

Yan
SITE LOCATION: 309 LLOYD'S LA

94-0392

REMARKS: CONSTRUCT DWELLING ON SUBSTANDARD LOT

- Special Use Permit
- Board of Zoning Appeals
- Encroachment
- Vacation
- Subdivision
- Site Plan
- B.A.R.
-

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Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted In Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted In Part	Denied	Withdrawn
Action of Board of Architectural Review:	Granted	Granted Subject to Conditions	Granted In Part	Denied	Withdrawn

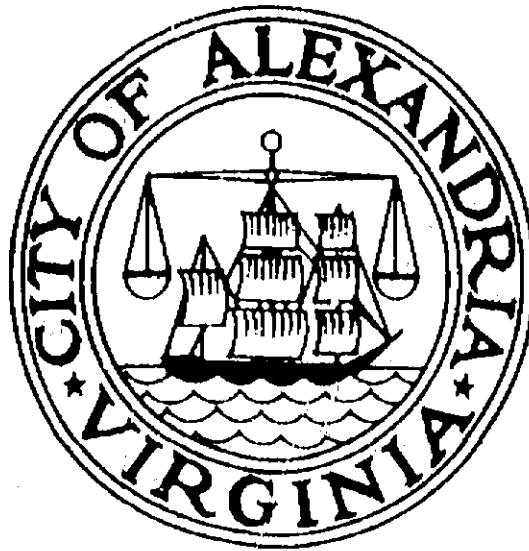
Applicant: _____ Map # _____ Zone _____

Public Hearing:

Planning Commission FEB. 7, '95 City Council

B.Z.A.

B.A.R.



CERTIFICATE OF AUTHENTICITY

This certifies that the microfilm images appearing on this record are accurate reproductions of the records of the City of Alexandria, Virginia, Department of Planning and Community Development, and were microphotographed in accordance with established government and industry standards, ensuring that all documents, notes, and attachments have been included herein.

4-16-98

Date of Microfilming

Diana Hill

Camera Operator

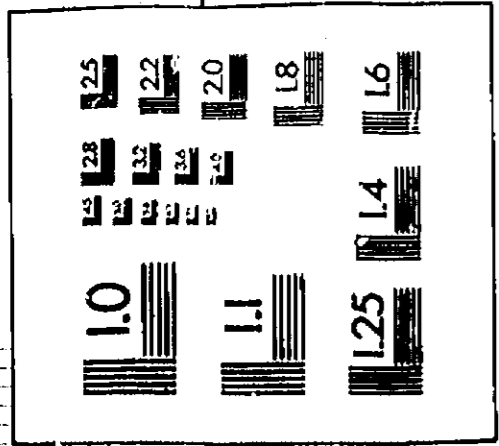
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Camera Number

Catherine Stewart

Supervisor



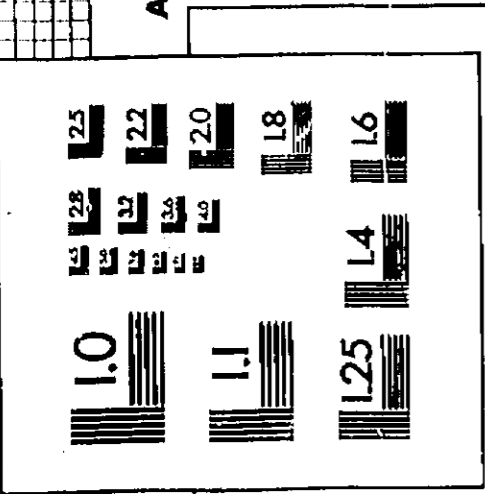


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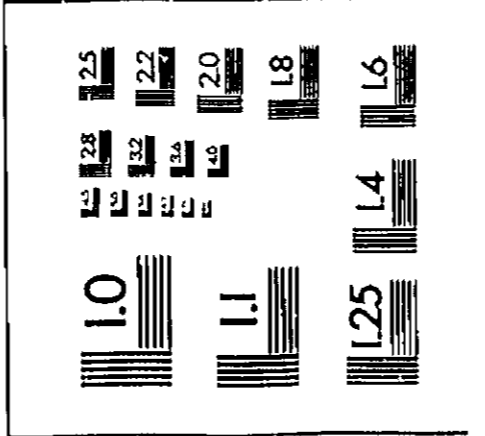
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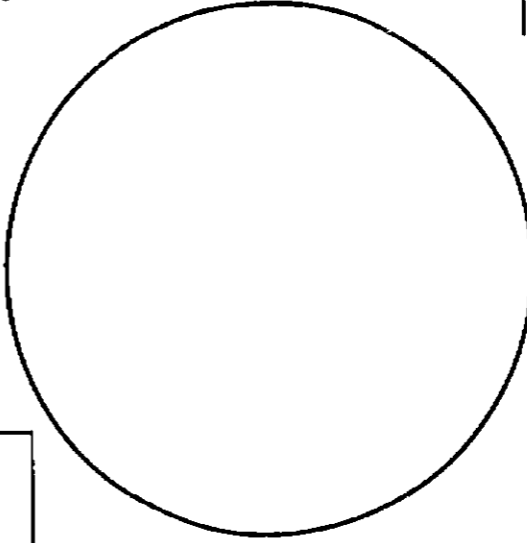
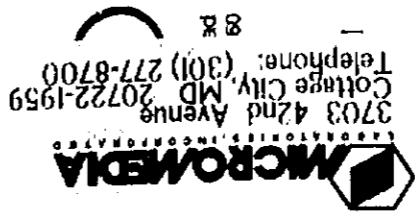
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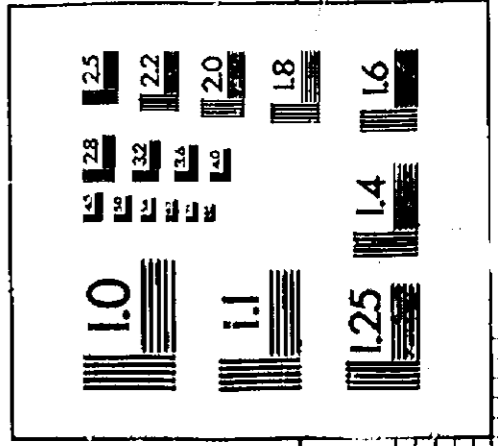
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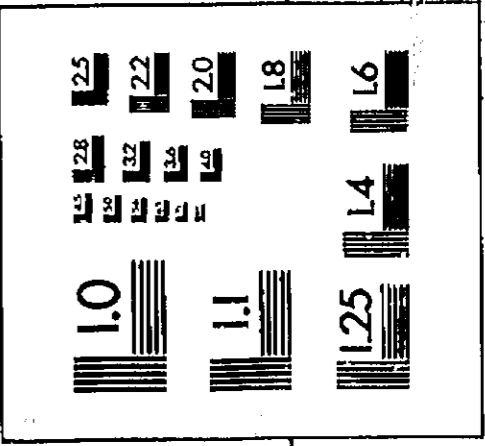
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A

B

C

D

*Special
Use
Permit*

94-0392



SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this special use permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit No. 9A-0392 Approved by City Council on 2/25/95

Permission is hereby granted to LUTHER A. GILLIAM and
MARY H. GILLIAM

to use the premises located at 309 LLOYD'S LANE

for the following purpose see attached

It is the responsibility of the special use permit holder to adhere to the conditions approved by City Council. The Department of Planning and Community Development will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries ~~_____~~ a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

4-10-95

Date

Sheldon Lynn
Sheldon Lynn, Director
Planning and Community Development

APPLICATION: SPECIAL USE PERMIT

SUP # 94-0392

PROPERTY LOCATION: 309 Lloyds Lane, Alexandria, Virginia

TAX MAP REFERENCE: 33.00 11 14 ^{New #} (33.00-17-06) ZONE: R-12

APPLICANT NAME: Luther A. Gilliam and Mary H. Gilliam

ADDRESS: 305 Lloyds Lane, Alexandria, Virginia 22302

PROPERTY OWNER NAME: Luther A. Gilliam and Mary H. Gilliam

ADDRESS: 305 Lloyds Lane, Alexandria, Virginia 22302

USE REQUESTED: Special Use Permit to construct Single Family dwelling on a sub-standard residential lot (Section 12-400).

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Law Offices of Henry Alexander Thomas
By: Duncan W. Blair, Esquire
Print Name of Applicant or Agent

Duncan W. Blair
Signature

P.O. Box 820
Mailing Address

(703) 838-5109
Telephone Number

Alexandria, Virginia 22313
Mailing Address

December 27, 1994
date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Filing: 12-27-94 \$100.- 12-27-94
date received fee paid date paid

Legal Advertisement: _____ date Property Placard: _____ date

ACTION - PLANNING COMMISSION: 2/7/95 Recommend approval 7-0

ACTION - CITY COUNCIL: 2/25/95 PH--Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Docket Item #
SPECIAL USE PERMIT #94-0392

Planning Commission Meeting
February 7, 1995

ISSUE: Consideration of a request for a special use permit to construct a residential dwelling on a substandard lot.

APPLICANT: Luther A. Gilliam and Mary H. Gilliam
by Duncan W. Blair, attorney

LOCATION: 309 Lloyd's Lane

ZONE: R-12/Residential

CITY COUNCIL ACTION, FEBRUARY 25, 1995: Approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Representations: Mr. Blair agreed that tree preservation measures would be taken with regard to the large magnolia tree to the satisfaction of the City Arborist.

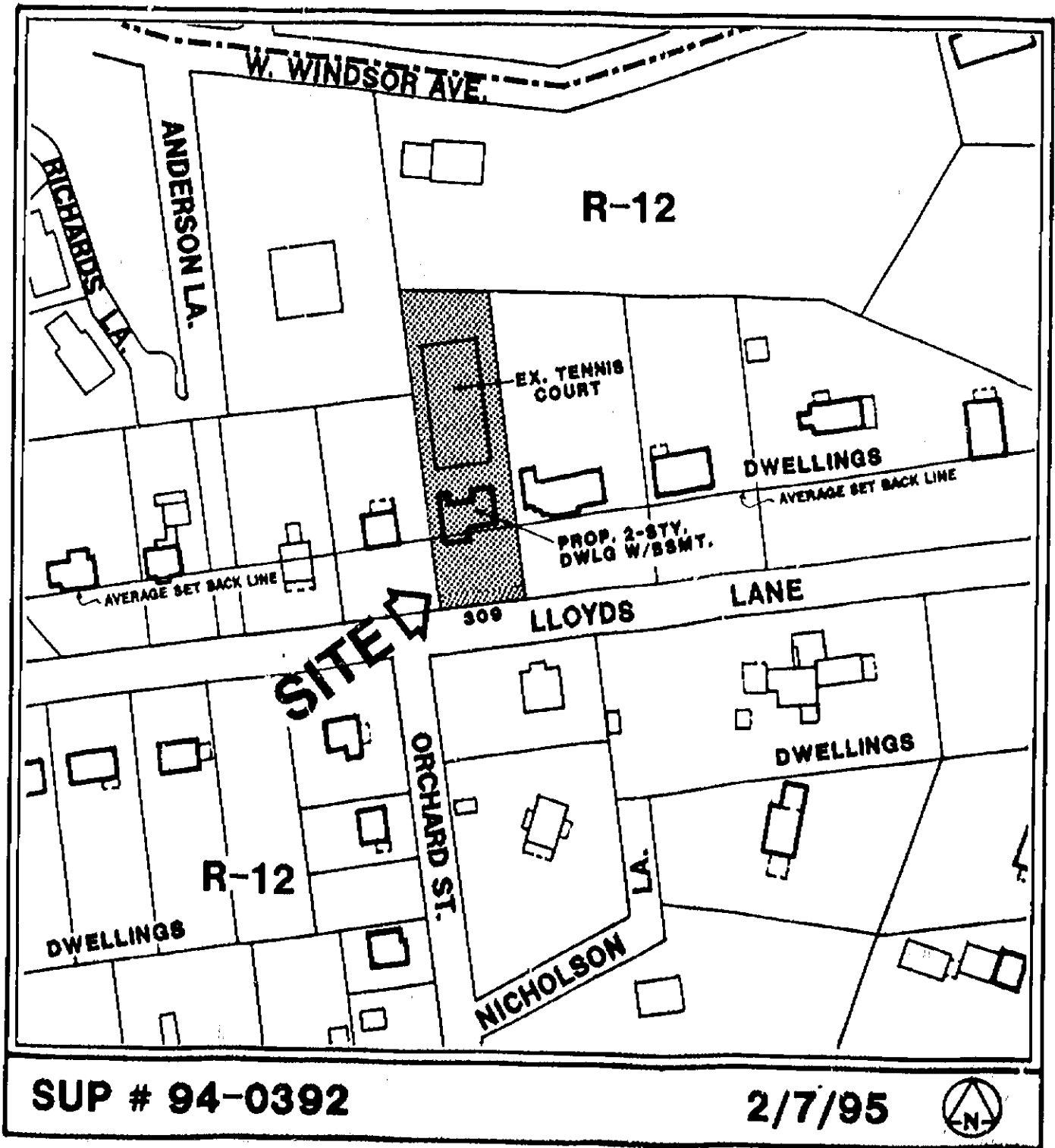
PLANNING COMMISSION ACTION, FEBRUARY 7, 1995: On a motion by Mr. Wagner, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mr. Duncan Blair, attorney, spoke on behalf of the applicant.

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



STAFF RECOMMENDATION:

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

1. The proposed main two story structure of the new house shall not be set back less than 62 feet from the front property line; the proposed one story garage shall not be set back less than 55 feet of from the front property line. (P&Z)
2. The applicant shall dedicate 10' wide public street easement along entire frontage of property. (T&ES)

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.

A plot plan showing all improvements or alterations to the site must be approved by the Department of Transportation and Environmental Service before a building permit can be issued. The plan must include methods for erosion and sediment control in conformance with State standards. (T&ES)

The applicant shall submit a grading plan which minimizes the impact of storm water run-off onto adjacent properties. (T&ES)

If the existing tennis court is to remain as impervious surface, the applicant shall be required to comply with provisions of the Chesapeake Bay Act. (T&ES)

DISCUSSION:

1. The applicants, Luther A. Gilliam and Mary H. Gilliam, are requesting a special use permit to construct a two story single family detached house at 309 Lloyd's Lane, a substandard lot.
2. The subject property is one lot of record with 75 feet of frontage on Lloyd's Lane, a depth of approximately 297 feet, and 22,125 square feet of area. The lot was created in 1947 in a resubdivision and was recorded the same year.
3. The lot meets all of the requirements of the R-12/Residential zone except the minimum lot width. The R-12 zone requires a minimum width of 60 feet at the front property line and a minimum width of 80 feet at the building line. The subject lot meets the lot frontage requirement but at the building line (measured at the setback line) the lot is only 75 feet wide. It is therefore substandard.
4. Pursuant to section 12-402 (A)(2) of the zoning ordinance, a substandard lot may be developed with a single family detached dwelling if (1) it contains at least 90 percent of the minimum lot area and 90 percent of the required lot width at both the front lot line and the front building line for the zone in which the lot is located; and (2) a special use permit is approved.
5. The subject lot meets the requirements of section 12-402(A)(2):

<u>Minimum Lot Area</u>	<u>Percent Required</u>	<u>Required</u>	<u>Existing Lot Area</u>
12,000 sq ft	x .90	= 10,800 sq ft	22,125 sq ft

<u>Minimum Lot Width*</u>	<u>Percent Required</u>	<u>Required</u>	<u>Existing Lot Width</u>
80 feet	x .90	= 72 feet	75 feet

* The minimum lot width at the building line in the R-12 zone is 80 feet. The minimum lot frontage is 60 feet.

6. Under section 12-402 (C), City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:
 - (a) will not unreasonably impair an adequate supply of light and air to adjacent property,
 - (b) will not diminish or impair established property values in the surrounding neighborhood, and
 - (c) will be compatible with the surrounding neighborhood.
7. The existing site has a relatively minor slope to the rear. It contains an existing tennis court at the rear of the lot and a very large, 35' white oak tree in the front. The oak tree, while it is very large and a significant feature in the neighborhood, is not a specimen tree.
8. The Gilliams are the owners of the house at 305 Lloyd's Lane and have used the subject property in the past as an extensive side yard to their property, even building a tennis court on the lot. The applicants now desire to establish the right to build a new single family home on the property in order to sell and develop it.
9. Staff research has disclosed that when the existing home to the east of the subject lot was built in 1949, it was built closer to its western property line than the zoning regulations applicable at the time would have allowed. In 1949, the minimum side yard requirement was seven feet; however, the house was built five feet from the property line.

The result of that construction was a de facto relocation of the lot line, moving it two feet to the west in order to give the lot on which the house was constructed a legal side yard. The new lot thus created is technically only 73 feet wide, two feet smaller than shown on the plat. The slightly smaller substandard lot still qualifies under the 90% rule above for a special use permit and staff's analysis remains the same. However, this history is a factor for City Council to consider when evaluating whether to approve the special use permit.
10. The surrounding neighborhood is comprised of single family detached houses, generally one and one-half to two stories in height, constructed primarily of brick with a few stone or wood frame dwellings. The neighborhood seems to have been

constructed in three phases; therefore there is not a single development pattern but a mix of architectural styles and yard sizes.

11. On the street, garages are typically absent, with residents parking in the street or small circular drives in the front yard. Some of the older homes have detached garages.
12. The main body of the house is proposed to be set back 67' from the street. The predominant established setback line on the street is between 58 and 62 feet (see sketch, page 2). Staff has therefore recommended a condition requiring a similar setback for the proposed home. The two car garage is proposed to be closer to the street, set back 55', but is a smaller one story mass and, therefore, of less significance.
13. Zoning: The subject property is zoned R-12/Residential.
14. Master Plan: The proposed single family home is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan which designates the property RL/Residential Low.

STAFF ANALYSIS:

The proposed lot meets the criteria for consideration of approval as a substandard lot. City Council, therefore, needs to determine whether the proposed house will unreasonably impair light and air, will diminish property values in the area or is incompatible with the existing neighborhood character.

While most of the houses on the north side of the street are set back 58-62 feet, the lots are of varying sizes and the structures are of varying sizes and styles such that there is no consistent neighborhood pattern other than a general sense of openness and spacing of buildings. Since the one common characteristic is the setback of most of the buildings to 62 feet, staff believes that the two story section of the house should be set back at least 62 feet in order to maintain the general setback pattern.

The proposed house will be different in character from other buildings in the street in that it will be closer, only 16 feet, to the building on the east which was built closer than allowed by the zoning code to the property line. Staff believes that if there is any impact on property values in the area, that impact is likely to be felt only by the applicants who own the house to the east. By their application, staff assumes that they are willing to accept those impacts.

Construction of the house on any location other than to the rear of the lot will result in the destruction of the 35' white oak tree. Even though the tree is not a specimen tree, Staff is concerned about the loss of so large a tree. However, there appears to be no feasible way of preserving the tree other than building the house far back on the lot.

While staff believes that the proposed house will appear to be too large for the site and too near the adjacent house, staff believes that the proposal is acceptable.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Elizabeth Wilcox, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving this site shall be placed underground (Sec. 5-5-3).
- C-2 Pay sewer tap fee (Sec. 5-6-25).
- C-3 Post bond to insure the installation of the required public improvements (Sec. 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new driveway apron.
- C-5 Any work in the right-of-way requires a separate permit from Transportation and Environmental Services, Room 4130.
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- R-1 A plot plan showing all improvements/alterations to the site must be approved by the Department of Transportation and Environmental Services before a building permit can be issued. Plan must include methods for erosion and sediment control in conformance with State standards.
- R-2 Applicant dedicate 10' wide public street easement along entire frontage of property (Survey 1-6-95).
- R-3 Provide access agreement for shared driveway entrance with 305 Lloyd's Lane.
- R-4 Provide a grading plan to minimize impact of storm water run-off onto adjacent properties.
- F-1 If existing tennis court is to remain as impervious surface, applicant shall be required to comply with provisions of the Chesapeake Bay Act. (Article XIII of the Zoning Ordinance)

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

S-1 Consult Crime Prevention Unit of Alexandria Police Department regarding locking hardware for home.

Historic Alexandria (Archaeology):

F-1 This property has low potential for containing significant archaeological resources.

F-2 No archaeological action required.

Parks & Recreation (Arborist):

F-1 One large 35" oak tree will be removed as a result of this plan. This tree does not qualify as a specimen tree.

REPORT ATTACHMENTS

APPLICATION: SPECIAL USE PERMIT

SUP # 94-0392

PROPERTY LOCATION: 309 Lloyds Lane, Alexandria, Virginia

TAX MAP REFERENCE: 33.00 11 14 ^{New #} (33.00-17-06) ZONE: R-12

APPLICANT NAME: Luther A. Gilliam and Mary H. Gilliam

ADDRESS: 305 Lloyds Lane, Alexandria, Virginia 22302

PROPERTY OWNER NAME: Luther A. Gilliam and Mary H. Gilliam

ADDRESS: 305 Lloyds Lane, Alexandria, Virginia 22302

USE REQUESTED: Special Use Permit to construct Single Family dwellings on a sub-standard residential lot (Section 12-400).

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Law Offices of Henry Alexander Thomas
By: Duncan W. Blair, Esquire
Print Name of Applicant or Agent

Duncan W. Blair
Signature

P.O. Box 820
Mailing Address

(703) 838-5109
Telephone Number

Alexandria, Virginia 22313
Mailing Address

December 27, 1994
date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing: 12-27-94 \$100.- 12-27-94
date received fee paid date paid

Legal Advertisement: _____ Property Placard: _____
date date

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

SPECIAL USE PERMIT # 94-2392

Information for Special Use Permit in accordance with the provisions of Article XI, Section 11-503(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

1. Identify the applicant of the subject property of this application:

Owner
 Contract Purchaser
 Lessee
 Other _____

State the name, address and percent of ownership of any person owning an interest in excess of 10 percent in a corporation or partnership of this application.

RESPONSE: Luther A. Gilliam and Mary H. Gilliam, 305 Lloyds Lane, Alexandria, Virginia 22302.

2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:

A. existing uses
B. existing zoning
C. land use designation contained in the master plan

3. Describe in detail the operation of the proposed use:

RESPONSE: The applicants, Luther A. Gilliam and Mary H. Gilliam, are the owners of 309 Lloyds Lane, an unimproved lot located on the north side of Lloyds Lane between Russell Road and Braddock Road (the "Property").

The Property is defined as a substandard lot under the provisions of §12-400 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), by virtue of its noncompliance with the lot width requirements of the R-12/Single Family zone regulations. Pursuant to §3-205(B) of the Ordinance, the required lot width at the front building line is eighty feet (80'). The lot width of the Property at the front of the building line is seventy-five feet (75'). The lot was created by resubdivision in 1947. When created, the lot complied with applicable zone regulations.

The applicants are requesting a Special Use Permit pursuant to the provisions of §12-402 of the Ordinance to develop the Property by constructing a single family dwelling. The Property qualifies for a special use permit under the provisions of §12-402(A)(2) of the Ordinance in that it contains 90% of the minimum lot area and required lot width at both the front lot line and front building line of the R-12 zone regulations. The proposed single family dwelling shown on the attached plan complies with requirements of the R-12/Single Family zone regulations. No modifications are requested.

The proposed development of the Property as a single family residence would not unreasonably impair the adequate supply of air and light to adjacent properties, will not diminish or impair the established property values in the surrounding area and will be compatible with the existing neighborhood character.

4. Describe plans to control any potential impacts of the proposed use on the nearby community, including:

A. Noise levels

1. Noise levels anticipated from all mechanical equipment.

RESPONSE: All mechanical equipment will be selected and located on the Property to comply with the noise levels permitted by the Alexandria City Code.

2. A statement as to whether the anticipated noise complies with the levels permitted by chapter 5 of title 11 of the City Code.

RESPONSE: All mechanical equipment will comply with the noise levels permitted by the Alexandria City Code.

3. Plans to control these anticipated noise levels.

RESPONSE: The applicants will select mechanical equipment and locate it on the Property to insure compliance with the noise levels permitted by the Alexandria City Code.

- 4. Plans to control noise levels emanating from patrons.

RESPONSE: Not applicable.

- B. Odors - Methods to be used to control odors emanating from the use:

RESPONSE: It is not anticipated that offensive odors will emanate from the use of the Property as a single family residence.

- C. Trash and Litter

- 1. The type and volume of trash and garbage the proposed use will generate.

RESPONSE: The type and volume of trash and garbage will be that generally associated with a single family residence.

- 2. The planned frequency of trash collection.

RESPONSE: City pick-up.

- 3. Planned methods to prevent littering on the property, streets and nearby properties.

RESPONSE: It is not anticipated that trash and litter will accumulate on the Property or adjacent public rights of way as a result of the use of the Property as a single family residence.

- D. Loading/Unloading

- 1. Availability and adequacy of off-street loading facilities.

RESPONSE: Not applicable.

- 2. Hours and frequency of off-street loading.

RESPONSE: Not applicable.

E. Parking

- 1. Location of parking either on the site or within 300 feet of the site.

RESPONSE: The two (2) parking spaces required by the Zoning Ordinance to serve the single family dwelling are provided on the Property.

- 2. Number of spaces available to serve residents, employees and patrons during the hours of operation.

RESPONSE: In addition to the two (2) parking spaces provided on-site, there is available on-street parking.

F. Streets - The design capacity of all streets providing access to the property.

RESPONSE: The City of Alexandria Major Thoroughfare Plan designates Lloyds Lane as a local street.

G. Use Capacity

- 1. The estimated number of patrons, clients, pupils and other such users.

RESPONSE: The dwelling to be constructed on the Property will be a single family dwelling. Its occupancy will be in accordance with the regulations of the City of Alexandria.

- 2. The proposed number of employees, staff and other personnel.

RESPONSE: Not applicable.

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

RESPONSE: Not applicable.

- I. Signs - Existing and proposed signs to be erected or utilized on the property.

RESPONSE: Not applicable.

J. Hazardous Materials - Name monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored or generated on the property.

RESPONSE: Not applicable.

K. Organic Compounds - Name 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.

RESPONSE: Not applicable.

L. Security - Methods proposed to ensure the safety of residents, employees and patrons.

RESPONSE: Not applicable.

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 they are employed have a business license to operate in the City of Alexandria, Virginia?

- Yes - Provide proof of current City business license
- No - Said agent shall be required to obtain a business license prior to filing application.

Zoning\Gilliam.App

RCF FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION

LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN

718 JEFFERSON STREET
ALEXANDRIA, VA 22314
TEL.(703)549-6422
FAX(703)549-6462

December 27, 1994

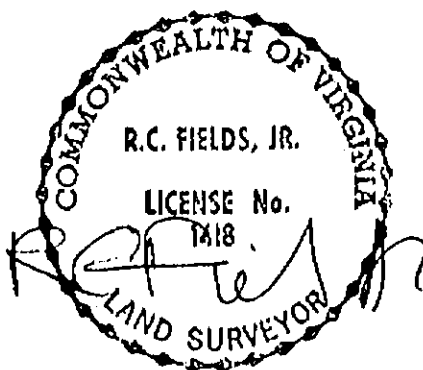
Mr. Sheldon Lynn, Director
Planning & Community Development
City Hall
Alexandria, VA. 22314

RE: Substandard Residential Lot at
#309 Lloyds Lane, Alexandria, VA.
Owner: Luther A. Gilliam

Dear Mr. Lynn:

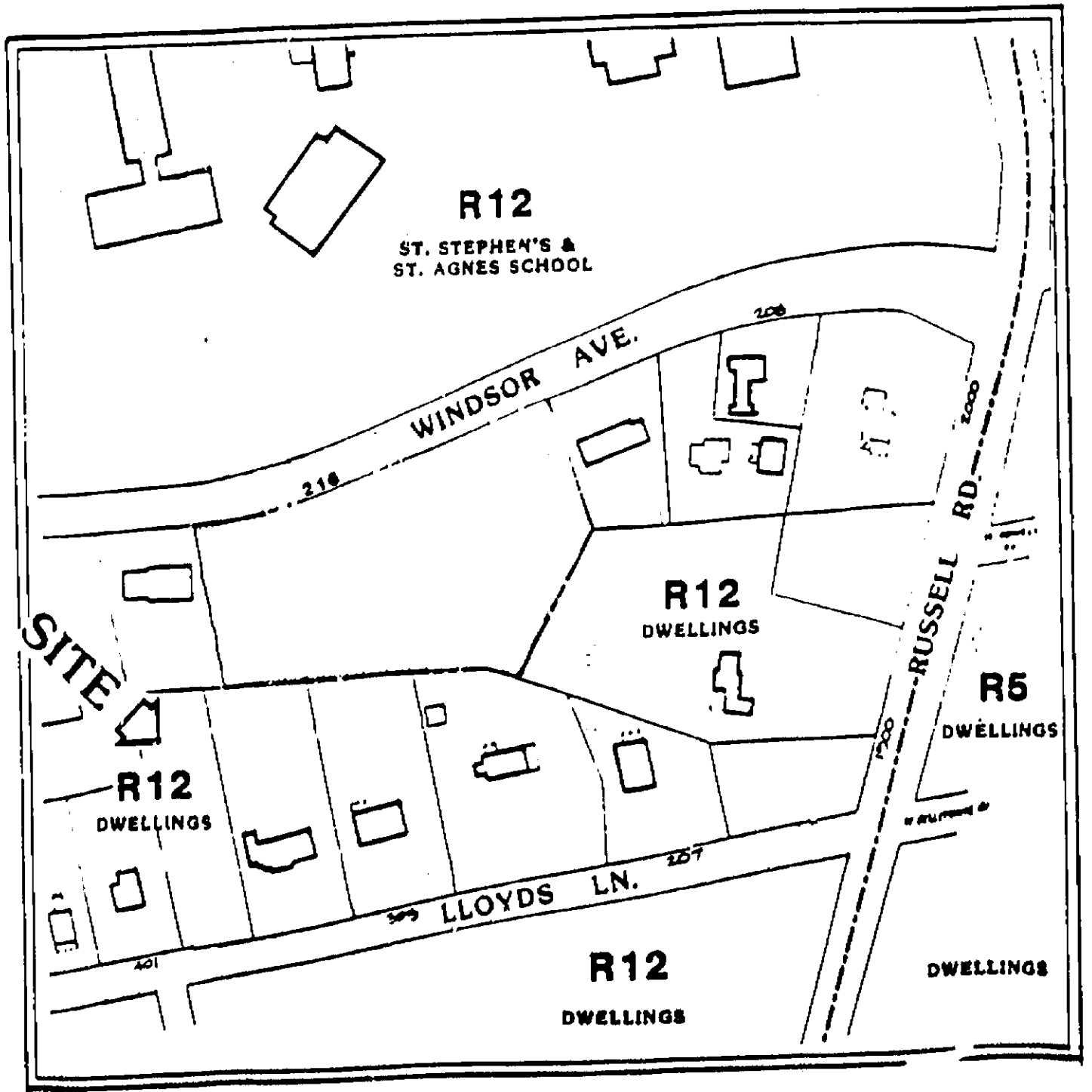
Under the provisions of § 12-402-(A)(2) City of Alexandria Zoning Ordinance, the above referenced property contains 189% of the minimum lot area and 94% of the required lot width at both the front lot line and front building line as specified in the R-12 Zone.

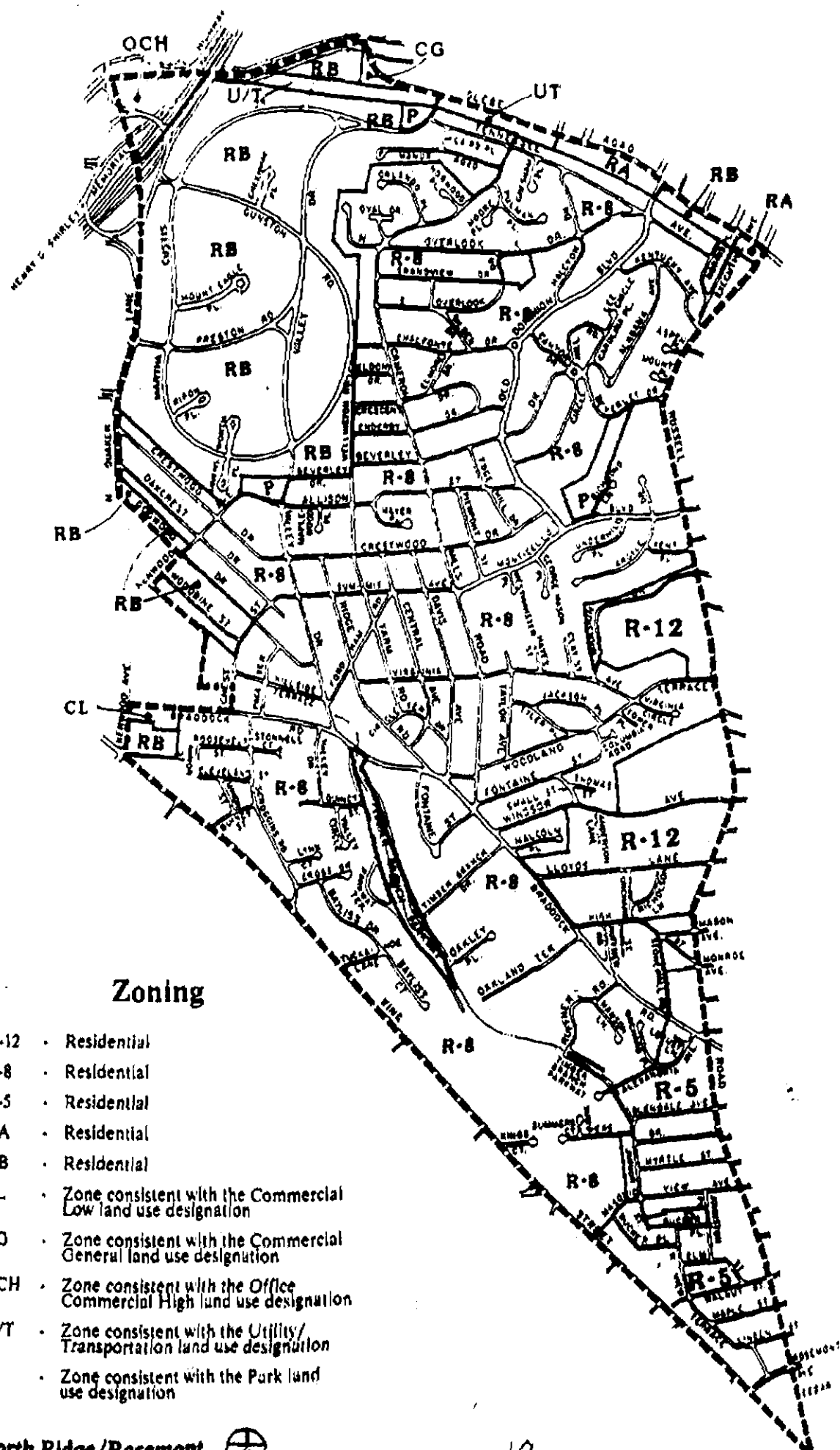
Certified Correct



RCF/les

94-51.1tr





Zoning

- R-12 • Residential
- R-8 • Residential
- R-5 • Residential
- RA • Residential
- RB • Residential
- CL • Zone consistent with the Commercial Low land use designation
- CO • Zone consistent with the Commercial General land use designation
- OCH • Zone consistent with the Office Commercial High land use designation
- UT • Zone consistent with the Utility/Transportation land use designation
- P • Zone consistent with the Park land use designation



January 24, 1995

Honorable Patricia S. Ticer, Mayor
Members of the Alexandria City Council
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Mr. William B. Hurd, Chairman
Members of the Planning Commission
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

LETTER OF SUPPORT

The undersigned have had the opportunity to review Luther and Mary Gilliam's plans to construct a new single family home at 309 Loyds Lane.

We support their application and request that the Alexandria City Council and Planning Commission grant the requested Special Use Permit to permit the construction.

SIGNATURE

ADDRESS

<i>John J. Schmitt</i>	303 LLOYDS LANE
<i>Ann E. Christen</i>	" " "
<i>Jill T. Burke</i>	304 Lloyd Lane
<i>Betty E. Burke</i>	" " "
<i>Anna L. Hester</i>	403 LLOYDS LN
<i>William T. Hester</i>	830 WEST WINDSOR AVE, ALEX VA.

January 27, 1995

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and City Council on the application of Luther A. Gilliam and Mary H. Gilliam.

DATE, TIME AND PLACE OF PUBLIC HEARINGS:

PLANNING COMMISSION
Tuesday, February 7, 1995
7:30 p.m., City Council Chambers
City Hall
301 King Street
Alexandria, Virginia

CITY COUNCIL
Saturday, February 25, 1995
9:30 a.m., City Council
Chambers
City Hall
301 King Street
Alexandria, Virginia

DESCRIPTION OF REQUEST:

Special Use Permit 94-0392 -
Request to construct a
single family dwelling on a
substandard residential lot.

PROPERTY ADDRESS:

309 Lloyds Lane
Alexandria, Virginia

TAX MAP REFERENCE:

33.00 17 6

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 this request, please feel free to call the undersigned at (703) 838-5109.

Duncan W. Blair
Attorney for Applicant

Zoning\Gilliam.Not

*He is important
unless house
is constructed
by or with
himself*

*RIP
VEP*

*ANDERSON
400 WINDSOR AVE.*

Docket Item # 19
SPECIAL USE PERMIT #94-0392

Planning Commission Meeting
February 7, 1995

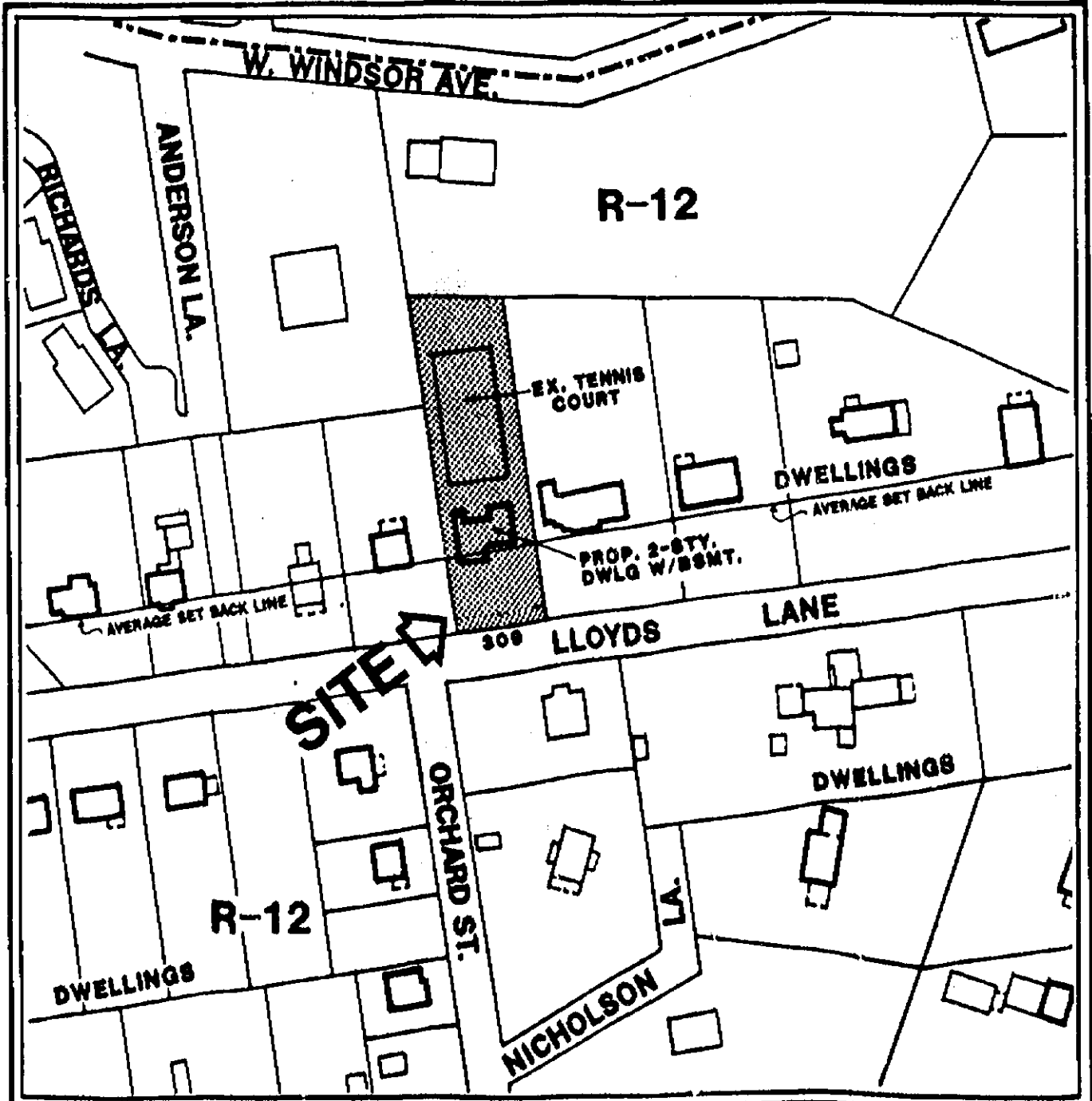
ISSUE: Consideration of a request for a special use permit to construct a residential dwelling on a substandard lot.

APPLICANT: Luther A. Gilliam and Mary H. Gilliam
by Duncan W. Blair, attorney

LOCATION: 309 Lloyd's Lane

ZONE: R-12/Residential

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



SUP # 94-0392

2/7/95



STAFF RECOMMENDATION:

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

1. The proposed main two story structure of the new house shall not be set back less than 62 feet from the front property line; the proposed one story garage shall not be set back less than 55 feet of from the front property line. (P&Z)
2. The applicant shall dedicate 10' wide public street easement along entire frontage of property. (T&ES)

Staff Note: In accordance with section 11-506(o) 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.

A plot plan showing all improvements or alterations to the site must be approved by the Department of Transportation and Environmental Service before a building permit can be issued. The plan must include methods for erosion and sediment control in conformance with State standards. (T&ES)

The applicant shall submit a grading plan which minimizes the impact of storm water run-off onto adjacent properties. (T&ES)

If the existing tennis court is to remain as impervious surface, the applicant shall be required to comply with provisions of the Chesapeake Bay Act. (T&ES)

DISCUSSION:

1. The applicants, Luther A. Gilliam and Mary H. Gilliam, are requesting a special use permit to construct a two story single family detached house at 309 Lloyd's Lane, a substandard lot.
2. The subject property is one lot of record with 75 feet of frontage on Lloyd's Lane, a depth of approximately 297 feet, and 22,125 square feet of area. The lot was created in 1947 in a resubdivision and was recorded the same year.
3. The lot meets all of the requirements of the R-12/Residential zone except the minimum lot width. The R-12 zone requires a minimum width of 60 feet at the front property line and a minimum width of 80 feet at the building line. The subject lot meets the lot frontage requirement but at the building line (measured at the setback line) the lot is only 75 feet wide. It is therefore substandard.
4. Pursuant to section 12-402 (A) (2) of the zoning ordinance, a substandard lot may be developed with a single family detached dwelling if (1) it contains at least 90 percent of the minimum lot area and 90 percent of the required lot width at both the front lot line and the front building line for the zone in which the lot is located; and (2) a special use permit is approved.
5. The subject lot meets the requirements of section 12-402(A) (2):

<u>Minimum Lot Area</u>	<u>Percent Required</u>	<u>Required</u>	<u>Existing Lot Area</u>
12,000 sq ft	x .90	= 10,800 sq ft	22,125 sq ft
<u>Minimum Lot Width*</u>	<u>Percent Required</u>	<u>Required</u>	<u>Existing Lot Width</u>
80 feet	x .90	= 72 feet	75 feet

* The minimum lot width at the building line in the R-12 zone is 80 feet. The minimum lot frontage is 60 feet.

6. Under section 12-402 (C), City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:
- (a) will not unreasonably impair an adequate supply of light and air to adjacent property,
 - (b) will not diminish or impair established property values in the surrounding neighborhood, and
 - (c) will be compatible with the surrounding neighborhood.
7. The existing site has a relatively minor slope to the rear. It contains an existing tennis court at the rear of the lot and a very large, 35' white oak tree in the front. The oak tree, while it is very large and a significant feature in the neighborhood, is not a specimen tree.
8. The Gilliams are the owners of the house at 305 Lloyd's Lane and have used the subject property in the past as an extensive side yard to their property, even building a tennis court on the lot. The applicants now desire to establish the right to build a new single family home on the property in order to sell and develop it.
9. Staff research has disclosed that when the existing home to the east of the subject lot was built in 1949, it was built closer to its western property line than the zoning regulations applicable at the time would have allowed. In 1949, the minimum side yard requirement was seven feet; however, the house was built five feet from the property line.
- The result of that construction was a de facto relocation of the lot line, moving it two feet to the west in order to give the lot on which the house was constructed a legal side yard. The new lot thus created is technically only 73 feet wide, two feet smaller than shown on the plat. The slightly smaller substandard lot still qualifies under the 90% rule above for a special use permit and staff's analysis remains the same. However, this history is a factor for City Council to consider when evaluating whether to approve the special use permit.
10. The surrounding neighborhood is comprised of single family detached houses, generally one and one-half to two stories in height, constructed primarily of brick with a few stone or wood frame dwellings. The neighborhood seems to have been

constructed in three phases; therefore there is not a single development pattern but a mix of architectural styles and yard sizes.

11. On the street, garages are typically absent, with residents parking in the street or small circular drives in the front yard. Some of the older homes have detached garages.
12. The main body of the house is proposed to be set back 67' from the street. The predominant established setback line on the street is between 58 and 62 feet (see sketch, page 2). Staff has therefore recommended a condition requiring a similar setback for the proposed home. The two car garage is proposed to be closer to the street, set back 55', but is a smaller one story mass and, therefore, of less significance.
13. Zoning: The subject property is zoned R-12/Residential.
14. Master Plan: The proposed single family home is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan which designates the property RL/Residential Low.

STAFF ANALYSIS:

The proposed lot meets the criteria for consideration of approval as a substandard lot. City Council, therefore, needs to determine whether the proposed house will unreasonably impair light and air, will diminish property values in the area or is incompatible with the existing neighborhood character.

While most of the houses on the north side of the street are set back 58-62 feet, the lots are of varying sizes and the structures are of varying sizes and styles such that there is no consistent neighborhood pattern other than a general sense of openness and spacing of buildings. Since the one common characteristic is the setback of most of the buildings to 62 feet, staff believes that the two story section of the house should be set back at least 62 feet in order to maintain the general setback pattern.

The proposed house will be different in character from other buildings in the street in that it will be closer, only 16 feet, to the building on the east which was built closer than allowed by the zoning code to the property line. Staff believes that if there is any impact on property values in the area, that impact is likely to be felt only by the applicants who own the house to the east. By their application, staff assumes that they are willing to accept those impacts.

Construction of the house on any location other than to the rear of the lot will result in the destruction of the 35' white oak tree. Even though the tree is not a specimen tree, Staff is concerned about the loss of so large a tree. However, there appears to be no feasible way of preserving the tree other than building the house far back on the lot.

While staff believes that the proposed house will appear to be too large for the site and too near the adjacent house, staff believes that the proposal is acceptable.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Elizabeth Wilcox, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving this site shall be placed underground (Sec. 5-5-3).
- C-2 Pay sewer tap fee (Sec. 5-6-25).
- C-3 Post bond to insure the installation of the required public improvements (Sec. 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new driveway apron.
- C-5 Any work in the right-of-way requires a separate permit from Transportation and Environmental Services, Room 4130.
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- R-1 A plot plan showing all improvements/alterations to the site must be approved by the Department of Transportation and Environmental Services before a building permit can be issued. Plan must include methods for erosion and sediment control in conformance with State standards.
- R-2 Applicant dedicate 10' wide public street easement along entire frontage of property (Survey 1-6-95).
- R-3 Provide access agreement for shared driveway entrance with 305 Lloyd's Lane.
- R-4 Provide a grading plan to minimize impact of storm water run-off onto adjacent properties.
- F-1 If existing tennis court is to remain as impervious surface, applicant shall be required to comply with provisions of the Chesapeake Bay Act. (Article XIII of the Zoning Ordinance)

Code Enforcement:

F-1 No comments.

Health Department:

F-1 No comments.

Police Department:

S-1 Consult Crime Prevention Unit of Alexandria Police Department regarding looking hardware for home.

Historic Alexandria (Archaeology):

F-1 This property has low potential for containing significant archaeological resources.

F-2 No archaeological action required.

Parks & Recreation (Arborist):

F-1 One large 35" oak tree will be removed as a result of this plan. This tree does not qualify as a specimen tree.

REPORT ATTACHMENTS

APPLICATION: SPECIAL USE PERMIT

SUP # 94-0392

PROPERTY LOCATION: 309 Lloyds Lane, Alexandria, Virginia

TAX MAP REFERENCE: 33.00 11 14 (New # 33.00-17-06) ZONE: R-12

APPLICANT NAME: Luther A. Gilliam and Mary H. Gilliam
ADDRESS: 305 Lloyds Lane, Alexandria, Virginia 22302

PROPERTY OWNER NAME: Luther A. Gilliam and Mary H. Gilliam
ADDRESS: 305 Lloyds Lane, Alexandria, Virginia 22302

USE REQUESTED: Special Use Permit to construct Single Family dwellings on a sub-standard residential lot (Section 12-400).

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Law Offices of Henry Alexander Thomas
By: Duncan W. Blair, Esquire
Print Name of Applicant or Agent

[Signature]
Signature

P.O. Box 820
Mailing Address

(703) 838-5109
Telephone Number

Alexandria, Virginia 22313
Mailing Address

December 27, 1994
date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Filing: 12-27-94
date received

\$100.-
fee paid

12-27-94
date paid

Legal Advertisement: _____
date

Property Placard: _____
date

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

SPECIAL USE PERMIT # 94-0392

Information for Special Use Permit in accordance with the provisions of Article XI, Section 11-503(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

1. Identify the applicant of the subject property of this application:

Owner
 Contract Purchaser
 Lessee
 Other _____

State the name, address and percent of ownership of any person owning an interest in excess of 10 percent in a corporation or partnership of this application.

RESPONSE: Luther A. Gilliam and Mary H. Gilliam, 305 Lloyds Lane, Alexandria, Virginia 22302.

2. Submit a map showing the location of the property in question as well as all property within 300 feet of the boundaries of the property for which this special use permit is sought, including as to all property identified, the following information:

A. existing uses
B. existing zoning
C. land use designation contained in the master plan

3. Describe in detail the operation of the proposed use:

RESPONSE: The applicants, Luther A. Gilliam and Mary H. Gilliam, are the owners of 309 Lloyds Lane, an unimproved lot located on the north side of Lloyds Lane between Russell Road and Braddock Road (the "Property").

The Property is defined as a substandard lot under the provisions of §12-400 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), by virtue of its noncompliance with the lot width requirements of the R-12/Single Family zone regulations. Pursuant to §3-205(B) of the Ordinance, the required lot width at the front building line is eighty feet (80'). The lot width of the Property at the front of the building line is seventy-five feet (75'). The lot was created by resubdivision in 1947. When created, the lot complied with applicable zone regulations.

The applicants are requesting a Special Use Permit pursuant to the provisions of §12-402 of the Ordinance to develop the Property by constructing a single family dwelling. The Property qualifies for a special use permit under the provisions of §12-402(A)(2) of the Ordinance in that it contains 90% of the minimum lot area and required lot width at both the front lot line and front building line of the R-12 zone regulations. The proposed single family dwelling shown on the attached plan complies with requirements of the R-12/Single Family zone regulations. No modifications are requested.

The proposed development of the Property as a single family residence would not unreasonably impair the adequate supply of air and light to adjacent properties, will not diminish or impair the established property values in the surrounding area and will be compatible with the existing neighborhood character.

4. Describe plans to control any potential impacts of the proposed use on the nearby community, including:

A. Noise levels

1. Noise levels anticipated from all mechanical equipment.

RESPONSE: All mechanical equipment will be selected and located on the Property to comply with the noise levels permitted by the Alexandria City Code.

2. A statement as to whether the anticipated noise complies with the levels permitted by chapter 5 of title 11 of the City Code.

RESPONSE: All mechanical equipment will comply with the noise levels permitted by the Alexandria City Code.

3. Plans to control these anticipated noise levels.

RESPONSE: The applicants will select mechanical equipment and locate it on the Property to insure compliance with the noise levels permitted by the Alexandria City Code.

4. Plans to control noise levels emanating from patrons.

RESPONSE: Not applicable.

- B. Odors - Methods to be used to control odors emanating from the use:

RESPONSE: It is not anticipated that offensive odors will emanate from the use of the Property as a single family residence.

- C. Trash and Litter

1. The type and volume of trash and garbage the proposed use will generate.

RESPONSE: The type and volume of trash and garbage will be that generally associated with a single family residence.

2. The planned frequency of trash collection.

RESPONSE: City pick-up.

3. Planned methods to prevent littering on the property, streets and nearby properties.

RESPONSE: It is not anticipated that trash and litter will accumulate on the Property or adjacent public rights of way as a result of the use of the Property as a single family residence.

- D. Loading/Unloading

1. Availability and adequacy of off-street loading facilities.

RESPONSE: Not applicable.

2. Hours and frequency of off-street loading.

RESPONSE: Not applicable.

E. Parking

1. Location of parking either on the site or within 300 feet of the site.

RESPONSE: The two (2) parking spaces required by the Zoning Ordinance to serve the single family dwelling are provided on the Property.

2. Number of spaces available to serve residents, employees and patrons during the hours of operation.

RESPONSE: In addition to the two (2) parking spaces provided on-site, there is available on-street parking.

- F. Streets -** The design capacity of all streets providing access to the property.

RESPONSE: The City of Alexandria Major Thoroughfare Plan designates Lloyds Lane as a local street.

G. Use Capacity

1. The estimated number of patrons, clients, pupils and other such users.

RESPONSE: The dwelling to be constructed on the Property will be a single family dwelling. Its occupancy will be in accordance with the regulations of the City of Alexandria.

2. The proposed number of employees, staff and other personnel.

RESPONSE: Not applicable.

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

RESPONSE: Not applicable.

- I. Signs -** Existing and proposed signs to be erected or utilized on the property.

RESPONSE: Not applicable.

J. Hazardous Materials - Name monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored or generated on the property.

RESPONSE: Not applicable.

K. Organic Compounds - Name 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.

RESPONSE: Not applicable.

L. Security - Methods proposed to ensure the safety of residents, employees and patrons.

RESPONSE: Not applicable.

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 they are employed have a business license to operate in the City of Alexandria, Virginia?

- Yes - Provide proof of current City business license
 No - Said agent shall be required to obtain a business license prior to filing application.

Zoning\Gilliam.App

December 27, 1994

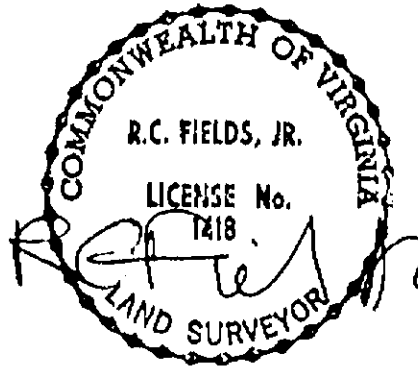
Mr. Sheldon Lynn, Director
Planning & Community Development
City Hall
Alexandria, VA. 22314

RE: Substandard Residential Lot at
#309 Lloyds Lane, Alexandria, VA.
Owner: Luther A. Gilliam

Dear Mr. Lynn:

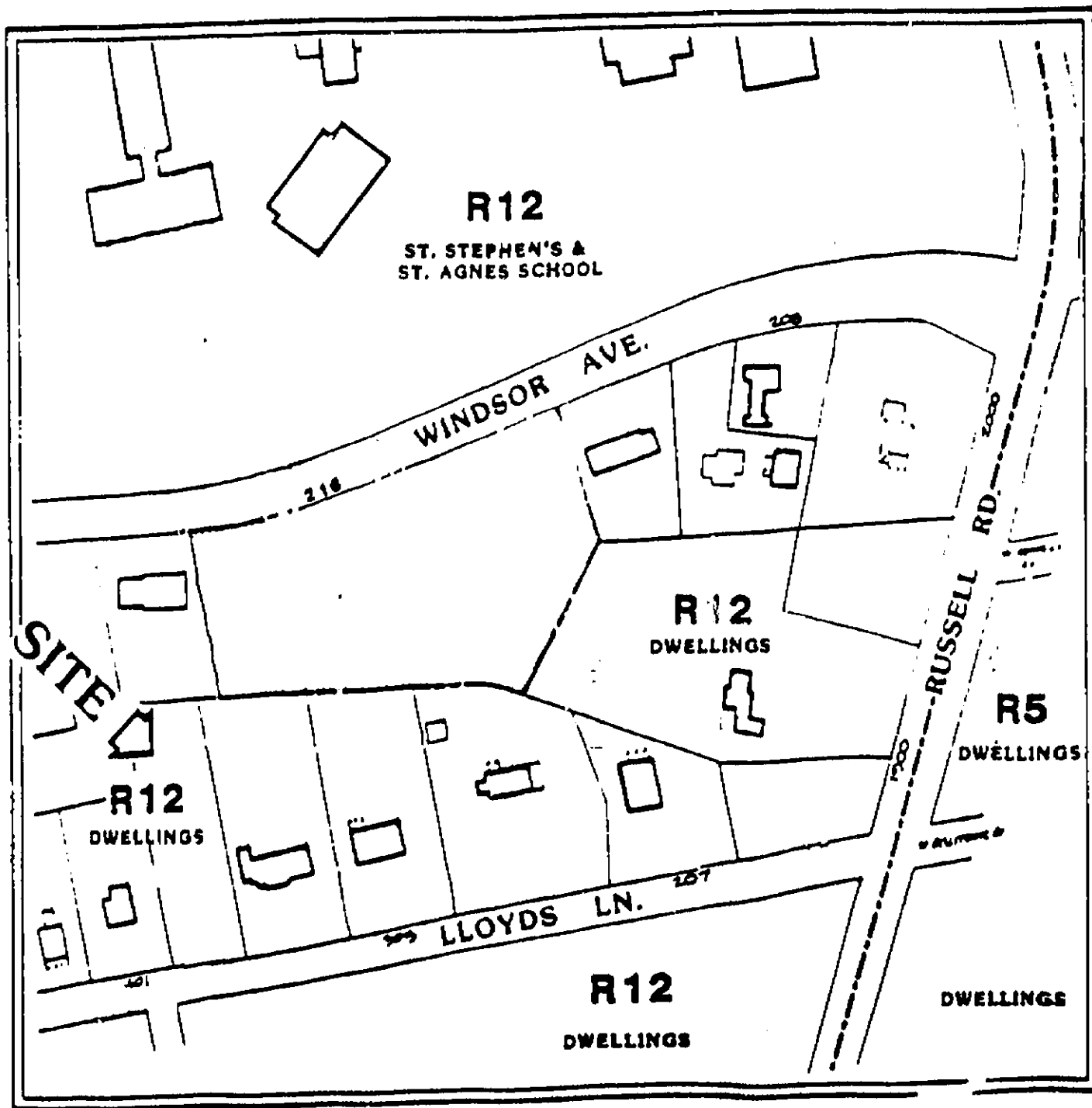
Under the provisions of § 12-402-(A)(2) City of Alexandria Zoning Ordinance, the above referenced property contains 189% of the minimum lot area and 94% of the required lot width at both the front lot line and front building line as specified in the R-12 Zone.

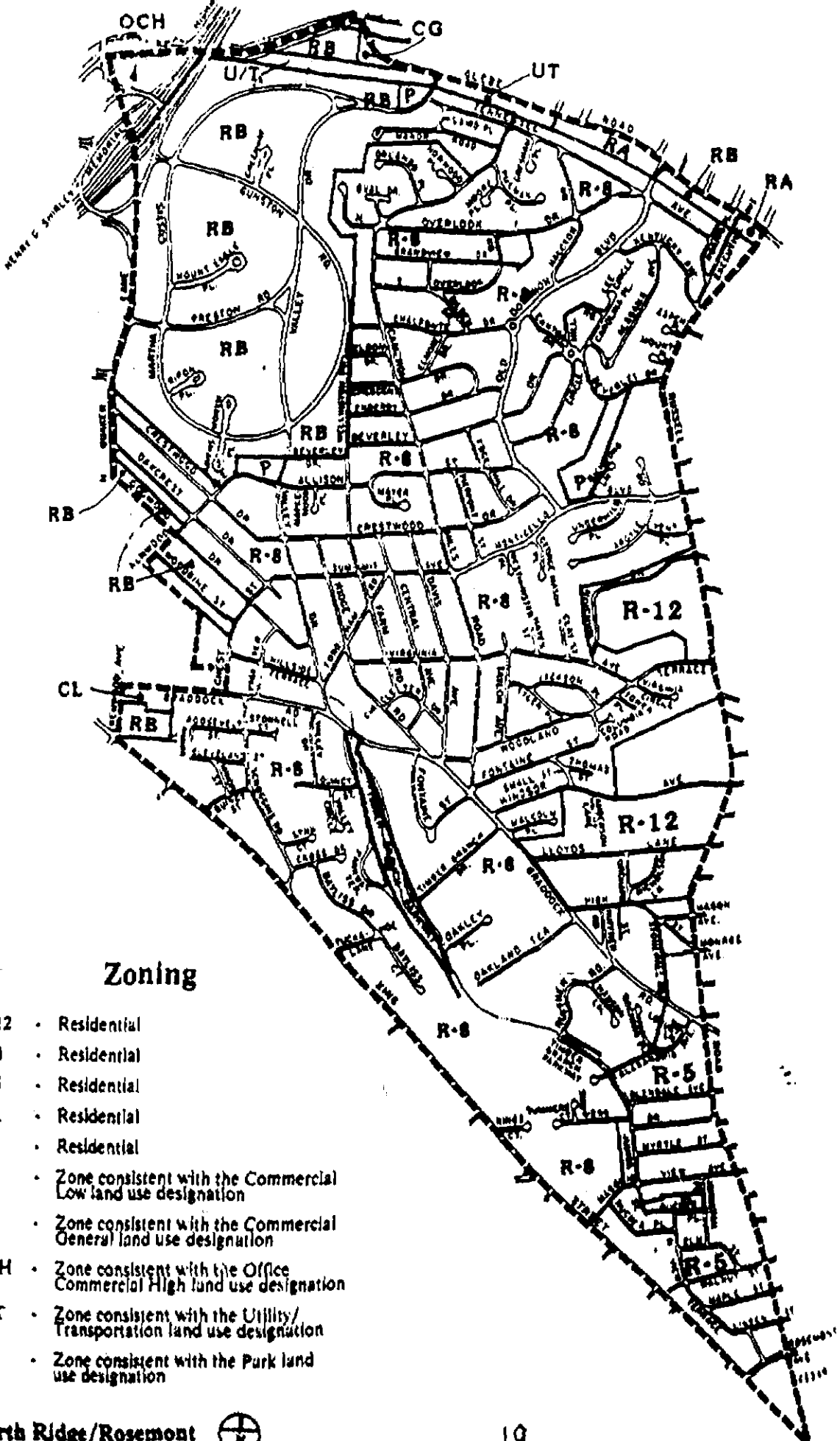
Certified Correct



RCF/les

04-51.1tr

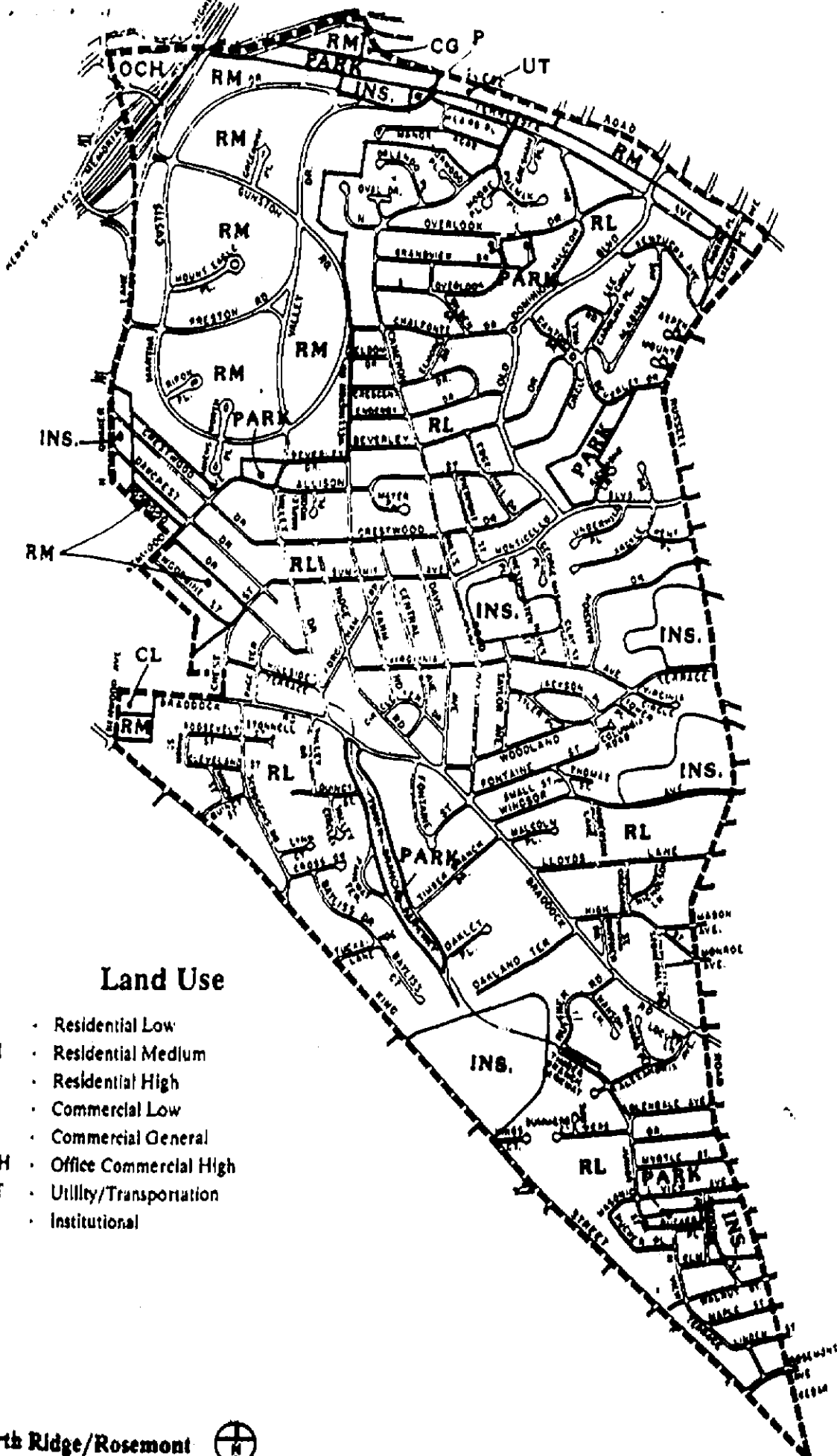




Zoning

- R-12 • Residential
- R-8 • Residential
- R-5 • Residential
- RA • Residential
- RB • Residential
- CL • Zone consistent with the Commercial Low land use designation
- CO • Zone consistent with the Commercial General land use designation
- OCH • Zone consistent with the Office Commercial High land use designation
- U/T • Zone consistent with the Utility/Transportation land use designation
- P • Zone consistent with the Park land use designation





Land Use

- RL - Residential Low
- RM - Residential Medium
- RH - Residential High
- CL - Commercial Low
- CO - Commercial General
- OCH - Office Commercial High
- U/T - Utility/Transportation
- INS - Institutional

North Ridge/Rosemont 

SUP (X) VACATION () ENCROACHMENT () SUBDIVISION () BZA ()
REZONING () MASTER PLAN AMENDMENT ()

TITLE: LUTHER A & MARY H. GILLIAM LOCATION: 309 LLOYD LANE

PROPOSAL: CONSTRUCT SINGLE FAMILY DWELLING ON SUBSTANDARD LOT

Preface each condition with the following code: F = Finding/Info
C = Code/Ordinance
R = Requirement
S = Suggestion

P&CD RETURN DATE: 01/09/95

PLEASE LIST ALL COMMENTS AND SIGN AND DATE THE FORM; IF YOU HAVE NO COMMENT, PLEASE INITIAL AND DATE IN THE SPACE PERTAINING TO YOUR DIVISION.

ROUTING ORDER:

TO (1)	SITE PLAN	<input checked="" type="checkbox"/>	TO (4)	TRANSPORTATION	<u>WT 1-4-94</u>
TO (2)	SURVEY	<input checked="" type="checkbox"/>	TO (5)	TRANSIT	<u>VSI-11-95</u>
TO (3)	C&I	<input checked="" type="checkbox"/>			

[Handwritten checkmark]

SUP 94-0392

- C-1 Utilities serving this site shall be placed underground (Sec 5-5-3).
- C-2 Pay sewer tap fee (Sec 5-6-25).
- C-3 Post bond to insure the installation of the required public improvements (Sec 8-1-17).
- C-4 City Ordinance No.3176 requires the approval of the adjacent property owners for installation of a new d/w apron.
- C-5 Any work in the right-of-way requires a separate permit from T&ES, room 4130.
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- R-1 A PLOT PLAN showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued. Plan must include methods for erosion and sediment control in conformance with State standards.

R-2 Applicant dedicate 10' wide public street easement along entire frontage of property - survey - RAC-1-6-95

R-3 ~~Realign entrance for #305 Lloyd Lane to front~~
~~from frontage & separate entrance.~~
Provide access agreement for shared d/w entrance w/ #305

R-4 Provide a grading plan to minimize impact of storm water runoff onto adjacent properties.

F-1 If existing tennis court is to remain as impervious surface, applicant shall be required to comply with provisions of the Chesapeake Bay Act (Art. XIII of the zoning. ord.).

Revised cmts 1/27/95 (JBYW)

DEPARTMENT COMMENTS REPORT

COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

FINAL PLAN

99-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

_____ SUBDIVISION
_____ REZONING
_____ MASTER PLAN AMENDMENT

78

DATE: 12-29-94

FROM: DEPARTMENT OF PLANNING & ZONING - City Box 53
Contact: ELIZABETH WILCOX x466

JAN 3 1995

- TO: Box 67 TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd
- Box 67 T & E S - (SANITATION AUTHORITY) - Sam Shafer
- Box 67 T & E S (VA AMERICAN WATER CO) - Paul Daly
- Box 9 CODE ENFORCEMENT - Paul Radauskas
- Box 26 HEALTH DEPARTMENT - Rob Pritchett
- Box 26 HEALTH DEPARTMENT (ENVIRONMENTAL POLICY COMM) - Christina Forbes
- Box 54 POLICE DEPARTMENT - Mike Keegan
- Box 33 HISTORIC ALEXANDRIA (ARCHAEOLOGY) - Steve Shepherd
- Box 61 PARKS & RECREATION (ARBORIST/LANDSCAPE) - John Noelle/Buffie Brownstein
- Box 42 HUMAN SERVICES (SOCIAL SERVICES) - Carol Farrell
- Box 37 HUMAN SERVICES (COMMUNITY SERVICES) - Mark Horowitz
- Box 34 OFFICE OF HOUSING - Judy Hansen
- Box 59 REAL ESTATE ASSESSMENTS - Cindy Smith-Page
- Box 4 CITIZENS ASSISTANCE - Rose Boyd
- Box 5 CITY ATTORNEY - Ignacio Pessoa
- PLANNING DEPARTMENT (DEVELOPMENT) - Kimberley Johnson
- PLANNING DEPARTMENT (ZONING) - Peter Leiberg
- PLANNING DEPARTMENT (DESIGN) - Nan Laurence
- PLANNING DEPARTMENT (BAR-OHD) - Peter Smith
- PLANNING DEPARTMENT (BAR-PGD) - Linda Blank
- PLANNING DEPARTMENT (ADMIN) - Sheldon Lynn, Director
- NATIONAL PARK SERVICE - G W Memorial Py, Creg Howland
- URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Lee Quill

Return this Department Comments Report with your comments by: JAN. 9

This request is scheduled for Planning Commission consideration on: FEB. 7

APPLICANT: LUTHER A. GILLIAM & MARY H. GILLIAM

By DUNCAN W. BLAIR, ATTY PHONE: 838-5109

LOCATION: 309 LLOYDS LA ZONE: R-12

PROPOSAL: CONSTRUCT A SINGLE FAMILY DWELLING IN A SUBSTANDARD LOT

DEPARTMENT COMMENTS:

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
Report any complaints that have been filed with your department.

NO COMMENTS.

SEE ATTACHED FOR COMMENTS.

Paul Ruskant 1/5/95
SIGNATURE / DATE

PHONE: _____

Please return plans not required for your files

DEPARTMENT COMMENTS REPORT

418

COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

FINAL PLAN

94-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

SUBDIVISION
REZONING
MASTER PLAN AMENDMENT

DATE: 12-29-94

PTS 928

FROM: DEPARTMENT OF PLANNING & ZONING - City Box 53
Contact: ELIZABETH WILCOX x4466

- TO: Box 67 TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd
- Box 67 T & E S (SANITATION AUTHORITY) - Sam Shafer
- Box 67 T & E S (VA AMERICAN WATER CO) - Paul Daly
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This request is scheduled for Planning Commission consideration on: FEB. 7

APPLICANT: LUTHER A. GILLIAM & MARY H. GILLIAM

by DUNCAN W. BLAIR, ATTY PHONE: 838-5109

LOCATION: 309 LLOYDS LA ZONE: R-12

PROPOSAL: CONSTRUCT A SINGLE FAMILY DWELLING IN A SUBSTANDARD LOT

DEPARTMENT COMMENTS:

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
Report any complaints that have been filed with your department.

NO COMMENTS.

This property has low potential for containing significant archaeological resources.

SEE ATTACHED FOR COMMENTS.

No archaeological action required.

1/5/95

DEPARTMENT COMMENTS REPORT

COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

FINAL PLAN

94-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

SUBDIVISION
REZONING
MASTER PLAN AMENDMENT

DATE: 12-29-94

FROM: DEPARTMENT OF PLANNING & ZONING - City Box 53
Contact: ELIZABETH WILCOX x4666

TO: Box 67 [] TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd
Box 67 [] T & E S (SANITATION AUTHORITY) - Sam Shafer
Box 67 [] T & E S (VA AMERICAN WATER CO) - Paul Daly
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[] PLANNING DEPARTMENT (ADMIN) - Sheldon Lynn, Director
[] NATIONAL PARK SERVICE - G W Memorial Py, Greg Howland
[] URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Lee Quill

Return this Department Comments Report with your comments by: JAN. 9

This request is scheduled for Planning Commission consideration on: FEB. 7

APPLICANT: LUTHER A. GILLIAM & MARY H. GILLIAM

by DUNCAN W. BLAIR, ATTY PHONE: 838-5109

LOCATION: 309 LLOYDS LA ZONE: R-12

PROPOSAL: CONSTRUCT A SINGLE FAMILY DWELLING IN A
SUBSTANDARD LOT

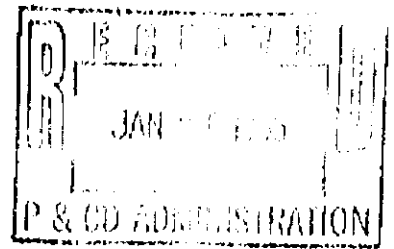
DEPARTMENT COMMENTS:

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
Report any complaints that have been filed with your department.

[] NO COMMENTS. DR. Consult Crime Prevention Unit of
[] SEE ATTACHED FOR COMMENTS. Alexandria Police Dept. regarding locking
hardware for home.

City of Alexandria, Virginia

MEMORANDUM



DATE: Jan 5 1955

TO: CHARLES E. SAMARRA (THROUGH CHANNELS)
CHIEF OF POLICE

THROUGH: SERGEANT RON GIOVANNUCCI
LIEUTENANT EARL WALTS
LIEUTENANT BILL JOHNSON
ASSISTANT CHIEF LENNY GEORGE

FROM: OFFICER MIKE KEEGAN/OFFICER DAN STULL
CRIME PREVENTION UNIT

SUBJECT: SPECIAL USE PERMIT

The attached Special Use Permit(s) have been reviewed. Please review the comments and/or recommendations and add any that you may have and forward them to the next person.

The Chief wants to be notified immediately if you feel a Special Use Permit will cause some controversy.

Sgt. Giovannucci Concur.
 Comments/Recommendations:

Lt. Walts *W* Concur.
 Comments/Recommendations:

Lt Johnson Concur.
 Comments/Recommendations:

Liaison Officer Concur.
 Comment/Recommendations:

A/C George Concur. *A/C George*
 Comments/Recommendations:

If we change our original position on any Special Use Permit, it is important to notify the Department of Planning and Community Development. This is necessary so it can be reported at the Planning Commission or Council meeting.

047 111111

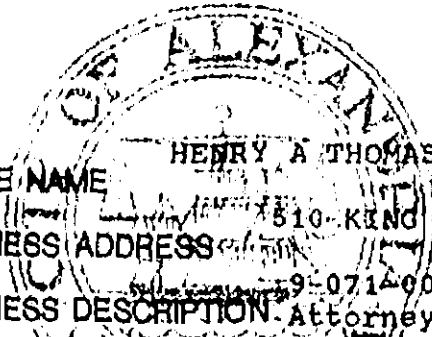
3T IN CONVENIENT AND CONSPICUOUS PLACE (SEC. 9-1-26)

LICENSE NO. 18261-01

1994 BUSINESS LICENSE

THIS LICENSE EXPIRES
DECEMBER 31, 1994 AND
MUST BE RENEWED BY
JANUARY 31, 1995 TO AVOID
PENALTIES AND INTEREST.

DEPARTMENT OF FINANCE
BUSINESS TAX BRANCH
CITY HALL - ROOM 1500
ALEXANDRIA, VA 22313
(703) 838-4680



TRADE NAME HENRY A THOMAS/LAW OFFICES OF
BUSINESS ADDRESS 510 KING ST 200
BUSINESS DESCRIPTION 9-071-007 PROF'L OCCUPATIONS/BUSINESS SI
Attorney-At-Law

LICENSEE AND MAILING ADDRESS
THOMAS HENRY A & BLAIR D
P O BOX 820
ALEXANDRIA, VA 22313

NOT VALID WITHOUT CURRENT YEAR LICENSE NUMBER.



**CITY OF ALEXANDRIA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

RECEIPT

Applicant's Name Arthur A. Gilliam, Jr. / May 11, 1990 Telephone Number 630 5707
 Mailing Address 2500 ...
 Property Location ...

Account
106106-9133

Description
Applications / Lists

Amount
Due

Amount
Paid

Special Use Permits -94-0392

100.00

TMP SUP*

Transitional SUP*

Cluster / Co SUP

Rezoning*

Subdivisions

Board of Zoning Appeals*

Board of Architectural Review*

Docket Mailing Lists

Advance Docket Mailing List

REG 9501 100.00 12/27/90
 TRANSFER 0101
 CITY OF ALEXANDRIA
 OTHER REVENUES
 PAYMENT RECEIVED

106106-9135

Applications

Vacations

Encroachments

106106-9066

Fines

106106-9131

Sales

Tax Maps*

Copying Charges*

Documents*

010009-208-02

Sales Tax*

TOTAL 100.00

*Requires Computation by Department of Planning

For Use By Treasury Division Only

Date Received 12/27/90 Cashier Initials [Signature]
 Cash Check Number 3251 Date 12/27/90
 Payer Arthur A. Gilliam, Jr.

DEPARTMENT COMMENTS REPORT

✓ 108

COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

FINAL PLAN

94-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

_____ SUBDIVISION
_____ REZONING
_____ MASTER PLAN AMENDMENT

DATE: 12-29-94

FROM: DEPARTMENT OF PLANNING & ZONING - City Box 53
Contact: ELIZABETH WILCOX 84666

RECEIVED
JAN 9 1995
DEPT. OF
ENGINEERING

- TO: Box 67 TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd
- Box 67 T & E S (SANITATION AUTHORITY) - Sam Shaffer
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- NATIONAL PARK SERVICE - G W Memorial Py, Creg Howland
- URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Lee Quill

Return this Department Comments Report with your comments by: JAN. 9

This request is scheduled for Planning Commission consideration on: FEB. 7

APPLICANT: LUTHER A. GILLIAM & MARY H. GILLIAM

by DUNCAN W. BLAIR, ATTY PHONE: 838-5109

LOCATION: 309 LLOYDS LA ZONE: R-12

PROPOSAL: CONSTRUCT A SINGLE FAMILY DWELLING IN A
SUBSTANDARD LOT

DEPARTMENT COMMENTS:

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
Report any complaints that have been filed with your department.

NO COMMENTS.

COMMENTS ATTACHED FOR COMMENTS.

ASBL 1/1/95

PHONE:

Please return plans not required for when filed.

DEPARTMENTAL REPORT

94-0392

SUP (X) VACATION () ENCROACHMENT () SUBDIVISION () BZA ()
REZONING () MASTER PLAN AMENDMENT ()

TITLE: LUTHER A. & MARY H. GILLIAN LOCATION: 309 LLOYD LANE

PROPOSAL: CONSTRUCT SINGLE FAMILY DWELLING ON SUBSTANDARD LOT

Preface each condition with the following code: F = Finding/Info
C = Code/Ordinance

P&CD RETURN DATE: 01/09/95

R = Requirement
S = Suggestion

PLEASE LIST ALL COMMENTS AND SIGN AND DATE THE FORM; IF YOU HAVE NO COMMENT, PLEASE INITIAL AND DATE IN THE SPACE PERTAINING TO YOUR DIVISION.

ROUTING ORDER:

TO (1) SITE PLAN
TO (2) SURVEY
TO (3) C&I

TO (4) TRANSPORTATION
TO (5) TRANSIT

Wt 1-4-94
VST-11-95

- C-1 Utilities serving this site shall be placed underground (Sec 5-5-3).
- C-2 Pay sewer tap fee (Sec 5-6-25).
- C-3 Post bond to insure the installation of the required public improvements (Sec 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new d/w apron.
- C-5 Any work in the right-of-way requires a separate permit from T&ES, room 4130.
- C-5 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- R-1 A PLOT PLAN showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued. Plan must include methods for erosion and sediment control in conformance with State standards.

R-2 Applicant dedicate 10' wide public street easement along entire frontage of property - Survey - EAC-1-6-95

R-3 Redesign entrance for #305 Lloyds Ln. to their own frontage & separate entrances.

R-4 Provide a grading plan to minimize impact of storm water runoff onto adjacent properties.

F-1 If existing tennis court is to remain as impervious surface, applicant shall be required to comply with provisions of the Chesapeake Bay Act (Art. XIII of the zoning. ord.).

DEPARTMENT COMMENTS REPORT

✓
18

COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

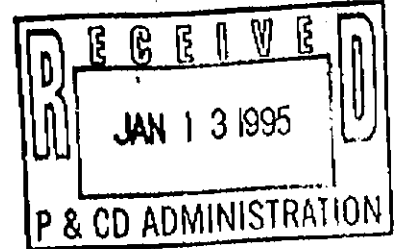
FINAL PLAN

94-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

_____ SUBDIVISION
_____ ZONING
_____ MASTER PLAN AMENDMENT

DATE: 12-29-94

FROM: DEPARTMENT OF PLANNING & ZONING - City Box 53
Contact: ELIZABETH WILCOX #4666



- | | | | |
|-----|--------|-------------------------------------|---|
| TO: | Box 67 | <input checked="" type="checkbox"/> | TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd |
| | Box 67 | <input checked="" type="checkbox"/> | T & E S (SANITATION AUTHORITY) - Sam Shafer |
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| | | <input checked="" type="checkbox"/> | URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Lee Quill |

Return this Department Comments Report with your comments by: JAN. 9

This request is scheduled for Planning Commission consideration on: FEB. 7

APPLICANT: LUTHER A. GILLIAM & MARY H. GILLIAM

by DUNCAN W. BLAIR, ATTY PHONE: 838-5109

LOCATION: 309 LLOYDS LA ZONE: R-12

PROPOSAL: CONSTRUCT A SINGLE FAMILY DWELLING IN A SUBSTANDARD LOT

DEPARTMENT COMMENTS:

Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
Report any complaints that have been filed with your department.

NO COMMENTS.

SEE ATTACHED FOR COMMENTS

William J. Skrabak
WILLIAM J. SKRABAK, MANAGER
OFFICE OF ENV. QUALITY

DEPARTMENT COMMENTS REPORT

✓ 88

[] COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

[] FINAL PLAN

94-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

_____ SUBDIVISION
_____ REZONING
_____ MASTER PLAN AMENDMENT

DATE: 12-29-94

FROM: DEPARTMENT OF PLANNING & ZONING - City Box 53
Contact: ELIZABETH WILCOX #466

RECEIVED
JAN 20 1995
P & CD ADMINISTRATION

- TO: Box 67 TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd
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Return this Department Comments Report with your comments by: JAN. 9

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Report any complaints that have been filed with your department.

F, ONE LARGE 35" DIAM TREE WILL BE REMOVED
AS A RESULT OF THIS PLAN. THIS TREE DOES
NOT QUALIFY AS A SPECIMEN TREE.

[] NO COMMENTS.

[] SEE ATTACHED FOR COMMENTS.

[Signature] / DATE 1/11/95

PHONE: 335-4922

Please return plans not required for your files

DEPARTMENT COMMENTS REPORT

COMPLETENESS DETERMINATION

PRELIMINARY REVIEW

FINAL PLAN

#1: 94-0392 SPECIAL USE PERMIT
ENCROACHMENT
VACATION

_____ SUBDIVISION
_____ REZONING
_____ MASTER PLAN AMENDMENT

DATE: 12-29-94

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Contact: ELIZABETH WILCOX x4666

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Return this Department Comments Report with your comments by: JAN. 9

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DEPARTMENT COMMENTS:

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NO COMMENTS.

SEE ATTACHED FOR COMMENTS.

SIGNATURE / DATE

PHONE: _____

Please return name not considered

Staff note

P: / SHARED / ~~XXXX~~
309 LLOYD, DBS

Design Review of the Proposed Single Family Detached Residence on
the Sub-standard Lot at 309 Lloyds Lane

1/18/95

Existing Urban Form

The proposed site is at the top of a hill at the "T" intersection of three local streets. There is no significant potential urban presence for the proposed residence. There is substantial mature tree cover. The street is, therefore, quasi-rural in character, having blacktop paving without curb and gutter and a 3' sidewalk on the north side only. There are wooden electrical power poles set into the blacktop of the street along the north side, in front of the property.

The front yard setbacks range from 60'-80' (one nearby house is only 35'). The side yards vary widely, with 45'-150' between structures.

Surrounding Architectural Character

The surrounding single family detached houses are generally 1 1/2 to 2 stories in height, constructed primarily of brick with a few stone or wood frame dwellings. The immediate neighborhood seems to have been constructed in three phases:

- 1) ca. 1910: 2 story wood frame Foursquare style homes on large lots.
- 2) ca. 1920-40: 1 1/2 - 2 story eclectic Georgian and Cape Cod style brick homes on somewhat smaller lots
- 3) ca. 1950s: 1 story brick, Ranch style homes

Garages are typically absent, with residents parking in the street or small circular drives in the front yard. Some of the older homes have detached garages.

The house to the east is a formal, two story Georgian style (ca. 1920-40) with a hip roof, white painted brick and a circular drive. The house to the immediate west is a modest, 1 1/2 story, red brick Cape Cod style (ca. 1920-40) with a slate roof. This house is largely screened by an immense magnolia tree.

X Site

The site has a relatively minor slope to the rear. It is constrained by an existing tennis court at the rear and has a very large, 35" white oak tree towards the front.

Proposed Architectural Design and Placement on the Site

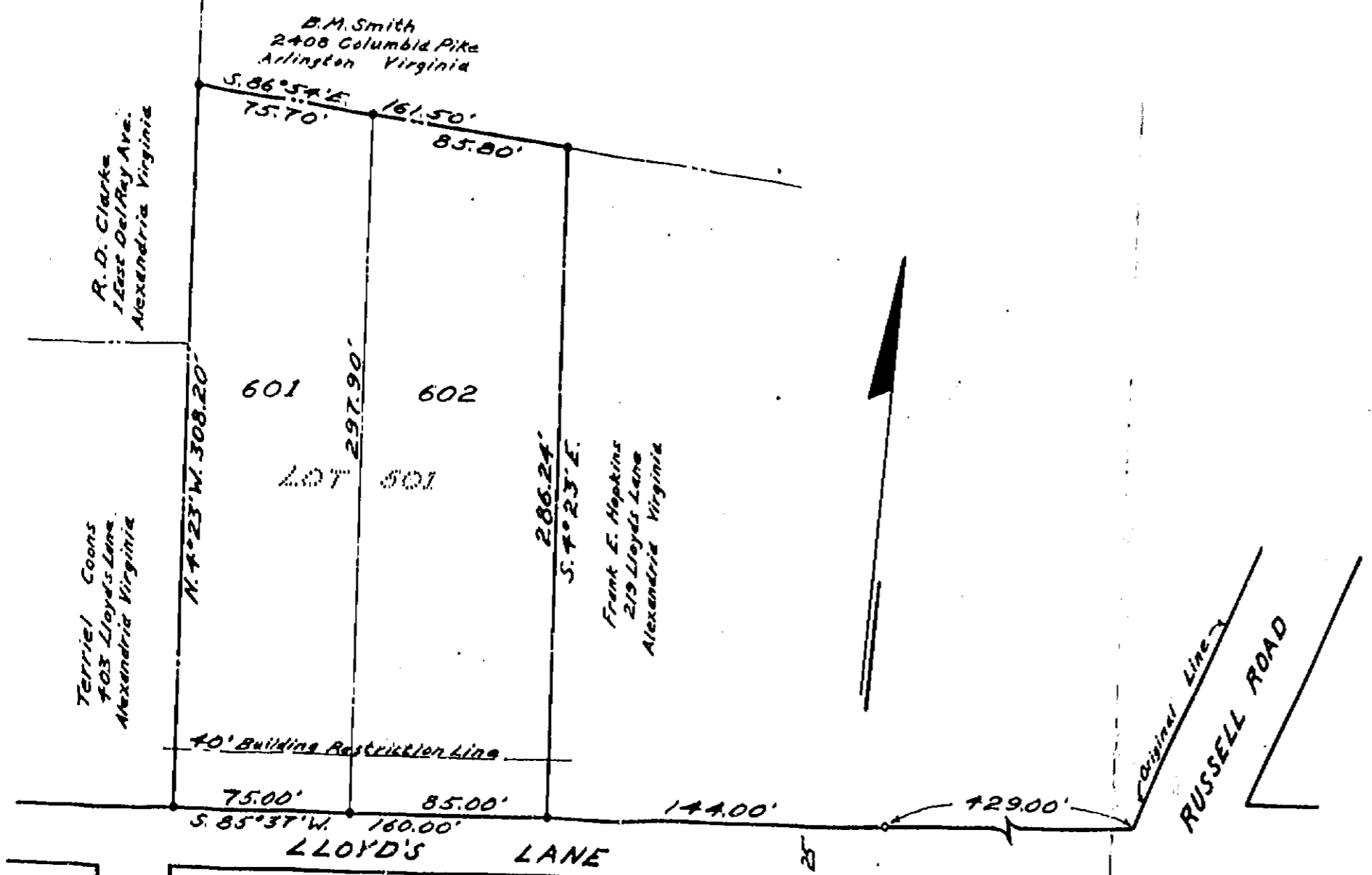
The proposed residence is a standard suburban traditional eclectic Georgian style. The main block of the structure is symmetrical about the entry, with a two car garage to the west side. The roof is hip in form with no dormers. The facade and both sides are brick veneer with siding in the rear, which is not visible from the public street.

The scale and character of the proposed design will blend quite

well with the adjoining neighborhood. The main body of the house is set back 67' from the street, which is the roughly the average of the houses on this side of the street. The two car garage will be closer to the street, set back 55', but is a smaller one story mass and, therefore, of less significance.

Staff's primary reservations regarding the proposed location on the site are the loss of one of the tallest trees in the immediate area and the uncharacteristic proximity of the house to its neighbor on the east, roughly 16' rather than the 45'-150' of the others on this side of the street. While there is no formal and regular pattern of subdivision in this area and the urban character is of several periods of construction on the subdivided lots of previously larger estates, the proposed distance of 16' on this east side is uncomfortably close.

Staff would recommend that this house design be set back further on the lot to save the tree and reduce the visual conflict between the adjacent houses but the presence of the existing tennis court seems to preclude this possibility. An alternative, asymmetrical house design might provide a for smaller mass on the east side of the property and be able to work around the two existing major trees while still meeting the requirements of the applicants program. However, as the trees are not registered specimens and there is a very informal quality to the rhythm of the blockface, staff could, although without much enthusiasm, support the present proposal.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PARCEL OF LAND DELINEATED HEREON AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A DIVISION OF THE SAME LAND CONVEYED TO LUTHER A. GILLIAM AND MARY H. GILLIAM, HIS WIFE, BY FRANK E. HOPKINS, ET ALS, BY DEED DATED JUNE 24, 1946 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN DEED BOOK 230, PAGE 49, AND IS WITHIN THE BOUNDARIES THEREOF; AND THAT IRON PIPE SHOWN THUS: O, HAVE BEEN PLACED AS INDICATED.

Cecil J. Cross
MARCH 25, 1947
CERTIFIED SURVEYOR

THE ABOVE AND FOREGOING SUBDIVISION AS APPEARS IN THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Luther A. Gilliam
LUTHER A. GILLIAM

Mary H. Gilliam
MARY H. GILLIAM
2710 RIDGE ROAD DRIVE
ALEXANDRIA VIRGINIA

CITY PLANNING COMMISSION
FINAL PLAT APPROVED April 3, 1947

W. E. Peabody
CHAIRMAN

H. Annou E. Norris
SECRETARY

C. J. Matthews
ENGINEER

PLAT
SHOWING REDIVISION
LOT 501 OF DIVISION
OF PROPERTY OF
FRANK E HOPKINS
ALEXANDRIA VIRGINIA
SCALE 1" = 60' MARCH 25, 1947

CECIL J. CROSS
CERTIFIED SURVEYOR
419 KING STREET
ALEXANDRIA VIRGINIA

ZONE A-1

ORCHARD STREET

RUSSELL ROAD

LAW OFFICES OF HENRY A. THOMAS

510 KING STREET

P.O. BOX 820

ALEXANDRIA, VIRGINIA 22313

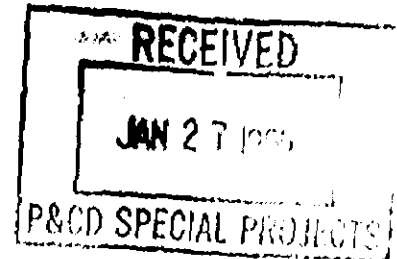
(703) 536-5108

January 27, 1995

HENRY A. THOMAS

DUNCAN W. BLAIR

Mr. Sheldon Lynn
Director
Planning & Community Development
City of Alexandria
301 King Street
Alexandria, Virginia 22314



DELIVERED BY HAND

In re: Luther A. Gilliam and Mary H. Gilliam

Dear Mr. Lynn:

The undersigned hereby certifies that the property owner notice, a copy of which is enclosed, as required pursuant to Article XI, Section 301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent certified mail to the attached list of property owners on January 27, 1995 on the application of Luther A. Gilliam and Mary H. Gilliam on the following issue:

DATE, TIME AND PLACE OF PUBLIC HEARINGS:

PLANNING COMMISSION
Tuesday, February 7, 1995
7:30 p.m., City Council Chambers
City Hall
301 King Street
Alexandria, Virginia

CITY COUNCIL
Saturday, February 25, 1995
9:30 a.m., City Council
Chambers
City Hall
301 King Street
Alexandria, Virginia

DESCRIPTION OF REQUEST:

Special Use Permit 94-0392 -
Request to construct a
single family dwelling on a
substandard residential lot.

PROPERTY ADDRESS:

309 Lloyds Lane
Alexandria, Virginia

TAX MAP REFERENCE:

33.00 17 6

Very truly yours,

Duncan W. Blair

DWB:kl\Gilliam.Not
Enclosure
cc: Mr. and Mrs. Luther A. Gilliam



January 27, 1995

NOTICE OF PUBLIC HEARINGS

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and City Council on the application of Luther A. Gilliam and Mary H. Gilliam.

DATE, TIME AND PLACE OF PUBLIC HEARINGS:

PLANNING COMMISSION
Tuesday, February 7, 1995
7:30 p.m., City Council Chambers
City Hall
301 King Street
Alexandria, Virginia

CITY COUNCIL
Saturday, February 25, 1995
9:30 a.m., City Council
Chambers
City Hall
301 King Street
Alexandria, Virginia

DESCRIPTION OF REQUEST:

Special Use Permit 94-0392 -
Request to construct a
single family dwelling on a
substandard residential lot.

PROPERTY ADDRESS:

309 Lloyds Lane
Alexandria, Virginia

TAX MAP REFERENCE:

33.00 17 6

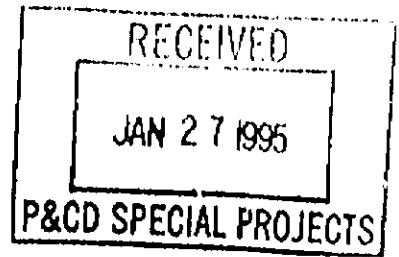
As a citizen and party in interest, you are invited to attend this meeting and express your views concerning the above request.

If you have any questions regarding this request, please feel free to call the undersigned at (703) 838-5109.

Duncan W. Blair
Attorney for Applicant

Zoning\Gilliam.Not

ADJOINING PROPERTY OWNERS



Robert H. Anderson Valda C. Anderson 400 W. Windsor Avenue Alexandria, VA 22302	33.00 17 01 400 W. Windsor Avenue
John D. Schmidtlein Anne E. Schmidtlein 303 Lloyds Lane Alexandria, VA 22302	33.00 17 04 303 Lloyds Lane
Luther A. Gilliam Mary H. Gilliam P. O. Box 390 Alexandria, VA 22313	33.00 17 06 305-309 Lloyds Lane
Winslow E. Reither Doris W. Reither 403 Lloyds Lane Alexandria, VA 22302	33.00 17 07 401 Lloyds Lane
Mr. and Mrs. Thomas F. Knox 408 Lloyds Lane Alexandria, VA 22302	42.00 04 07 404 Lloyds Lane
Elwood L. Armstrong 400 Lloyds Lane Alexandria, VA 22302	42.04 04 08 400 Lloyds Lane
Julian T. Burke, Jr. Elizabeth S. Burke 304 Lloyds Lane Alexandria, VA 22302	42.04 04 11 304 Lloyds Lane
Gladys C. Saunders 206 Lloyds Lane Alexandria, VA 22302	42.00 04 13 212 Lloyds Lane
William A. Hanff Margitta Hanff 230 W. Windsor Avenue Alexandria, VA 22301	33.00 17 02 230 W. Windsor Avenue
Benjamin M. Smith, Jr. c/o Lloyd Est. unimproved 2300 Ninth Street South Arlington, VA 22204	33.00 17 03 216 W. Windsor Avenue

CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATION OF PLANS/MINOR AMENDMENT

SUP⁹⁴⁻⁰³⁹² SITE PLAN # _____ BZA # _____ BAR # _____
Substance Inc PROJECT NAME 309 Lewis Ln PROJECT LOCATION

Plans and/or drawings submitted must be in full conformance with the plan approved by the City on 1-25-95, except as identified and approved below. List each change separately and explain the rationale behind the change. (Use additional sheets if necessary.) In addition, provide three copies of revised drawings with each listed change circled in red for ready identification.

WOOD DECK WILL BE RECTULAR IN SHAPE
NOT ANGLER ON CORNERS

THE UNDERSIGNED HEREBY CERTIFIES that, except for the changes identified above, the drawings submitted are in full conformance with the plan previously approved by the City.

[Signature] 10/16/95
Signature of Applicant/Firm Date

Name of Applicant/Firm (print)

THIS MINOR AMENDMENT IS APPROVED for the amendments and changes indicated above only. Approval of a building permit does not constitute approval of changes to a previously approved plan unless they are specifically identified by the applicant and approved hereinafter.

[Signature] 10-16-95
Director, Planning & Community Development / Staff Review Date

Site Plan Coordinator, Transportation & Environmental Services Date

