimum facilities and handicap facilities must comply with Virginia Uniform Statewide Building Code/81.
2. Each building must have separate sanitary sewer lateral connection to City sewer. Each townhouse must have a separate sanitary system until connection can be made in accessible area to City sewer.
3. Energy efficient equipment and water saving fixtures required.
4. All water supplied equipment and hose outlets must be protected by approved back flow preventers.

Health:

No comment, no objections.

Police:

If this permit is granted, we encourage the owner to contact our Crime Resistance Section for recommendations on home security prior to the construction.

STAFF ANALYSIS:

The area surrounding the property in question consists of numerous lots that each have 50 feet of frontage as the subject property does. Staff feels that the development of this lot with a single family dwelling is consistent with development in the area and will not be detrimental to the surrounding neighborhood.

SPECIAL USE PERMIT # 1055

(INFORMATION AS REQUIRED UNDER ORDINANCE NO. 2495)

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.
Noise from two passenger cars for family use. No mechanical equipment is to be used or stored on the premises.

 - b. Odors. The methods to be used to control odors emanating from the use.
Household cooking and plumbing vented to the outside in compliance with building code.

 - 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.
Single family refuse, Alexandria City Department of Sanitation services trash removal needs on Echols Ave.

 - 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.
No off-street loading/unloading facilities should be necessary. A walkway from the street to the front door will be constructed for pedestrian use.

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.

Two parallel parking spaces are available in front of property alongside street. Approximately 15-20 additional spaces, not used by other residents, are available within 300 ft.

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

Ehols Ave, is a cul-de-sac approximately 225 yds. long. A pre-school and church are located at the end of the street, which is designed for residential use.

g. Use capacity. The estimated number of patrons, clients, pupils and other such users. The proposed number of employees, staff and other personnel.
Use by one family of four - two adults and two infants.

h. Hours. The proposed hours and days of operation of the use.
Full-time principal family residence.

i. Loitering. The methods to control any loitering outside or near the proposed use.
No loitering expected.

(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.

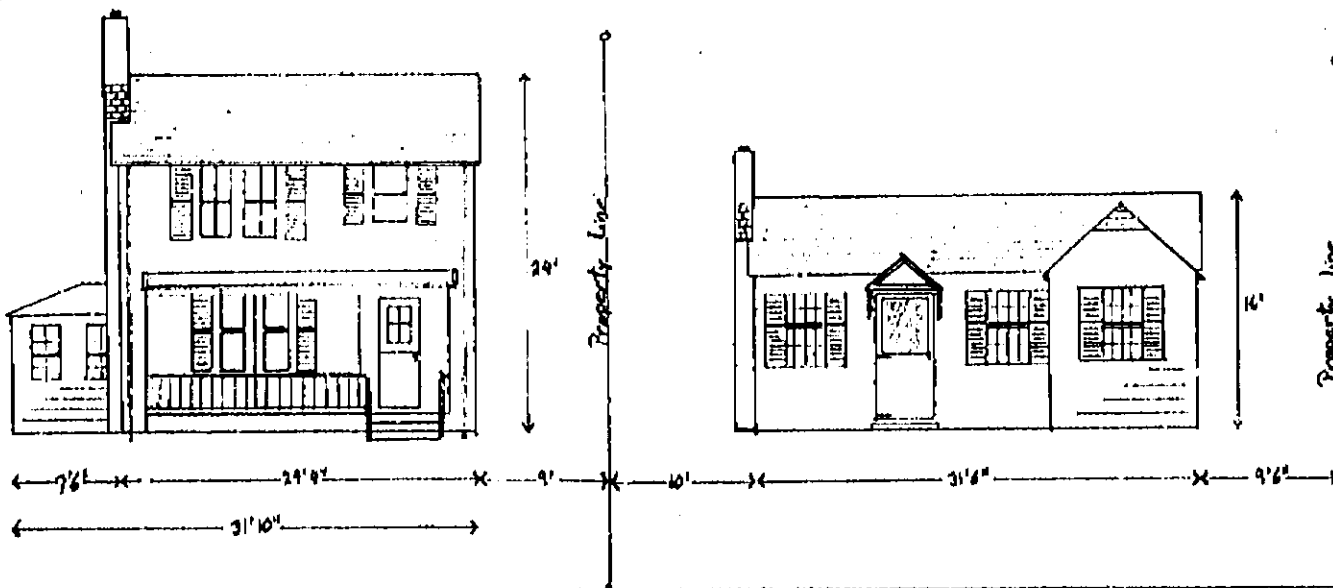
The applicant and full legal owner is William D. Baer, residing at 3850 Tunlaw Rd, N.W. Apt. 005, Washington D.C. Applicant is married, has two children (one two years old, one four months old) and plans to live with his family at the site for which this Special Use Permit is being applied. If Permit is denied, Applicant will reconvey subject property to previous owner, Mary Terrall.

Applicant is represented in this matter by David W. Manning, Esq., 603 King Street, Alexandria, Virginia 22314. Tel. 649-9101.

7

FRONT ELEVATION

Special Use Permit: Map 10 Block 2 Lot B



5139 ECHOLS AVE.

5131 ECHOLS AVE.
(proposed)

scale: 3/8" = 1'

6

SUP 1655



Vacant lot: 5131 Echols Ave.



Cottage: 4135 Seminary Rd.

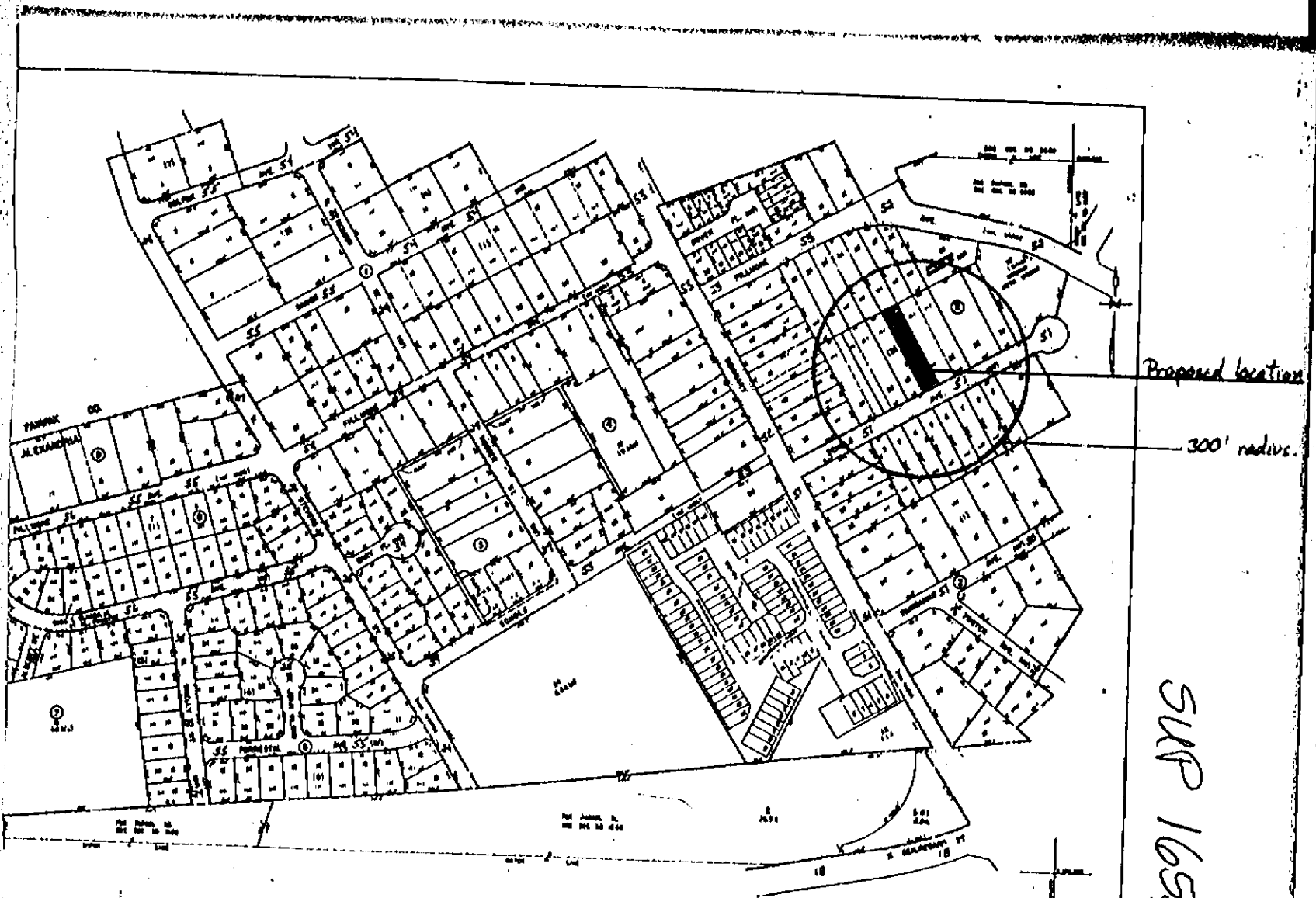


01 5139 Echols Ave.



5125 Echols Ave.

SUP 1655



Proposed location
300' radius.

SUP 1655

Special Features		Equipments		Notes		Scale		Sheet No.	
1	Non-Residential Building	1	Public Building	1	Other	1" = 100'		10.00	
2	Residential Building	2	Church	2	Other				
3	Industrial Building	3	Public Building	3	Other				
4	Commercial Building	4	Public Building	4	Other				
5	Public Building	5	Public Building	5	Other				
6	Public Building	6	Public Building	6	Other				
7	Public Building	7	Public Building	7	Other				
8	Public Building	8	Public Building	8	Other				
9	Public Building	9	Public Building	9	Other				
10	Public Building	10	Public Building	10	Other				

REAL ESTATE ASSESSMENT MAP
CITY OF ALEXANDRIA
Alexandria, Virginia

10.00

William D. Baer
4105 Duke St.
Alexandria, Virginia 22304
March 22, 1984

I am writing to notify you of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council concerning my request for a Special Use Permit.

Notice of Public Hearings

Alexandria Planning Commission
Tuesday, April 3, 1984
7:30 P.M., City Hall
Council Chambers
Alexandria, Virginia

Alexandria City Council
Saturday, April 14, 1984
9:30 A.M., City Hall
Council Chambers
Alexandria, Virginia

Description of Request

A Special Use Permit is being requested by William D. and Monica G. Baer in order to allow the construction of a single-family residence on the vacant lot at 5131 Echols Ave., Alexandria, Virginia. Tax Map reference: Map 10; Block 2; Lot 34.

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 feel free to call me at (703) 751-5995 between 9:00 A.M. and 5:00 P.M.

Sincerely yours,

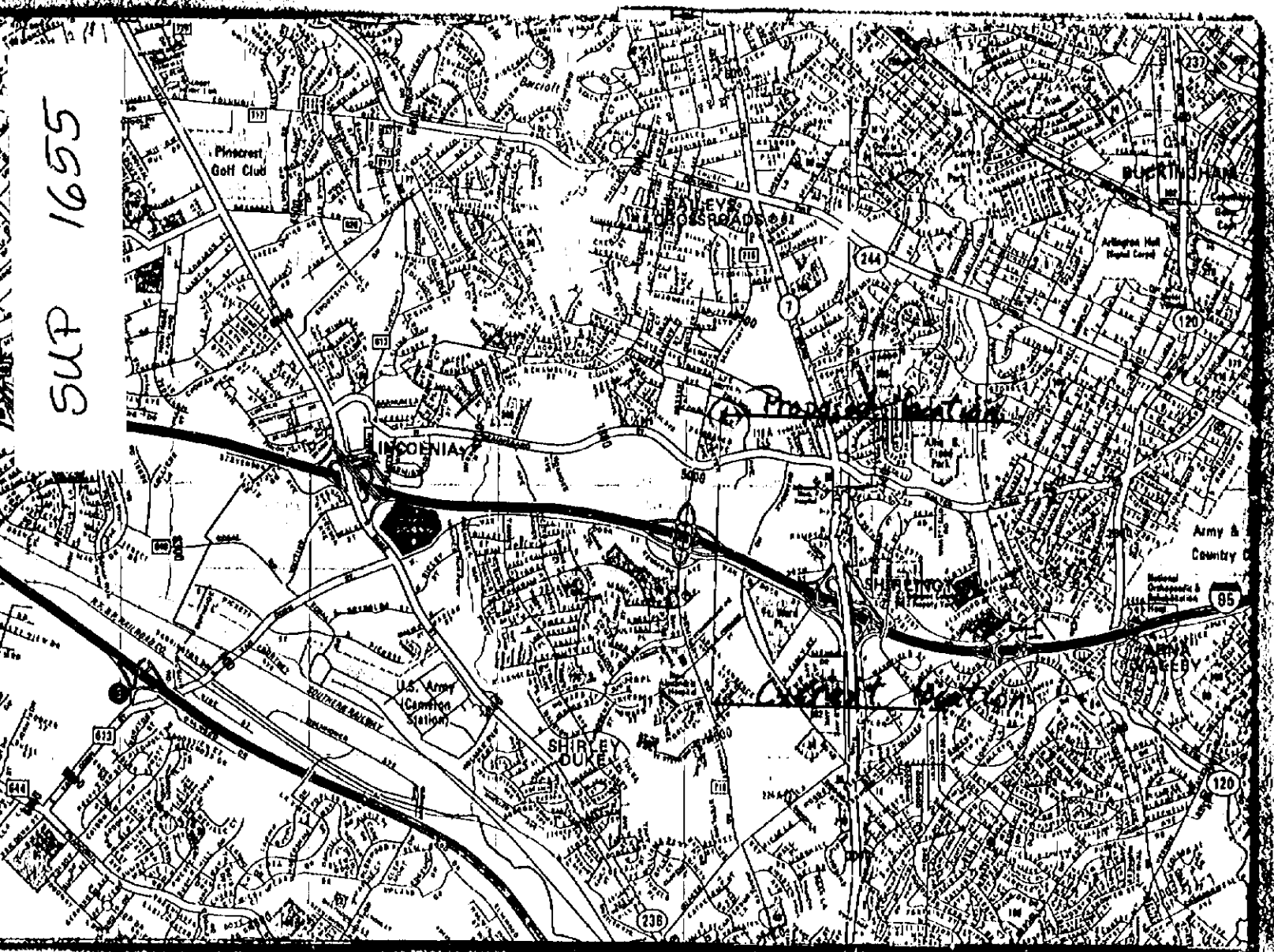
William D. Baer

PROPERTY OWNERS LIST

*Letter returned,
address checked
at tax office.*

<u>Owner's Name & Address</u>	<u>Map</u>	<u>Block</u>	<u>Lot</u>
Chung J, Park & Jan H. Chung 7709 Whatstone Rd. Alexandria, VA 22306	10	2	25
Gerald G. Berg 5216 Filmore Ave, Alexandria, VA 22311	10	2	26
William J. Woods et al. Tr. N. Arlington Church of God 1418 N. Quinn St. Arlington VA	10	2	27 & 28
Mary Tyrrell 5125 Echols Ave, Alexandria, VA 22311	10	2	33
Mareon Braddock Hughes 3320 Prince Charles Ct, Falls Church, VA 22044	10	2	35
Hughes & Joan L. Poy 5254 Seminary Rd, Alexandria, VA 22311	10	3	5
Maureen T. Gormley 5134 Echols Ave, Alexandria, VA 22311	10	3	6
Neil & Linda Bachman 5130 Echols Ave, Alexandria, VA 22311	10	3	7

SUP 1655



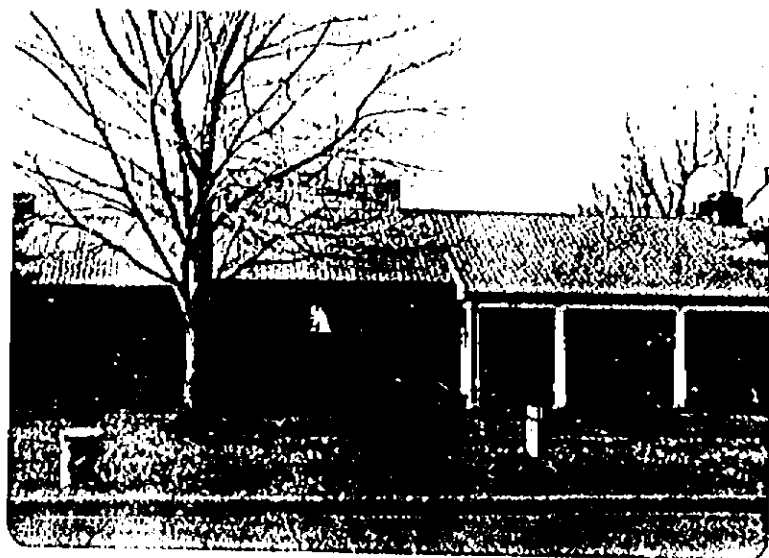
Moving to TEENHOLTS AVE



House at 4135 Seminary Rd.



Vacant lot: 5131 Echols Ave.



5125 Echols Ave.

SIAP 1655



5139 Echols Ave.

DATE 3-12-84

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT 1655



- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent
 - Ordinance 2495

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

The following request has been submitted for public hearing before the
 Planning Commission on APR. 3, 1984
 Subdivision Committee on _____

APPLICANT: WILLIAM D. BAER Phone: 202-333-3768

LOCATION: 5131 ECHOLS AVE. Zone: R-12

USE PROPOSED: SINGLE FAMILY RESIDENCE ON SUBSTANDARD LOT

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by MARCH 22, '84

DEPARTMENTAL REPORT

NO OBJECTIONS.

Michael A. Conroy Sr.

3/14/84
DATE

SIGNATURE OF DEPARTMENT HEAD

DATE 3-12-84

ENCLOSURES: ✓

- Subdivision Plat
- Floor Plan
- Elevations
- Letter of Intent
- Ordinance 2495

SUBDIVISION

ENCROACHMENT

VACATION

SPECIAL USE PERMIT 1655

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

The following request has been submitted for public hearing before the
 Planning Commission on APR. 3, 1984

 Subdivision Committee on _____

APPLICANT: WILLIAM D. BAER Phone: 202-333-3768

LOCATION: 5131 ECHOLS AVE. Zone: R-12

USE PROPOSED: SINGLE-FAMILY RESIDENCE ON SUBSTANDARD LOT

Please return one copy of this report with your comments concerning this request to the
 Department of Planning and Community Development by MARCH 22, '84

DEPARTMENTAL REPORT

ELECTRICAL: IF GRANTED, MUST BE WIRED TO COMPLY WITH THE 1981 National Electric Code and TITLE 8 of the City Code.
M.E. Sharp 3/23/84

DATE _____

SIGNATURE OF DEPARTMENT HEAD _____

DATE 3-12-84 ✓

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT 1655

- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent
 - Ordinance 2495

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

The following request has been submitted for public hearing before the
 Planning Commission on APR. 3, 1984
 Subdivision Committee on _____

APPLICANT: WILLIAM D. BAER Phone: 202-333-3768

LOCATION: 5131 ECHOLS AVE. Zone: R-12

USE PROPOSED: SINGLE FAMILY RESIDENCE ON SUBSTANDARD LOT

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by MARCH 22, 84

DEPARTMENTAL REPORT

PLUMBING:

1. Minimum facilities and handicap facilities must comply with Virginia Uniform Statewide Building Code/81.
2. Each building must have separate sanitary sewer lateral connection to City sewer. Each townhouse must have a separate sanitary system until connection can be made in accessible area to City sewer.
3. Energy efficient equipment and water saving fixtures required.
4. All water supplied equipment and hose outlets must be protected by approved back flow preventors.

J. L. Shifflett
 J. L. Shifflett 19Mar84
 Chief Plumbing Inspector
 Building & Mechanical Inspections

JLS:jw

DATE

SIGNATURE OF DEPARTMENT HEAD

DATE 3-12-84

- SUBDIVISION
- ENCROACHMENT
- VACATION
- SPECIAL USE PERMIT 1655

- ENCLOSURES:
- Subdivision Plat
 - Floor Plan
 - Elevations
 - Letter of Intent
 - Ordinance 2495

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

The following request has been submitted for public hearing before the
 Planning Commission on APR. 3, 1984
 Subdivision Committee on _____

APPLICANT: WILLIAM D. BAER Phone: 202-333-3768

LOCATION: 5131 ECHOLS AVE. Zone: R-12

USE PROPOSED: SINGLE FAMILY RESIDENCE ON SUBSTANDARD LOT

Please return one copy of this report with your comments concerning this request to the Department of Planning and Community Development by MARCH 22, 84

DEPARTMENTAL REPORT

~~Environmental Health has no comment, refer to housing.~~

~~Housing Inspections Department has no objections.~~

3-21-84

DATE

[Signature]
SIGNATURE OF DEPARTMENT HEAD

DATE 3-12-84

ENCLOSURES:

- Subdivision Plat
- Floor Plan
- Elevations
- Letter of Intent
- Ordinance 2495

SUBDIVISION

ENCROACHMENT

VACATION

SPECIAL USE PERMIT 1655

Department Report

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

The following request has been submitted for public hearing before the
 Planning Commission on APR. 3, 1984
 Subdivision Committee on _____

APPLICANT: WILLIAM D. BAER Phone: 202-333-3768

LOCATION: 5131 ECHOLS AVE. zone: R-12

USE PROPOSED: SINGLE FAMILY RESIDENCE ON SUBSTANDARD

Please return one copy of this report with your comments concerning this request to the
 Department of Planning and Community Development by MARCH 22, 1984

DEPARTMENTAL REPORT

If this permit is granted, we encourage the owner to
 contact our Crime Resistance Section for recommendations
 on home security prior to the construction.

3-16-84
 DATE

Charles T. Hibel (K.S.)
 SIGNATURE OF DEPARTMENT HEAD