



Special Use Permit #2018-0008
105 Uhler Terrace

Application	General Data	
Public hearing and consideration of a request to construct a single-family dwelling on an undeveloped substandard lot. Public hearing and consideration of a request to allow additional height pursuant to section 7-2502(B) of the Zoning Ordinance for the construction of a residential building. The final decision on the special use permit for additional height will be made by the Planning Commission pursuant to the process and standards provided in Section 7-2502(B) unless any person files a request for a City Council hearing on this matter within five days of the Planning Commission's action. If no such request is made, the Special Use Permit for additional height will be removed from the April 14, 2018 City Council docket.	Planning Commission Hearing:	April 3, 2018
	City Council Hearing:	April 14, 2018
Address: 105 Uhler Terrace	Zone:	R-8/Residential Single-Family
Applicant: Uhler Terrace LLC represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac West

Staff Recommendation: APPROVAL of both special use permits subject to compliance with all applicable codes, ordinances, and recommended permit conditions found in Section III of this report.

Staff Reviewers: Sam Shelby, sam.shelby@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov
Mary Christesen, mary.christesen@alexandriava.gov

PLANNING COMMISSION ACTION, APRIL 3, 2018: On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of the request to construct a single-family dwelling on an undeveloped, substandard lot and to approve the request to allow 2.60 feet of additional height subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown asked for clarification about the two requests; verifying that they could be considered concurrently and that City Council would not be considering the request for additional height unless appealed. Commissioner Brown expressed support for the requests; acknowledging the site's development challenges and that the proposal is the best-case scenario for development of the subject property.

Chairwoman Lyman expressed support for the requests and confirmed that drainage and runoff issues would be addressed under the subsequent grading plan.

Vice Chairman Macek asked for clarification regarding emergency vehicle access along Uhler Terrace and confirmed that required parking would be provided off-street.

Commissioner Wasowski expressed support for the requests; stating that the proposed dwelling appeared modest in comparison to adjacent dwellings. She felt that the proposal upheld the standards for compatible development as required by the infill regulations despite the additional height request.

Commissioner McMahon expressed support for the requests. She agreed with Commissioners Wasowski and Brown; finding that the proposal upheld compatibility standards as required by the infill regulations. Commissioner McMahon also stated that property values would not be affected because the proposed dwelling provides the required setbacks despite the subject property's substandard nature.

Commissioner Koenig expressed support for the requests. He stated that the applicant's superlative design ensured compatibility. Commissioner Koenig also stated that the scale of the proposed dwelling is appropriate despite severe topographic challenges and as such, the request for additional height was reasonable.

Speakers:

Tony Culley-Foster, 110 West Mount Ida Avenue, spoke in support of the requests; commending the applicants for effective community outreach. Mr. Culley-Foster expressed concerns about drainage and runoff that could affect the properties along West Mount Ida Avenue.

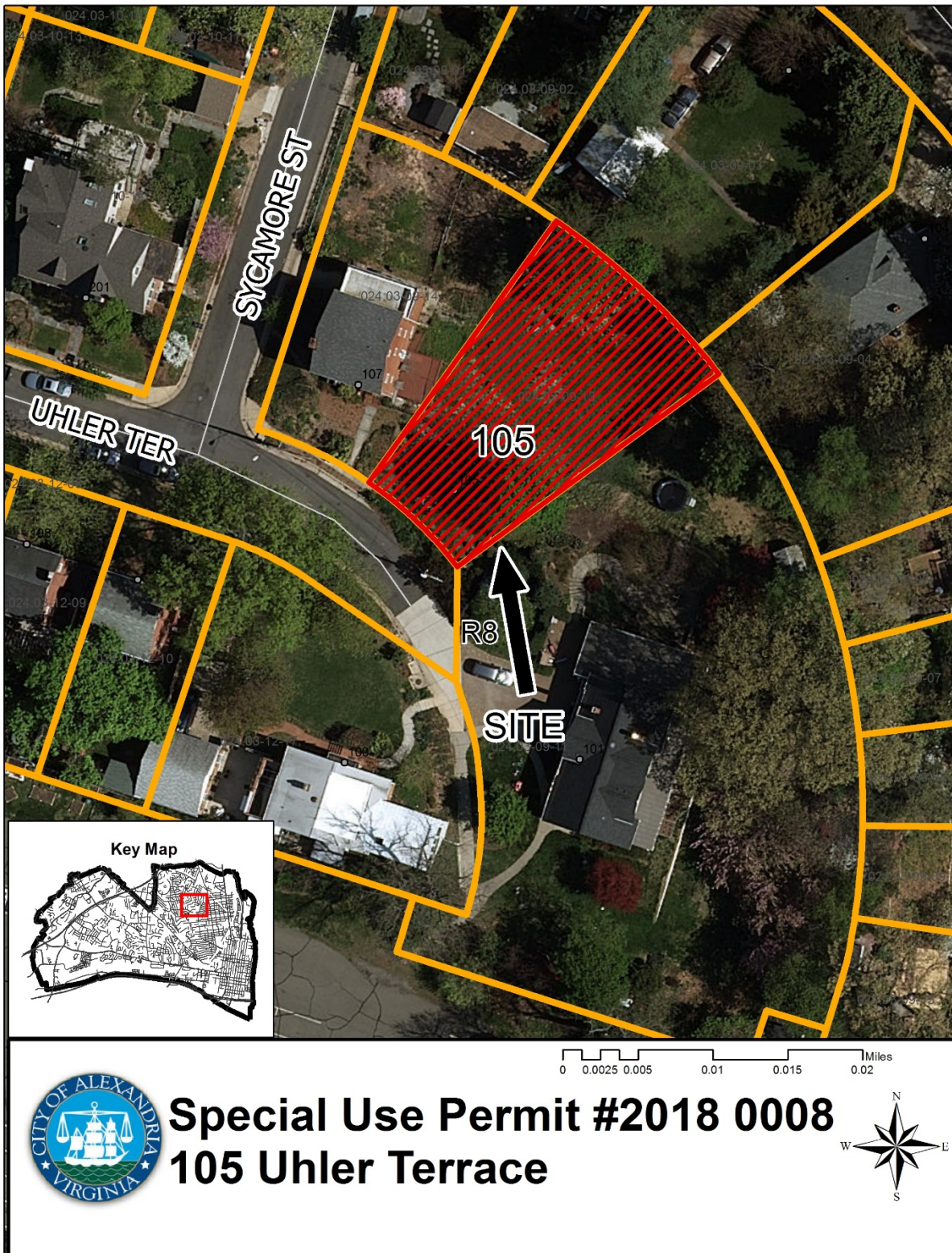
Nicole Basso, 110 West Mount Ida Avenue, spoke in support of the requests but also expressed concerns about drainage and runoff.

Karen Kay, 104 West Mount Ida Avenue, generally spoke in support of the requests but acknowledged that the previous applicants had removed many trees from the subject property; exacerbating drainage and runoff issues.

Thomas Heslep, 196 Uhler Terrace, spoke against the requests. Mr. Heslep mentioned emergency vehicles have difficulty maneuvering on Uhler Terrace. He also felt that the subject lot was too small for the proposed dwelling.

Susan Lavington, 101 Uhler Terrace, spoke against the requests, stating that alternative development of the site could be less impactful than the proposal. While Ms. Lavington appreciated the applicant's outreach, she felt that the analysis on property values was subjective. Ms. Lavington expressed concerns that the proposal would negatively affect her property value. She was also concerned with emergency vehicles maneuvering along Uhler Terrace.

M. Catharine Puskar, attorney representing the applicant and resident at 205 Uhler Terrace, spoke in support of the requests. Ms. Puskar stated that the proposal is compatible with the neighborhood and that the design is sensitive to neighbor concerns. She also mentioned that drainage and runoff issues would be addressed under the grading and landscape plans.



I. DISCUSSION

The applicant, Uhler Terrace LLC, contract purchaser, represented by M. Catharine Puskar, attorney, requests Special Use Permit (SUP) approval to construct a single-family dwelling on an undeveloped substandard lot at 105 Uhler Terrace. The applicant also requests SUP approval for additional height for the proposed dwelling.

SITE DESCRIPTION

The subject property, lot 32-A, is an undeveloped, substandard lot of record at 105 Uhler Terrace with 42.50 feet of frontage and 6,899 square feet of lot area. The subject property's topography slopes significantly from front to back with an elevation change of approximately 20 feet from the front property line to the rear property line. The subject property is also irregularly shaped with curved front and rear property lines. Its lot width increases from a minimum at the front of 42.50 feet to a maximum of 77.20 feet at the



rear. Single-family dwellings surround the subject property. *Fig. 1: Subject property*

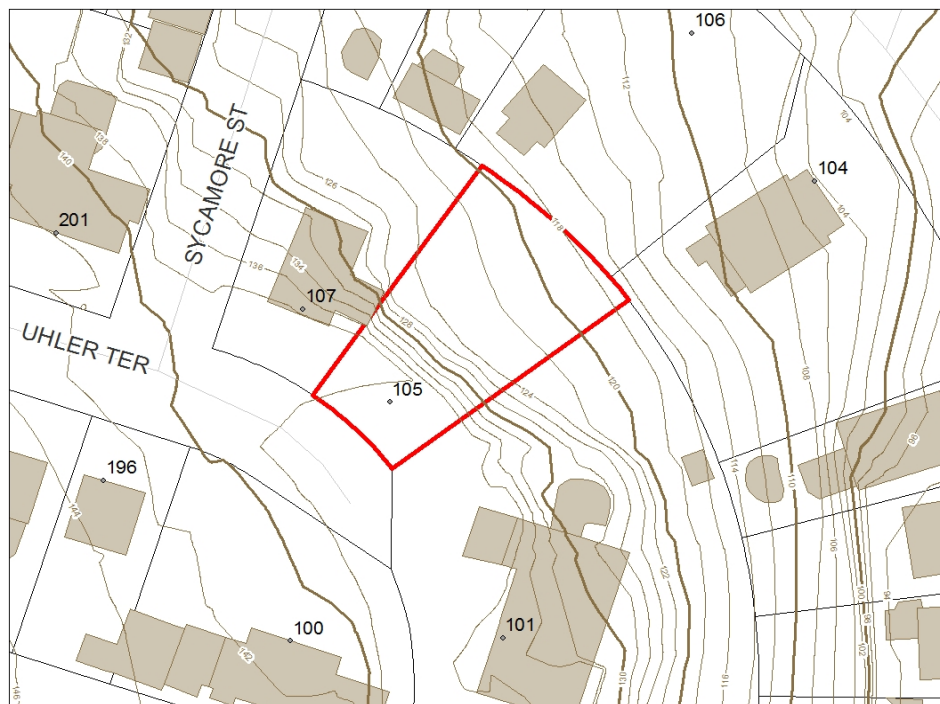


Fig. 2: Subject property with contour lines (topography)

BACKGROUND

The Groves Subdivision of Mount Ida created the subject property in 1909. Between 2014 and 2016, Code inspectors verified complaints related to tall grass and weeds at 105 and 107 Uhler Terrace. The property owners of both lots cut back the overgrowth after Code inspectors contacted them. Several trees were also removed from both 105 and 107 Uhler Terrace in preparation for the planned renovation of a new residence with an addition on both lots which was never approved.

In June 2017, Planning Commission deferred a special use permit (SUP #2017-0028) request to allow additional height of 4.59 feet for the construction of an addition at 105-107 Uhler Terrace. Several neighbors spoke in opposition to the request. Planning Commissioners were concerned that the proposed addition was out of character in terms of size and height with the neighborhood. They encouraged the applicants to redesign their proposal for reconsideration at a later hearing date.

PROPOSAL

The applicant requests SUP approval to construct a two-story single-family dwelling with 2,136 square feet of net floor area (3,761 gross square feet) on an undeveloped, substandard lot. The applicant also requests SUP approval for additional height due to the subject property's challenging topography. The dwelling would measure 29.00 feet in height from average pre-construction grade which exceeds the allowable height of 26.40 feet by 2.60 feet. The allowable height is established by the average height of dwellings within the block face.



Fig. 3 Proposed Dwelling

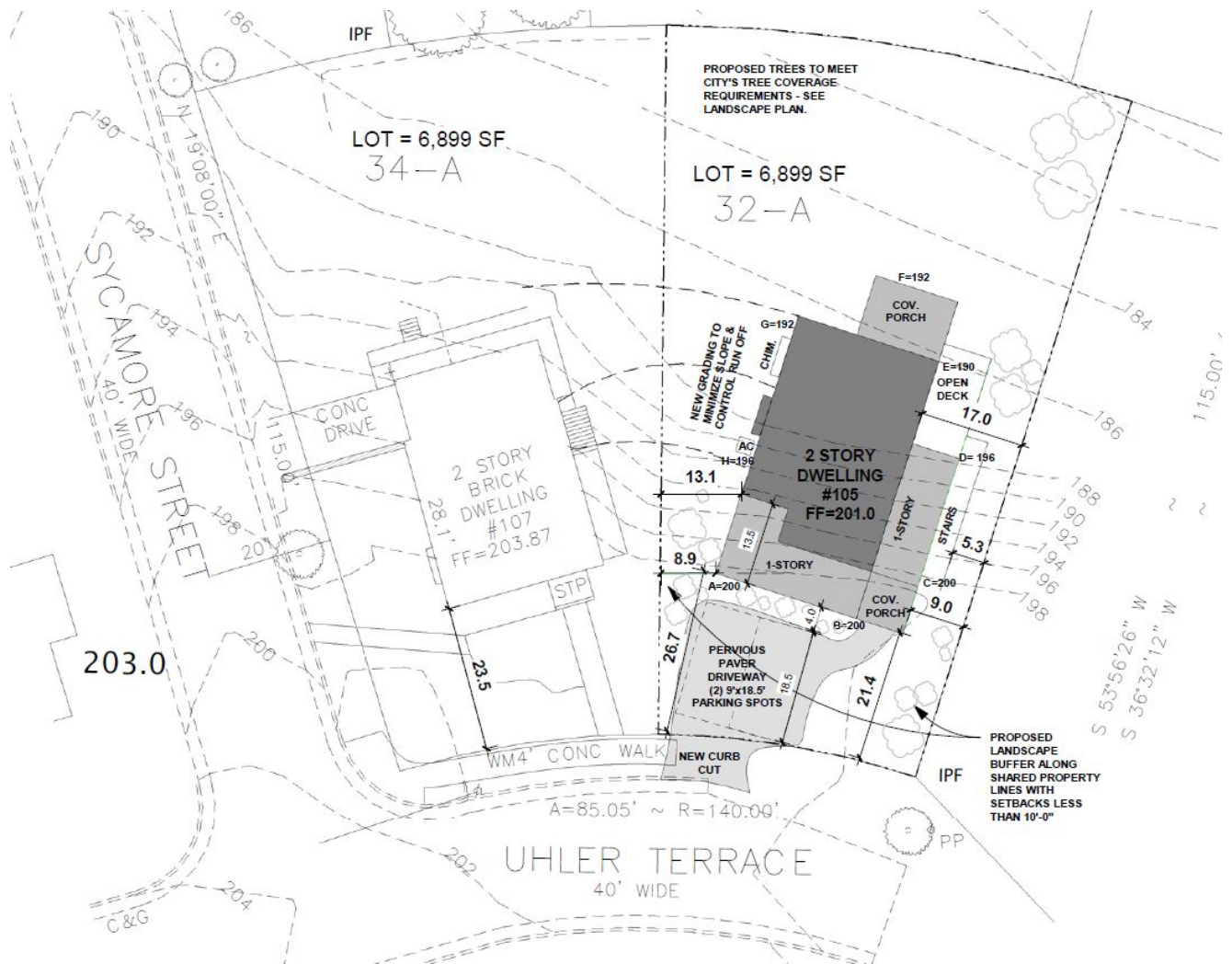


Fig. 4 Proposed Site Plan

The applicant proposes a craftsman-inspired style dwelling with a front-facing gable roof; shed dormers; and open front and rear porches. The dwelling will be clad in HardiePlank lap siding on the first floor and second floor gable walls. The second-floor dormers and stair bump out along the west elevation will be clad with cedar shingles or similar.

The applicant also proposes a landscape plan that provides 40 percent crown coverage.

PARKING

Zoning Ordinance section 8-200(A)(1) requires two off-street parking spaces for a single-family dwelling. The applicant proposes a non-tandem, permeable driveway with two standard size parking spaces to meet this requirement. The proposed driveway is located in the front yard and would be accessed from Uhler Terrace.

ZONING

The subject property is zoned R-8/Residential Single-Family. Section 3-302(A) of the Zoning Ordinance permits single family dwellings in the R-8 zone. The zone requires a minimum lot size of 8,000 square feet, a minimum lot width of 65 feet at the front building wall, and a minimum lot frontage of 40 feet. The subject property provides a lot size of 6,899 square feet, 50.80 feet of lot width at the proposed front building wall, and 42.50 feet of frontage. Because the subject property does not meet the R-8 zone's lot size and width requirements, it is deemed substandard.

Because the subject property is substandard and undeveloped, zoning ordinance section 12-402 applies. This section contains criteria which establish whether undeveloped, substandard lots are eligible for construction with SUP approval as follows:

Notwithstanding the provisions of section 12-401, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a single-family dwelling and its accessory buildings, subject to the following provisions:

(A) No person has, at any time from and after September 16, 1988, held any present or future freehold estate, except as trustee only, or any equitable interest of like quantum, or held any interest as contract purchaser, in the substandard lot and in any contiguous undeveloped or unimproved lot of record; and

1) The substandard lot contains at least the lot area, and has at least the lot width at both the front lot line and front building line, as exhibited by more than 50 percent of the developed lots on the block face in which the substandard lot is located.

Out of 16 developed lots in the block face, nine (56 percent) have less lot area, width, and frontage than the subject property. The subject property meets these aforementioned criteria and is eligible for SUP consideration.

Section 12-402(C) states that City Council must find that the proposed development will not unreasonably impair an adequate supply of light and air to adjacent property, will not diminish or impair the established property value in the surrounding area, and will be compatible with the existing neighborhood character.

Because the property is zoned R-8 and the applicant proposes a residential, single-family dwelling, zoning ordinance section 7-2502 applies and sets a maximum dwelling height of the greater of the following: a) 25 feet or b) the average height along the front of residential buildings within the block face plus 20 percent. The proposed dwelling exceeds the heights allowed by both a) and b). Section 7-2502(B) permits additional height with SUP approval if the proposed construction is of substantially similar residential character and design as adjacent and

nearby properties.

The proposed dwelling meets the R-8 minimum lot frontage, side and rear setback requirements, and adheres to the single-family infill regulations with respect to front setback and threshold height.

The following table provides a summary of all zoning regulations as they pertain to the subject property and proposed dwelling:

Table 1

	Required/Permitted	Provided /Proposed
Lot Area	8,000 Sq. Ft.	6,899 Sq. Ft.
Lot Width	65.00 Ft.	50.80 Ft.
Lot Frontage	40.00 Ft	42.50 Ft.
Front Yard	21.40 Ft.*	21.40 Ft.
Side Yard (East)	8.00 Ft. (1:2 height to setback ratio, 8 Ft. min.)	9.00 Ft.
Side Yard (West)	8.00 Ft. (1:2 height to setback ratio, 8 Ft. min.)	8.90 Ft.
Rear Yard	19.50 Ft. (porch) 29.00 Ft. (dwelling) (1:1 height to setback ratio, 8 Ft. min.)	37.80 Ft. (porch) 45.80 (dwelling)
Net Floor Area	2,414.7 Sq. Ft. 0.35 Floor Area Ratio (FAR)	2,136 Sq. Ft. 0.31 FAR
Height	26.40 Ft.*	29.00 Ft.
Threshold Height	2.30 Ft.*	2.00 Ft.
Parking in required yards	50% maximum	41% (front)

*determined by block face survey pursuant to the single-family infill regulations (section 7-2500)

MASTER PLAN DESIGNATION

The proposed single-family residential use is consistent with the Potomac West Small Area Plan

which designates this area for low-density residential development.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to develop this undeveloped substandard lot with a new two-story dwelling. The proposed dwelling would not unreasonably impair an adequate supply of light and air to adjacent property, would not diminish or impair the established property value in the surrounding areas, and would be compatible with the existing neighborhood character as required by Zoning Ordinance Section 12-402 (C).

Staff also finds that the applicant's request for 2.60 feet of additional dwelling height is reasonable due to the site's challenging topography. The proposed dwelling would be of substantially the same residential character and design as adjacent and nearby properties as required by zoning ordinance section 7-2502(B).

Staff analysis follows on the Zoning Ordinance requirements for the proposed construction of a single-family dwelling at 105 Uhler Terrace:

A. Light and Air Supply

The Zoning Ordinance establishes bulk and open space requirements for structures to ensure they do not impair light and air supply to nearby properties. Despite the subject property's substandard status, irregular shape, and significantly sloped topography, the proposed dwelling would still meet the R-8 zone's minimum setback requirements.

At the lot's narrowest width, the proposed dwelling would be one-story in height (see figure 5) and would provide 8.90-foot and 9.00-foot west and east side yards, respectively. Since the proposed dwelling is shortest at the lot's narrowest width, its impact to light and air supply is lessened.



Fig. 5: Proposed front elevation

The subject property widens from 50.80 feet to 64.80 feet along the depth of the house. Its topography also drops 14.00 feet along the depth of the house. Because of this, the proposed dwelling would sit farther away from the side property lines where the grade is lower. The setback required at the lowest grade on the west and east sides would be 11.60 feet and 11.80 feet, respectively. The dwelling would provide 22.00-foot and 17.00-foot west and east side yards, respectively, well in excess of the minimums required.

The grade around the proposed dwelling is lowest at its rear elevation. Because of this, the dwelling appears tallest from the rear perspective. Despite the low grade, the dwelling would still provide a rear setback of 45.80 feet; 16.80 feet deeper than the 29.00-foot required minimum. The applicants also propose to raise the finished grade to make the dwelling appear less bulky.

Because the dwelling would provide side and rear setback in excess of the R-8 zone's minimum setback requirements, it would not unreasonably impair an adequate supply of light and air to adjacent properties.

B. Established Property Values

The City's Office of Real Estate assessed the subject property as a vacant lot with no building valuation. The proposed dwelling would increase the property's assessed value. Generally, new infill construction does not adversely affect surrounding property values due to the parameters established in Section 7-2500. The proposal would not diminish or impair the established property value in the surrounding area.

C. Dwelling Compatibility

The dwelling would be compatible with adjacent properties and surrounding Del Ray

neighborhood in terms of design, height, and bulk.

1. Design

The proposed dwelling's craftsman design pulls features from the various architectural styles along Uhler Terrace and the Del Ray Pattern Book. Like many craftsman style homes, the proposed dwelling reads as one-and-a-half stories tall from the street view. Stylistically, the design matches other dwellings on the block face by projecting the image of a smaller house that might have existed on the site for years and has undergone a series of additions while maintaining craftsman character-defining features such as a low sloped front roof, side facing dormers, wood shingles, exposed rafters on the gable ends, and grouped sets of windows.

The proposed front porch reinforces the connection between the dwelling to the street; mimicking the design of the adjacent dwelling's front porch at 101 Uhler Terrace and creating a similar streetscape to other dwellings on the block face with covered front porticos or porches.

The applicant has also responded to staff concerns about window proportions and roof massing, resulting in what staff believes is a successful integration of the proposed dwelling into an eclectic neighborhood. Although it does not directly mimic the prevalent colonial revival style of dwellings along Uhler Terrace, it does successfully express the comfortable informality for which Del Ray is known. The applicant has also revised the design of the west elevation, see Figures 7 and 8, giving a better sense of scale through the addition of a brick chimney element and larger windows which break up the plane of this façade.



Fig. 7 Original proposal: west and rear elevation



Fig. 8: Revised, final proposal: west and rear elevation

2. Height and Bulk

The subject property's topography poses a significant challenge to design a two-story dwelling, that complies with the single-family infill height regulations. Overall dwelling height is measured from average pre-construction or finished grade, whichever is lower

Within the proposed footprint of the dwelling, the existing grade drops 14.00 feet from front to back. This results in an average pre-construction grade of 8.90 feet. Because the existing grade at the front of the house is significantly higher than the rear, the height of the proposed dwelling's front elevation measures just 21.10 feet from the average pre-construction grade along the front of the house only. As viewed from Uhler Terrace, the proposed dwelling's height would match the block face average height of 22.00 feet.

A dwelling that complied with the height permitted by the single-family infill standards would only allow a height that's 17.50 feet from the first floor to midpoint of the roof. This would preclude the construction of a two-story dwelling that complied with the height regulations on the subject property unless its footprint were significantly decreased.

A complying alternative would be a one-story dwelling. A reasonably sized one-story dwelling with a functional layout would result in a larger footprint than what's proposed; bringing mass closer to the rear property line; reducing open space and limiting landscaping options on the lot.

A one-story dwelling's increased footprint and reduced backyard open space would be incompatible with similarly configured lots and dwellings within the block face; all of which are two-stories in height.

The applicant worked diligently to design a compatible dwelling despite topographic challenges. They have reduced the overall height impact through the use of a lofted second floor ceiling and a pair of shed dormers, which compared to the adjacent dwelling at 107 Uhler Terrace, make the

proposed dwelling not only physically shorter (by more than six feet) but also visibly shorter from the front, due to the adjacent dwelling's prominent ridge roof and attic level and the proposed dwelling's forward facing gable (Figure 9). The dwelling's height impact is even further reduced by the placement of the single-story portion with a low-pitched roof that wraps the front and east elevations. This lower element sets the two-story mass and height of the dwelling farther back from the front and east side property lines.

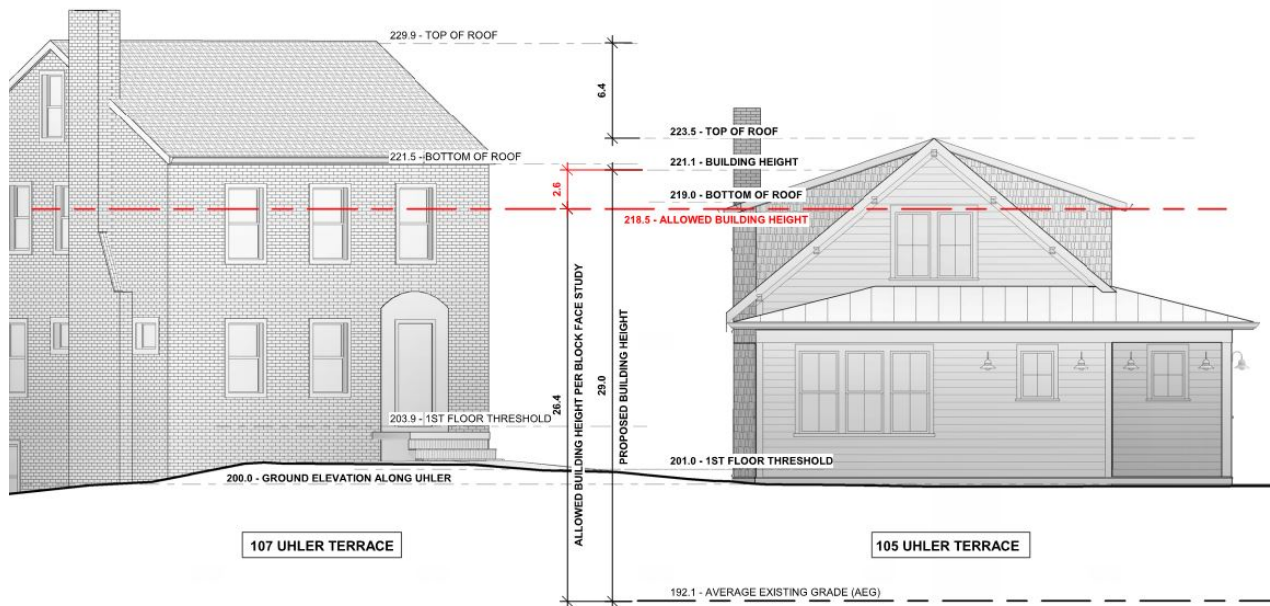


Fig. 9 Front elevation comparison

In addition, the lots at 101 and 107 Uhler Terrace have similar topography (Figure 2) to the subject property. Based on dwelling height information provided by the applicant and the City's topography data, the proposed dwelling's rear height would be lower than the other similarly situated lots as demonstrated in Table 2 and Figure 10, below.



Fig. 10: Rear elevation comparison

Table 2

Address	Height at rear elevation
101 Uhler Terrace	31.50 Ft.
107 Uhler Terrace	35.90 Ft.
105 Uhler Terrace (subject property)	29.00 Ft.

The applicant also proposes to regrade the property slightly which would raise the average finished grade 3.60 feet from the average pre-construction grade. This would serve to reduce the appearance of the steep, existing grade and minimize the perception of added bulk and mass.

The proposed dwelling offers 2,136 square feet of net floor area which is 278.7 square feet below the maximum permitted.

The dwelling's 2.00-foot high first floor threshold is also compatible with the 2.30-foot block face average of 2.30 feet. This also brings the front door close to the street level; creating a more inviting, pedestrian-scaled front entrance.

Additional Considerations

As required by the single-family infill regulations, the dwelling would be located at the established average front setback of the existing homes within the Uhler Terrace block face; maintaining the appearance of a uniform block face.

The applicant designed the parking in the front yard to pull driveway and curb cut away from two neighbors at 100 and 101 Uhler Terrace. Although the driveway is non-tandem, the applicant proposes a permeable surface driveway, which is required in Condition #3. A tandem driveway is not feasible due to the narrow width of the lot.

The applicant proposes a landscape plan that provides 40 percent crown coverage exceeding the 25 percent standard for new development in the City. A landscape buffer with evergreen and holly trees would be placed at the rear property line. This would partially screen and soften the impact of the new dwelling's mass from properties to the rear. As mature trees do not exist on the lot, a condition for tree preservation has not been included in this report.

The applicant presented the case at the February 13, 2018 Del Ray Citizens Association (DRCA) Land Use Committee meeting. DRCA submitted a letter of support for the application.

CONCLUSION

Staff finds that the proposed dwelling is appropriate for the lot and is substantially compatible with the surrounding residential character. As such, staff recommends approval of both SUP requests subject to the conditions in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes, ordinances, and the following conditions:

1. The dwelling's design shall be substantially consistent with the illustrations submitted on January 24, 2018 and revised March 12, 2018 to the satisfaction of the Director of Planning and Zoning (P&Z).
2. The grading plan shall be substantially consistent with the landscape plan submitted March 12, 2018 to the satisfaction of the Director of Planning and Zoning (P&Z).
3. As demonstrated on the grading plan, new trees must be planted to establish a minimum 40% crown coverage. (P&Z)
4. Driveway areas shall be constructed with a permeable paving system to the satisfaction of the Director of Planning and Zoning. (P&Z)
5. If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
6. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

STAFF: Sam Shelby, Urban Planner, Department of Planning and Zoning
Ann Horowitz, Urban Planner, Department of Planning and Zoning
Mary Christesen, Acting Land Use Division Chief, Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)
- C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)

- C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-10 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-11 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-12 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review, and inspections are required prior to the start of construction.

Health:

No comments.

Parks and Recreation:

No comments.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 105 UHLER TERRACE

TAX MAP REFERENCE: 024.03-09-13

LOT 32A BUK 13 MTIDA

ZONE: _____

APPLICANT:

Name: UHLER TERRACE LLC

Address: 2401 MT. VERNON AVENUE UNIT B

ALEXANDRIA VA 22301

PROPOSED USE: RESIDENTIAL

☐ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, hereby 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 their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

UHLER TERRACE LLC - MIKE DAMERON

Print Name of Applicant or Agent

2401 MT. VERNON AVENUE UNIT B

Mailing/Street Address

ALEXANDRIA VA 22301

City and State

Zip Code

Signature

Date

703-989-7399

Telephone #

Fax #

mike@wmhhomes.com

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 105 UHLER TERRACE ALEXANDRIA VA, I hereby
(Property Address) SUP - CONSTRUCTION OF A SINGLE FAMILY
grant the applicant authorization to apply for the DWELLING ON A UNDEVELOPED STANDARD LOT use as
(use)
described in this application.

Name: Anna Jaeger

Phone: 703-568-1203

Please Print

Address: 202 E. Luray Ave, Alexandria, VA 22301

Email: ajaeger@axcedesolutions.com

Signature: Anna Jaeger

Date: 1/10/2018

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

MIKE DAMERON - 50%

LEIGH DAMERON - 50%

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Windmill Hill, LLC - More Dameron	120 E. RANDOLPH AVENUE ALEXANDRIA VA 22301	50%
2. Windmill Hill, LLC - Leigh Dameron	" "	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 UHLER TERRACE (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. PATRICK CHARLES E. JAEGER ANNA	202 E. LURCY AVE ALEXANDRIA VA 22301	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

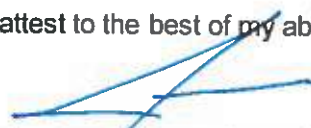
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MIKE DAMERON	MAYORAL CONTRIBUTION OF MORE THAN \$100	JUSTIN WILSON
2. N/A	N/A	N/A
3. N/A	N/A	N/A

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/15/2018
Date

MIKE DAMERON
Printed Name


Signature

SUP # _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

THE OWNERS OF WINDMILL HILL, LLC ARE REQUESTING TO BUILD A
NEW SINGLE FAMILY HOME ON THE SUB-STANDARD LOT LOCATED
AT 105 UHLER TERRACE ALEXANDRIA VA 22301. THE LOT
IS CURRENTLY VACANT AND OUR NEW SINGLE FAMILY HOME
WOULD CONSIST OF THREE FINISHED LEVELS WITH TWO
OFF STREET PARKING SPACES. WE HAVE WORKED WITH THE
DEL RAY ARCHITECTURAL GUIDELINES HANDBOOK TO
CREATE A HOUSE THAT BOTH FITS WITHIN THE NEIGHBORHOOD AND
R-8 ZONING, WITH A MINOR MODIFICATION FOR HEIGHT DUE
TO THE REAR TOPOGRAPHY

105 Uhler Terrace – SUP and sub-standard lot development Narrative.

The owners of Windmill Hill, LLC are requesting to build a new single family home on the substandard lot located at 105 Uhler Terrace Alexandria VA 22301. The lot is currently vacant and our new single family home would consist of three finished levels with two off street parking spaces. We have worked with our design team to create a house that both fits within the neighborhood and R-8 zoning.

The proposed design has a top of roof height that is 6.7' lower than the existing top of roof height at 107 Uhler Terrace. Infill development with a roof height any lower than this height will be out of context with the existing scale of the neighborhood.

In addition, the proposed design is 2.6' higher than the allowed building height based on the block face study due to the extreme drop in the grade towards the back of the lot. The applicant is requesting the ability to build a house that is 2.6' over the allowed building height but substantially lower than its closest neighbor.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

NEW SINGLE FAMILY HOME

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

N/A

Hours:

N/A

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

13 SEER AIR CONDITIONING EQUIPMENT ON SIDE
OF HOUSE WITH IN THE ALEXANDRIA ZONING A.C. UNIT GUIDELINES

B. How will the noise be controlled?

SUP # _____

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

RESIDENTIAL TRASH W/ REGULAR CITY COLLECTION

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

WEEKLY

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SUP # _____

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

• STANDARD CONSTRUCTION HOURS PER CITY CODE
• WINDYHILL HILL LLC CONSTRUCTION MANAGEMENT DURING CONSTRUCTION

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

2 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? ☐ Yes ☐ No
--

- B. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? ☐ Yes ☐ No

SUP # _____

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur? N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? N/A
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be?
- _____ sq. ft. (existing) + 2,890 sq. ft. (addition if any) = 2,890 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
- ☒ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application

105 UHLER TERRACE

BUILDING & THRESHOLD HEIGHT DATA

A	B	C	D	E	F	G	H	I
Address #	Ground Elevation	1st Floor Threshold Elevation	Bottom of Roof Elevation	Top of Roof Elevation	(C-B) Distance Ground to 1st Floor	(D-B) Distance Ground to Bottom of Roof	(E-B) Distance Ground to Top of Roof	(G+H)/2 Building Height
100 Uhler	205.6	208.9	225.6	228.8	3.3	20.0	23.2	21.6
101 Uhler	199.9	200.2	219.4 *	223.4 *	0.3	19.5	23.5	21.5
107 Uhler	199.8	203.9	221.5	229.9	4.1	21.7	30.1	25.9
196 Uhler	206.3	208.0	224.2	231.6	1.7	17.9	25.3	21.6
198 Uhler	207.4	209.7	226.0	233.4	2.3	18.6	26.0	22.3
200 Uhler	209.2	210.3	226.3	234.1	1.1	17.1	24.9	21.0
201 Uhler	205.4	208.1	225.5 *	227.4 *	2.7	20.1	22.0	21.1
202 Uhler	209.5	210.3	226.5	234.1	0.8	17.0	24.6	20.8
204 Uhler	209.0	209.5	225.7	233.3	0.5	16.7	24.3	20.5
205 Uhler	208.8	211.4	229.8 *	234.8	2.6	21.0	26.0	23.5
AVERAGE	206.1	208.0	225.1	231.1	1.9	19.0	25.0	22.0
					2.3			26.4

* Denotes measurements are calculated from a roof dormer.

Allowed Threshold Height (1.2x)

Allowed Roof Height (1.2x)

BUILDING PLANE SETBACK ALONG UHLER TERRACE

Address #	Setback from Face of Curb	Setback from Property Line
100 Uhler	53.4	9.0
101 Uhler	63.0	6.6
107 Uhler	30.9	23.5
196 Uhler	35.9	28.0
198 Uhler	27.8	20.2
200 Uhler	35.7	28.0
201 Uhler	30.8	21.5
202 Uhler	35.4	28.1
204 Uhler	34.9	28.0
205 Uhler	39.0	21.4
AVERAGE	38.7	21.4

BUILDING & THRESHOLD HEIGHT DATA

* Denotes measurements are calculated from a roof dormer.

Allowed Threshold Height (1.2x)

Allowed Roof Height (1.2x)

Address #	Setback from Face of Curb	Setback from Property Line
100 Uhler	53.4	9.0
101 Uhler	63.0	6.6
107 Uhler	30.9	23.5
196 Uhler	35.9	28.0
198 Uhler	27.8	20.2
200 Uhler	35.7	28.0
201 Uhler	30.8	21.5
202 Uhler	35.4	28.1
204 Uhler	34.9	28.0
205 Uhler	39.0	21.4
AVERAGE	38.7	21.4



- #1 - 12" POPLAR, ON SITE - REMOVE
- #2 - 13" MAPLE, ON SITE - REMOVE
- #3 - 5" HOLLY, ON-SITE - REMOVE
- #4 - 5" HOLLY, ON-SITE - REMOVE
- #5 - 12" POPLAR, ON-SITE - REMOVE
- #6 - 10" MAPLE, ON-SITE - REMOVE
- #7 - 2" JAPANESE MAPLE, IN PUBLIC R/W - SAVE

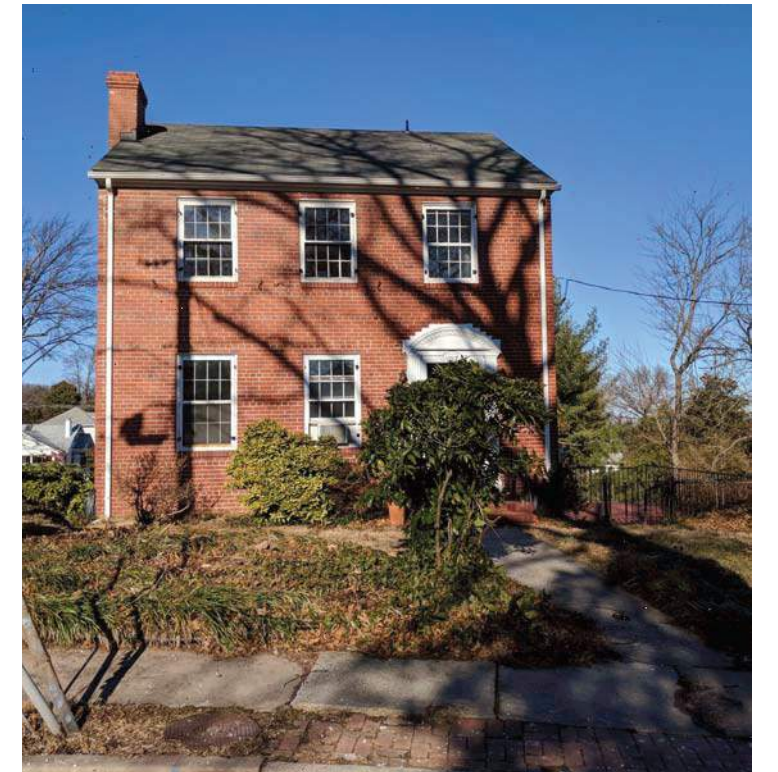
TREE PLANTING NOTE:
EXISTING TREES ARE NOT IN GOOD CONDITION. PROPOSED PLANTINGS WILL MEET THE CITY'S REQUIREMENTS FOR NEW TREE COVERAGE. A LANDSCAPE PLAN WILL BE SUBMITTED WITH THE GRADING PLAN.



100 UHLER TERRACE



101 UHLER TERRACE



107 UHLER TERRACE



196 UHLER TERRACE



198 UHLER TERRACE



200 UHLER TERRACE



201 UHLER TERRACE



202 UHLER TERRACE



204 UHLER TERRACE



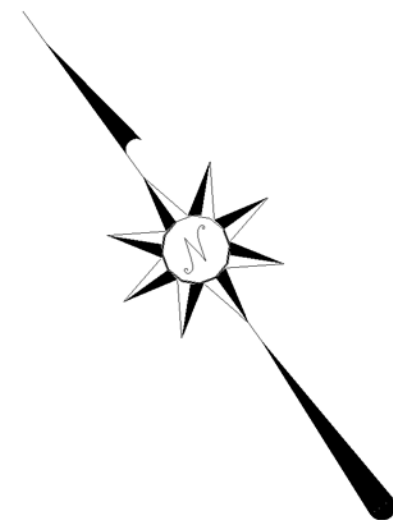
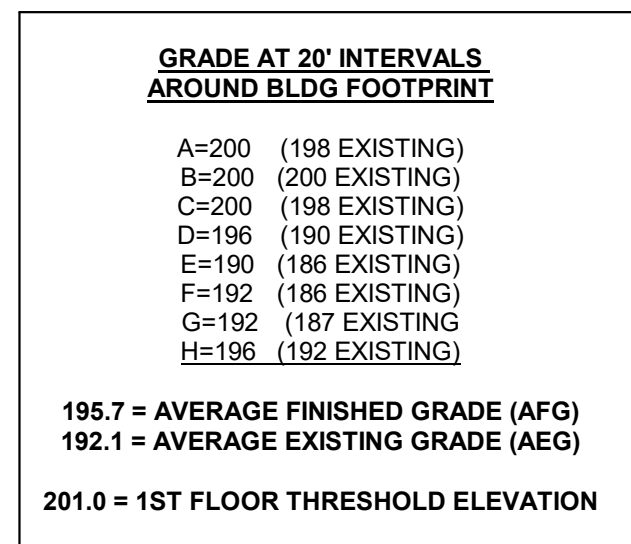
205 UHLER TERRACE



**105 UHLER TERRACE -
VIEW FROM STREET**



**105 UHLER TERRACE -
VIEW FROM BACKYARD**





DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 105 Uhler Terrace Zone R-8

A2. 6899 x .35 = 2414.6
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	0	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Porch/ Garage**	0
Porches/ Other	0	Attic less than 5'***	0
Total Gross *	0	Total Exclusions	0

B1. Existing Gross Floor Area *
0 Sq. Ft.

B2. Allowable Floor Exclusions**
0 Sq. Ft.

B3. Existing Floor Area minus Exclusions 0 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1292	Basement**	1292
First Floor	1301	Stairways**	190
Second Floor	891	Mechanical**	23
Third Floor	0-all vaulted	Porch/ Garage**	64 -front porch
Porches/ Other	278	Attic less than 5'***	0
Total Gross *	3761	Total Exclusions	1569

C1. Proposed Gross Floor Area *
3761 Sq. Ft.

C2. Allowable Floor Exclusions**
1569 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 2192 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) _____ Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

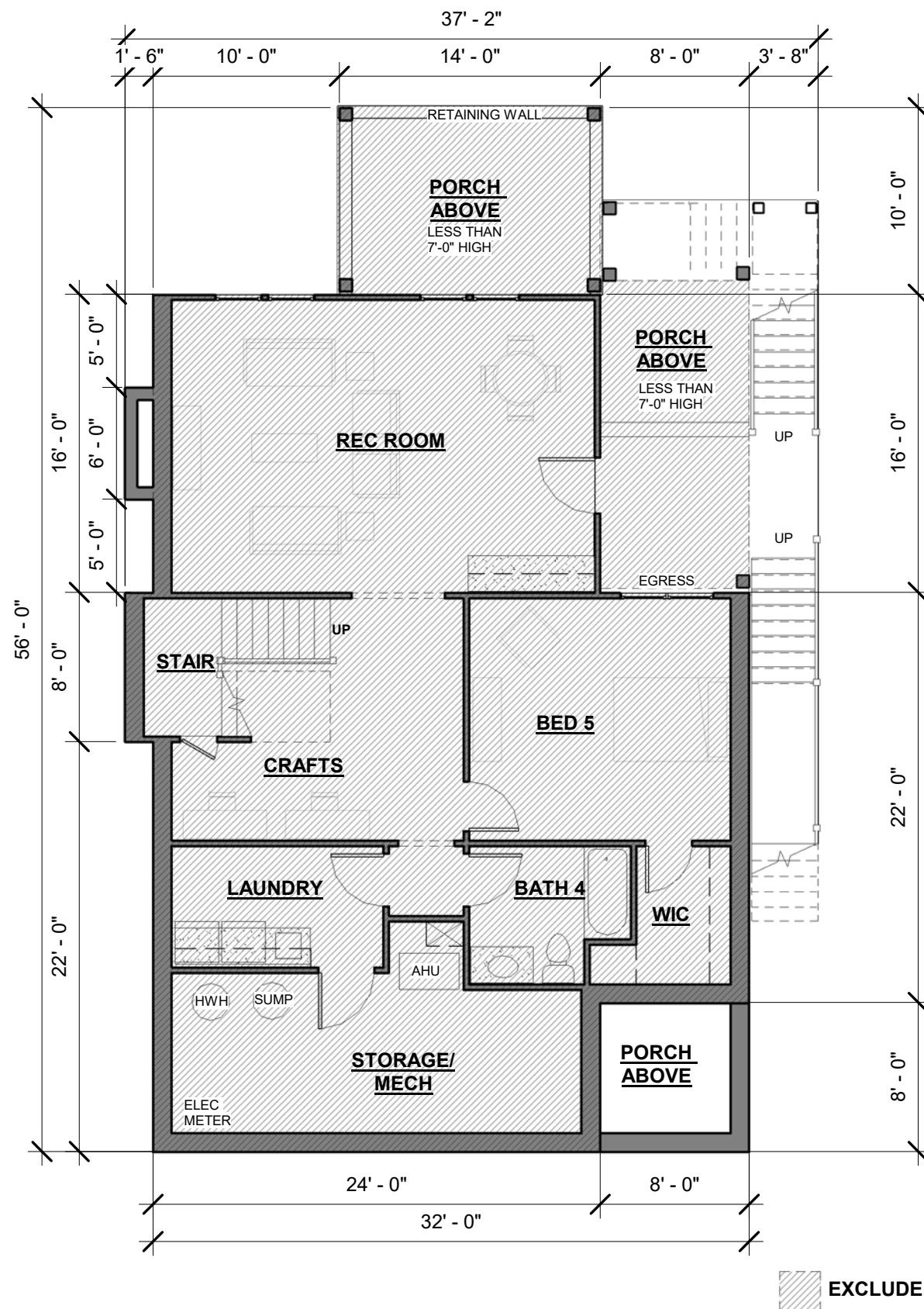
F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

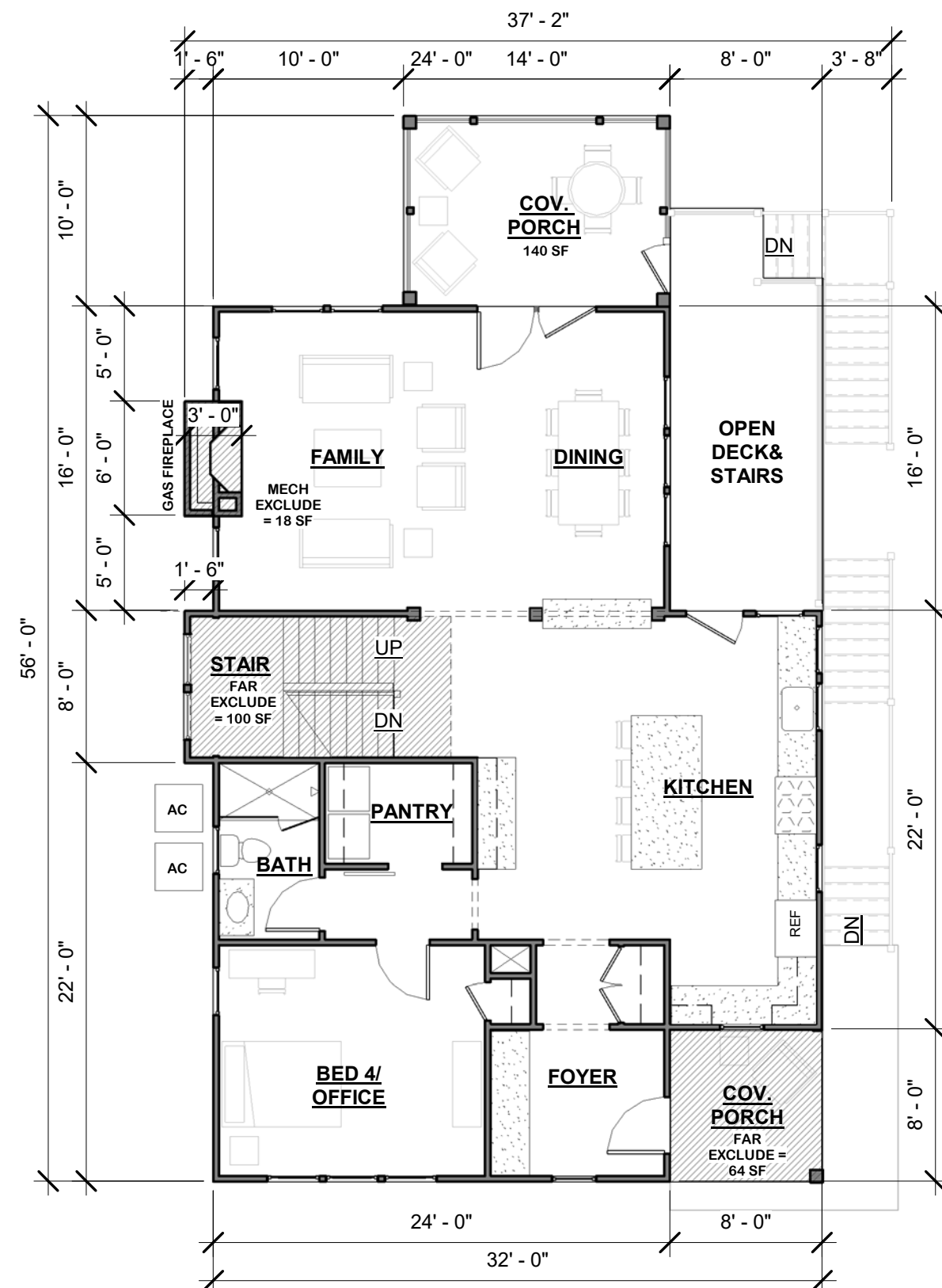
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:  Date: 3/23/18

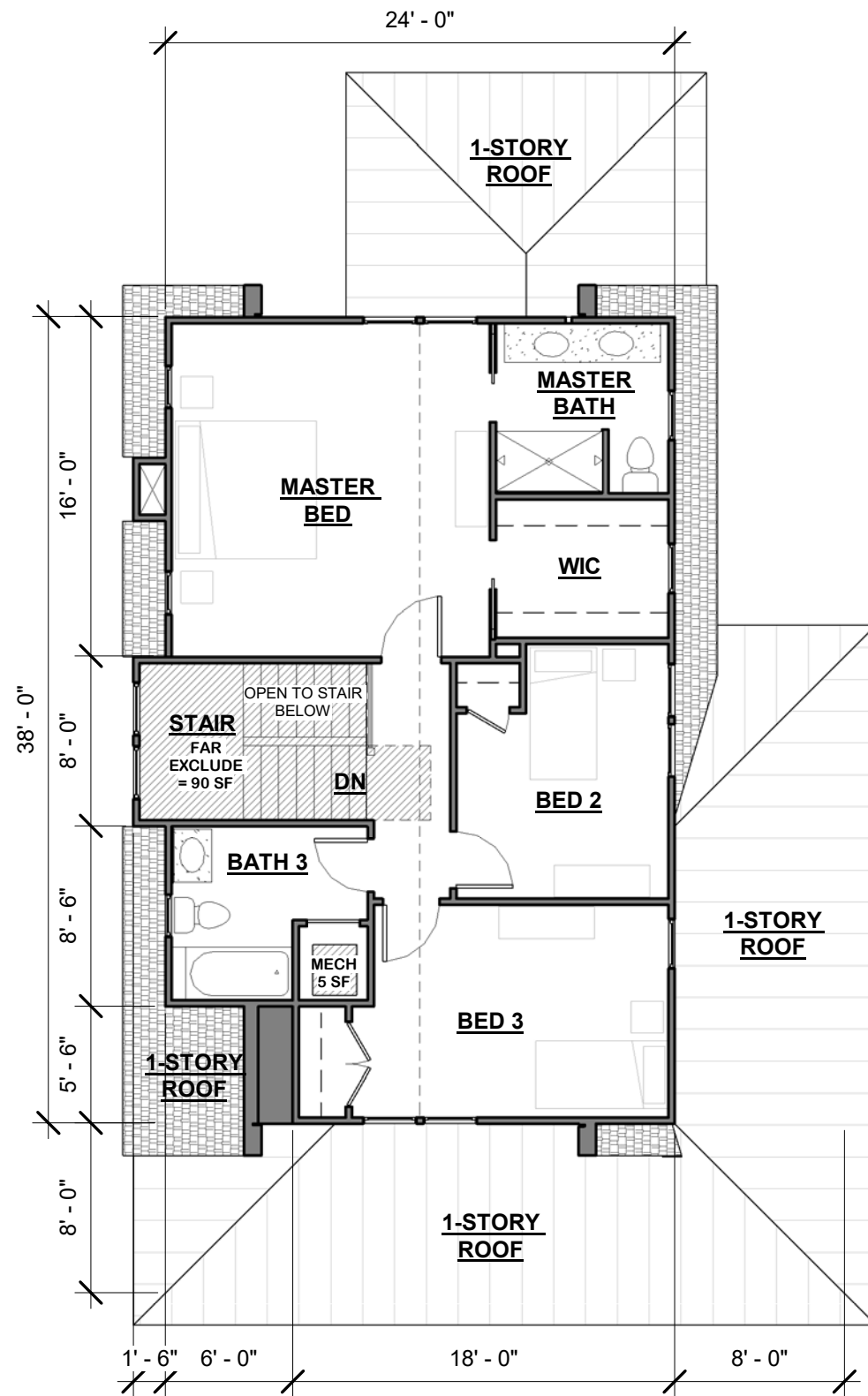
Maria Wright
 2018.03.23 11:17:53 -0400



1 LOWER FLOOR PLAN
1/8" = 1'-0"

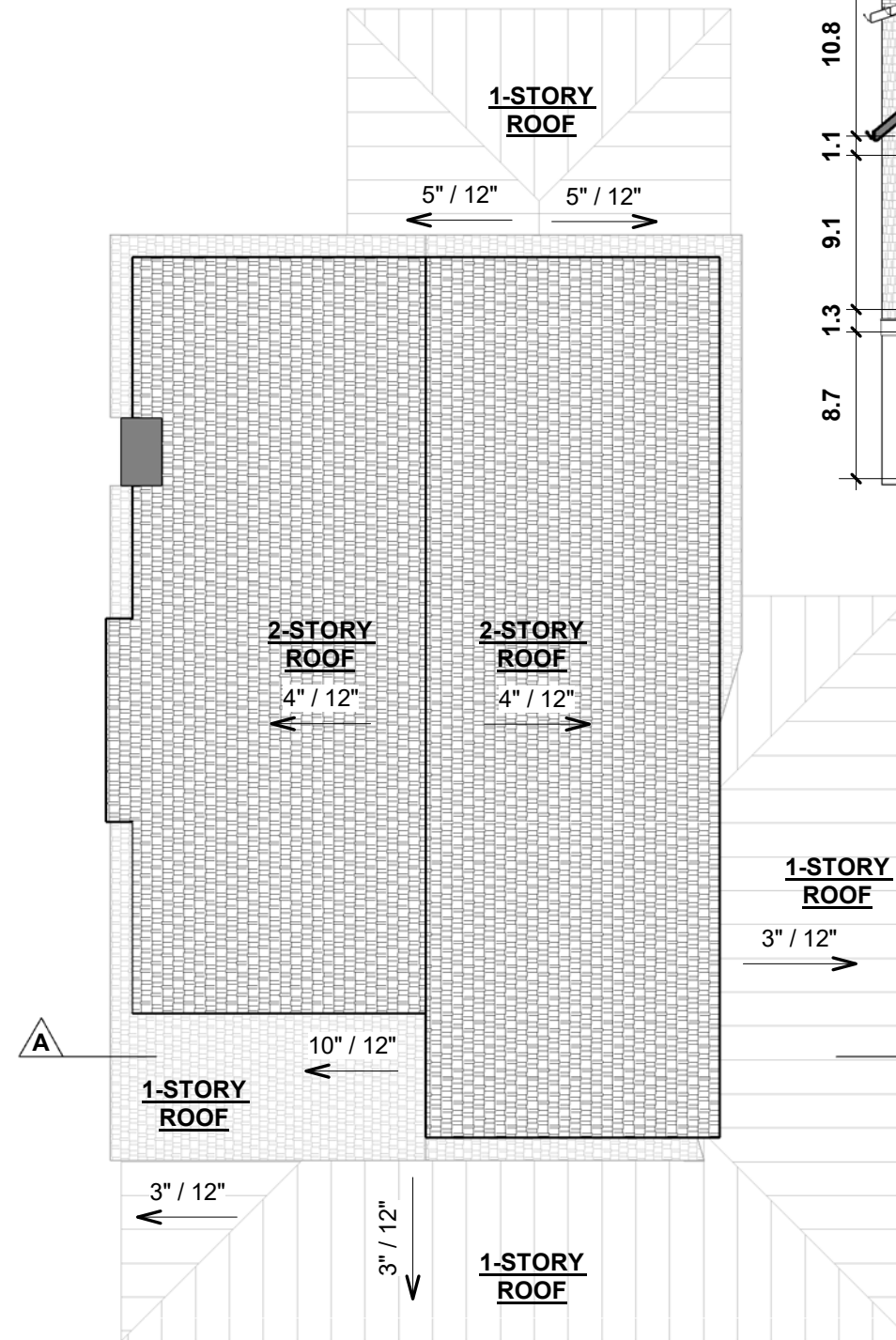


2 MAIN FLOOR PLAN
1/8" = 1'-0"

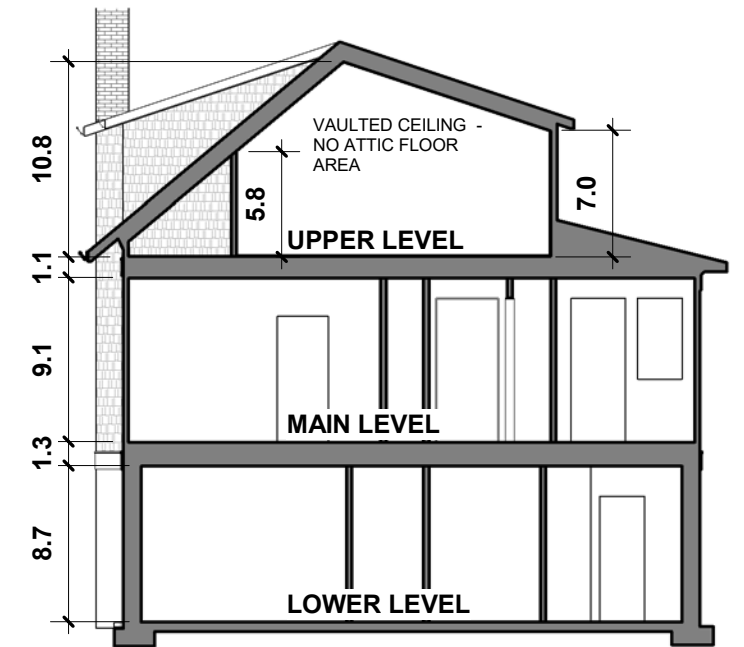


1 UPPER FLOOR PLAN
1/8" = 1'-0"

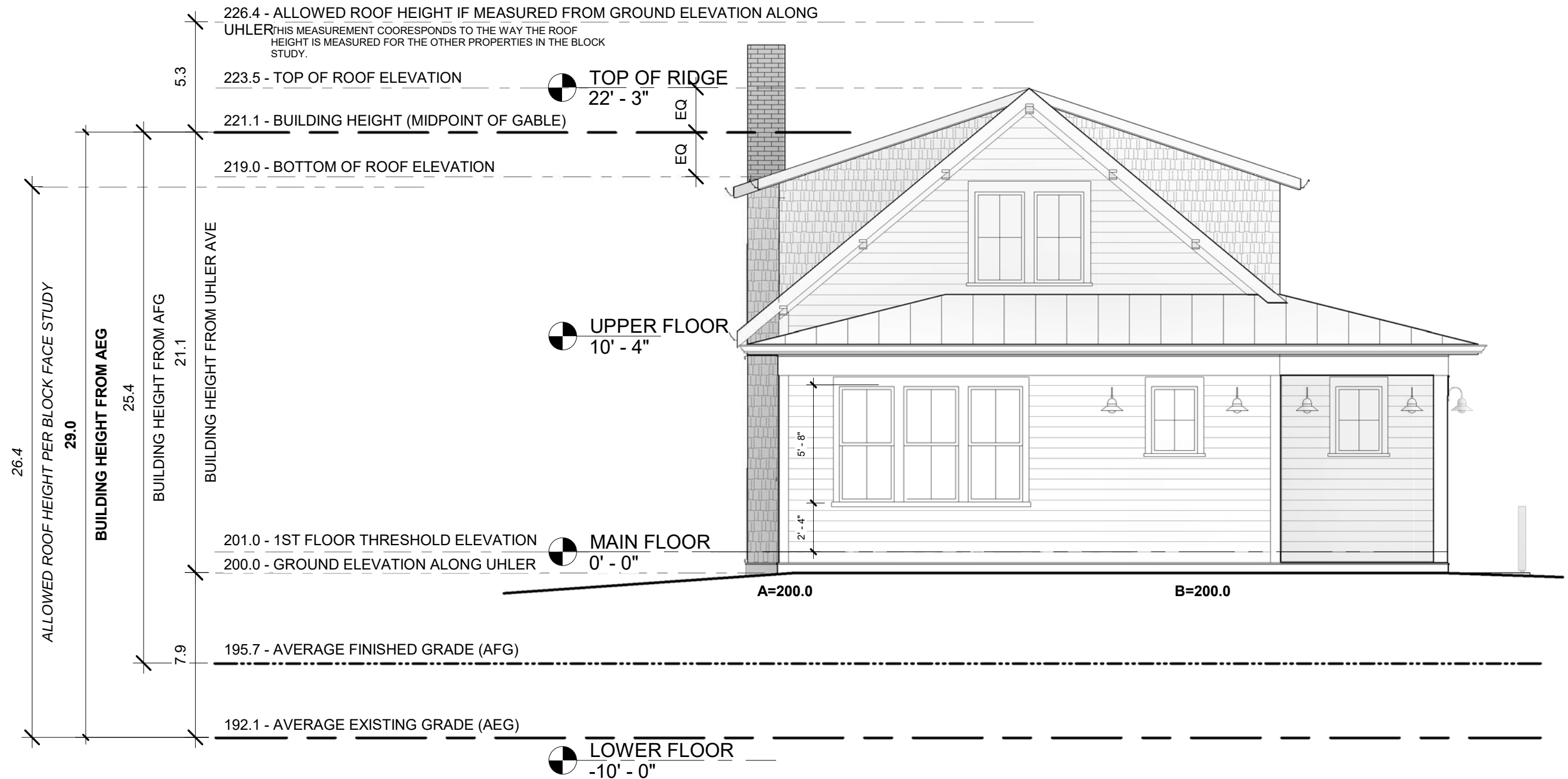
EXCLUDED FROM FLOOR AREA



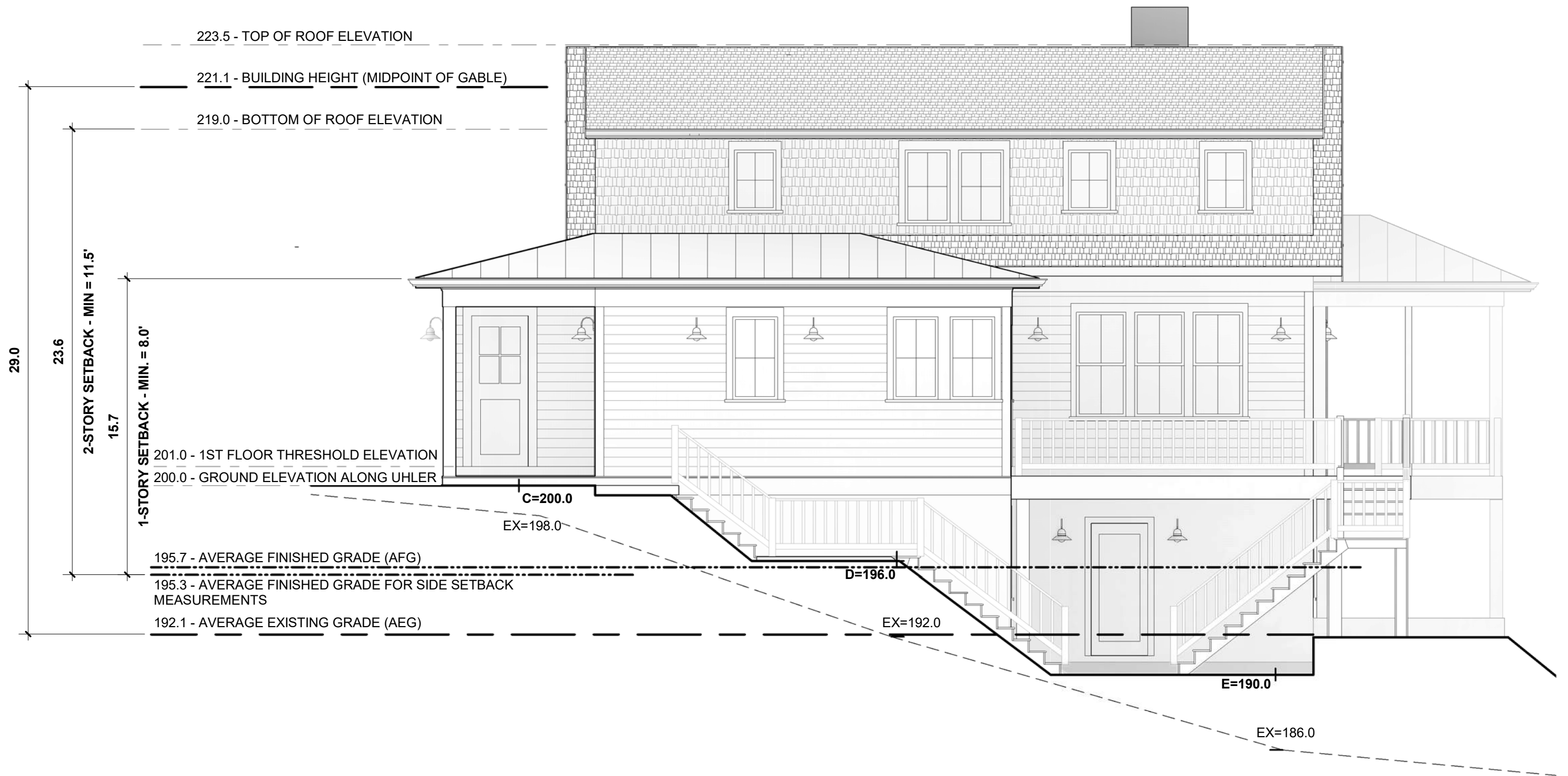
2 ROOF PLAN
1/8" = 1'-0"



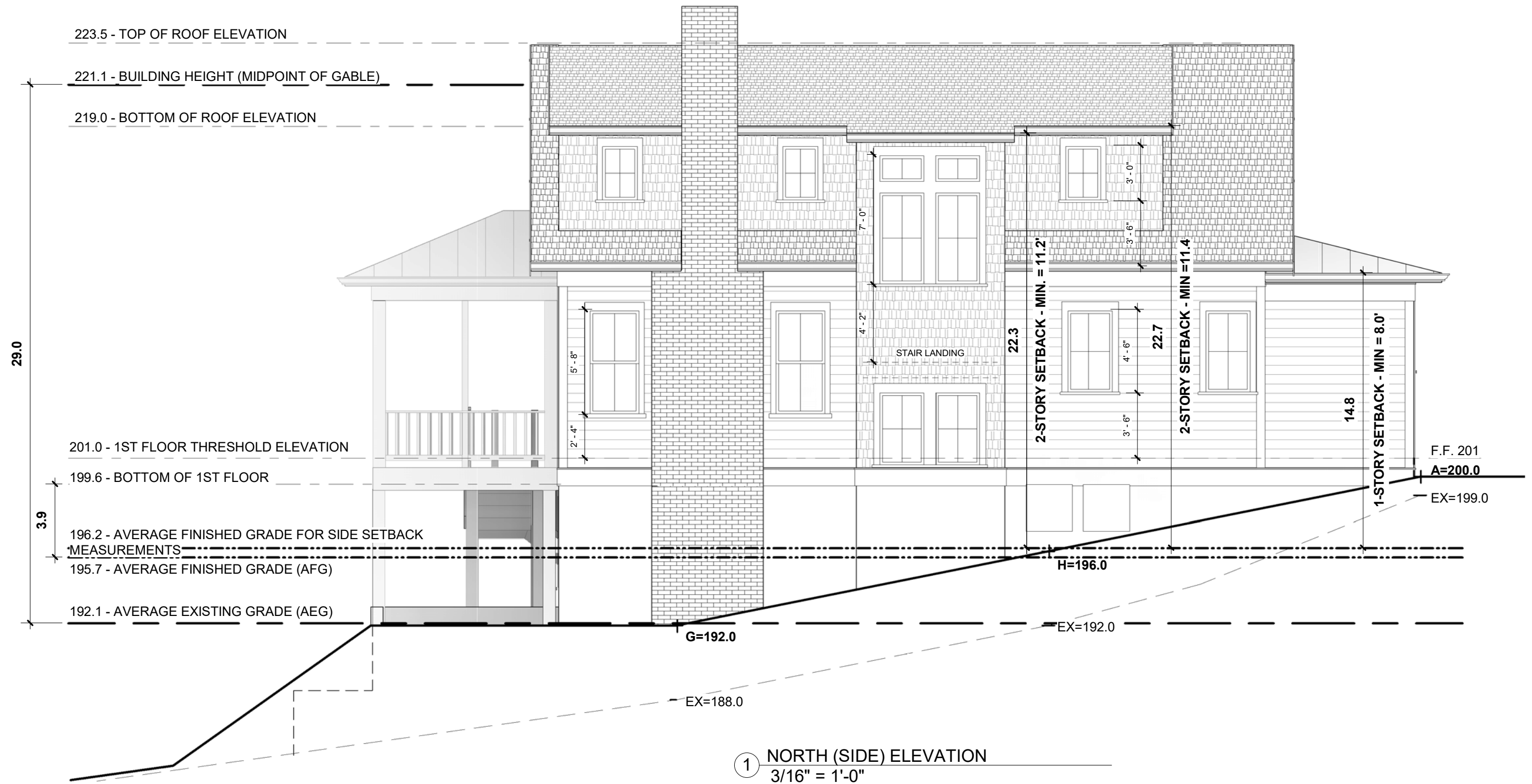
A BUILDING SECTION
3/32" = 1'-0"



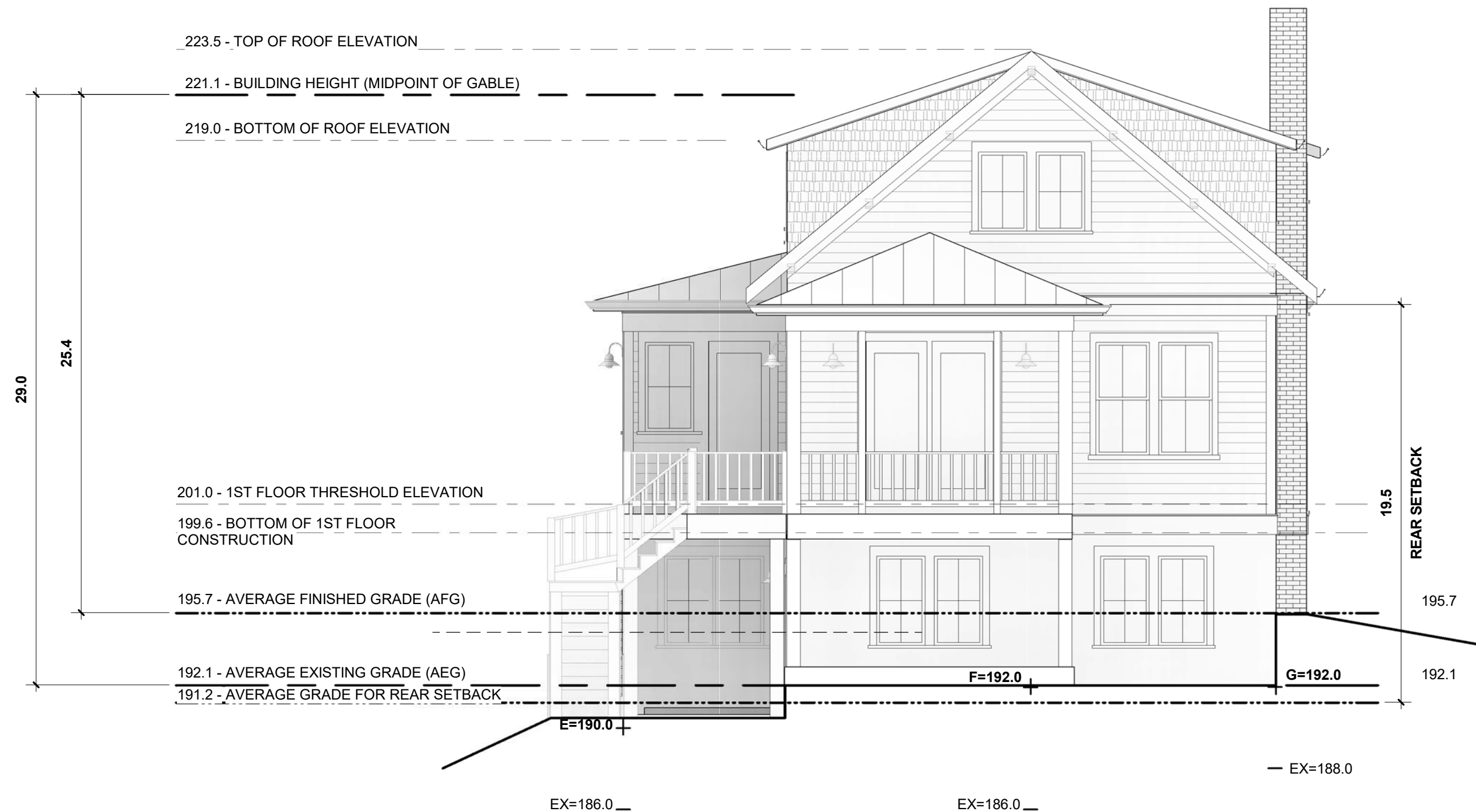
1 WEST (FRONT) ELEVATION
3/16" = 1'-0"



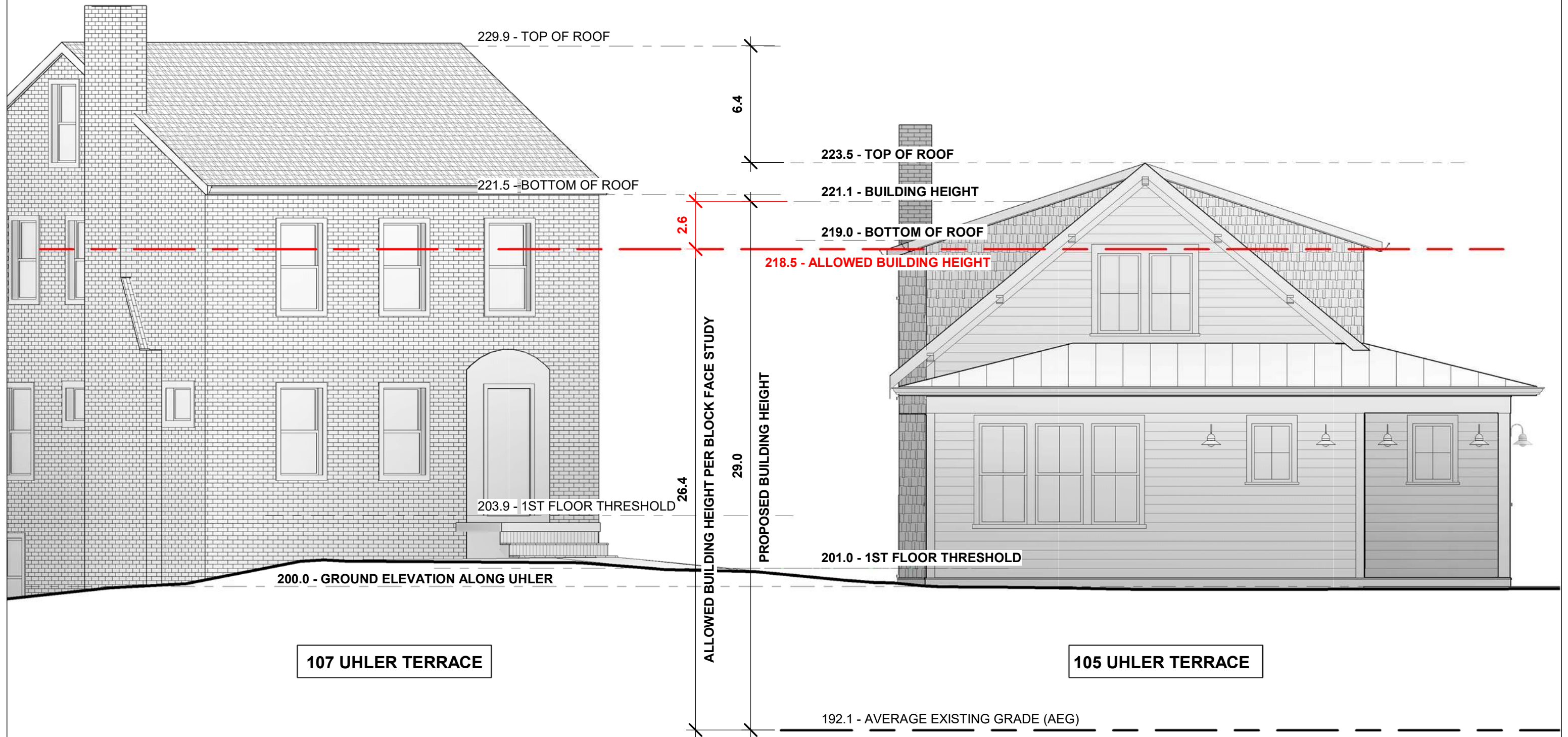
① SOUTH (SIDE) ELEVATION
3/16" = 1'-0"



WINDMILL HILL



① EAST (REAR) ELEVATION
3/16" = 1'-0"



1 WEST (FRONT) ELEVATION - HEIGHT
COMPARISON TO 107 UHLER
3/16" = 1'-0"



1 EAST (REAR) ELEVATION - HEIGHT
COMPARISON TO 107 UHLER
1/8" = 1'-0"



FRONT VIEW FROM UHLER TERRACE



VIEW FROM UHLER TERRACE LOOKING NORTH



VIEW FROM UHLER TERRACE LOOKING EAST



VIEW FROM FRONT OF UHLER TERRACE



VIEW FROM CORNER OF UHLER TERRACE & SYCAMORE STREET



VIEW FROM BACKYARD LOOKING WEST



VIEW FROM BACKYARD LOOKING SOUTH



VIEW FROM BACKYARD LOOKING WEST



VIEW FROM BACKYARD LOOKING SOUTH

PLANTING SCHEDULE:

TREE SPECIES	CROWN COVERAGE ALLOWANCE
#1 - 3.5" ZELKOVA GREEN VASE	750
#2 - 2" LEYLAND CYPRESS - EVERGREEN	250 x2
#3 - 3.5" ELM PRINCETON	1,250
#4 - 2" HOLLY, FOSTER	250

TOTAL COVERAGE TO BE PLANTED 2,750, OR 40%

CROWN COVER CALCULATIONS

TOTAL SITE AREA	6,899 SQ. FT.
EXISTING CROWN COVER TO REMAIN	0 SQ. FT.
CROWN COVER PROVIDED	2,750 SQ. FT., OR 40%





From: Maria Wright <maria@mjd designsllc.com>
Sent: Wednesday, March 14, 2018 11:36 PM
To: Sam Shelby
Cc: Mike Dameron; Puskar, M. Catharine
Subject: Re: Wrap up items
Attachments: 105 Uhler - FAR calc -signed 2018.03.14.pdf

Hi Sam,

Please see attached for the FAR calc sheet with the correct lot size.

The siding material will be HardiePlank Lap Siding on the 1st floor and 2nd floor gable walls. <http://www.jameshardie.com/products/hardieplank-lap-siding>.

The 2nd floor dormer walls and stair bump out will be clad with cedar shingles. I'm not sure if we'll use real cedar or a composite product that looks like cedar shingles, such as HardieShingle siding.

Maria

March 15, 2018

Planning Commission Members and Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: Special Use Permit (SUP) # 2018-0007

105 Uhler Terrace- SUP for Height and Substandard Lot

The Del Ray Citizens Association (DRCA) supports the request for 2.6' of additional height and to build a new single family dwelling on a substandard lot.

The Del Ray Citizens Association voted to support SUP #2018-0007 at its March 14, 2018 meeting. The DRCA Land Use Committee heard the request by the Applicant and the Applicant's Attorney at its February 13th, 2018 meeting. Several of the applicants' neighbors were in attendance and expressed concerns about the application. The concerns focused primarily on the small size of Uhler Terrace and the potential problems for ingress/egress, parking, snow removal, and trash can placement on a dead-end street without a cul-de-sac. There were also comments regarding obstruction of current views, and changing the pattern of the neighborhood. These are very valid concerns, some of which we hope City Staff will be able to address and provide guidance to the property owners (specifically regarding City services).

The LUC previously reviewed an application for this property and the neighboring property at 107 Uhler that it did not support because the proposed residence was not in scale with the neighborhood. We appreciate that the current applicant used guidance from the Del Ray Pattern Book, and prefer to allow a modification to the height requirement in exchange for an appropriately sloped roof that is not as flat as many of the new construction homes in the neighborhood. We feel that adding an appropriately scaled single family residence into the vacant lot is preferable to the alternative of a single very large home spanning both properties.

We appreciate the challenge of building on a steeply sloping lot, and feel that the zoning code should address this issue more directly in the infill regulations.

Sincerely,

/s/ Annie Ebberts

Kristine Hesse & Annie Ebberts, Co-Chairs
Del Ray Citizens Association
Land Use Committee

Rod Kuckro, President
Del Ray Citizens Association

Cc: Sam Shelby, Staff Reviewer
Mike & Leigh Dameron, Applicant
Cathy Puskar, Attorney