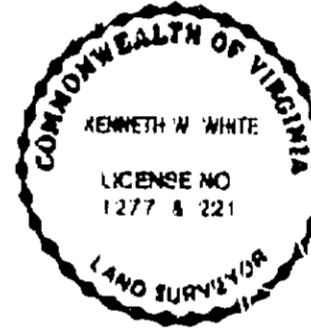


COMMONWEALTH AVENUE
50' R/W



Kenneth W. White
KENNETH W. WHITE L.S.

PLAT SUBJECT TO RESTRICTIONS
OF RECORD.
TITLE REPORT NOT FURNISHED.

FILE COPY

FLAT
SHOWING PROPOSED HOUSE LOCATION ON
LOT 20
NORTHWEST ALEXANDRIA
IMPROVEMENT COMPANY
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1" = 20' OCT 3, 1984

TAX MAP 43 03 03-1 ZONE R 25

1713

ALEXANDRIA SURVEYS, INC.
3106 COLVIN STREET ALEXANDRIA, VIRGINIA 22314

I E. NELSON

Application No. **1713**

w/ photo

- 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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn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 **43.03** Parcel Block **3** Lot **1** Zone **R 2-5**

Applicant: _____ Owner _____

Proposed Use of Property _____

Application Filed _____ Advertisised in Newspaper _____ Property Owners Notified _____

Public Hearing Before Planning Commission **Nov. 8, '84** City Council **Nov. 17, '84** Board of Zoning Appeals _____

REMARKS:

OVERSIZE DOCUMENT(S)

**OVERSIZE DOCUMENT(S)
FILMED SEPARATELY**

SEE DRAWING FILE



APPLICATION: SPECIAL USE PERMIT No. 1713

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 Cecil J. Sills & James R. Sills

Premises Located #1 E. Nelson Ave.

Assessment Map 43.03 Block 03 Lot 1

Property Owner Cecil J. Sills & James R. Sills 960-4416
NAME TELEPHONE NO.
3700 Pine Brook Road, Alexandria, Virginia 22310
ADDRESS

Use Requested Residential 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 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.

Alexandria Surveys, Inc., 751-7767
SIGNATURE OF APPLICANT OR AUTHORIZED AGENT TELEPHONE NUMBER

3105 Colvin Street, Alexandria, Virginia 22314
ADDRESS

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

S.U.P. Application Received 10/9/84 50- 50-6/11/84
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 11/8/84 Recommend approval 7-0

City Council PH 11/17/84 Granted, subject to compliance with all applicable
Codes, ordinances and staff recommendations

DOCKET ITEM # 12
SPECIAL USE PERMIT #1713

PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 8, 1984
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Request permit to construct a single-family dwelling on a lot that is substandard in frontage at the front building line located at the southeast corner of Commonwealth and Nelson Avenue, known as 1 East Nelson Avenue; zoned R-2-5, Residential. APPLICANT: CECIL J. and JAMES R. SILLS by ALBXANDRIA SURVEYS.

STAFF RECOMMENDATION:

Recommend approval subject to applicable codes and ordinances.

PLANNING COMMISSION MEETING OF NOVEMBER 8, 1984:

Mr. Sills represented the application.

Mr. Jim Dunning, President, Del Ray Civic Association, spoke opposing the request.

COMMISSION ACTION:

On a motion by Mr. Kamerow, seconded by Mr. Hoben, 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 7 to 0.

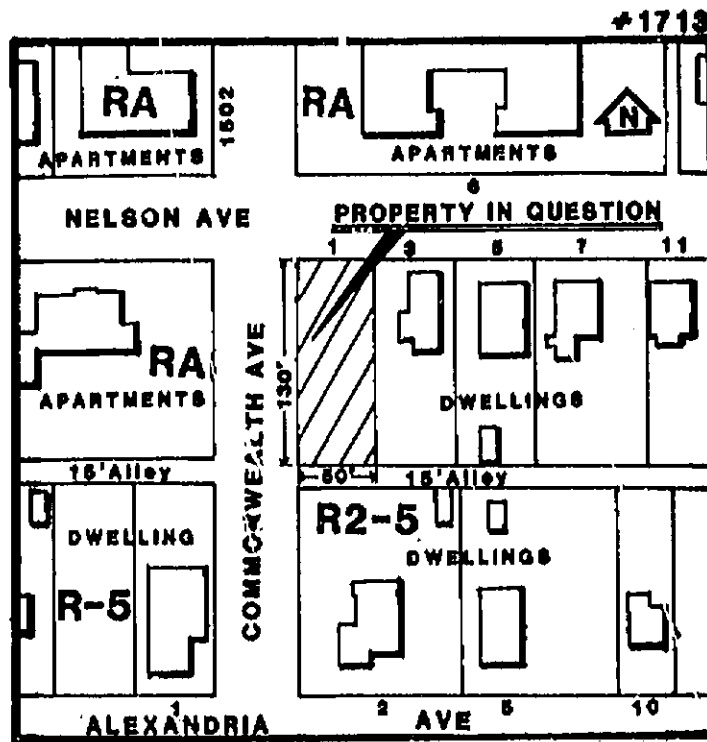
REASON:

The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING OF NOVEMBER 17, 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:



DISCUSSION:

The subject property is one (1) lot of record having fifty (50) feet of frontage on East Nelson Avenue, 130 feet of frontage on Commonwealth Avenue and a lot area of 6,500 square feet. The property is vacant.

The property to the north across East Nelson Avenue and to the west across Commonwealth Avenue is zoned RA, residential and developed by apartments.

The property to the south and east is zoned R-2-5, residential and is developed by single and two family dwellings.

The applicant proposes to construct a single family detached dwelling on the subject property.

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, 1957, 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 subject property is substandard in frontage at the front building line since 65 feet is required and 50 feet is provided.

As shown on the attached plat submitted by the applicant the proposed dwelling will be 24 feet by 40 feet. The proposed dwelling will be two (2) stories in height.

The applicant is scheduled to be heard by the Board of Zoning Appeals on November 8, 1984 for a setback variance from Commonwealth Avenue. (25 feet required, 19 feet provided)

The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced within one (1) year of the date of the granting of a special use permit by City Council or the 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. East Nelson Avenue is indicated as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The current Fifth Revised Zoning Map of 1963 indicates the subject as R-2-5, Residential, which has remained since adoption of the Third Revised Zoning Map of 1951.

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

Will be forwarded when received.

Building & Mechanical Inspections:

No objections.

Fire:

No comment.

Electric:

All wiring must comply with the 1981 National Electric Code and Title 8 of the City Code.

Plumbing:

Minimum facilities nad handicap facilities must comply with ANSI A-117.1-1980 and the Virginia Uniform Statewide Building Code/81.

All plumbing fixtures and faucets must be of water saving design.

All hose connections and water supplied equipment must have approved backflow preventers installed.

All mechanical equipment must be energy efficient.

Health:

No involvement.

Police:

If this permit is approved, recommend owner contact our Crime Prevention Section of 338-4520 for recommendations on security.

Engineering:

No objections.

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STAFF ANALYSIS:

Staff is of the opinion that this request is very reasonable since the subject lot size is typical of the majority of single family lots in the Del Ray area. Staff feels that the proposed use will not unreasonably impair an adequate supply of light and air to adjacent property and will not diminish or impair the established property values in the area.

5

BOARD OF ZONING APPEALS CASE: #5112

APPLICANT: Cecil J. Sills, James R. Sills

LOCATION: #1 East Nelson Avenue

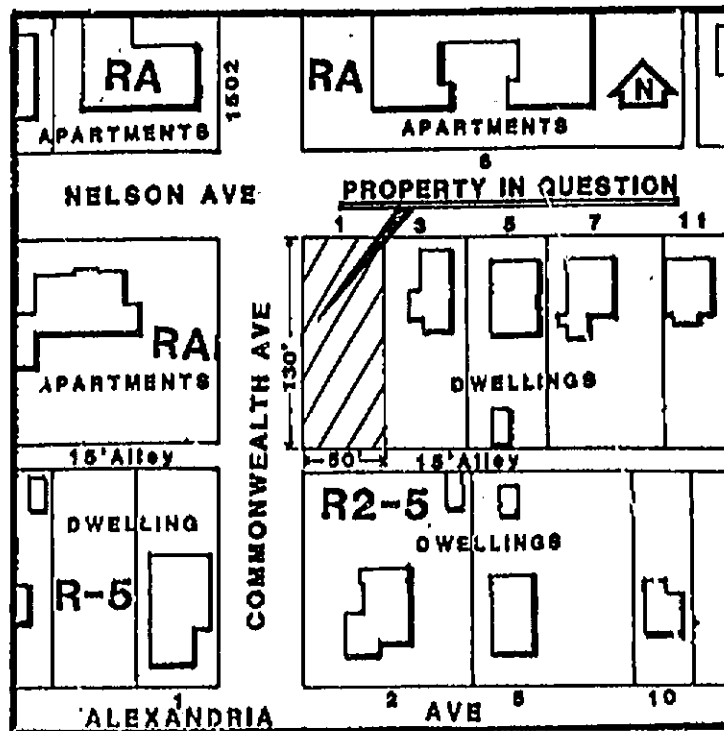
PRESENT ZONING: R-2-5, Residence

DATE OF MEETING: November 8, 1984

APPLICATION SUBMITTED		ADVERTISED		POSTED
10-9-84		10-26-84		10-29-84
Code Section	Subject	Code Req't	Appl Pro	Req't Appeal
7-6-16(d)	Yard Reg.	25 feet	19 feet	6 feet

STAFF REPORT

Site in question and surrounding land uses and zones are shown on sketch:



DISCUSSION:

The property in question consists of one recorded lot of record having fifty feet (50') of frontage on E. Nelson Avenue, 130 feet of frontage on Commonwealth Avenue and containing 6500 square feet.

The property is presently vacant.

The area surrounding the subject property is zoned R-2-5 residential and contains single and two family dwellings.

LAND USE & MAJOR THOROUGHFARE PLAN:

The Adopted Land Use Plan Map shows density residential use for the subject property.

The Adopted Major Thoroughfare Plan shows E. Nelson Avenue as a local street and Commonwealth Avenue as a primary collector street.

ZONING:

The subject property is zoned R-2-5 residential and has been zoned R-2-5 since 1951.

APPLICANT'S PROPOSAL:

The applicant proposes to construct a two story single family dwelling on the subject property. The dwelling measures 24 feet by 40 feet and is located 32 feet from E. Nelson Avenue and 19 feet from Commonwealth Avenue.

REQUESTED VARIANCE:

Sect. 7-6-16(d) Yard Regulations: The R-2-5 zone requires a minimum front setback of 25 feet. The proposed single family dwelling is to be located 19 feet from Commonwealth Avenue and the applicant is requesting a variance of six feet.

NOTE: For the Board's information, there is one existing dwelling located on this side of Commonwealth Avenue, between E. Nelson Avenue and E. Alexandria Avenue. This dwelling is located approximately 25 feet from Commonwealth Avenue.

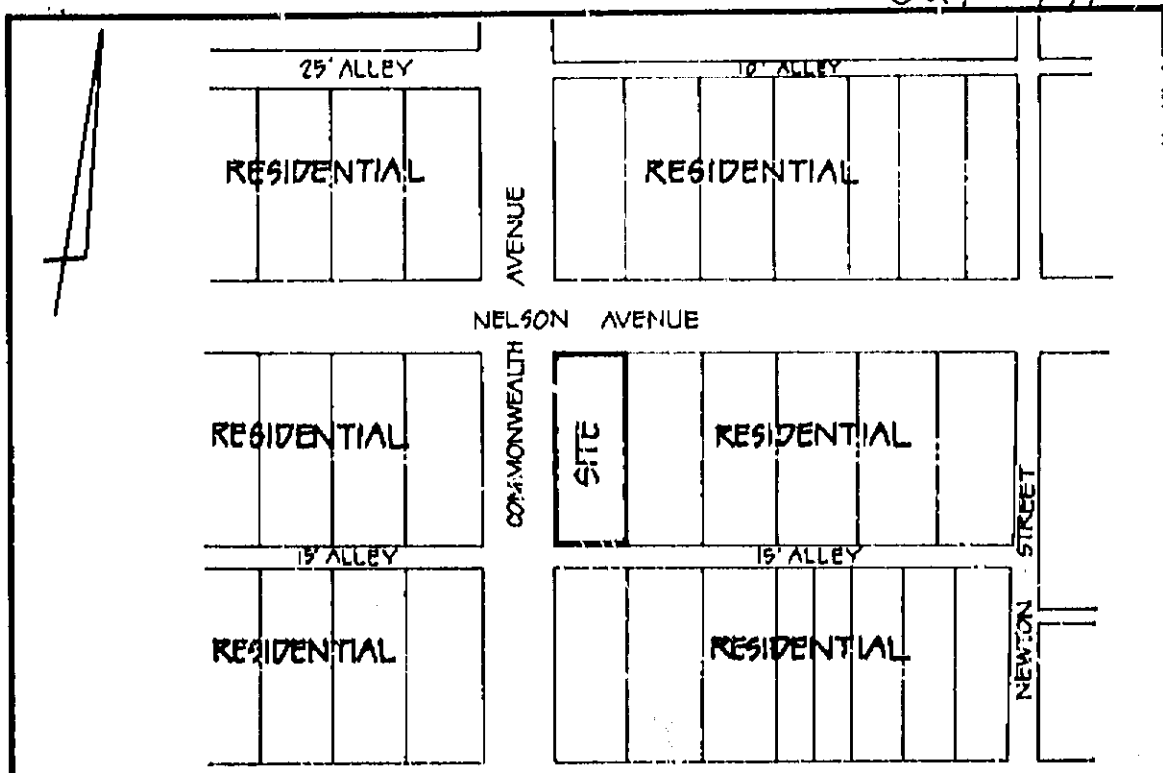
DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

Recommend approval. Commonwealth really should be considered as a side street.

Code Enforcement: Building & Mechanical Inspections: No objections.

SUP 1713



FLAT

SHOWING LAND USES AROUND
LOT 20 BLK. 6

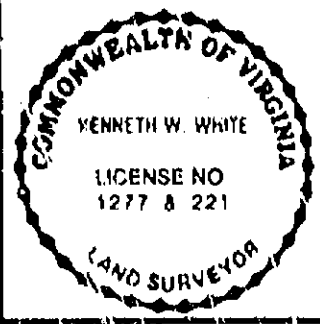
**NORTHWEST ALEXANDRIA
IMPROVEMENT COMPANY**
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 125'

OCT. 3, 1984

TAX MAP: 43-05-03-1
ZONE: R 25

CASE NAME:
CECIL J. GILLIS



Kenneth W. White
KENNETH W. WHITEL.S.

ALEXANDRIA SURVEYS, INC.
3105 COLVIN STREET
ALEXANDRIA, VIRGINIA 22304

20-84

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SPECIAL USE PERMIT # 1713

INFORMATION AS REQUIRED UNDER SECTION 7-6-192

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 Title 11, Chapter 5 of the City Code. Plans of the applicant to control these noise levels, as well as those emanating from patrons.
No detrimental effect

 - 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.
Single Family with city collection once a week

 - 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.
Not applicable

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.

Not applicable

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

50 feet right-of-way city street

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

Not applicable

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

j. Hazardous materials. Identification, monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored, processed or generated on the property.

Not applicable

k. Organic compounds. Identification, monthly quantity and specific disposal method of any paint, ink or lacquer thinner, cleaning or degreasing solvent to be handled, stored, processed or generated on the property.

Not applicable

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- (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. If a nonprofit corporation, the name of the registered agent must be provided.

Cecil J. Sillis, 3700 Pine Brook Road, Alex. Va. 22310

James R. Sillis, 1325 Springdale Estates Road, Clifton, Va. 22024

DEPARTMENT REPORT

SUBDIVISION VACATION SPECIAL USE PERMIT ENCROACHMENT, ✓

1713

DATE: 10-17-84

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Transportation & Environmental Services
 Code Enforcement - Building & Mechanical Inspections
 Code Enforcement - Fire Prevention
 Code Enforcement - Engineering Division
 Code Enforcement - Plumbing Division
 Health Department
 Police Department

The following request has been submitted for public hearing before the

Planning Commission NOV. 8, '84 Subdivision Committee _____

APPLICANT: CECIL J. & JAMES R. SILLS Phone: 751-7767

LOCATION: by ALEXANDRIA SURVEYS
1 E. NELSON AVE. Zone: R 2-5

USE PROPOSED: CONSTRUCT RESIDENCE ON SUBSTANDARD LOT

Please return this report with your comments by OCT. 25, '84

DEPARTMENT REPORT

PLUMBING COMMENTS: Minimum facilities and handicap facilities must comply with ANSI A-117.1-1980 and the Virginia Uniform Statewide Building Code/81.

All plumbing fixtures and faucets must be of water saving design.

All hose connections and water supplied equipment must have approved backflow preventers installed.

All mechanical equipment must be energy efficient.

ELECTRICAL COMMENTS: ALL WIRING MUST COMPLY WITH THE 1981 NATIONAL ELECTRIC CODE AND TITLE 8 OF THE CITY CODE.

FIRE COMMENTS: NO COMMENT.

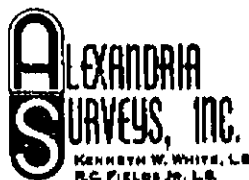
BUILDING COMMENTS: NO OBJECTIONS.

PLEASE RETURN PLANS,
if NOT NEEDED.

ENCLOSURES
 Floor Plan
 Elevations
 Plat (2)
 Letters

Michael A. Connor, Sr

SIGNATURE
10/24/84



3105 COLVIN STREET • ALEXANDRIA, VIRGINIA 22314 • TEL. (703) 751-7767

October 30, 1984

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. The Alexandria Planning Commission hearing has been changed from November 6, 1984, as you were previously notified, to November 8, 1984.

Alexandria Planning Commission
Thursday, November 8, 1984
7:30 p.m., City Hall
Council Chambers
Alexandria, Virginia

Alexandria City Council
Saturday, November 17, 1984
9:30 a.m., City Hall
Council Chambers
Alexandria, Virginia

DESCRIPTION OF REQUEST: To allow construction of a single family dwelling on a lot 50 feet wide (65 feet required).

PROPERTY ADDRESS: #1 E. Nelson Avenue

TAX MAP REFERENCE: 43.03-03-01

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 this request, please feel free to call at 751-7767.

Sincerely yours,

ALEXANDRIA SURVEYS, INC.

R. C. Fields, Jr., L. S.

hjjw

Applicant: Cecil J. and James R. Sills
Tax Map Reference: 43.03-03-01
#1 E. Nelson Avenue

PROPERTY OWNERS NOTIFIED

<u>Owner's Name & Address</u>	<u>Property Address</u>	<u>Tax Map No.</u>
John R. Swindler 2360 Massachusetts Avenue, N. W. Washington, D. C. 20008	1502 Commonwealth Avenue Alexandria, Virginia 22301	43.03-02-19
Lawrence I. Gallagher 112 E. Bellefonte Avenue Alexandria, Virginia 22301	5 E. Nelson Avenue Alexandria, Virginia 22301	43.03-03-2
Elmer C. and Dorothy L. Reichenbach 300 Adams Avenue Alexandria, Virginia 22301	1 E. Alexandria Avenue Alexandria, Virginia 22301	43.03-04-6
John R. Swindler 2360 Massachusetts Avenue, N. W. Washington, D. C. 20008	4 E. Nelson Avenue Alexandria, Virginia 22301	43.03-04-1
Jonathan Z. and Alice Cannon 6 E. Alexandria Avenue Alexandria, Virginia 22301	Same	43.03-03-11
Marlene J. Crossland 2 E. Alexandria Avenue Alexandria, Virginia 22301	Same	43.03-03-12
Richard and Dorothy Daniel 3 E. Nelson Avenue Alexandria, Virginia 22301	Same	43.03-03-01-01
Michael R. Boesen 10 W. Alexandria Avenue Alexandria, Virginia 22301	Same	43.01-09-11