

***Special Use Permit #2020-00057
1413 and 1415 Princess Street
Parking Reductions and Open Space Modifications***

Application	General Data	
Request: Public hearing and consideration of a request for a Special Use Permit for parking reductions with lot modifications for the construction of two single-family dwellings on each lot.	Planning Commission Hearing:	October 6, 2020
	City Council Hearing:	October 17, 2020
Address: 1413 and 1415 Princess Street	Zone:	RB/Townhouse Zone
Applicant: Deyi Awadallah	Small Area Plan:	Braddock Road Metro Station

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

Staff Reviewer: Ray Roakes, raymond.roakes@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

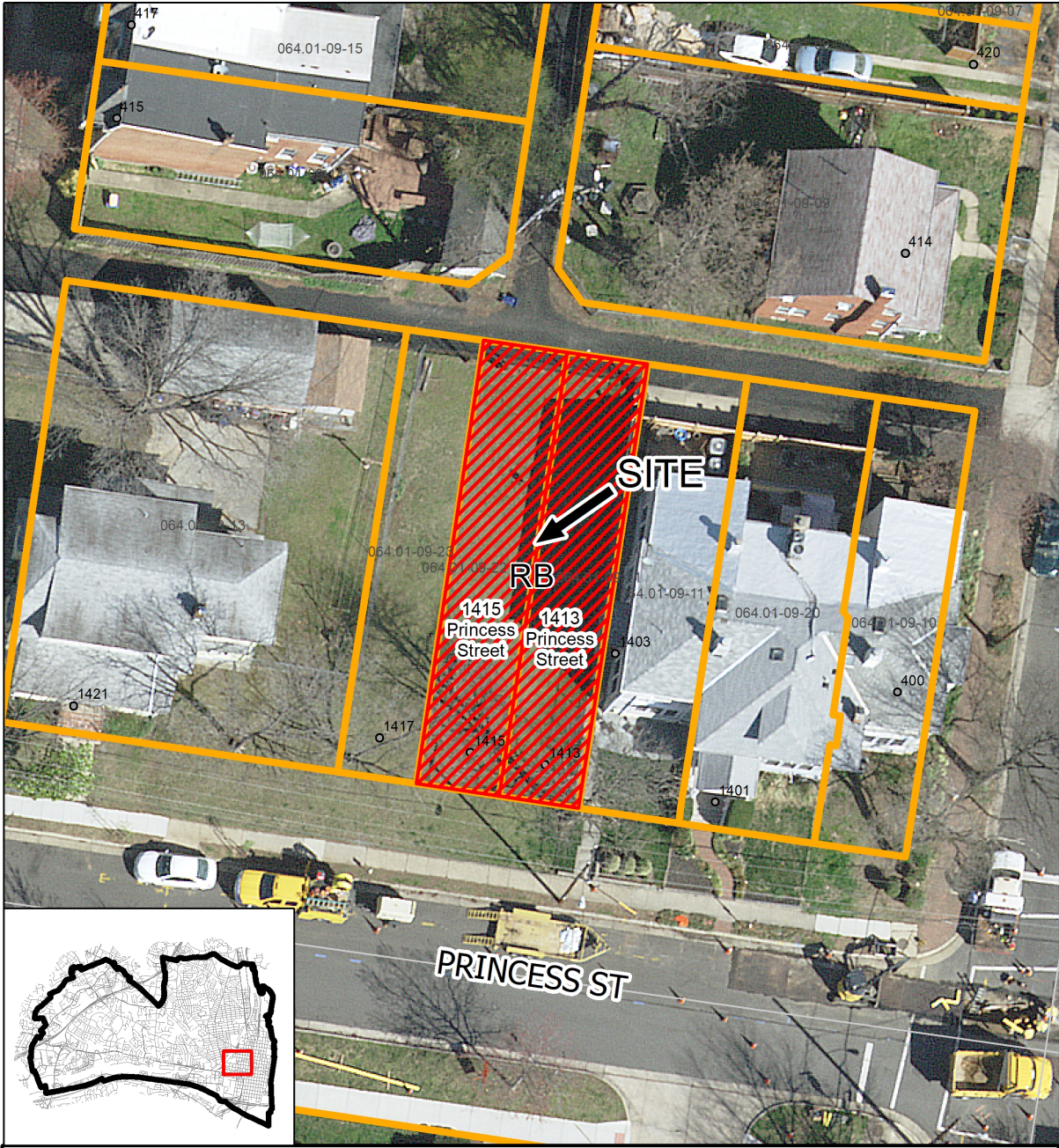
CITY COUNCIL ACTION, OCTOBER 17, 2020: City Council approved the Planning Commission recommendation. (separate motion)


PLANNING COMMISSION ACTION, OCTOBER 6, 2020: On a motion by Vice Chair McMahon, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00057, subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

Commissioner Brown inquired about the use of an adjacent, vacant and similarly sized lot at 1417 Princess. Staff confirmed that a single-family home would be constructed on the lot, which had recently received SUP approval for a similar open space modification and for a full parking reduction.

Vice Chair McMahon supported the request as it represented smart infill development near mass transit and schools.



 **Special Use Permit #2020-00057**
1413 & 1415 Princess Street

0 12.5 25 50 Feet

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PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Deyi Awadallah, requests Special Use Permit approval for one-space parking reduction and open space modifications on each lot for the construction of two single-family dwellings, one located at 1413 Princess Street and the other located at 1415 Princess Street.



Figure 1: Site Photo (Front from Princess Street)



Figure 2: Site Photo (Rear from alley)

SITE DESCRIPTION

The subject properties include two rectangular lots of record located on the north side of Princess Street. The lots both have 16 feet of frontage on Princess Street, 85 feet of depth and 1,360 square feet of lot area (Figures 1 and 2). The undeveloped lots are accessible from the rear by an alley that connects North Peyton Street and North West Street.

A mix of single-family detached dwellings and townhouses surround the subject lot. Detached single-family homes immediately border the lot. Townhouses are located to the east toward North West Street. Across Princess Street to the south is Princess Square, consisting of a three-story apartment building and townhouses.

Jefferson-Houston Elementary School is located two blocks to the south. The King Street Metro Station and Alexandria Union Station are located approximately one-third of a mile to the southwest and the Braddock Metro Station is located approximately one-quarter of a mile to the north.

BACKGROUND

Deed information and subdivision records show that the subject lots at 1413 and 1415 Princess Street were created by subdivision in 1893 and have remained undeveloped and of the same dimensions since that date.

City Council approved SUP #2019-0080 in December 2019 for a similar proposal at the adjacent undeveloped lot at 1417 Princess Street. City Council amended the staff recommendation for a one-space parking reduction and allow for a two-space, full parking reduction. Although the two-space parking reduction was granted, the applicant chose to provide one-space as noted on the plans submitted for BAR review. An open space modification request for 482 square feet or 35.4% of the lot area was also approved.

PROPOSAL

The applicant, Deyi Awadallah, requests Special Use Permit approval for one-space parking reduction and open space modifications for the construction of two single-family dwellings on each of the two lots at 1413 and 1415 Princess Street. The applicant proposes parking for one vehicle at the rear of both lots. The lots can accommodate only one standard parking space each, which measures 9 feet by 18.5 feet, due to the existing 16-foot lot width.

The applicant also proposes 408 square feet of open space for each lot and, therefore, requests for each property a 392 square foot modification from the RB zone's 800 square foot open space requirement (Figure 3). The applicant requests the modifications to provide adequate footprints for marketable single-family dwellings with one off-street parking space on each lot. The gross square footages for the proposed two-story homes are 1,728 square feet each, which would include 576 square feet on each level of the homes.

If the parking reductions and the lot modifications for open space are approved through this SUP, the Board of Architectural Review will review the exterior design of the dwelling to comply with the Parker-Gray Historic District requirements. In doing so, it may adjust the front setbacks of the new dwellings, from that proposed in this report, as provided in the Zoning Ordinance.

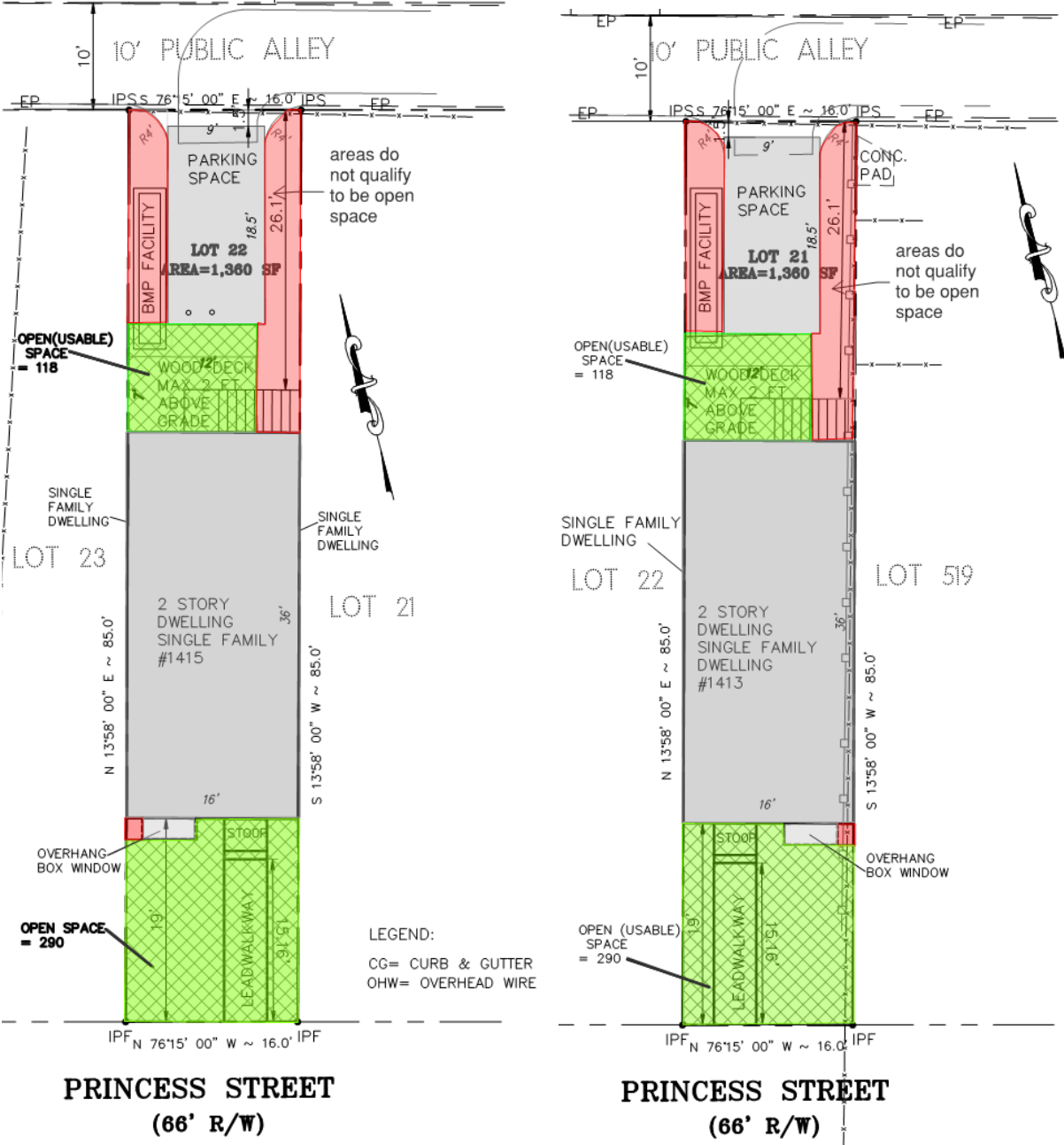


Figure 3: Proposal

- Gray = footprints of proposed dwelling and parking spaces.
- Green = 408 sq. ft. of open and usable space.
- Red = Approximately 180 additional sq. ft. of open space that cannot be counted toward open space requirements, in accordance with Section 2-180 of the Zoning Ordinance.

PARKING

According to Section 8-200(A)(1) of the Zoning Ordinance, a single-family detached home is required to provide two off-street parking spaces. Section 8-100(A)(4) allows reductions of the parking requirement by Special Use Permit approval. Each of the proposed dwellings would provide one off-street parking space, requiring a SUP parking reduction approval for one parking space each.

ZONING/ MASTER PLAN DESIGNATION

The subject properties are located in the RB/Townhouse Zone which permits single-family dwellings pursuant to Section 3-702(A) of the Zoning Ordinance. Although the lots are substandard in lot size, width, and frontage, they may each be developed with a single-family dwelling at the current lot sizes. Section 3-707(B) allows for any land zoned to RB prior to February 27, 1973 to be developed with a single-family dwelling if the lot was recorded prior to December 28, 1951. Given the lots creation in 1893, a single-family dwelling is permitted on each lot. Table 1 compares the minimum lot and bulk requirements in the RB Zone with the existing lot characteristics and proposal.

Section 3-706(B) of the Zoning Ordinance requires each lot occupied by a dwelling unit to provide 800 square feet of open and usable space. Section 2-180(A) defines open space as areas that are more than eight feet in width. The applicant proposes 408 square feet of open space on each lot, a reduction of 392 square feet.

The lots are located within the Braddock Road Metro Station Small Area Plan that designates them for residential use. The lots are also located in the Braddock Road Metro Neighborhood Plan area, which is an overlay plan within the small area plan. The neighborhood plan supports residential use at the subject sites to enhance the overall residential vitality of the Parker-Gray neighborhood.

The lots are located within the Parker-Gray Historic District and any new construction, exterior alterations visible from a public way, or exterior demolition, regardless of visibility, require approval by the Board of Architectural Review (BAR).

Table 1: Compliance with RB Zone Requirements

	RB Zone Requirements	Individual Lot Characteristics for the Proposed Lots
Lot Size	1,980 SF	1,360 SF*
Lot Width	50' Min.	16'*
Lot Frontage	50' Min.	16'*
Front Yard Setback	0' or as approved by the BAR	19'**
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	13' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration***)	30'
Open Space	800 SF	408 SF
FAR	Maximum (per Section 3-707(B)) 1,020 SF (.75)	1,018 (.748)

*Complies with the Zoning Ordinance requirements as stated in Section 3-707(B).

** Board of Architectural Review (BAR) will review and approve a front setback consistent with the character of the district.

***Section 7-1003 states that whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley.

II. STAFF ANALYSIS

Staff supports the applicant's request for one-space parking reductions and open space modifications to allow for the construction of two single-family dwellings, each on a separate lot. The construction of the single-family dwellings on the undeveloped lots would add to the overall residential character of the neighborhood, increase density around the nearby mass transit hubs at the King Street and Braddock metro stations and support the Zoning for Housing initiative to create new housing opportunities. The request for the parking reductions and open space modifications would not create negative impacts related to parking, traffic, or open space aesthetics in the neighborhood.

Parking Reductions

Staff finds that providing one parking space on each lot would be reasonable at this location as future homeowners would not likely need more than one car due to the proximity to mass transit and to the commercial offerings along King Street and in the Braddock area. Two metro stations, the Amtrak station and several DASH and Metro bus routes are also within a ten-minute walk from the proposed home sites.

Open Space Modifications

Staff supports the applicant's request for open space modifications to allow for the construction of two single-family dwellings with 408 square feet of open space each. The lot modifications are critical to the residential development of the properties as strict compliance with the 800 square foot requirement of the RB zone would preclude the ability to develop the lots for marketable homes with only 560 square feet of surface area left over for development on each lot. For comparison, the RM zone generally encompasses portions of The Old Town Historic District that include townhouse style development. The RM zone requires 35% open space, which is relatively comparable to the 30% open space being provided on the subject lots. Staff has included conditions to ensure that a minimum of 408 square feet of open space is maintained at both addresses: Condition #1 requires the footprint of the dwellings to remain consistent with the applicant's proposal; and Condition #2 requires that the lot contains no less than 408 square feet of open space.

It is important to also note that the actual open space would appear more expansive as 180 square feet in the back and front yards cannot be technically defined as open space. Although 408 square feet counts toward open space, a perceived total of 588 square feet, or 37% of the total lot area, would benefit the properties in terms of light, air, and aesthetics.

Tree Canopy Coverage

Prior to construction of the single-family dwellings, the applicant would be required to provide 25% tree canopy coverage on each lot in accordance with the 2019 Landscape Guidelines. The increased tree canopy coverage on the lots would contribute to the City's Environmental Action Plan (EAP) Land Use and Open Space Chapter goal to expand a healthy urban tree canopy.

Conclusion

Staff supports the applicant's request for parking reductions and open space modifications which are necessary for the proposed development of single-family homes at 1413 and 1415 Princess Street. Staff believes the proposal supports the City's master plan goals that encourage density near mass transit centers and the initiative to create additional housing throughout the City.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit.

III. RECOMMENDED CONDITIONS

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

1. The footprint of the dwellings shall be substantially consistent with the illustrations submitted on September 21, 2020. (P&Z)
2. Open space shall be maintained at no less than 408 square feet at 1413 and at 1415 Princess Street. (P&Z)
3. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
4. 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: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Ray Roakes, Urban Planner

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 18 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:

- F-1 OEQ has no comments on this application.
- F-2 Staff supports the requested parking reduction from two spaces per unit to one space per unit. This is consistent with other approvals for townhouses in the neighborhood and the street frontage for this property is wide enough for an on-street space. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES/ Transportation Planning)
- R-1 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES/ D- ROW)
- R-2 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)

Code Enforcement:

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

Fire:

No comments or concerns

Health:

No comments received

Recreation, Parks & Cultural Activities:

- F-1 Include tree protection measures during construction.
- F-2 RPCA encourages the applicant to continue to look at alternatives to minimize the amount of open space being reduced (maybe look at reconfiguring the parking spaces to reflect what the neighbor's parking arrangement - parallel parking spaces in the alley).

Police Department:

No comments received