

w/plats (2)

1301 RUSSELL RD.
118 W. ALEXANDRIA

Application No. 1848

construct SFD
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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn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 43.03 Parcel Block 8 Lot 01-01 Zone R5

Applicant

Proposed Use of Property Owner

Application Filed Advertiser in Newspaper Property Owners Notified

Public Hearing Before Planning Committee Commission Nov. 4, '85 City Council Board of Zoning Appeals

REMARKS:



APPLICATION: SPECIAL USE PERMIT No. 1848

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 Carroll Strahl
Premises Located 1301 Russell Rd/118 W. Alexandria Ave
Assessment Map 43.03 Block 8 Lot 01-01
Property Owner Carroll Strahl
Use Requested Construction of 5 ft. high concrete on lot of 50 sq. ft. frontage.

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.

Signature of Applicant or Authorized Agent: Harry D. Hart, Telephone Number: 836-5757

Address: 307 N. Washington Street

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

S.U.P. Application Received 7 Oct 85 DATE, 55.00 FEE, 7 Oct 85 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 11/4/85 Recommend approval S-1

City Council PH 11/16/85 DENIED this Special Use Permit

SPECIAL USE PERMIT

Special Use Permit No. was approved by City Council on
Permission is hereby granted to
to use premises located at
for the following purpose
and under the following conditions

DOCKET ITEM # 13
SPECIAL USE PERMIT # 1048

PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 4, 1985
7:30 P. M., COUNCIL CHAMBERS

ISSUE:

110 WEST ALEXANDRIA AVENUE

Request Special Use Permit to construct a single family residence on a substandard lot located at 110 West Alexandria Avenue; zoned R-5, Residential. Applicant: Carroll Strahl by Harry P. Hart, attorney.

STAFF RECOMMENDATION:

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

1. That the applicant not seek any variances from the Board if Zoning Appeals. (P & CD)

SUP #1848

PLANNING COMMISSION ACTION - MEETING OF NOVEMBER 4, 1985:

Jim Hanagan, attorney, represented the application.

J. Fugett, 1301 Russell Road, was not opposed, but was concerned about open space, ventilation, etc..

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 5 to 1. Mr. Word abstained. Mr. Braswell absent.

REASON:

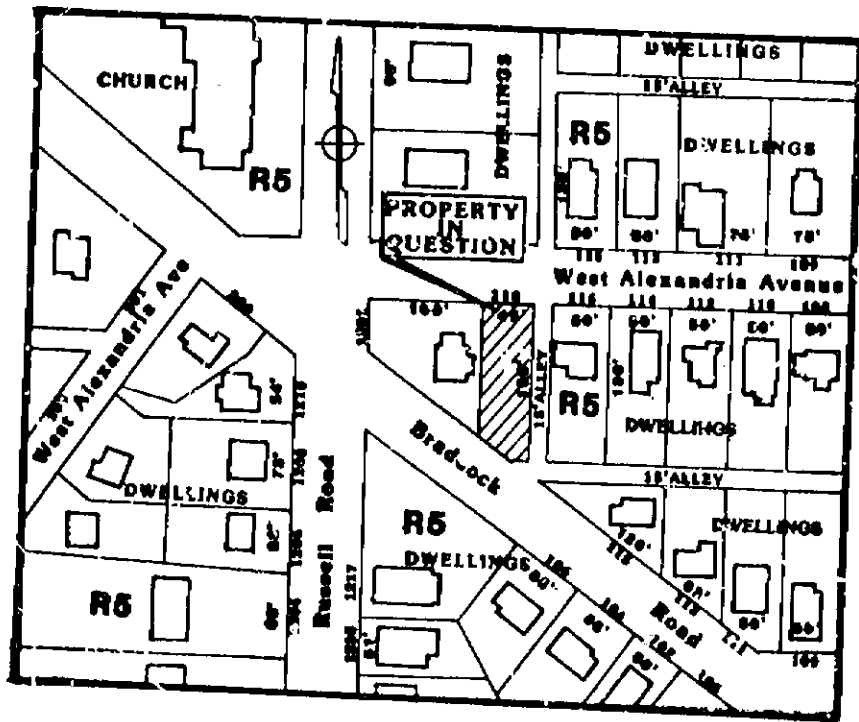
The Planning Commission was in agreement with the staff analysis.

CITY COUNCIL ACTION - MEETING OF NOVEMBER 16, 1985:

DENIED this Special Use Permit.

SUP #1848

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



DISCUSSION:

1. The applicant, owner of the property, is requesting a special use permit to construct a single family dwelling on this lot which is substandard in width at the front building line. The R-5, residential zone requires 50 feet of width at the front building line and this lot has a maximum of 45 feet of width at the front building line. The R-5 zone requires at least 40 feet of lot width at the front lot line. This lot has 45 feet of lot width on West Alexandria Avenue and 47.08 feet of lot width on West Braddock Road.
2. The subject property is one (1) lot of record having 45.00 feet of frontage on West Alexandria Avenue, 47.08 feet of frontage on West Braddock Road and a lot area of 5,450 square feet. The property is unimproved.
3. The area surrounding the property in question is zoned R-5, residential and developed by single family detached dwellings. The northwest corner of West Braddock Road and Russell Road is developed by a church.
4. 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 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.
5. The applicant has submitted the attached plot plan and elevation of the proposed dwelling. As shown on these drawings, the proposed dwelling will be two (2) stories in height and will have approximately 1,070 square feet of floor area.

SUP # 1848

6. The proposed dwelling will have a garage with driveway access from West Alexandria Avenue. The height of the proposed dwelling measured to the highest point of the roof is 22 feet.
7. The location of the proposed dwelling as shown on the attached plot plan would not require any variances from the Board of Zoning Appeals. The proposed dwelling as shown on the plot plan would be approximately 13.2 feet away from the dwelling to the west and approximately 28 feet away from the dwelling to the east.
8. On September 14, 1985 the City Council denied a request to vacate the 15 foot wide alley immediately east of the subject lot. If the alley were vacated, the subject lot would become standard in width since one-half of the alley width, 7.50 feet, would be consolidated with the subject lot.
9. The identical request for alley vacation had been denied one year ago in September 1984.
10. 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 Long Range Land Use Plan Map of the Consolidated Master Plan.

West Alexandria Avenue is shown as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The Third Revised Zoning Map of 1951 indicates the subject property as R-5, Residential, which has remained to this date.

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

No objection.

Public Safety - Code Enforcement Division:

SUP #1848

Firs: No objections.
Building: No objections.
Electrical: No objections.
Plumbing: No objections.

Health Department:

This department has no regulation on residential use.

Police Department:

If this permit is approved, it is suggested that the owner contact our Crime Prevention Division on 838-4520 for physical security recommendations.

STAFF ANALYSIS:

The majority of the lots in this general area have 50.0 feet of width at the front building line and front lot line with several lots having 75.0 feet of width at the front building line. As pointed out in the "Discussion" section of this report, the subject lot has 45.0 feet of width at the front building line and is therefore substandard by 5.0 feet. The lot has 5,450 square feet of lot area, or 450 square feet more area than required in the R-5 zone for interior lots.

Staff believes that this five (5) foot deficiency in lot width is of no consequence in this particular case since the 15 foot alley to the east (which is unpaved, unused and visually unidentifiable as an alley) perceptually makes this lot at least the same width as the 50 foot lots in the area. Since the alley will not be paved or used, according to the Director of Transportation and Environmental Service, staff believes that this lot can be developed by a single family dwelling in a manner consistent with development. The applicant could be required to move the house three feet closer to the alley (and three further from the house to the west) to give more room.

SUP 1848

HART, NUGENT & AHEARN, P.C.

ATTORNEYS AND COUNSELLORS AT LAW
307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

(703) 837-5757

HARRY P. HART
HUGH NUGENT
DENNIS E. AHEARN*
ELIZABETH J. DRIBBEN

OF COUNSEL
JAMES J. HANAGAN, JR.

*VA. AND D.C. BARS

October 7, 1985

WASHINGTON OFFICE
1201 CONNECTICUT AVENUE, N.W.
TWELFTH FLOOR
WASHINGTON, D.C. 20036

Mr. Charles Moore
Zoning Administrator
301 King Street
Alexandria, VA 22314

Re: 118 W. Alexandria Avenue
Special Use Permit Application
LETTER OF INTENT

Dear Mr. Moore:

This is a special use permit application for the property at 118 W. Alexandria Avenue. The lot in question is an historic lot that was probably subdivided during the 1930's when the stone-house was built on the property at 1301 Russell Road. This lot was one of three lots that were all given the address of 1301 Russell Road. It comes before the City Council in special use permit form because an application to vacate a 15 foot alley on the east side of the property was turned down recently by City Council with the suggestion that this should be heard as a special use permit application. This is the application pursuant to that indication from the Council.

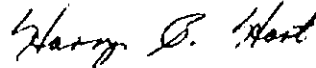
In fact the alley is not used as an alley. It has not been so used nor is it intended to be used as an alley. There is a fence that goes down the alley on either side of which are residential yards for the two properties adjacent to the alley. In effect this gives the subject property approximately 52 1/2 feet of frontage on Alexandria Avenue, which is more building frontage than it needs. In fact the house that is planned for the property will sit back further from the sideyard to the east than the code requires. In short, while there is technically an alley to the east, that "alley" is really part of two adjacent yards and this property has effectively more frontage on Alexandria Avenue than it needs.

SUP 1848

Mr. Charles Moore
October 7, 1985
Page Two

For this among other reasons there is no danger to the
public health, safety or welfare from this application.

Very truly yours,



Harry P. Hart JS

HPH/ks
112/Strahl

8

SPECIAL USE PERMIT # 1848

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.

N/A

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

N/A

- 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.

N/A

- 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.

N/A

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.

There is ample on site parking

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

1,000 cars per lane per hour.

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

N/A

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

N/A

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

N/A

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.

N/A

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.

N/A

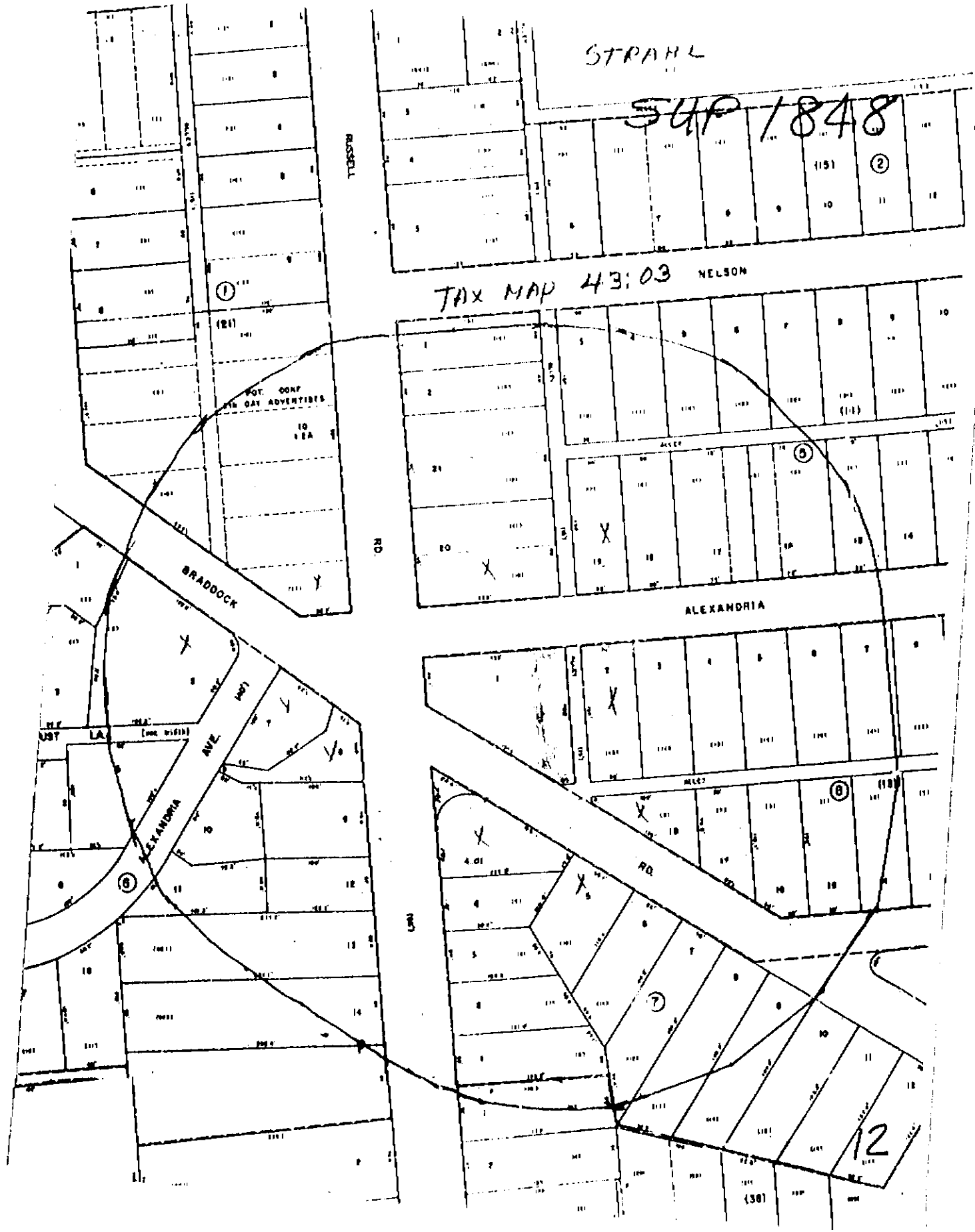
- (3) Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant itself, or one of such persons holding an ownership interest in the 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.

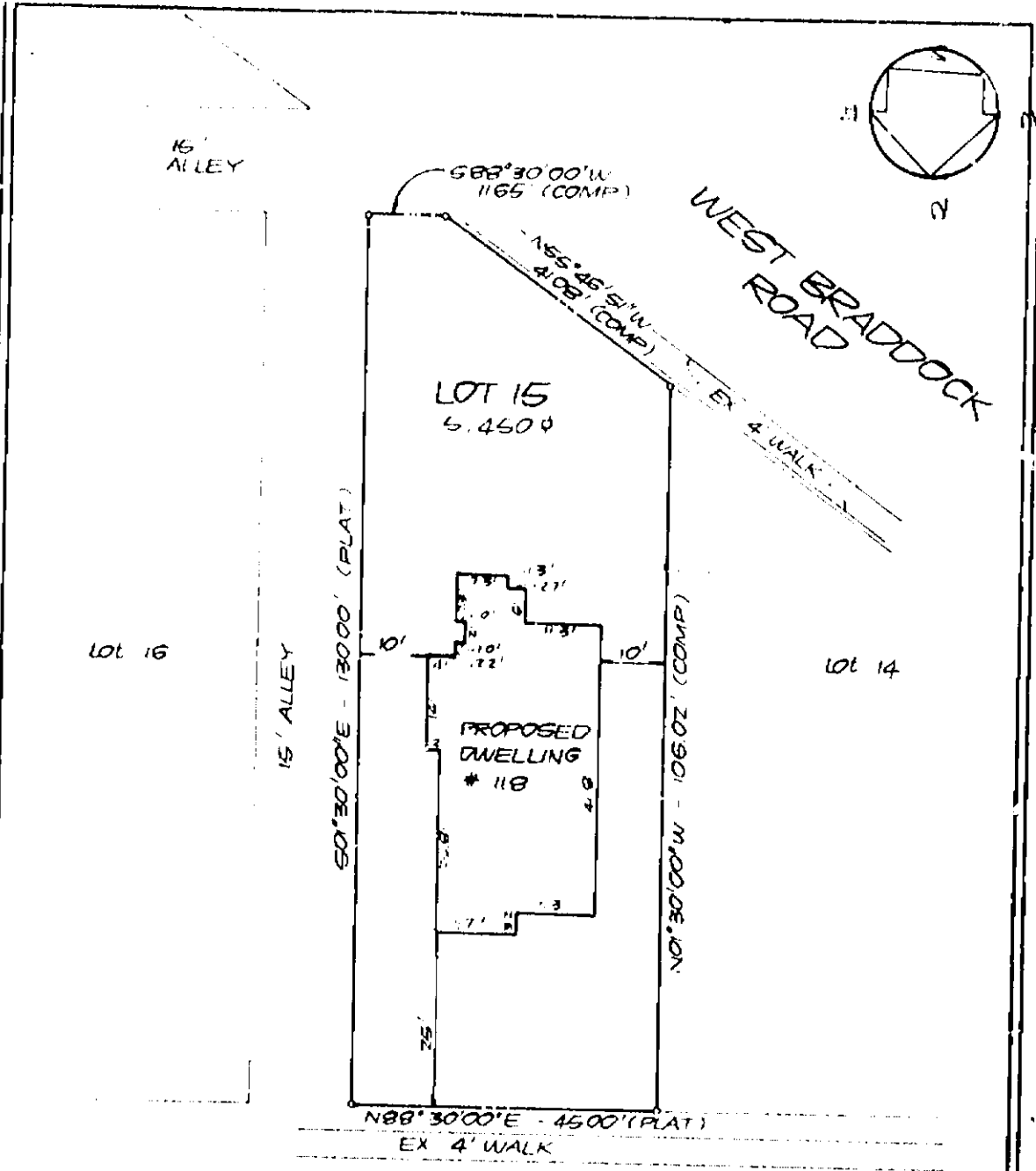
Carroil Strahl is the owner of the property.

STRAHL

SUP 1848

TAX MAP 43:03 NELSON





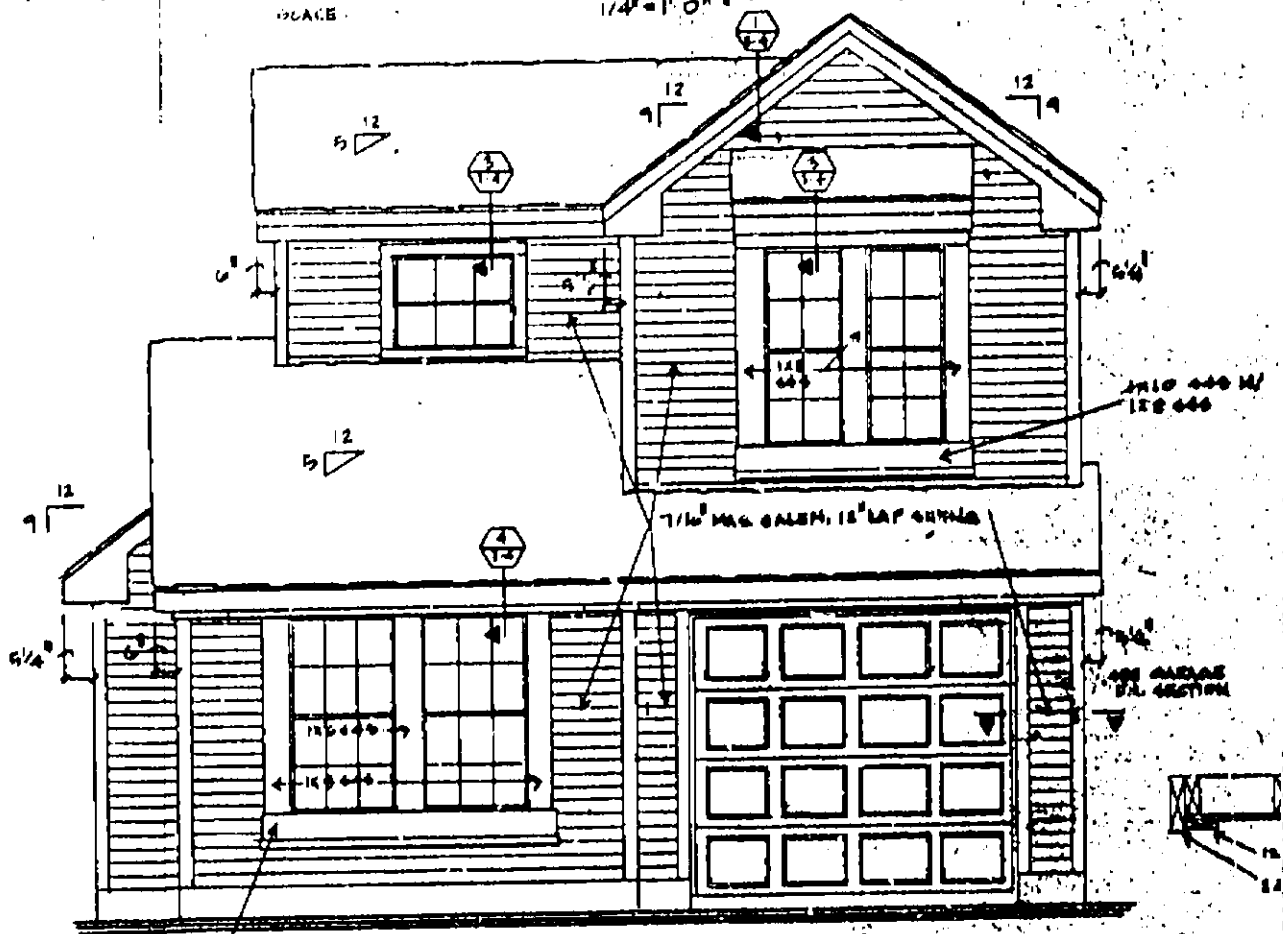
W. ALEXANDRIA AVENUE
 (50' R/W)
 PLAT FOR
 SPECIAL USE PERMIT
 LOT 15
 BLOCK 13
 NORTHWEST
 ALEXANDRIA
 IMPROVEMENT

1848¹³

RECEIVED
OCT 16 1985
ALEX. HEALTH DEPT.

FRONT ELEVATION STRIP PLAN

SCALE: 1/4" = 1'-0"

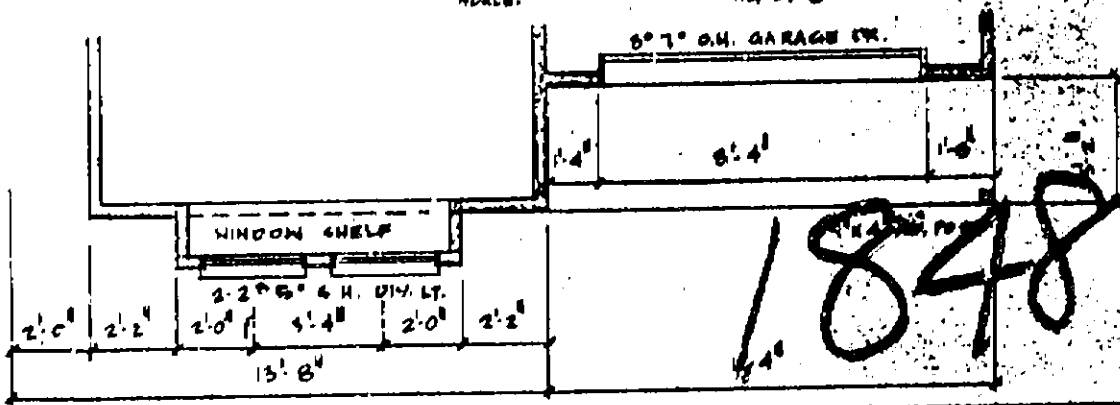


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SEC. Q GAR.

SCALE: 1/4" = 1'-0"



1848

**KAUFMAN
WEKSINC**

Chicago, Dallas, Houston, Houston, Texas

PB-0001-8411

PLAN NUMBER R. 115.000

LIVING AREA 1070 SQ. FT.

2

14

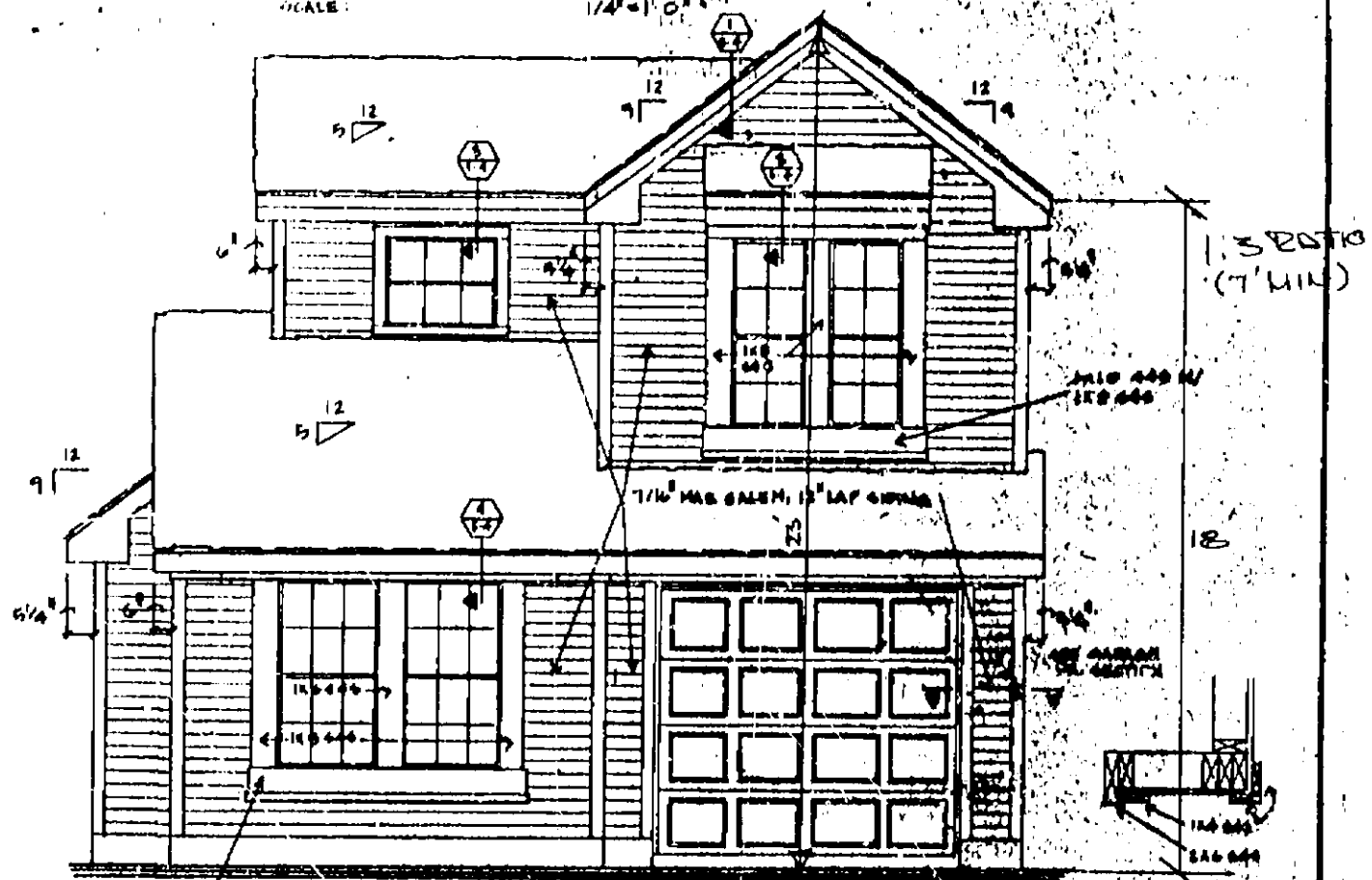
2

~~Smith~~ in N. J. Set a
student -
new slip record

72, 746 before
to get leg exams -

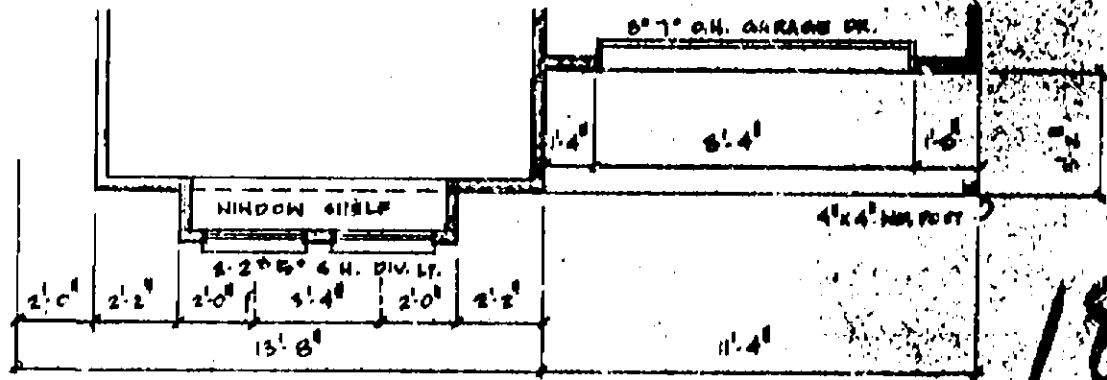
SECOND FLR STRIP PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



1848

**KOUFMAN
MEEK SINCE**
Architect, Planner, Interior Houston, Texas

PB-0001-8411

PLAN NUMBER: R. 775.000

LIVING AREA: 1070 sq. ft.

SHEET NO

2-C

118 W. ALEXANDRIA
SFD - SUB. LOT

DOCKET ITEM 13 1848

PLANNING COMMISSION MEETING OF NOV. 4, '85

Represented the application : ~~H.P. Hahn~~ ^{SIM HANINGIGN, attorney} ~~(K...)~~

Spoke in favor of the request : _____

Spoke opposing the request : _____

Spoke concerning the request : _____

No one spoke in opposition : _____

COMMISSION ACTION: Mr. Haben, 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 5 TO 1 ^{Mr.} Abstain.
Mr. Braswell absent.

REASON:
PC in Agreement with the Staff Analysis

J. Fugate, 1301 Russell Rd., not opposed but was concerned about open spaces, ventilation, etc..

DEPARTMENT REPORT

SUBDIVISION VACATION SPECIAL USE PERMIT ENCROACHMENT.

DATE: 10-9-85

1848

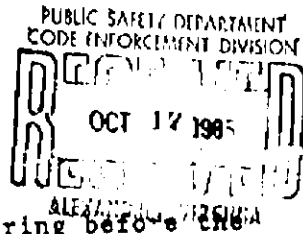
FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Transportation & Environmental Services

Code Enforcement

Health Department

Police Department



The following request has been submitted for public hearing before the

Planning Commission NOV. 4, '85 Subdivision Committee

APPLICANT: CARROLL STRAHL by HARRY P. HART, ATT. Phone: 836-5757

LOCATION: 1301 RUSSELL RD / 118 W. ALEXANDRIA Zone: RS

USE PROPOSED: CONSTRUCTION OF SINGLE FAMILY DWELLING ON A
SUBSTANDARD LOT.

Please return this report with your comments by OCT. 22, '85

DEPARTMENT REPORT

No objections *W*
No objections *W*
No objections *W*
No objections *W*

ENCLOSURES

- Floor Plan
- Elevations
- Plat
- Letter
- Sec. 7-6-192
- Application Form
- Other

PLEASE RETURN ANY PLANS
NOT NEEDED FOR YOUR FILES.

Clive K. Herzog
Michael A. Connor, Sr.
SIGNATURE

October 22, 1985
DATE

DEPARTMENT REPORT

SUBDIVISION VACATION SPECIAL USE PERMIT ENCROACHMENT

DATE: 10-9-85

1848

FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TO: Transportation & Environmental Services

Code Enforcement

Health Department

Police Department

The following request has been submitted for public hearing before the

Planning Commission NOV. 4, '85 Subdivision Committee

APPLICANT: CARROLL STRAHL by HARRY P. HART, ATTY. Phone: 836-5757

LOCATION: 1301 RUSSELL RD / 118 W. ALEXANDRIA Zone: R5

USE PROPOSED: CONSTRUCTION OF SINGLE FAMILY DWELLING ON A
SUBSTANDARD LOT.

Please return this report with your comments by OCT. 22, '85

DEPARTMENT REPORT

ENCLOSURES

- Floor Plan
- Elevations
- Plat
- Letter
- Sec. 7-6-192
- Application Form
- Other

SIGNATURE _____

DATE _____

PLEASE RETURN ANY PLANS
NOT NEEDED FOR YOUR FILES.

DEPARTMENT REPORT

SUBDIVISION VACATION SPECIAL USE PERMIT ENCROACHMENT

DATE: 10-9-85 # 1848
FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
TO: Transportation & Environmental Services
 Code Enforcement
 Health Department
 Police Department



The following request has been submitted for public hearing before the
 Planning Commission NOV. 4, '85 Subdivision Committee

APPLICANT: CARROLL STRAHL by HARRY P. HART, ATTY. Phone: 836-5757

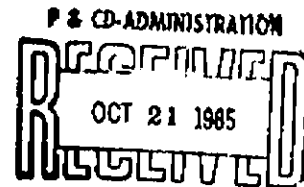
LOCATION: 1301 RUSSELL RD / 118 W. ALEXANDRIA Zone: R5

USE PROPOSED: CONSTRUCTION OF SINGLE FAMILY DWELLING ON A
SUBSTANDARD LOT.

Please return this report with your comments by OCT. 22, '85

DEPARTMENT REPORT

NO OBJECTION



ENCLOSURES

- Floor Plan
- Elevations
- Plat
- Letter
- Sec. 7-6-192
- Application Form
- Other

PLEASE RETURN ANY PLANS
NOT NEEDED FOR YOUR FILES.

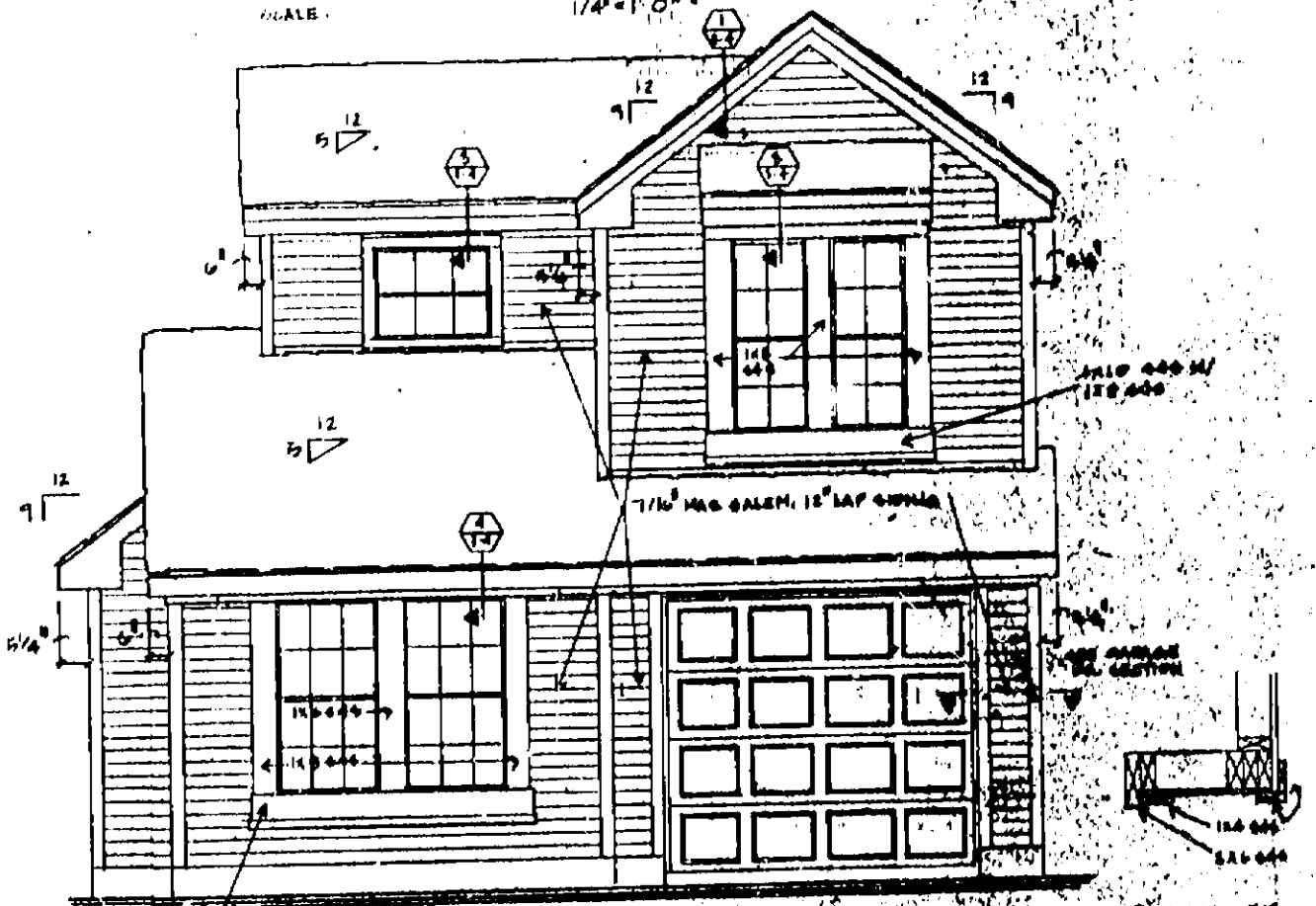
[Signature]
SIGNATURE

10/21/85
DATE

RECEIVED
OCT 16 1985
ALEX. HEALTH DEPT.

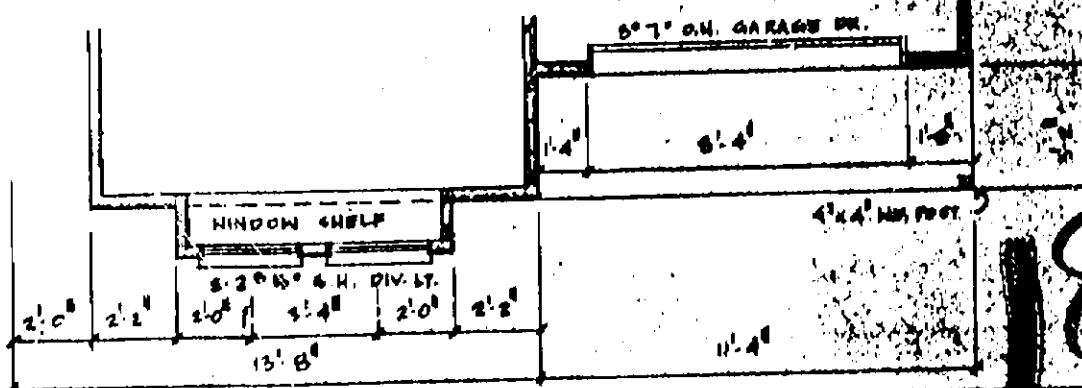
1ST ND FLR STRIP PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



848

**KAUFMAN
WEEKS INC**
Architect, Planners, Interiors Houston, Texas

PB-0001-8411
PLAN NUMBER R. 775.02
LIVING AREA 1070 sq. ft.

SHEET NO
2-C

CERTIFICATION OF NOTICE

- B. 2. A. VARIANCE
- SPECIAL USE PERMIT
- SUBDIVISION
- VACATION
- ENCROACHMENT
- B. A. R.
- REZONING
- OTHER

1848

TO: PLANNING & COMMUNITY DEVELOPMENT
ZONING ADMINISTRATOR
CITY OF ALEXANDRIA, VA

Section 7-6-301, Article P, Subsection (e), of the Code of the City of Alexandria, Virginia, 1981 as amended, states:

The applicant shall supply the names and certify that notice has been sent to those to whom notice is required to be sent and shall furnish such certification of notice and a listing of the persons to whom notice has been sent to the zoning administrator at least five (5) days prior to the first hearing. The applicant shall use the records and maps maintained by the city's office of real estate assessments and reliance upon such records shall constitute sufficient compliance with the requirements of this article.

The undersigned hereby certifies that the property owner notice, (copy attached), as required pursuant to Section 7-6-301, Article P, Chapter 6 of the Code of the City of Alexandria, Virginia, 1981 as amended, was sent to the attached list of property owners on OCTOBER 23, 1985 on the following issue:

(Date)

(DESCRIBE ITEM AS CHECKED ABOVE):

ADDRESS: 118 W. ALEXANDRIA AVENUE

REQUEST: TO CONSTRUCT A SINGLE FAMILY DWELLING ON A LOT THAT HAS 45 FEET OF FRONTAGE WITH AN ADJACENT ALLEY 15 FEET IN WIDTH

HARRY P. HART

Print Name

Harry P. Hart

Signature

836-5755

Telephone

OCT. 23, 1985

Date

HART, NUGENT & AHEARN, P.C.

ATTORNEYS AND COUNSELLORS AT LAW
307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

(703) 836-5757

HARRY P. HART
HUGH NUGENT
DENNIS E. AHEARN*
ELIZABETH J. DRIBBEN

OF COUNSEL
JAMES J. HANAGAN, JR.

*VA. AND DC BARS

WASHINGTON OFFICE
1201 CONNECTICUT AVENUE, N.W.
TWELFTH FLOOR
WASHINGTON, D.C. 20036

October 22, 1985

NOTICE OF PUBLIC HEARING

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
Monday, November 4, 1985
7:30 P.M., City Hall
Council Chambers
Alexandria, Virginia

Alexandria City Council
Saturday, November 16, 1985
9:30 A.M., City Hall
Council Chambers
Alexandria, Virginia

DESCRIPTION OF REQUEST: To construct a single family dwelling on a lot that has 45 feet of frontage with an adjacent alley 15 feet in width.

PROPERTY ADDRESS: 118 W. Alexandria Avenue

TAX MAP REFERENCE: 43.03, Block 8, Lot 01-01

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 the request, please call me at 836-5757.

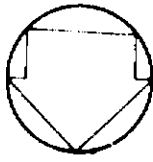
Harry P. Hart
Attorney and Agent

91Strahlnot

LIST OF PROPERTY OWNERS

<u>Owner's Name and Address</u>	<u>Map-Block-Lot</u>
John M. or Helen B. Fugett 1301 Russell Road Alexandria, VA 22301	43:03-8-1
Jeanne M Isacco 116 W. Alexandria Avenue Alexandria, VA 22301	43:03-8-2
Daniel R. and Paul R. Abramson 115 W. Alexandria Avenue Alexandria, VA 22301	43:03-8-18
Jane H. Heenan 1219 Russell Road Alexandria, VA 22301	43:03-7-04.01
L. M. Smith or Ronald G. Jeko 106 W. Braddock Road Alexandria, VA 22301	43:03-7-5
Jill S. Bothwell 201 W. Alexandria Avenue Alexandria, VA 22302	43:03-6-2
Galen L. or Anna C. Myers 2919 Pierpont Street Alexandria, VA 22302	43:03-6-7
Beth L. Fodor 1210 Russell Road Alexandria, VA 22301	43:03-6-8
Grace N. St. Clair et al 1403 Russell Road Alexandria, VA 22301	43:03-5-20
John F. Avery 115 W. Alexandria Avenue Alexandria, VA 22301	43:03-5-19
POT CONF. Seventh Day Adventists 1400 Russell Road Alexandria, VA 22301	43:03-1-10

Strahllist



15' ALLEY

S88°30'00"W
1166' (COMP)

WEST BRADDOCK
ROAD

LOT 15
6,460 sq

N55°46'51"W
2108' (COMP)

EX 4' WALK

lot 16

15' ALLEY

S0°30'00"E - 1300' (PLAT)

lot 14

N07°30'00"W - 1060' (COMP)

PROPOSED
DWELLING
11B

N89°30'00"E - 4600' (PLAT)
EX 4' WALK

W. ALEXANDRIA AVENUE

PLAT FOR
SPECIAL USE PERMIT
LOT 15
BLOCK 13
NORTHWEST
ALEXANDRIA
IMPROVEMENT
COMPANY

CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' DATE 10-11-85

**FILE
COPY 1848**

HAROLD A. LOGAN - ASSOCIATES P.C.
LAND SURVEYING -- SITE PLANNING -- SUBDIVISION DESIGN
4200 DANIELS AVENUE
ANNANDALE, VIRGINIA 22003

941-3631



118 W. ALEXANDRIA AV 1848

- Special Use Permit M₁
- Board of Zoning Appeals
- Encroachment
- Subdivision
- Other

*substitute file folder
(original file missing)*

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

REMARKS:

DOCKET ITEM # 13
SPECIAL USE PERMIT # 1848

PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 4, 1985
7:30 P.M., COUNCIL CHAMBERS

ISSUE:

118 WEST ALEXANDRIA AVENUE
Request Special Use Permit to construct a single family residence
on a substandard lot located at 118 West Alexandria Avenue; zoned
R-5, Residential. Applicant: Carroll Strahl by Harry P. Hart,
attorney.

STAFF RECOMMENDATION:

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

1. That the applicant not seek any variances from the
Board of Zoning Appeals. (P & CD)

SUP #1848

PLANNING COMMISSION ACTION - MEETING OF NOVEMBER 4, 1985:

Jim Hanagan, attorney, represented the application.

J. Fugett, 1301 Russell Road, was not opposed, but was concerned about open space, ventilation, etc..

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 5 to 1. Mr. Word abstained. Mr. Braswell absent.

REASON:

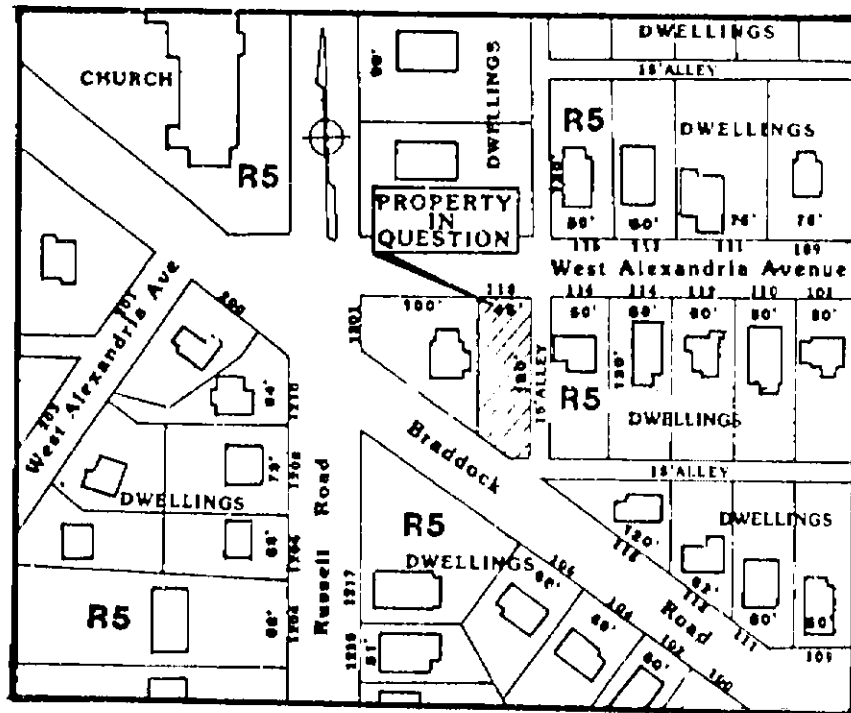
The Planning Commission was in agreement with the staff analysis.

CITY COUNCIL ACTION - MEETING OF NOVEMBER 16, 1985:

DENIED this Special Use Permit.

SUP #1848

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



SUP #1848

DISCUSSION:

1. The applicant, owner of the property, is requesting a special use permit to construct a single family dwelling on this lot which is substandard in width at the front building line. The R-5, residential zone requires 50 feet of width at the front building line and this lot has a maximum of 45 feet of width at the front building line. The R-5 zone requires at least 40 feet of lot width at the front lot line. This lot has 45 feet of lot width on West Alexandria Avenue and 41.08 feet of lot width on West Braddock Road.
2. The subject property is one (1) lot of record having 45.00 feet of frontage on West Alexandria Avenue, 41.08 feet of frontage on West Braddock Road and a lot area of 5,450 square feet. The property is unimproved.
3. The area surrounding the property in question is zoned R-5, residential and developed by single family detached dwellings. The northwest corner of West Braddock Road and Russell Road is developed by a church.
4. 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 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.
5. The applicant has submitted the attached plot plan and elevation of the proposed dwelling. As shown on these drawings, the proposed dwelling will be two (2) stories in height and will have approximately 1,070 square feet of floor area.

SUP # 1848

6. The proposed dwelling will have a garage with driveway access from West Alexandria Avenue. The height of the proposed dwelling measured to the highest point of the roof is 22 feet.
7. The location of the proposed dwelling as shown on the attached plot plan would not require any variances from the Board of Zoning Appeals. The proposed dwelling as shown on the plot plan would be approximately 13.2 feet away from the dwelling to the west and approximately 28 feet away from the dwelling to the east.
8. On September 14, 1985 the City Council denied a request to vacate the 15 foot wide alley immediately east of the subject lot. If the alley were vacated, the subject lot would become standard in width since one-half of the alley width, 7.50 feet, would be consolidated with the subject lot.
9. The identical request for alley vacation had been denied one year ago in September 1984.
10. 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 Long Range Land Use Plan Map of the Consolidated Master Plan.

West Alexandria Avenue is shown as a local residential street on the Major Thoroughfare Plan Map.

ZONING HISTORY:

The Third Revised Zoning Map of 1951 indicates the subject property as R-5, Residential, which has remained to this date.

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

No objection.

SUP #1848

Public Safety - Code Enforcement Division:

Fire: No objections.

Building: No objections.

Electrical: No objections.

Plumbing: No objections.

Health Department:

This department has no regulation on residential use.

Police Department:

If this permit is approved, it is suggested that the owner contact our Crime Prevention Division on 838-4520 for physical security recommendations.

STAFF ANALYSIS:

The majority of the lots in this general area have 50.0 feet of width at the front building line and front lot line with several lots having 75.0 feet of width at the front building line. As pointed out in the "Discussion" section of this report, the subject lot has 45.0 feet of width at the front building line and is therefore substandard by 5.0 feet. The lot has 5,450 square feet of lot area, or 450 square feet more area than required in the R-5 zone for interior lots.

Staff believes that this five (5) foot deficiency in lot width is of no consequence in this particular case since the 15 foot alley to the east (which is unpaved, unused and visually unidentifiable as an alley) perceptually makes this lot at least the same width as the 50 foot lots in the area. Since the alley will not be paved or used, according to the Director of Transportation and Environmental Service, staff believes that this lot can be developed by a single family dwelling in a manner consistent with development. The applicant could be required to move the house three feet closer to the alley (and three further from the house to the west) to give more room.

SUP 1848

HART, NUGENT & AHEARN, P.C.

ATTORNEYS AND COUNSELLORS AT LAW
307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

(703) 836-5757

HARRY P. HART
HUGH NUGENT
DENNIS E. AHEARN
ELIZABETH J. DRIBBEN

October 7, 1985

WASHINGTON OFFICE
1201 CONNECTICUT AVENUE, N.W.
TWELFTH FLOOR
WASHINGTON, D.C. 20036

OF COUNSEL
JAMES L. HANAGAN, JR.
VA AND DC BARS

Mr. Charles Moore
Zoning Administrator
301 King Street
Alexandria, VA 22314

Re: 118 W. Alexandria Avenue
Special Use Permit Application.
LETTER OF INTENT

Dear Mr. Moore:

This is a special use permit application for the property at 118 W. Alexandria Avenue. The lot in question is an historic lot that was probably subdivided during the 1930's when the stone-house was built on the property at 1301 Russell Road. This lot was one of three lots that were all given the address of 1301 Russell Road. It comes before the City Council in special use permit form because an application to vacate a 15 foot alley on the east side of the property was turned down recently by City Council with the suggestion that this should be heard as a special use permit application. This is the application pursuant to that indication from the Council.

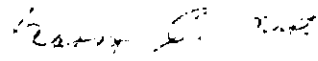
In fact the alley is not used as an alley. It has not been so used nor is it intended to be used as an alley. There is a fence that goes down the alley on either side of which are residential yards for the two properties adjacent to the alley. In effect this gives the subject property approximately 52 1/2 feet of frontage on Alexandria Avenue, which is more building frontage than it needs. In fact the house that is planned for the property will sit back further from the sideyard to the east than the code requires. In short, while there is technically an alley to the east, that "alley" is really part of two adjacent yards and this property has effectively more frontage on Alexandria Avenue than it needs.

SUP 1848

Mr. Charles Moore
October 7, 1985
Page Two

For this among other reasons there is no danger to the
public health, safety or welfare from this application.

Very truly yours,



Harry P. Hart

HPH/ks
112/Strahl

SPECIAL USE PERMIT # 1848

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.
N/A

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

 - 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.
N/A

 - 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.
N/A

- 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.

There is ample on site parking

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

1,000 cars per lane per hour.

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

N/A

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

N/A

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

N/A

- 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.

N/A

- 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.

N/A

- (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.

Carroll Strahl is the owner of the property.

5717

SUP 1848

RUSSELL

TAX MAP 41313 NELSON

①

(21)

FOR CONG
DAY ADVERTISERS

10
124

(15)

②

(14)

⑤

BRADDOCK

ALEXANDRIA

LA

ALEXANDRIA AVE

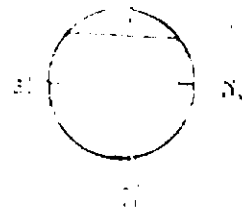
⑥

⑧

⑦

12





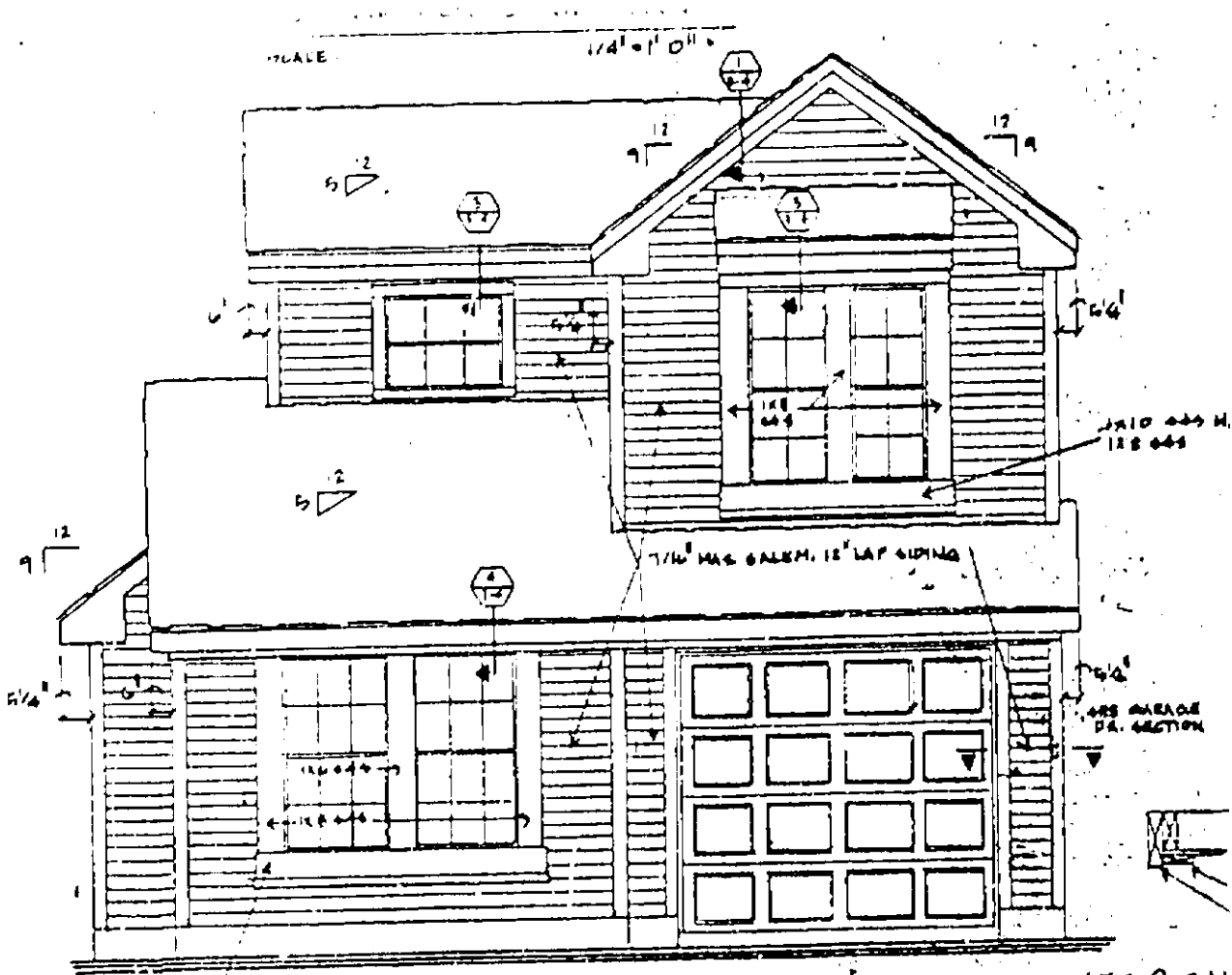
LOT 15
4.2500'

WEG' BLAUNDOCK
ROAD

W. ALEXANDRIA AVENUE

SPECIAL USE PERMIT
LOT 15
BLOCK 13
NORTHWEST
ALEXANDRIA
VIRGINIA

13



12'10 5/8 H/
12' 5/8

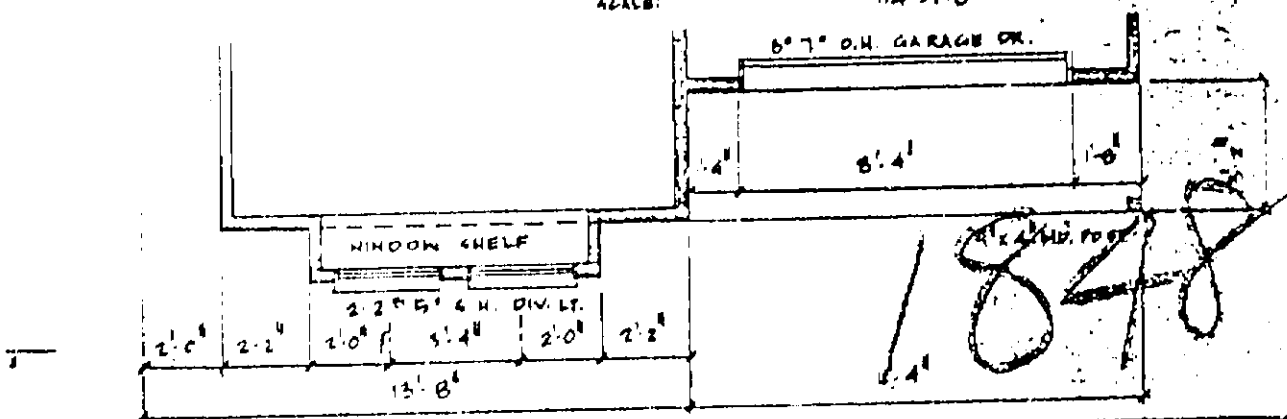
FRONT ELEVATION

SEC. Q CA

SCALE:

1/4\"/>

SCALE:



WINDOW SHELVE

2'2\"/>

2'0\"/>

PB-0001-8411

PLAN NUMBER

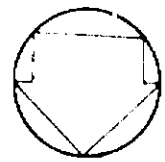
R. 775.070

LIVING AREA

1070 SQ. FT.

14

**CAUFMAN
PEEK SINCE**
Architects, Inc. Houston, Texas



15' ALLEY

SEP 30 07 11 165' (COMP)

WEST BRADDOCK ROAD

N55°26'54" W 2.08' (COMP)

LOT 15
6,860'

LOT 16

15' ALLEY

50' 30" 00" E 130' 00" PLAT

10'

PROPOSED
DULLING
8

LOT 14

APR 30 00 E 46' 00" PLAT
EX 4 11/11

W. ALEXANDRIA AVENUE

PLAT FOR 150' R/W

SPECIAL USE PERMIT

LOT 15

BLOCK 13

NORTHWEST
ALEXANDRIA
IMPROVEMENT
COMPANY

CITY OF ALEXANDRIA VIRGINIA

SCALE 1"=20' DATE 10-11-85

1041

HAROLD A. LOGAN - ASSOCIATES P.C.

LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN

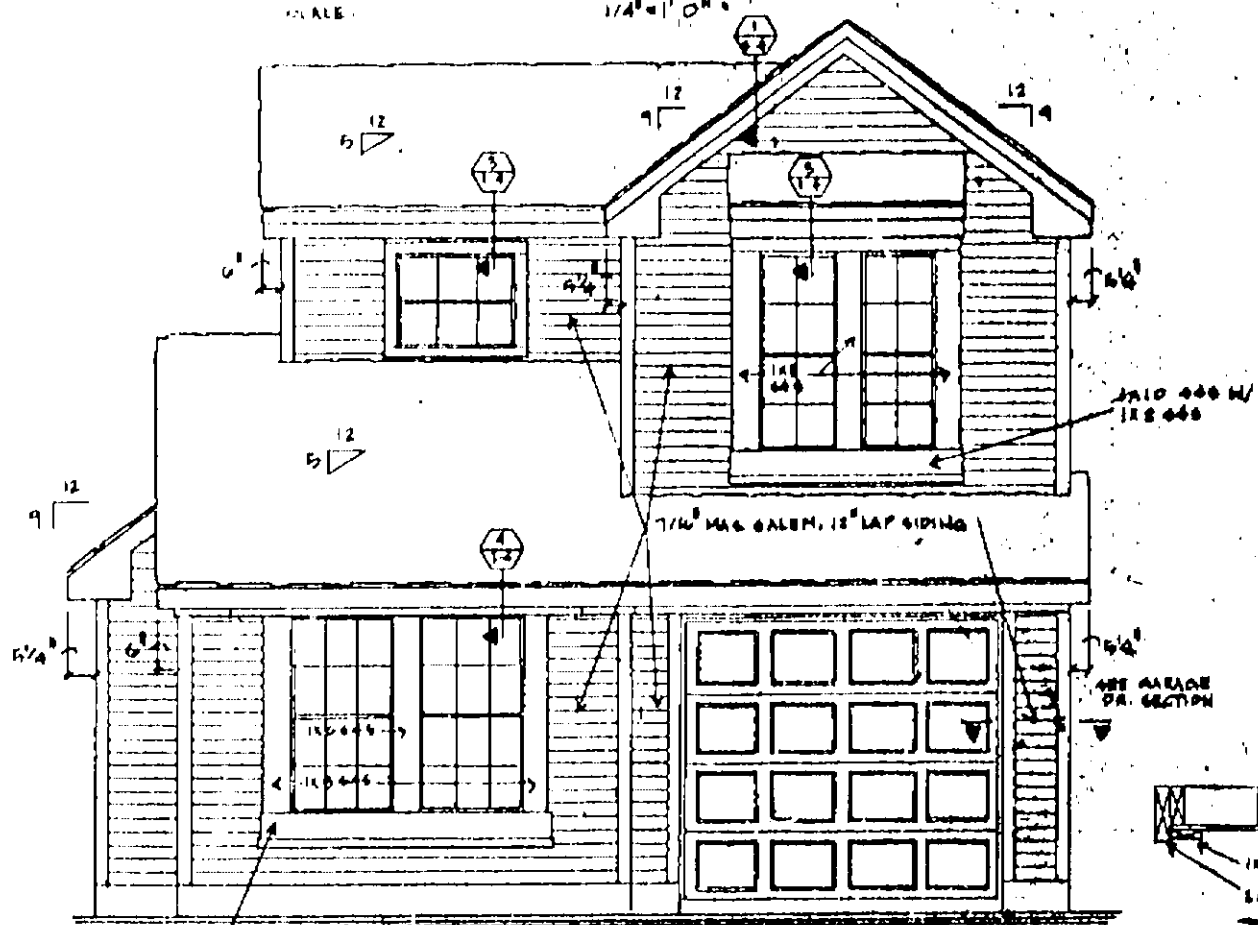
4200 DANIELS AVENUE

ANNANDALE, VIRGINIA 22003

941-3531

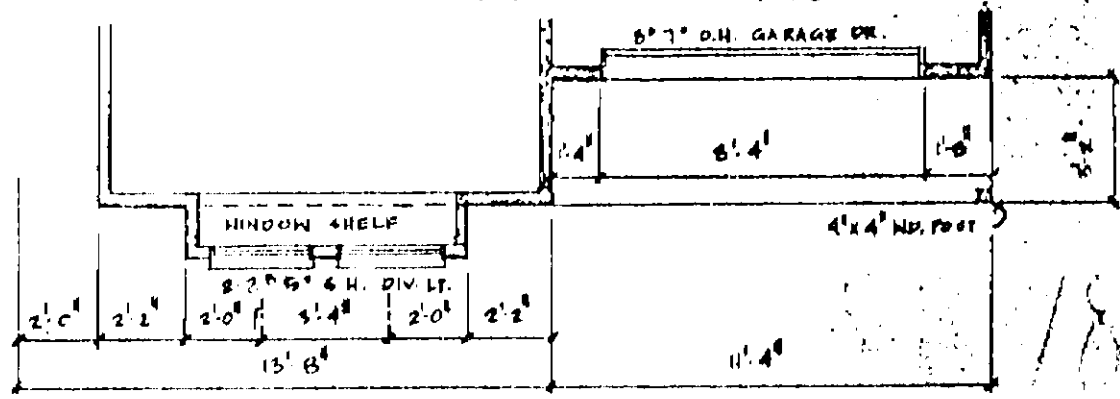


18 F 32



FRONT ELEVATION

SEC. 2 GAR.



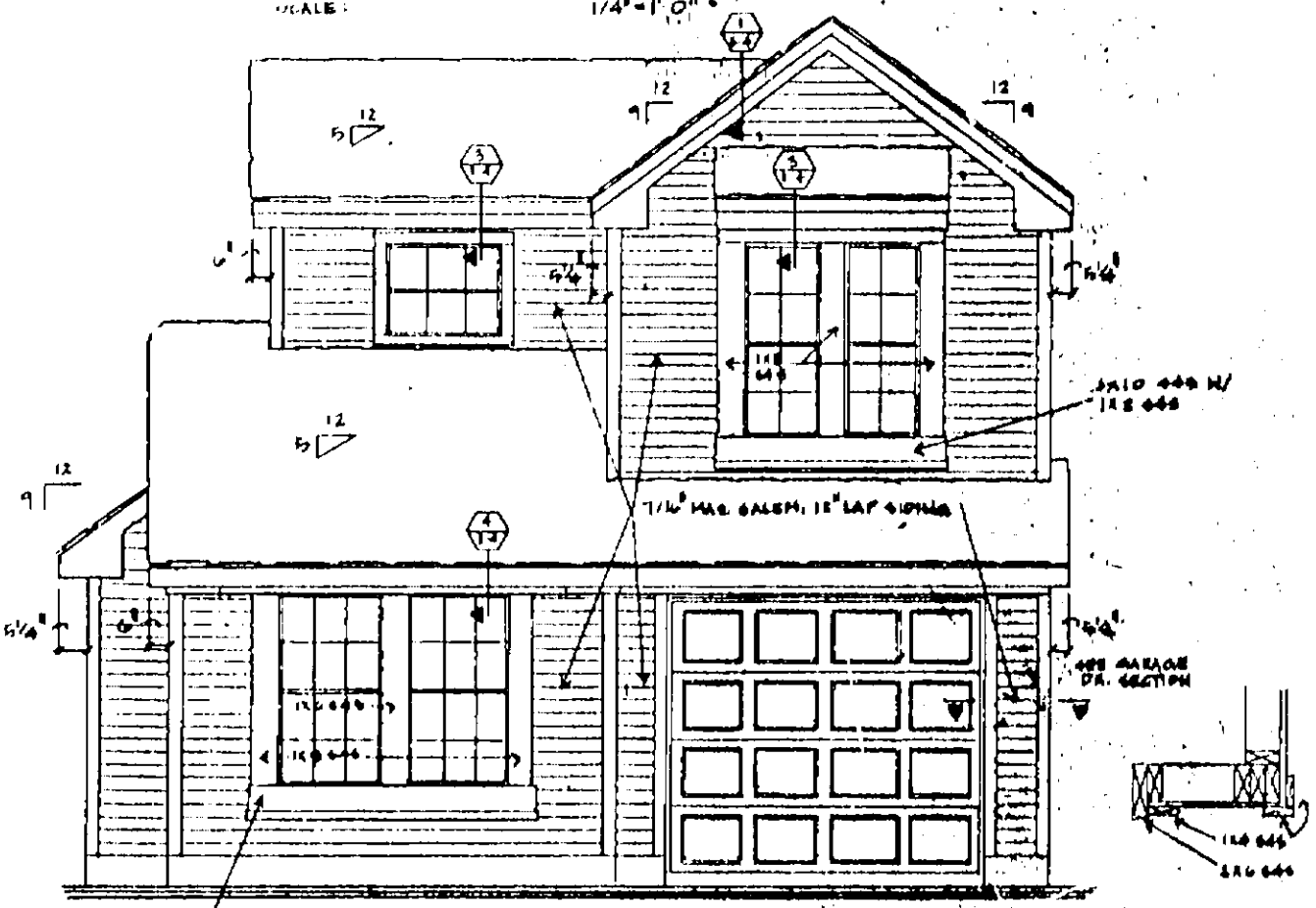
**KAUFMAN
PEKSINC**
Arch. Planners, Interior, Houston, Texas

PB-0001-8411
PLAN NUMBER R. 775.076
LIVING AREA 1070 SQ. FT.

2
#

FRONT ELEVATION STRIP PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

SEC. 2 GAR. DR.

SCALE: 3/4" = 1'-0"

