

w/plans
8 1/2" X 11"

201 E. MONROE AVE.
single family dwelling

Application No. 1963

- ☒ 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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn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	City Council			Board of Zoning Appeals	

REMARKS:

~~123456789~~
Jan. 6, '87



APPLICATION: SPECIAL USE PERMIT No. 1963

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 Ted W. Hussar
 Premises Located 201 E. MONROE AVE
 Assessment Map A3-02 Block 8 Lot 1
 Property Owner Ted W. Hussar NAME 252-6900 TELEPHONE NO.
7215 Poplar St., Annandale, VA. ADDRESS
 Use Requested SFD ON SUBSTANDARD LOT 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.

Donald Erickson SIGNATURE OF APPLICANT OR AUTHORIZED AGENT
DONALD ERICKSON 378-0716 TELEPHONE NUMBER
13126 Pennsylvania, Fairfax, VA 22033 ADDRESS
 100 NOT WRITE BELOW THIS LINE ... OFFICE USE ONLY

S.U.P. Application Received 11-19-86 DATE 55.00 FEE 11-19-86 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 1/6/87 Recommend approval 7-0

City Council PH 1/24/87 Granted, subject to compliance with all applicable Codes, Ordinances and staff recommendations and that Cond. #1 be revised to read: That the applicant shall, as a condition of this permit, take whatever steps necessary, including receiving a variance from the Board of Zoning Appeals, to preserve the large oak tree on the property.

SPECIAL USE PERMIT

Special Use Permit No. 1963 was approved by City Council on 1/24/87
 Permission is hereby granted to Ted W. Hussar
 to use premises located at 201 East Monroe Avenue
 for the following purpose Construct a single family dwelling on a substandard lot.
 and under the following conditions (SEE ATTACHED)

February 6, 1987
 Date

FPLN0012

Vale Lawson
 City Manager

a:sup1963

DOCKET ITEM # 21
SPECIAL USE PERMIT # 1963

PLANNING COMMISSION MEETING
TUESDAY, JANUARY 6, 1987
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Request for Special Use Permit to construct a single family dwelling on a substandard lot.

APPLICANT: Ted W. Hussar by Donald Erickson

LOCATION: 201 East Monroe Avenue

ZONE: R 2-5, Residential
=====

PLANNING COMMISSION MEETING - JANUARY 6, 1987:

Mr. Erickson presented the application.
Marilyn Dougherty asked the Commission to take whatever steps necessary to save the existing large oak tree on the property.

COMMISSION ACTION:

On a motion by Mr. Hoben, seconded by Mr. Cockrell, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and added condition #1 as shown below. The motion carried on a vote of 7 to 0.

CONDITION #1 AS ADDED BY PLANNING COMMISSION:

1. That the applicant make every effort to save the large oak tree on the property. (PC)

NOTE: The Commission also wished to encourage the Board of Zoning Appeals to grant a reasonable variance, if necessary, in order to save the existing oak tree.

REASON: The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING - JANUARY 24, 1987:

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations and that Condition #1 be revised to read: "That the applicant shall, as a condition of this permit, take whatever steps necessary, including receiving a variance from the Board of Zoning Appeals, to preserve the large oak tree on the property."

SUP 1963

STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances.

DISCUSSION:

1. The applicant is requesting a special use permit to construct a single family detached dwelling on a lot that is substandard in street frontage and lot area.
2. The subject lot has 42.64 feet of frontage on East Monroe Avenue, 130.00 feet of frontage on Wayne Street and a lot area of 5,462 square feet. For single family dwellings to be constructed on corner lots in the R-2-5 zone, 65.00 feet of frontage is required at the front building line. This lot complies with the 65.00 feet of frontage at the building line along Wayne Street, but has only 42.64 feet of frontage along East Monroe Avenue. The lot is substandard in lot area since 6,500 square feet is required and 5,462 square feet is provided.
3. Section 7-6-44(a) of the City Code Zoning Code allows a substandard lot to be developed with a single family dwelling with a special use permit if the City Council 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.
4. The applicant proposes to construct a two (2) story single family dwelling on the subject lot measuring approximately 54 feet long by 22.5 feet deep. (See attached plot plan)
5. The applicant has also filed a variance application to allow the house to be constructed to within 12 feet of the property line on Wayne Street (25 feet required). The Board of Zoning Appeals will hear the request on January 8, 1987.
6. As shown on the attached elevations the proposed dwelling will be of frame construction. Two (2) off-street parking spaces will be provided on the south side of the dwelling.
7. 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.

MAJOR THOROUGHFARE PLAN:

East Monroe Avenue is shown as a primary collector street on the Major Thoroughfare Plan Map of the Consolidated Master Plan.

ZONING HISTORY:

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

SUP 1963

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

No comments.

Public Safety - Code Enforcement Division:

Fire: No objections.
Building: No objections.

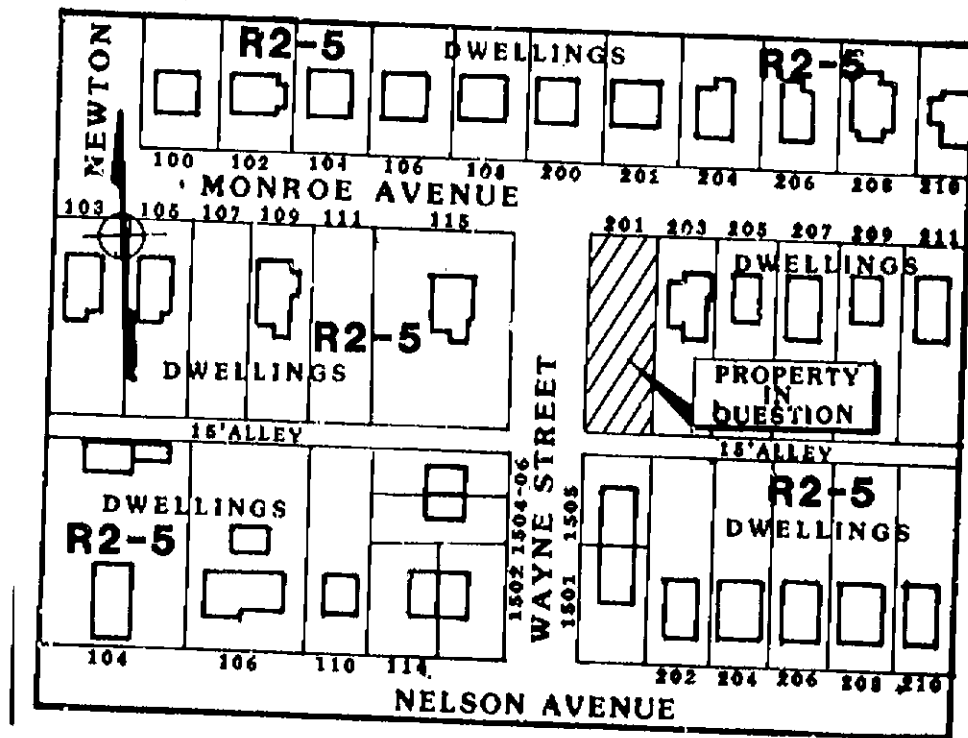
STAFF ANALYSIS:

Staff finds that the lot in question is generally the same length width and area of surrounding lots developed by single family dwellings. In fact, the six (6) adjoining lots to the east are several feet narrower in street frontage than the subject lot.

In view of similar lots in the area already developed by single family dwellings, staff believes it is not unreasonable to permit construction of a single family dwelling on this property.

SUP 1963

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



SPECIAL USE PERMIT # 1963

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.

off-street parking for Two (2) vehicles

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

N/A

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

(1) one family

- 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

SUP # 1963

- (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.

Donald Roy Erickson, 13126 Pennyrock Lane, Fairfax,
VA. 22033. Ownership 100% of Reco Group, Inc.,
a Virginia Corporation.

STATEMENT OF INTENT

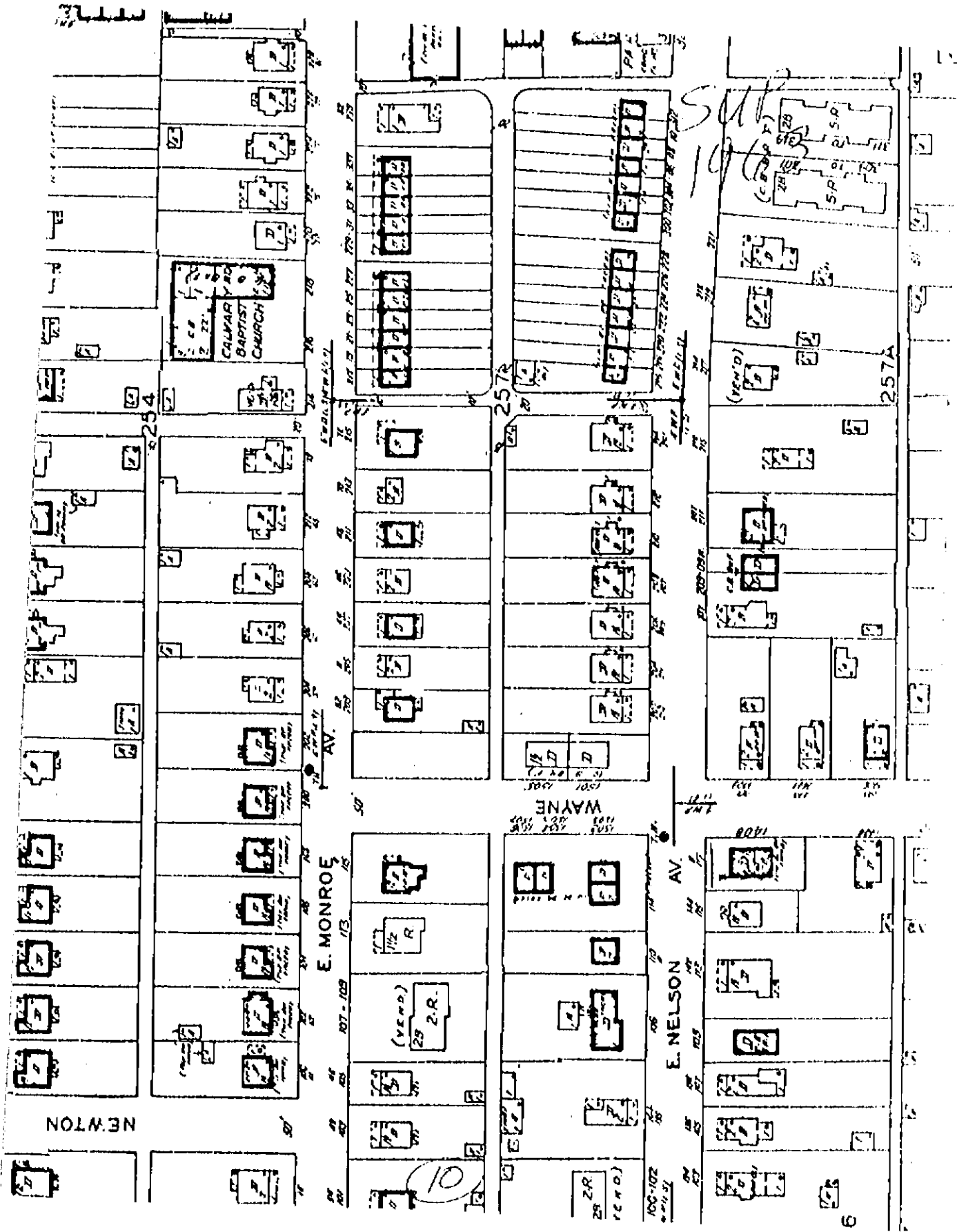
PROPERTY ADDRESS: 201 E. Monroe
MAP(S) 43.02 BLOCK(S) 8 LOT(S) 1

Place a single family house on the lot.

SIGNATURE

APPLICANT/AGENT

9



NEWTON

E. MONROE

E. NELSON

WAYNE

CALVARY BAPTIST CHURCH

10

6

S 10

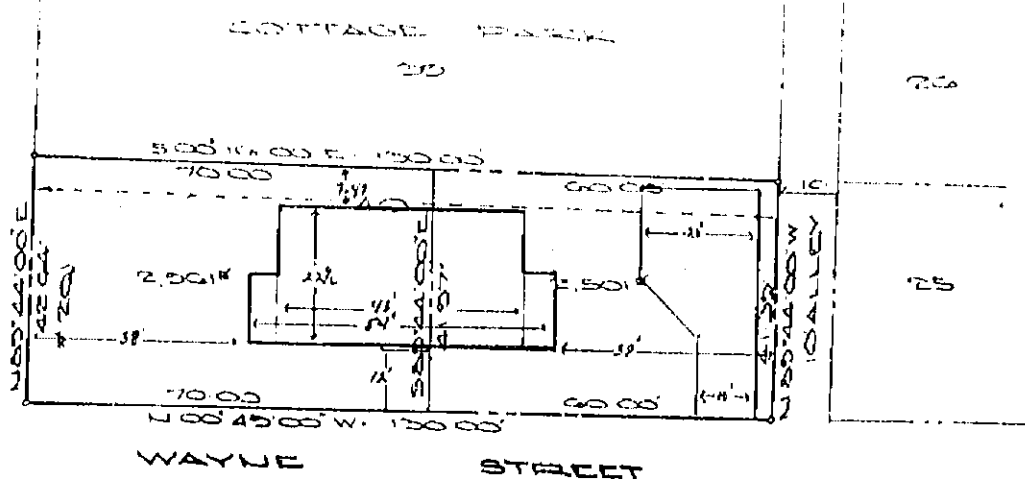
257A

257R

254

SUP 1963

VARIABLE WIDTH E/W
EAST MONROE AVENUE



AT 5' 1' 5462

50' 12' W

FAB - 386

NOTES

THE PROPERTY DELINEATED ON
THIS PLAT IS DESIGNATED AS
3002 BLK D LOT 0101 THE
CITY OF ALEXANDRIA ASSESSMENT MAPS

LOT 40 WAS ACQUIRED BY 12000
EDUE INC IN 1981 AT PG 2053

PRINTED

AUG 1 1964

DEWBERRY & DAVIS

152

PLAT SHOWING
A RESUBDIVISION OF
LOT 40

COTTAGE PARK

DC 117

RG 20A

CITY OF ALEXANDRIA, VIRGINIA

SCALE 1" = 125'

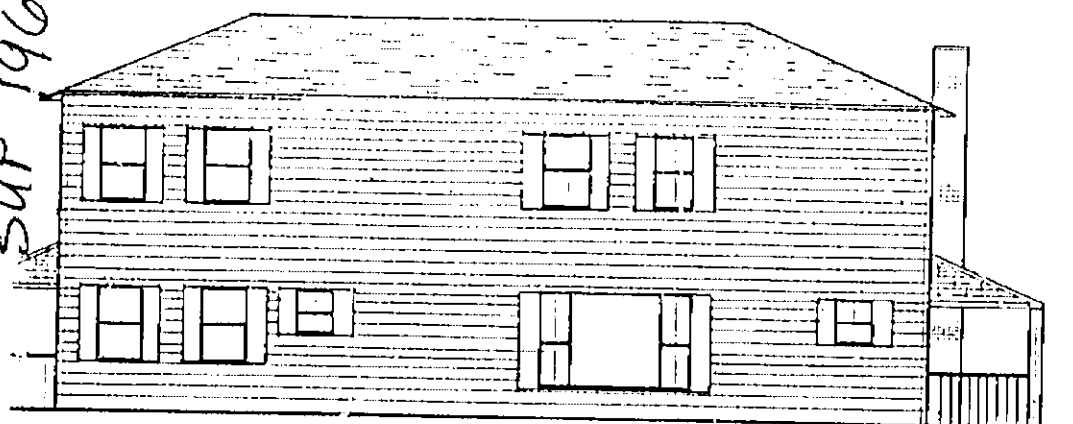
AUGUST 1964

DEWBERRY AND DAVIS

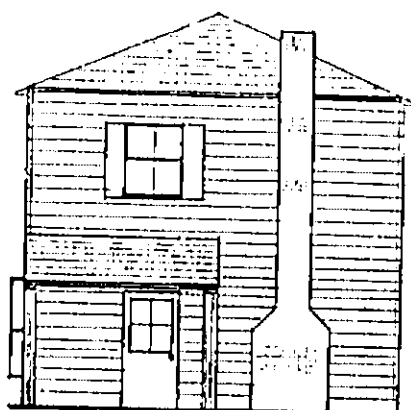
ARCHITECTS-ENGINEERS-PLANNERS-SURVEYORS
8401 ARLINGTON BOULEVARD, FAIRFAX, VA.

5005 273

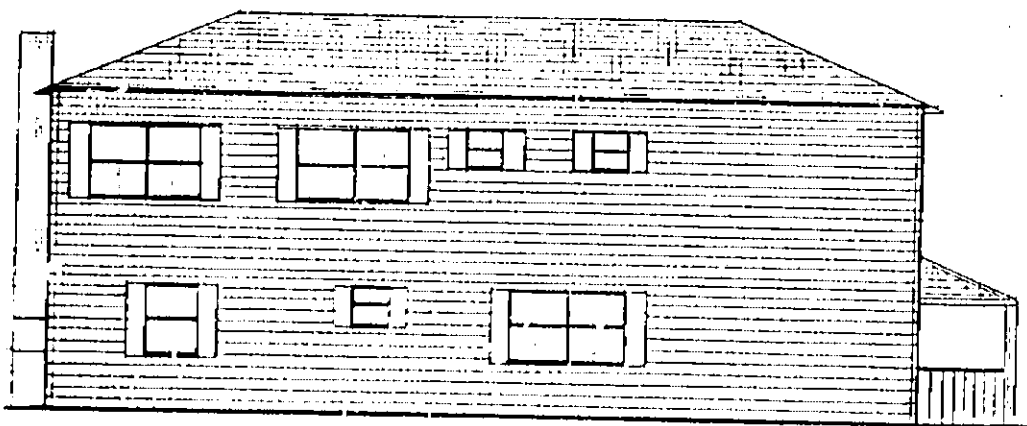
SUP 1963



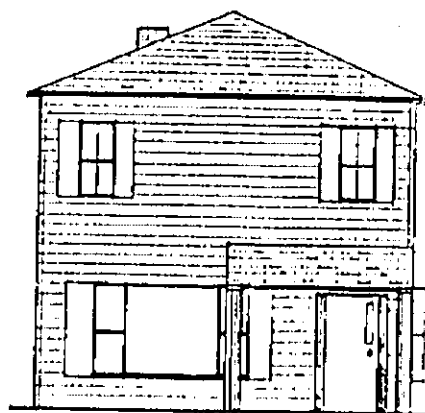
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

12

DEPARTMENT REPORT

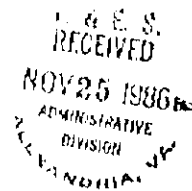
☐ SUBDIVISION ☐ VACATION ☐ ENCROACHMENT

☒ SPECIAL USE PERMIT

DATE: 11-25-86
FROM: PLANNING AND COMMUNITY DEVELOPMENT

1963

TO: ☒ Transportation & Environmental Services
☒ Public Safety - Code Enforcement
☐ Sanitation Authority
☐ Health Department
☐ Police Department
☐ Human Services - Social Services
☐ Historic Alexandria - Archaeology



The following request has been submitted for public hearing before the Alexandria Planning Commission on JAN. 6, '87

APPLICANT: RECO GROUP INC., DONALD PHONE: 378-2716
ERICKSON, PRESIDENT

LOCATION: 201 E. MONROE AVE. ZONE: _____

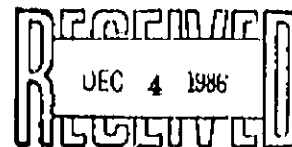
USE PROPOSED: SINGLE FAMILY DWELLING

Please return this report with your comments by DEC. 9, '86

DEPARTMENT REPORT

NO COMMENTS

P & CD-ZONING



ENCLOSURES

- ☒ Floor Plans
- ☒ Plat MAP
- ☒ Letter of Intent
- ☒ Sec. 7-6-192
- ☐ Application
- ☐ Other

PLEASE RETURN PLANS
NOT NEEDED FOR
YOUR FILES

SIGNATURE

D. Cook
12/2/86

DATE

DEPARTMENT REPORT

☐ SUBDIVISION ☐ VACATION ☐ ENCROACHMENT ☒ SPECIAL USE PERMIT

DATE: 11-25-86
FROM: PLANNING AND COMMUNITY DEVELOPMENT

1963

TO: ☒ Transportation & Environmental Services

☒ Public Safety - Code Enforcement

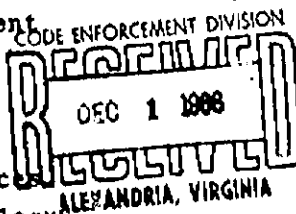
☐ Sanitation Authority

☐ Health Department

☐ Police Department

☐ Human Services - Social Services

☐ Historic Alexandria - Archaeology



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ERICKSON, PRESIDENT

LOCATION: 201 E. MONROE AVE. ZONE: _____

USE PROPOSED: SINGLE FAMILY DWELLING

Please return this report with your comments by DEC. 9, '86

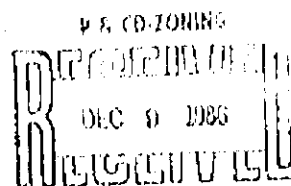
DEPARTMENT REPORT

FIRE COMMENTS:

No objections

BUILDING COMMENTS:

No objections



ENCLOSURES

- ☒ Floor Plans
- ☒ Plat MAP
- ☒ Letter of Intent
- ☒ Sec. 7-6-192
- ☒ Application

PLEASE RETURN PLANS
NOT NEEDED FOR

Therese K. Herzog
Michael A. Connor, Sr.

SIGNATURE

December 9, 1986

PLANNING COMMISSION ACTION

LOCATION: _____ DOCKET ITEM # 21#1963

PROPOSAL: _____

PLANNING COMMISSION MEETING OF _____

Presented the application: MR. SPICKERSON
Spoke in favor of the request: —
Spoke opposing the request: —
Spoke concerning the request: Nonlyn Dr. [unclear] ASKED THE
No one spoke in opposition: COMMISSION TO TAKE GUARANTEE
STEPS NECESSARY TO SAVE THE
EXISTING LARGE OAK TREE ON THE
PROPERTY

COMMISSION ACTION:

On a motion by Mr. [unclear], seconded by Mr. [unclear],
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.
(as shown below)

REASON: PC OR E SA

and added condition #1:

(1) That the applicant make every effort to
save the large oak tree on the property (PC)

NOTE: THE COMMISSION ALSO EXPRESSED WISHED TO
ENCOURAGE THE B.Z.D. TO GRANT A RECOMMENDATION
VARIANCE, IF NECESSARY, IN ORDER TO SAVE THE
EXISTING OAK TREE.

PLANNING COMMISSION ACTION

LOCATION: 201 E. MONROE DOCKET ITEM 121 #1963

PROPOSAL: Single family dwelling

PLANNING COMMISSION MEETING OF JANUARY 6, 1987

Presented the application: _____
Spoke in favor of the request: _____
Spoke opposing the request: _____
Spoke concerning the request: _____
No one spoke in opposition: _____

COMMISSION ACTION:

On a motion by _____, seconded by _____,
the Planning Commission voted to recommend _____ of the
request, subject to compliance with all applicable codes, ordinances
and staff recommendations. The motion carried on a vote of ____ to ____.

REASON: _____

*Deceitful - end of 30 days of
spoke about
every day*
*make every effort
to 30 days of T.E.S.*
*Home
APP 1-0*
*also p.e. inter:
the needs of
every 30 day*

z2o:act.1kr



City of Alexandria, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
301 King Street
Alexandria, Virginia 22314
838-4666



December 11, 1986

Reco Group, Inc.
Donald Erickson, President
13126 Pennypacker Lane
Fairfax, VA 22033

RE: SPECIAL USE PERMIT #1963
201 EAST MONROE AVENUE - CONSTRUCT RESIDENCE

Dear Applicant:

This letter is to advise you that the special use permit you filed for the property located at the above referenced address will be heard by the Alexandria Planning Commission on Tuesday, January 6, 1987 at 7:30 P.M. and by the Alexandria City Council on Saturday, January 24, 1987 at 9:30 A.M. Both meetings will be held at City Hall, 301 King Street in the City Council Chambers.

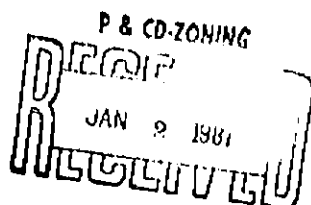
Please note that the regular public hearing date by City Council has been changed from January 17 to January 24, 1987.

You are required to send notification letters to abutting property owners. These letters must be postmarked no later than Tuesday, December 23, 1986, or the item will not be heard at the above referenced meetings. You are also required to submit the "certification of notice" to Zoning Administration no later than Wednesday, December 31, 1987. If this certification is not received by 5:00 P.M. on December 31, 1987, the item will not be heard at the above meetings.

If you have any questions, please call the Zoning Office at 838-4688.

Sincerely yours,

Zoning Administration



1963

December 22, 1986

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
Tuesday, January 6, 1987
7:30 P.M., City Hall
Council Chambers
Alexandria, Virginia

Alexandria City Council
Saturday, January 24, 1987
9:30 A.M., City Hall
Council Chambers
Alexandria, Virginia

DESCRIPTION OF REQUEST: Single Family Dwelling (R-1)

PROPERTY ADDRESS: 201 E. MONROE AVE, ALEXANDRIA, VA.

TAX MAP REFERENCE: ASSESSMENT MAP 43.02, BLOCK B, LOT 1

As a citizen and party in interest, you are invited to attend this meeting and express your views concerning the above request.

If you have any questions regarding the request, please feel free to call at 256-6900.

Sincerely yours,

Ted W. Hussar

Ted W. Hussar

CERTIFICATION OF NOTICE

()	B.Z.A. VARIANCE
(XX)	SPECIAL USE PERMIT
()	SUBDIVISION
()	VACATION
()	ENCROACHMENT
()	B.A.R.
()	REZONING
()	OTHER

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 December 22, 1986 on the following issue:
(Date)

(DESCRIBE ITEM AS CHECKED ABOVE): SPECIAL USE PERMIT

ADDRESS: 201 E. MONROE AVE.

REQUEST: PERMIT CONSTRUCTION OF SINGLE FAMILY DETACHED DWELLING (R-1)

TED HUSSAR

Print Name

Ted Hussar

Signature

256-6960

Telephone

December 20, 1986

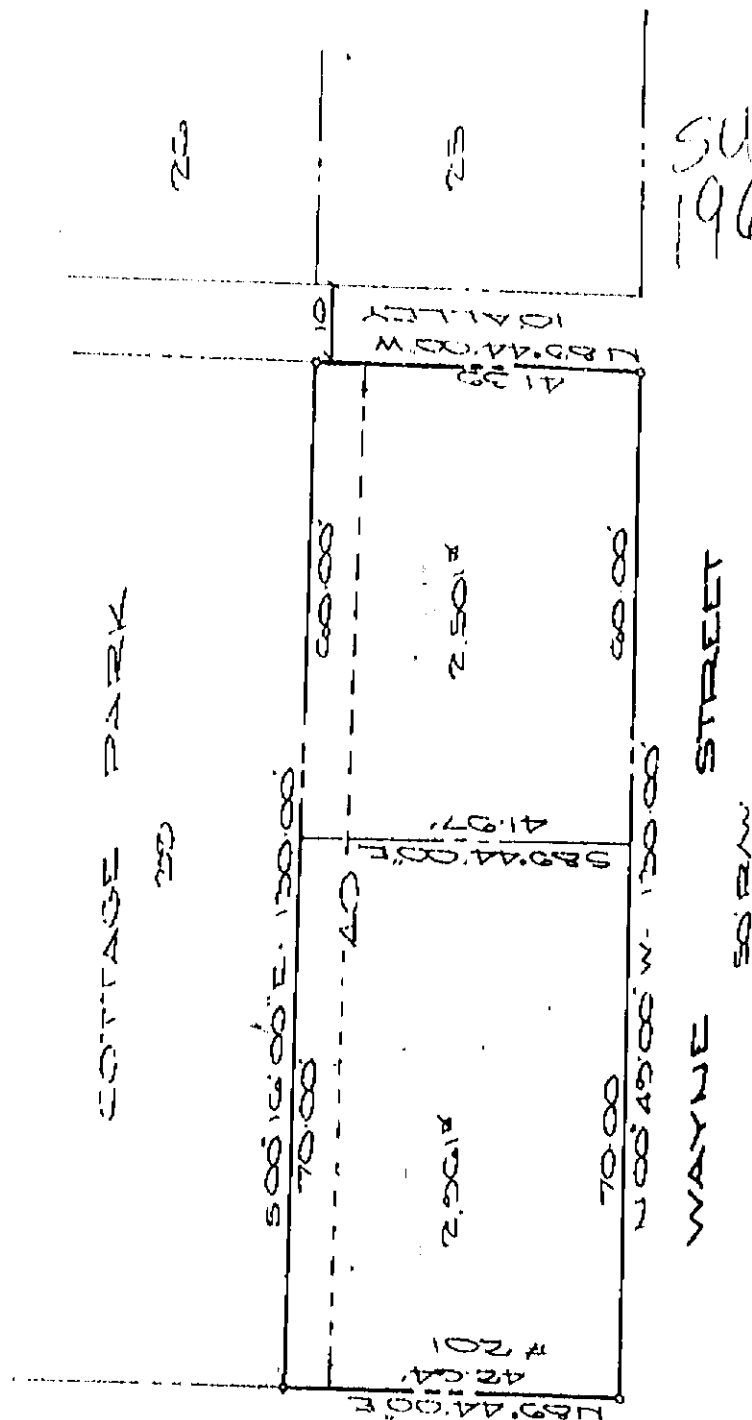
Date

PROPERTY OWNERS LIST

<u>Owner's Name & Address</u>		<u>Map</u>	<u>Block</u>	<u>Lot</u>
Janis Wilson	1505 Wayne St.	43.02	08	17
Henry Coley	1501 Wayne St.	43.02	08	16
Thomas A Henderson	202 E. Nelson St.	43.02	08	15
Karen Petrakis	1506 Wayne St.	43.02	07	09
Katherine Burling	115 E. Monroe Ave.	43.02	07	08
Tula Apostolakos	202 E. Monroe Ave.	43.02	06	17
Diana Fox	200 E. Monroe Ave.	43.02	06	18
Earl Webb	108 E. Monroe Ave.	43.02	06	19
Reco Group, Inc.	203 E. Monroe Ave.	43.02	08	02

FILE COPY

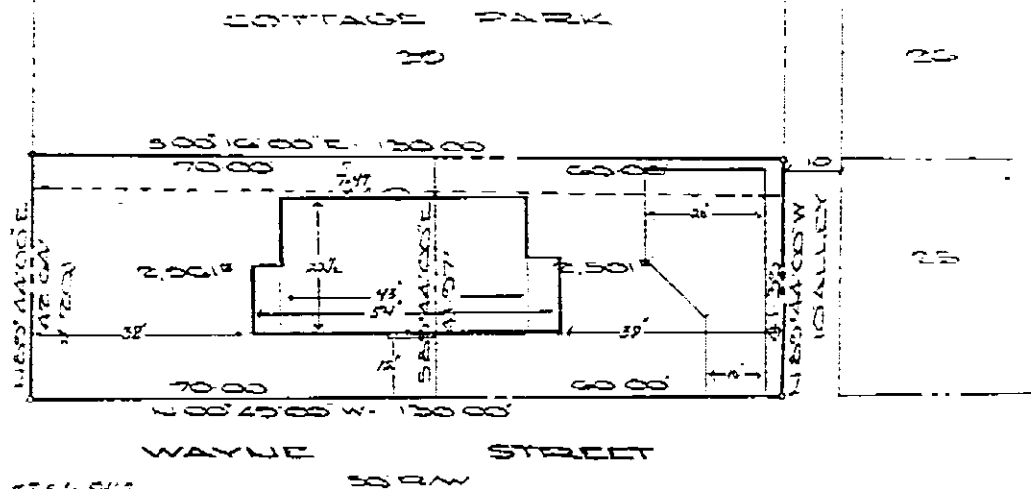
VARIABLE WIDTH R/W
EAST MOURE AVENUE



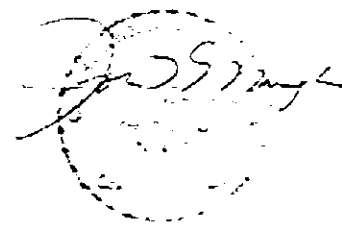
SUP
1963

Handwritten signature/initials

VARIABLE WIDTH 12' 4"
EAST MONROE AVENUE



12' 4" 12' 4"
12' 4" 12' 4"
12' 4" 12' 4"



NOTES:
THE PROPERTY DELINEATED ON
THIS PLAT IS DESIGNATED AS
4302-5445-1 LOT 40 IN THE
CITY OF ALEXANDRIA ASSESSMENT MAPS

LOT 40 WAS ACQUIRED BY DEED
GROUP LLC IN DB 1174 AT PG 2003

PRINTED

AUG 1 2006

DEWBERRY & DAVIS

PLAT SHOWING
A RESUBDIVISION OF
LOT 40
COTTAGE PARK
DB 117 PG 2003
CITY OF ALEXANDRIA, VIRGINIA

SCALE 1" = 20'

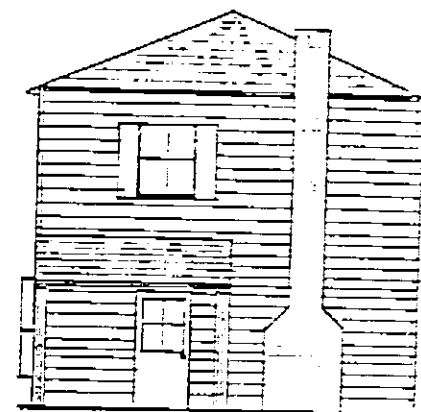
AUGUST 1206

DEWBERRY AND DAVIS
ARCHITECTS-ENGINEERS-PLANNERS-SURVEYORS
2201 ARLINGTON BOULEVARD, FORT MYERS, FL 33901

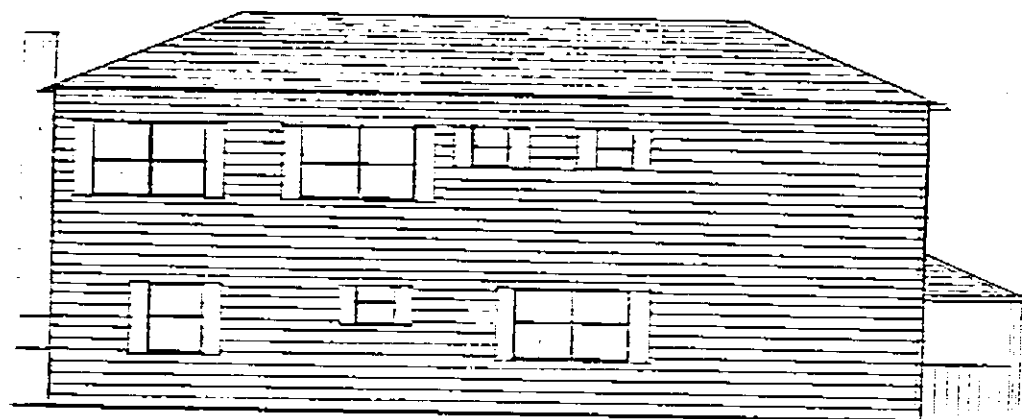
FILE COPY



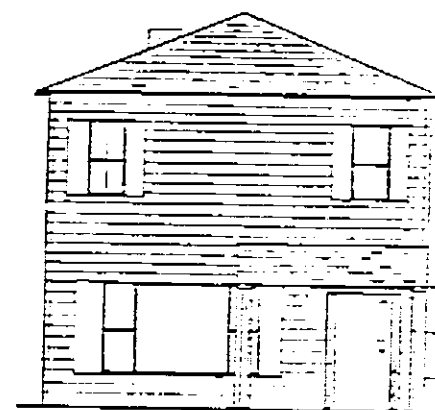
WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

FILE COPY