

into sketching letter permit

#6 Application No. 943-

*BPM  
17 Oct  
appeals*

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

Action of City Council:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Location <u>Part of 414-418 Linden St.</u>					
Assessment Map <u>138</u>			Lot <u>37</u>		Zone
Petitioner <u>C. Rexall Mickel</u>					
Proposed Use of Property <u>dwelling unit</u>					
Application Filed <u>10/18/73</u>		Advertised in Newspaper			Property Owners Notified
Public Hearing <u>Bridge Planning Commission</u>	<u>Nov 6, 1973</u>	City Council <u>Nov 22, 1973</u>			Board of Zoning Appeals

REMARKS:

November 23, 1973

TO: Honorable Mayor and Members  
of Alexandria City Council

FROM: David R. Cooper, Director of Planning &  
Community Development, by  
Charles B. Moore, Jr., Chief, Zoning  
Subdivision Administration

SUBJECT: Report on alley dwellings as requested by City Council

The City Council, on November 17, 1973, considered Special Use Permit #945, which was for the construction of a "flounder" style single-family dwelling on an alley dwelling lot on Hammond Court, off of the 400 block of Queen Street. At their November 17 meeting, the City Council instructed the Planning Staff to conduct a survey of other existing alley type dwellings in the area of the 400 block of Queen St. and to report back to City Council at their November 27, 1973 meeting whether or not the City departments have experienced any difficulty in providing adequate City services to these existing alley dwellings. Council also wished to know whether or not any of these alley dwellings provide off-street parking on their respective lots.

In accordance with City Council's request, the Staff, on November 19, 1973, conducted such a survey, within an area bounded by King St., Oronoco Street, N. Washington Street and N. Union Street. The Staff found six (6) such alley dwellings, not including the present request by Mr. G. Revell Michael on Hammond Court. Five (5) of the alley dwellings located within the survey area appear to have been used for residential purposes for many years. The sixth dwelling (off of the 100 block of North St. Asaph Street) has, within the past year been converted from a warehouse to a single-family dwelling upon approval of a Special Use Permit by the City Council in September 1972. The Staff also contacted the affected City departments for their comments on each of the six (6) existing alley dwellings. The following is the Staff's findings and City Departmental Reports:

(1) 219½ North Royal Street

- (A) ZONE: R-M, Residential
- (B) LOT SIZE: Approximately 1200 sq. ft.
- (C) USE: One and one-half (1½) story single-family dwelling. The City Assessors' records indicate that this building has been used for residential purposes since around 1942.

(D) OFF-STREET PARKING: None provided on lot. Access to property by means of ten (10) foot wide alley leading into N. Fairfax Street.

(2) 214½ N. Fairfax Street:

This property is located behind the Norford Inn on the 300 block of Cameron Street and is legally not an alley dwelling, since it is in the same ownership as a lot (lot eleven) which extends to and has legal street frontage on N. Fairfax Street. The Staff has, however, included this property in this report since the dwelling

is located in the center of the block and could be considered an alley type dwelling.

- (A) ZONE: R-M, Residential
  - (B) LOT SIZE: Approximately 1400 sq. ft. (this includes the house lot only and not the lot leading into N. Fairfax Street.
  - (C) USE: Two-story single-family dwelling. The City Assessor's records indicate that this building has been used for residential purposes since around 1942.
  - (D) OFF-STREET PARKING: One (1) off-street parking space provided on the access lot (lot 11) leading into N. Fairfax Street.
- (3) 207 Ramsey Alley:
- (A) ZONE: C-3 Commercial
  - (B) LOT SIZE: Approximately 2800 sq. ft.
  - (C) USE: Three-story building...commercial use on first floor (formerly "Granny's Place") and apartment on second and third floors. The City Assessor's records indicate that this property has been used for residential purposes since around 1963.
  - (D) OFF-STREET PARKING: Some provided on lot...access via Ramsey Alley leading into North Fairfax Street and North Lee Street.
- (4) 213 Ramsey Alley:
- (A) ZONE: C-3, Commercial
  - (B) LOT SIZE: Approximately 850 sq. ft.
  - (C) USE: Two-story single-family dwelling. The City Assessor's records indicate that this property has been used for residential purposes since around 1960.
  - (D) OFF-STREET PARKING: None provided on lot..access via Ramsey Alley leading into N. Fairfax Street and N. Lee Street.
- (5) 211 Ramsey Alley:
- (A) ZONE: C-3, Commercial
  - (B) LOT SIZE: "L" shaped lot containing approximately 1200 s.f.
  - (C) USE: Two-story single-family dwelling. The City Assessor's records indicate that the property in question has been used for residential purposes since around 1960.
  - (D) OFF-STREET PARKING: None provided on lot..access via Ramsey Alley leading into N. Fairfax Street and N. Lee Street.
- (6) Rear of 116-118 N. St. Asaph Street:
- This building was formerly used as a warehouse and was converted into a single-family dwelling by approval of Special Use Permit #883, on September 26, 1972.
- (A) ZONE: C-3 Commercial
  - (B) LOT SIZE: Approximately 990 sq. ft.
  - (C) USE: Two-story detached single-family dwelling
  - (D) OFF-STREET PARKING: None provided on lot..access via alley leading into N. St. Asaph Street and N. Washington Street.
- Note: There is off-street parking provided in the "court" area in front of the dwelling.

City Departmental Reports

Building & Mechanical Inspections... (From Charles O. Everly, Director)

To the best of my knowledge this office has not experienced difficulty in providing any services to the listed alley dwellings. Approximately eighteen years ago this office, at the request of the City Manager, attempted to withhold the permit to do extensive repairs to one of the existing buildings on Hammond Court at that time. The applicant sought an injunction from the courts to compel the City Manager and the Building Official to grant said permits and his efforts were successful.

If further details on this matter are desired I am sure they could be retrieved from our files or the court.

\* \* \* \* \*

Fire Department... (From W. H. Everard, Fire Protection Engineer)

We have reviewed our records and general fire experiences for instances specifically involving "alley dwellings". We are unable to find any record of fires involving these dwellings specifically in recent years and do not anticipate that we would experience substantially greater difficulty in servicing them over other closely spaced, abutting or reduced access dwellings (such as rowhouses).

In general we are most concerned about two areas of consideration. First, the opportunity for detection of a fire and transmission of the appropriate alarm to effect warning of the occupants and summon the Fire Department. This has been a key point which we have emphasized in a number of instances where "alley dwellings" have been proposed. They are not considered any more prone to fires (in fact, housekeeping is generally quite good in the majority of these renovations and new constructions) than are other dwellings and the detection system is emphasized due to the limitations to outside discovery for assistance or alarm. Because of the high death and injury due to fire in dwellings ALL dwelling units should be equipped with an appropriately designed and properly installed fire detection and alarm system. In addition, an automatic fire control and suppression system is strongly recommended.

The second area of consideration is that of access and this is generally provided in sufficient degree by normal vehicular ingress and egress easements or dedications. In some cases extreme topography or structural blockages warrant further consideration; but, this is generally not the situation for "alley dwellings", particularly where the geographic areas are relatively small and regular as in the Old Town area.

We believe that new construction and/or renovation to conform with existing codes and accepted life safety fire protection standards definitely improves the life safety and property protection of our older areas and should be encouraged. We are available for additional discussion of these concepts.

\* \* \* \* \*

Public Works Department... (From R. J. Durgin, Ass't. Dir. of Public Works)

In reference to your letter of November 19, 1973, we have no problems as per trash collection in the areas outlined in red.

Health Department:.... (From Charles S. D'Agata, Director, Property Standards Division)

In response to your request dated November 19, 1973, subject as above, the Health Department has experienced no difficulty or problems in providing services to alley dwellings as shown within the area of your map.

\* \* \* \* \*

Traffic Department:... (From Charles E. Kenyon, Assistant Director of Traffic)

The Department of Traffic has experienced no problems with middle block dwelling units facing on alleys.

We have had a complaint from a resident of the 400 block of Queen Street concerning the proposed "alley dwelling" in that block. The complaint referred to the lack of parking spaces in the area and the fact that the developer was not providing any off street parking.

\* \* \* \* \*

Police Department:.... (From John B. Hollihan, Chief)

In order to accurately evaluate problems generated by alley dwellings considerable searching of files would be required. This cannot be accomplished within your time frame.

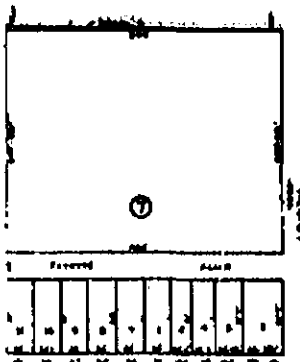
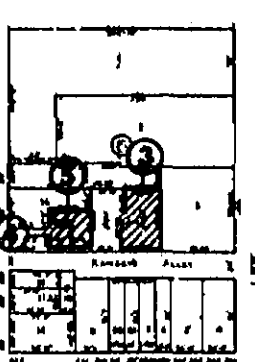
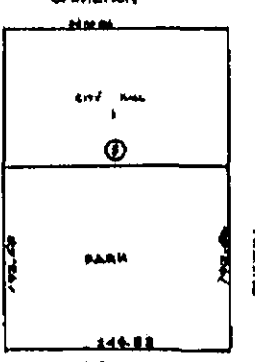
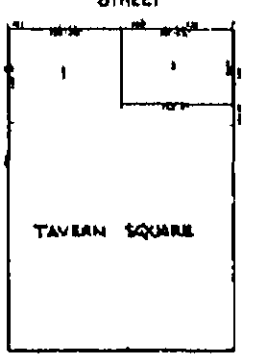
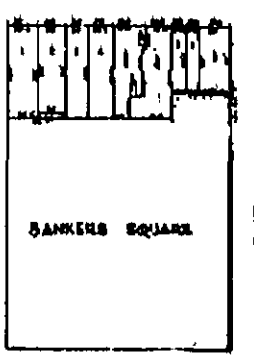
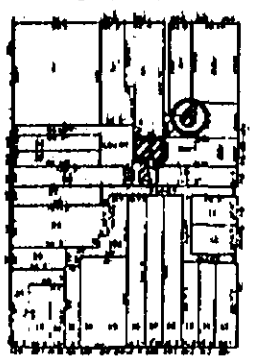
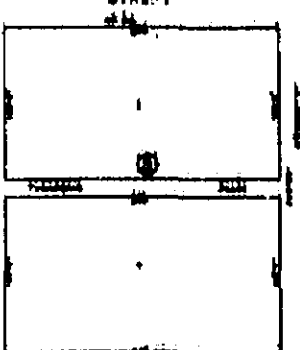
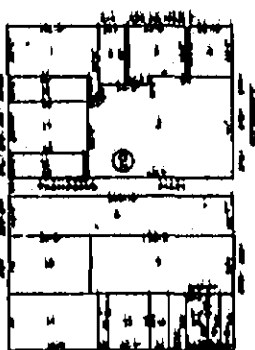
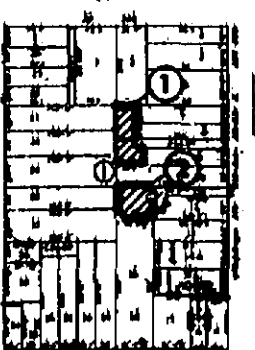
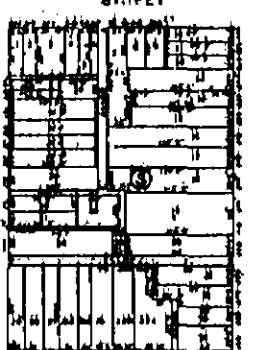
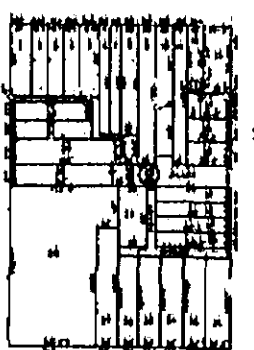
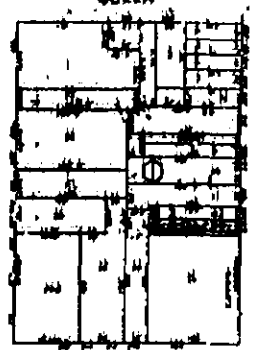
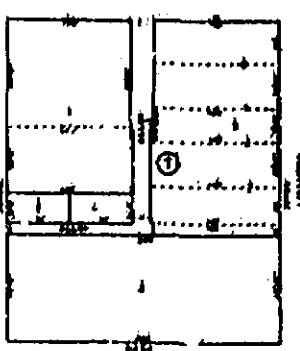
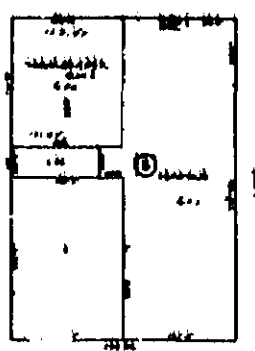
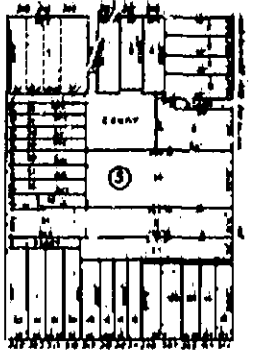
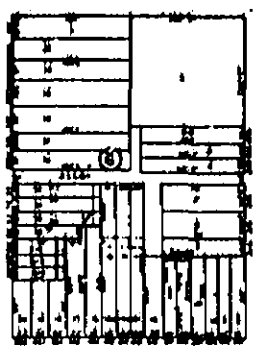
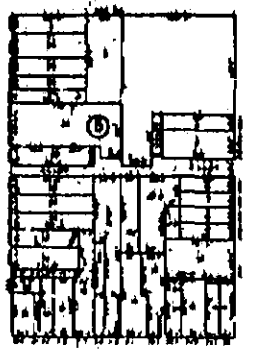
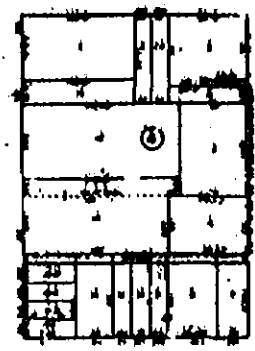
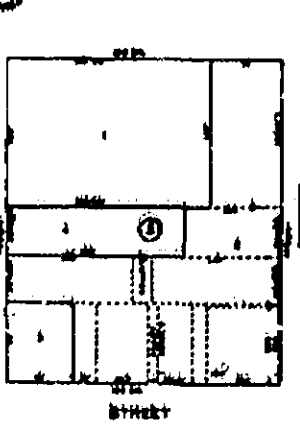
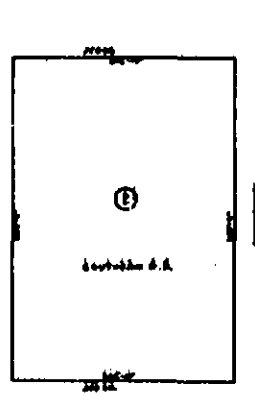
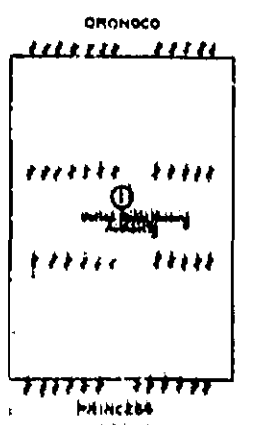
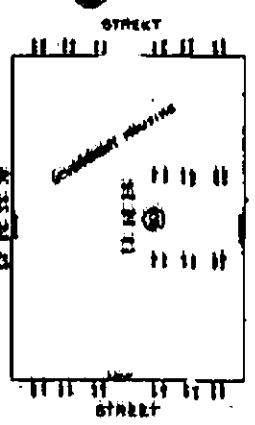
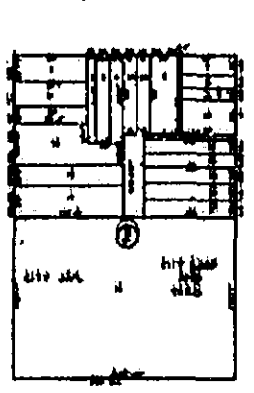
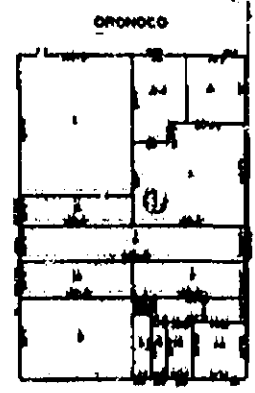
A check was made within the department to see if anyone was aware of problems with this type of dwelling. Some concern was expressed over the problem of parked vehicles obstructing alleys where police authority for enforcement was questionable. This could be resolved if we could be furnished an updated map indicating alleys dedicated and non-dedicated with emergency easements included.

I trust that the above information will be of value to you.

\* \* \* \* \*

*Charles B. Murray*  
Chief, Zoning Subdivision  
Administration

LEWIS STREET



KING

STREET

KING

STREET

APPLICANT: Mr. Mrs. Revell Michael  
Contract Purchaser

ocket Item #5 SUP #945

OWNER: Charles P. Bennett

Planning Commission Meeting  
Tuesday, November 6, 1973  
7:30 P.M. Council Chambers

LOCATION: Rear of 414-418 Queen Street

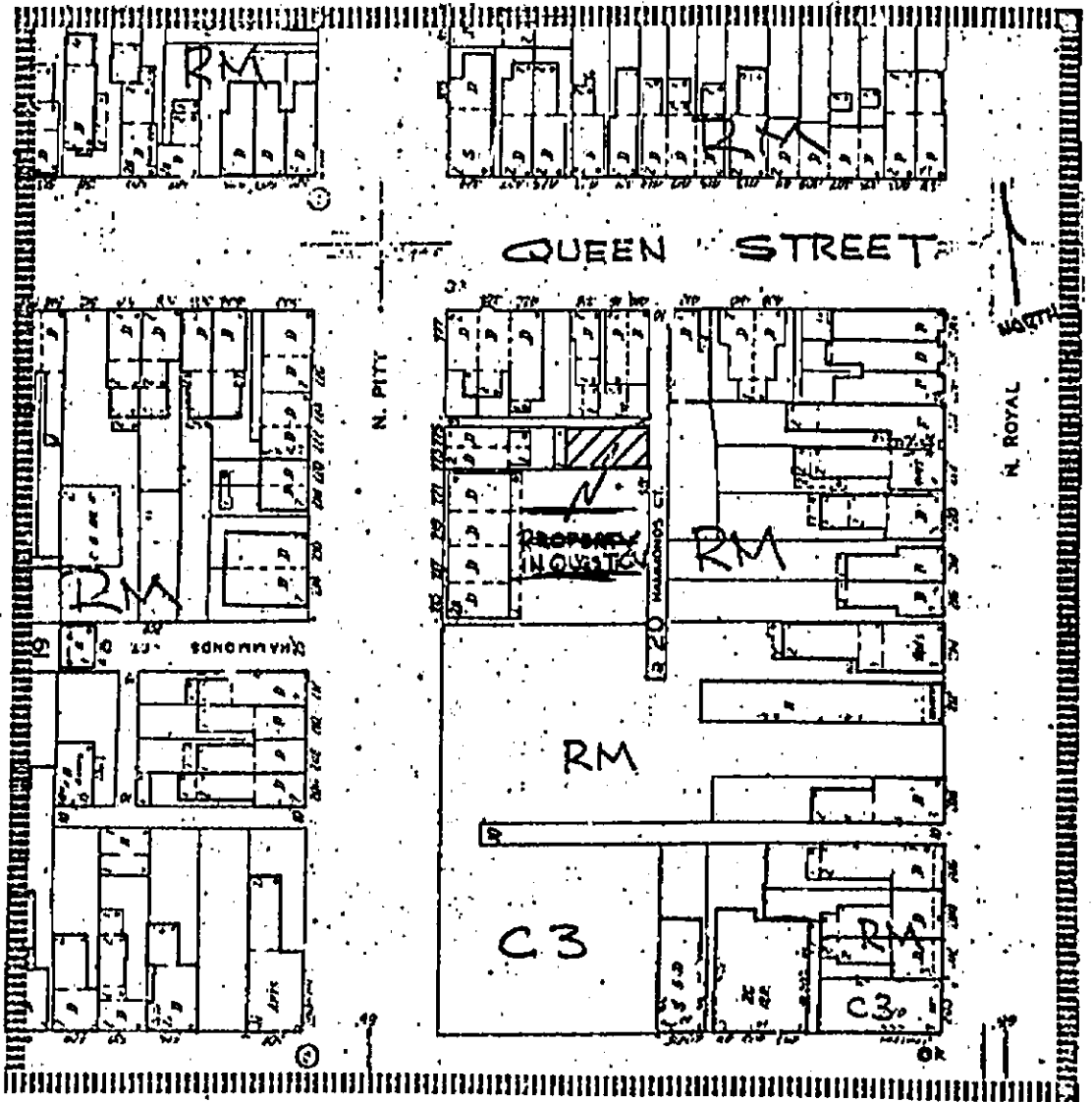
USE: Single Family Dwelling on lot having no street frontage

ZONE: R-N, Residential

1561  
11-17-73

FINDINGS

- 1, The site in question and surrounding land use are shown in sketch below:



A 1/2 Queen st. corner

2. The applicant is requesting a special use permit in order to construct a single-family dwelling on an existing lot of record which has no public dedicated street frontage. (See letter from applicant attached).
3. The lot in question is located on a ten (10) foot wide court (known as Hammonds Court) located in the middle of the south side of the 400 block off of Queen Street and runs south for approximately 178 feet.
4. The lot in question is twenty (20) feet wide, 49.67 feet long, and contains approximately 993.4 square feet of land and is zoned R-M residential.
5. At the present time the lot is vacant. According to City Tax records, a single-family frame dwelling occupied the lot previous to 1942 and existed thereafter until around 1970, when it was demolished.
6. The proposed two (2) story Flounder Type brick building to be constructed on the lot conforms to all of the requirements of the R-M residential zone. No variances will be required for the dwelling unit if constructed as proposed (see attached sketch).
7. On October 17, 1973 the Board of Architectural Review approved the architectural plans for the proposed dwelling.
8. The applicant does not intend to provide an off-street parking space. Section 42-15(g) of the City Code relating to off-street parking in the R-M zone states that off-street parking shall apply only where it is physically possible to provide adequate access to parking areas; because of the narrow means of access to the lot, and the size of the property, the staff feels that it is not physically possible to provide access to an off-street parking space, and therefore the parking could be waived...also, it would not be possible to put a parking space on this lot without either a rear yard variance or open space variance, or both.
9. Section 42-25 (R) of the Zoning Code states that whenever a unit of land otherwise usable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirements if a special use permit is granted.

4907  
20  
993.4

COMMENTS OF OTHER CITY DEPARTMENTS

- Public Works - 1. Applicant does not have public sewer to the site and will be required to construct sewer to the property.
2. Applicant will have to improve (pave) alley, from public R/W to, and including lot frontage.
- Electrical- All electric wiring must comply with the National Electrical Code and Chapter 10 of the City Code.
- Building - No building code involvement.
- Traffic - Vehicular access to the property cannot be policed as Hammond Court is not a public alley.
- Fire - Due to the somewhat secluded and generally inaccessible nature of this site the Fire Department requests that the following be a condition of the special use permit:

Provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department. In addition, we strongly suggest that the applicant provide a "domestic" sprinkler system for immediate control of any fire incident. The Fire Department is available to discuss the concept and details of this type of design.

Plumbing -

SUP #945

Separate sanitary sewer lateral must be installed and all plumbing must meet Alexandria Plumbing Code.

STAFF ANALYSIS

On September 26, 1972 the City Council approved special use permit #883 for a similar request for a private dwelling to be constructed on an "out lot" located off of a private alley on the west side of the 100 block of N. St. Asaph Street. There are a number of lots similar to the one under consideration in the Old Town area which face alleys and courts. A few of these lots contain structures which, in the past, were used as storage buildings, carriage houses, etc., some are presently being used as dwelling units. The staff has seen a few of these converted buildings and feels that they contribute to the character of the Old Town area. With regards to the off-street parking, in this instance the staff feels that to require an off-street parking space would promote a hardship on the owner since adequate access could not be provided for the parking area and any space required for off-street parking would substantially reduce the usable open space on the lot and probably necessitate variances from the Board of Zoning Appeals.

STAFF RECOMMENDATIONS

Recommend approval subject to compliance with all applicable codes and ordinances, and the following conditions:

1. That the applicant sign a sewer disclaimer.
2. That the applicant provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department as they stipulate in their recommendation on this special use permit request.

PLANNING COMMISSION MEETING 11-6-73

Mr. Revell Michael presented the request.

The following persons appeared in opposition:

- Mr. Robert P. Kreidler, 414 Queen Street
- Mr. Fred Morehart, 416 Queen Street
- Mr. Edw. J. R. Gulewicz, 221 North Pitt Street

Commission Action: On motion of Mr. Kamerow, seconded by Mr. Beiro, the Planning Commission voted to recommend approval of this S.U.P. request. The motion carried 4 to 2 with Mr. Mela and Mrs. Morgan voting nay and Mr. Cockrell being absent.

Reason: It was generally felt that the application is not without precedent and that considering all equities, the house is not that much larger than the rest of the houses in the area.

Minority Report: Mr. Mela was in agreement with Mr. Kamerow. However, he felt that since the S.U.P. does allow conditions to be placed on approval, he favored deferral of the application in order to study the request to ascertain whether certain conditions could be placed on the S.U.P., which would safeguard the neighbors and insure that the house would be properly sited.

G. REVELL MICHAEL, AIA  
LINDA H. MICHAEL, AIA

October 19, 1973

Honorable Mayor  
Members of the City Council  
Members of the Planning Commission  
City Hall  
Alexandria, Virginia

Gentlemen:

Re: Special Use Permit for a lot without  
street frontage behind 414-418 Queen St.

The undersigned, as contract purchaser of the referenced property, hereby requests that the City Council invoke the provisions of Section 42, Article X of the City Code and cause a Special Use Permit to be issued in order to permit the construction of a single family dwelling on the said lot.

In support of this request the following information is submitted for your consideration:

The lot in question, designated as Lot 37, Block 3, Map 138, is a lot of record and has been previously used for residential purposes.

The lot is located in the middle of the block at the intersection of two alleys affording it ample access without additional easements or further property acquisition.

The development of the lot as indicated on the enclosed sketch will be consistent with the RM zone in which it is located. It conforms with all of the requirements of this zone and no waivers or variances will be required.

The house as proposed will be in keeping with the Old and Historic District and on October 17, 1973, was granted a Certificate of Appropriateness by the Board of Architectural Review.

The lot is now a maintenance burden to its owner. It cannot be deemed "green space" in the middle of the block because it only accumulates trash, is half covered with concrete and will not support vegetation.

Finally, it is the opinion of the applicant that the formal, statutory requirements for the issuance of a Special Use Permit have been fulfilled in that the following can be demonstrated:

October 19, 1973

Page

The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

It will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

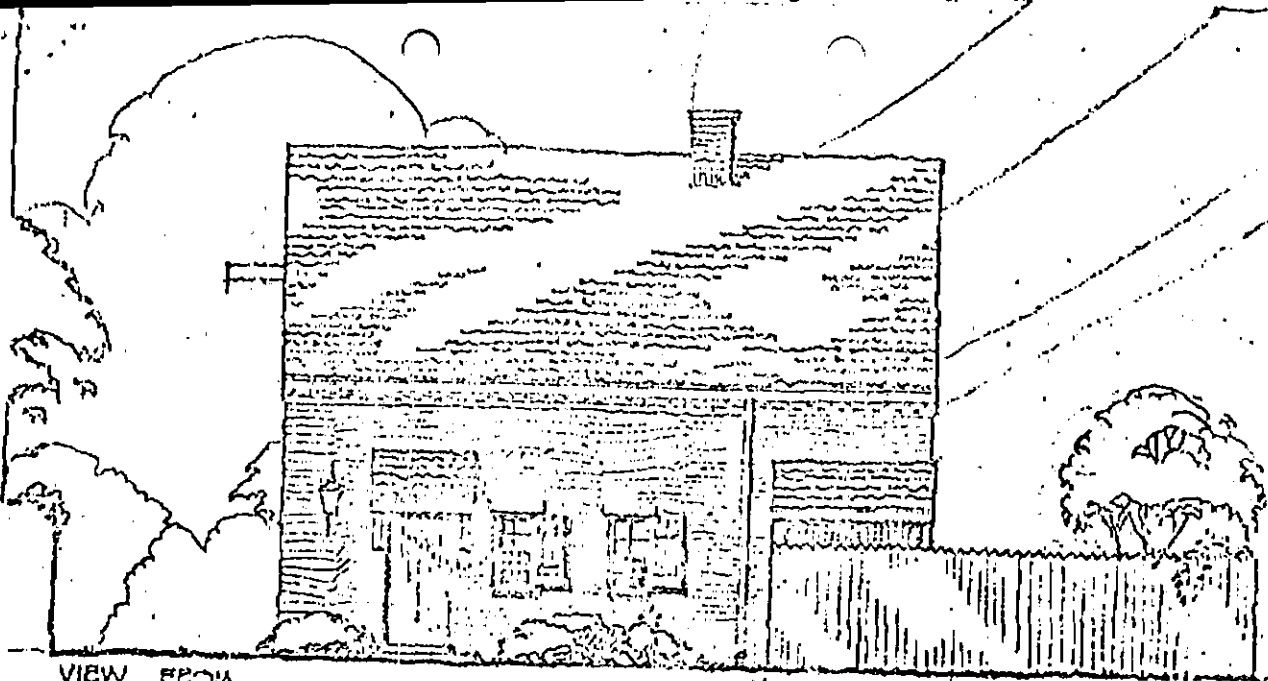
It does not conflict with the purposes of the master plans of the city.

Very truly yours,



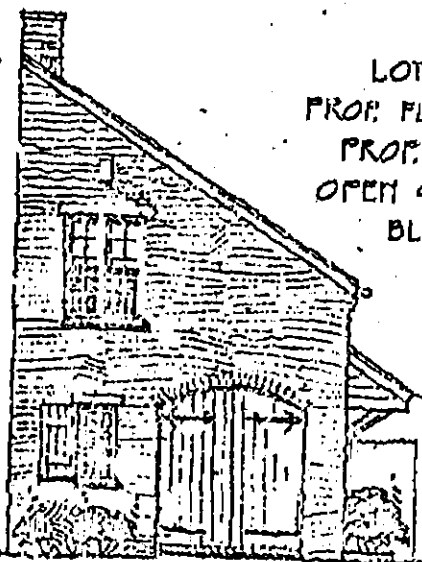
G. Revel Michael

Encl.



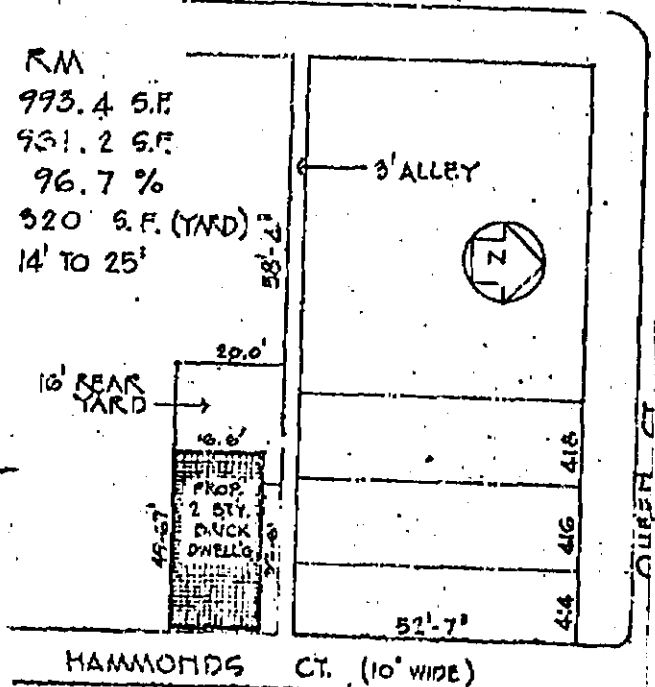
VIEW FROM  
THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



VIEW FROM  
HAMMONDS COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 931.2 S.F.  
 PROP. P.A.R. - 96.7 %  
 OPEN SPACE - 320 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
 OCT. 13, 1973

Info from Council for ques meeting

are there other such lots in this area  
that have houses on them? when were they  
built? if recently, under what provisions?  
were they caused any problems to the city?

what is parking provisions - size of lots, houses, etc.

need for city visit by Friday to see details

limit area to north of King st -  
East of Carleton



20  
11/27/73  
#945  
APPLICATION: SPECIAL USE PERMIT

No. \_\_\_\_\_

I, the undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article X, Chapter 42 of the Code of the City of Alexandria, Virginia, 1963 as amended.

Applicant G. REVELL MICHAEL & LINDA H. MICHAEL

11-19-73

Premises Located BEHIND 414-418 QUEEN STREET

Assessment Map 138 Block 3 Lot 37

Property Owner CHARLES P. & CATHERINE C. BENNETT, P.O. BOX 2784, APO N.Y. 09009  
Name and Address Telephone No.

Use Requested SINGLE FAMILY DWELLING ON LOT HAVING NO STREET FRONTAGE  
PER AUTHORITY SECTION 42-25 (r). Zone RM

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by City Ordinance 1612 on the property for which this special use permit is being requested. The undersigned also attests that all of the information herein provided and specifically including all surveys, drawings, etc. required to be furnished by the applicant are true, correct and accurate to the best of his (their) knowledge and belief.

G. Revell Michael  
Applicant or Authorized Agent

110 NORTH ROYAL STREET, 683-6655  
Address and Telephone Number

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

S.U.P. Application Received 10-15-73 \$5000 10-15-73  
Date Fee Date Pa.

Section and Provision of Chapter 42 under which this special use permit is being requested \_\_\_\_\_

Date(s) of Planning Commission Hearing(s) November 6, 1973

Date(s) of City Council Hearing(s) November 17, 1973

Special Use Permit Advertised in Newspaper \_\_\_\_\_

Property Owners Notified November 1, 1973

Property in Question Placarded \_\_\_\_\_ Number of Notices \_\_\_\_\_

Number of Placards \_\_\_\_\_

Actions

Planning Commission Meeting November 6, 1973

Recommended approval of this SUP request. Motion carried 4 to 2 with Mr. Mala & Mrs. Morgan voting nay, Mr. Cockrell absent.

City Council RM 11/27/73 DENIED 6-to-1 (Mrs. Larborne dissenting)

SPECIAL USE PERMIT

Special Use Permit \_\_\_\_\_ was approved by City Council on \_\_\_\_\_ ... Permission is hereby granted to \_\_\_\_\_ to use premises \_\_\_\_\_ for the following purpose \_\_\_\_\_ and under the following conditions \_\_\_\_\_

Date \_\_\_\_\_

City Manager \_\_\_\_\_

Location of Dwellings on Outlots in that area Bounded by  
King, Union, Oronoco, and North Washington Streets:

MAP 138, BLOCK 3

Lot 37 (Rear of 414 Queen Street)  
Formerly used as four room dwelling  
from at least 1942 till 1969.  
No parking on lot.

MAP 138, BLOCK 4

Lot 9 (Rear of 116-118 North St. Asaph Street)  
Formerly a warehouse, conversion to dwelling  
presently under construction by Special Use  
Permit #883.  
No parking on lot.

MAP 149, BLOCK 1

Lot 11 (214 $\frac{1}{2}$  North Fairfax Street)  
Five rooms and one bath - single family  
Parking on lot.

Lot 30A (Rear 219 North Royal Street)  
Carrsige House, built with main house  
around 1770, assessed as part of main house.  
No parking on lot.

MAP 149, BLOCK 6

Lot 13A (207 Ramsey Alley)  
Commercial uses first floor  
Apartments on second floor  
No parking.

15B (213 Ramsey Alley)  
Five room and one bath  
assessment began in 1960  
No parking on lot

15C (211 Ramsey Alley)  
Three rooms and one bath  
assessment began 1960  
No parking on lot

November 19, 1973

TO:

- ✓ Department of Building & Mechanical Inspections
- ✓ Department of Public Works
- ✓ Department of Traffic
- ✓ Police Department
- ✓ Health Department
- ✓ Fire Department

FROM:

Charles B. Moore, Jr., Chief  
Zoning Administration; Dept. of  
Housing & Community Development

SUBJECT:

Inspection and reports on "alley dwellings"

The City Council, on Saturday, November 17, 1973, at their public informational meeting considered special use permit #945, which was for the construction of a single-family dwelling on an "outlot" fronting on Hammonds Court located on the south side of the 400 block of Queen Street. This special use permit is scheduled for final Council action at their regular meeting on November 27, 1973.

The City Council has instructed the Planning Staff to prepare a report for their review at their November 27 meeting, which identifies any existing alley dwellings in the general area of the one proposed on Hammonds Court and whether or not the City has experienced any difficulty in providing City services to these existing dwellings. In connection with Council's request, I am asking your cooperation in reviewing the attached map which identifies all of the alley dwellings which this department has located within that and bounded by King Street, Oronoco Street, N. Washington Street and N. Union Street.

It would be appreciated if you would send a written report to this department by no later than 12:00 p.m., November 21, 1973 indicating whether or not your particular department has experienced any problems in providing City services to those alley dwellings indicated on the map. I realize that this does not give you much time for your review, however, this department must deliver the information as requested by Council to the City Clerk by no later than Friday, November 23, so that the report can be delivered to the City Council members.

Your cooperation in this matter is greatly appreciated.

*Charles B. Moore, Jr.*

CBM/mbj

**NOTE:** If it comes to your attention that there are other existing alley dwellings within this area than noted on our map, please note them on your report with your comments.

TO: Mr. Charles B. Moore, Jr., Chief  
Zoning Administration  
Department of Housing & Community Development

FROM: Charles O. Everly, Director *COE*  
Building and Mechanical Inspections

DATE: November 19, 1973

SUBJECT: Inspection and Reports on "Alley Dwellings"



To the best of my knowledge this office has not experienced difficulty in providing any services to the listed alley dwellings. Approximately eighteen years ago this office, at the request of the City Manager, attempted to withhold the permit to do extensive repairs to one of the existing buildings on Hammond Court at that time. The applicant sought an injunction from the courts to compel the City Manager and the Building Official to grant said permits and his efforts were successful.

If further details on this matter are desired I am sure they could be retrieved from our files or the court.

COE:tpc

TO: MR. CHARLES B. MOORE, JR., CHIEF OF ZONING ADMINISTRATION,  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

DATE: 20 NOVEMBER 1973

FROM: WM. H. EVERARD, FIRE PROTECTION ENGINEER, FIRE DEPARTMENT

SUBJECT: INSPECTION AND REPORTS ON "ALLEY DWELLINGS"

We have reviewed our records and general fire experiences for instances specifically involving "alley dwellings". We are unable to find any record of fires involving these dwellings specifically in recent years and do not anticipate that we would experience substantially greater difficulty in servicing them over other closely spaced, abutting or reduced access dwellings (such as rowhouses).

In general we are most concerned about two areas of consideration. First, the opportunity for detection of a fire and transmission of the appropriate alarm to effect warning of the occupants and summon the Fire Department. This has been a key point which we have emphasized in a number of instances where "alley dwellings" have been proposed. They are not considered any more prone to fires (in fact, housekeeping is generally quite good in the majority of these renovations and new constructions) than are other dwellings and the detection system is emphasized due to the limitations to outside discovery for assistance or alarm. Because of the high death and injury due to fire in dwellings ALL dwelling units should be equipped with an appropriately designed and properly installed fire detection and alarm system. In addition, an automatic fire control and suppression system is strongly recommended.

The second area of consideration is that of access and this is generally provided in sufficient degree by normal vehicular ingress and egress easements or dedications. In some cases extreme topography or structural blockages warrant further consideration; but, this is generally not the situation for "alley dwellings", particularly where the geographic areas are relatively small and regular as in the Old Town area.

We believe that new construction and/or renovation to conform with existing codes and accepted life safety fire protection standards definitely improves the life safety and property protection of our older areas and should be encouraged. We are available for additional discussion of these concepts.

*Wm. H. Everard*

**SPEED LETTER.**

TO C. Moore

FROM R. J. Dwyer

SUBJECT A lley Dwellings

NO. 9 & 10 FOLD

MESSAGE

DATE 11-21 1973

In reference to your letter of Nov. 19, 1972 we have  
no questions or your check collection in the amount outlined  
in sub.

*RJD*

NO. 9 FOLD  
NO. 10 FOLD

SIGNED

REPLY

DATE \_\_\_\_\_ 19\_\_

NO. 9 & 10 FOLD

SIGNED

DATE: November 20, 1973

TO: Charles B. Moore, Jr., Chief Zoning Administration;  
Department of Housing and Community Development

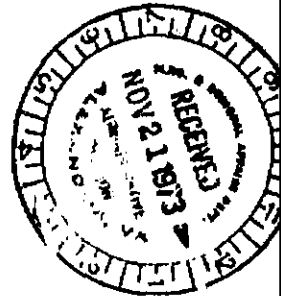
FROM: Charles S. D'Agata, Director, Property Standards Division; ~~5114~~  
Public Health Department

SUBJECT: Inspection and reports on "alley dwellings"

In response to your request dated November 19, 1973, subject as above, the Health Department has experienced no difficulty or problems in providing services to alley dwellings as shown within the area of your map.

FW:dko

Date: November 20, 1973  
To: Charles B. Moore, Jr.,  
Chief Zoning Administrator  
From: Charles B. Kenyon  
A Assistant Director of Traffic  
Subject: Comments on "Alley dwellings"



The Department of Traffic has experienced no problems with middle block dwelling units facing on alleys.

We have had a complaint from a resident of the 400 block of Queen Street concerning the proposed "alley dwelling" in that block. The complaint referred to the lack of parking spaces in the area and the fact that the developer was not providing any off street parking.

*Charles B. Kenyon*  
Charles B. Kenyon  
Assistant Director of Traffic

CBK/m

MEMORANDUM

TO: Charles B. Moore, Jr.  
Chief of Zoning Administration  
Department of Housing and Community Development

FROM: John B. Holihan  
Chief of Police

DATE: November 20, 1973

SUBJECT: Report on "alley dwellings"

*In order to accurately evaluate problems generated by alley dwellings considerable searching of files would be required. This cannot be accomplished within your time frame.*

*A check was made within the department to see if anyone was aware of problems with this type of dwelling. Some concern was expressed over the problem of parked vehicles obstructing alleys where police authority for enforcement was questionable. This could be resolved if we could be furnished an updated map indicating alleys dedicated and non-dedicated with emergency easements included.*

*I trust that the above information will be of value to you.*

*John B. Holihan*  
John B. Holihan  
Chief of Police

RCK:bp



Very ~~difficult~~ ~~groups~~ ~~groups~~  
How long subject prop. has been used for Res. Purp.

Map 149  
Block (6)

~~Lot 15B (213 Ramsey Alley)  
Dorothy A. Cusick  
1100 Chillum - Harde Ave.  
Chillum, Md. 20783~~

(1960) - Single Family Detached

Map 149  
Bl. (6)

~~Lot 15C (211 Ramsey Alley)  
Mrs. F. Cusick, ~~PT~~  
64 Landis Ave.  
States Island, N.Y. 10305~~

(1960) - Single Family Detached

Map 149,  
Block (1)

~~Lot 11 (214 1/2 N. Fairfax St.)  
Grover A. Lawson  
Charles D. Arco  
311 Cameron St.~~

~~(Bear 309 311 Cameron St.)~~

(1942) - Single Family Semi-Detached

~~207 Ramsey Alley  
Map 149~~

~~Bl. ⑥~~

~~14 & 3B (209)~~

~~13A (207)~~

Map 149, Bl. 6  
14 & 3B (209 Ramsey Alley)  
1963 (House)  
⑬A  
207 (Ramsey Alley)  
Comm. - Apr. - 1963

~~Map 138  
Bl. ④  
Lot 9  
Lot Rear 606 Cameron  
Lizgu Family~~

Map 149  
Block ①

~~Lot 30 & 30A (219 N. Royal & Rear)~~

✓ Mangum or Marie J. Waks  
219 N. Royal St.

①942 - Single Family Attached

~~DRAFT~~

Harris  
Field Check Copy

DRAFT

November 21, 1973

TO: The Honorable Mayor and Members  
Alexandria City Council

FROM: Charles B. Moore, Chief, Zoning Administration  
Department of Planning & Community Development

SUBJECT: Report on "Alley Dwellings"

The City Council on November 17, 1973, considered Special Use Permit #945, which was for the construction of a flounder style, single family, detached dwelling on an outlot off Hammond's Court, located on the south side of the 400 block of Queen Street. The City Council instructed the planning staff to conduct a survey of other existing alley type dwellings in the general area of the 400 block of Queen Street, and to report back to Council at their November 27, 1973 meeting as to whether or not the City has experienced any difficulty in providing adequate City services to these lots. Council also wished to know if any of these existing alley dwellings provide off-street parking on their respective lots.

In accordance with City Council's request, the staff on November 19, 1973 conducted such a survey, limited to the area bounded by King Street, Oronoco Street, N. Washington Street and N. Union Street and found six (6) such alley dwellings; not including the request on Special Use Permit #945. The following is a description of each of the dwellings and City departmental reports as requested by this Department.

(1) Rear of 219 N. Royal Street (Lot 30A)

- (a) Lot size: 23' x 50' ± 1200 sq.ft. ±
- (b) Zone : R-M, Residential
- (c) Use : Old detached carriage house built with main house at 219 N. Royal Street around 1770.
- (d) Parking : None provided on lot...access to lot via 10 ft. wide alley leading into N. Fairfax Street

(2) 214<sup>1</sup>/<sub>2</sub> N. Fairfax Street (Part of lot 11): This property is located behind the Norford Inn on the 300 block of Cameron Street and is technically not an outlot since it is part of lot 11 which extends to and has legal public street frontage on N. Fairfax Street. The staff included this lot since it is located in the center of the block.

- (a) Lot size: 33' x 40', 1320 sq.ft. (this includes house lot only and not access lot into N. Fairfax Street)
- (b) Zone :
- (c) Use : Single family dwelling, five rooms and one bath
- (d) Parking: One (1) off-street parking space located on the access lot leading into N. Fairfax Street.

(3) 207 Ramsey Alley (lot 13-A)

- (a) Lot size: ~~2800~~ <sup>2800</sup> sq. ft. ±
- (b) Zone : C-3, Commercial
- (c) Use : Commercial use on First floor (formerly "Granny's Place" and apartment on second floor *and third floor*)
- (d) Parking : None provided on the lot; access... provided via Ramsey Alley leading into N. Fairfax Street and N. Lee Street.

④ 211 Ramsey Alley (lot 15-B)

- (a) Lot size: "L" shaped lot, containing approximately 1225 sq. ft.
- (b) Zone : C-3, Commercial
- (c) Use : ~~Dwelling containing three rooms and one bath.~~ *2 story detached*
- (d) Parking : None provided on the lot...access provided via Ramsey Alley leading into N. Fairfax Street and N. Lee Street.

④ 218 Ramsey Alley (lot 15-C)

- (a) Lot size: 37' x 68' ± 2516 sq.ft.
- (b) Zone : R-M, Residential
- (c) Use : ~~Dwelling containing three rooms and one bath.~~ *Detached 2 story*
- (d) Parking : None provided on the lot...access provided via Ramsey Alley leading into N. Fairfax Street and N. Lee Street

*Handwritten signature or mark*

(6) Rear of 116-118 N. St. Asaph Street (lot 9)

Formerly used as a storage warehouse converted into dwelling by approval of Special Use Permit #883 by the City Council in \_\_\_\_\_.

(a) Lot Size: 33' x 30' ± 990 sq. ft.

(b) Zone : C-3, Commercial

(c) Use : \_\_\_\_\_ bedroom dwelling

(d) Parking : None provided on lot...access via 10 ft. alleys leading into N. St. Asaph and N. Washington Street. Note: There is off-street parking provided in the "court" area in front of the dwelling.

COMMENTS OF OTHER CITY DEPARTMENTS

QUEEN STREET

NORTH  
↑

418

416

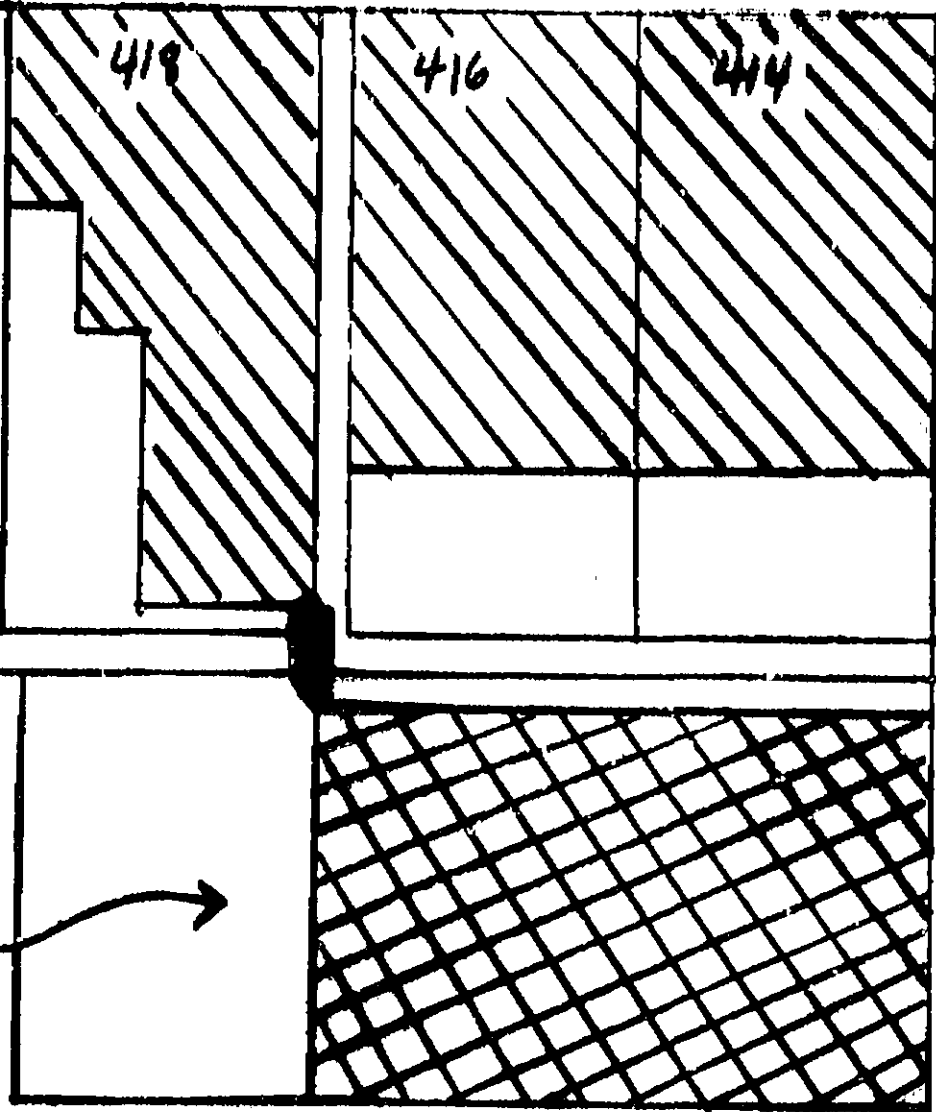
414

EXISTING



10'  
ALLEY

PROPOSED



APPLICANT: Mr. Mrs. Revell Michael  
Contract Purchaser

cket Item #6 SUP #945.

OWNER: Charles P. Bennett

Planning Commission Meeting  
Tuesday, November 6, 1973  
7-30 P.M. Council Chambers

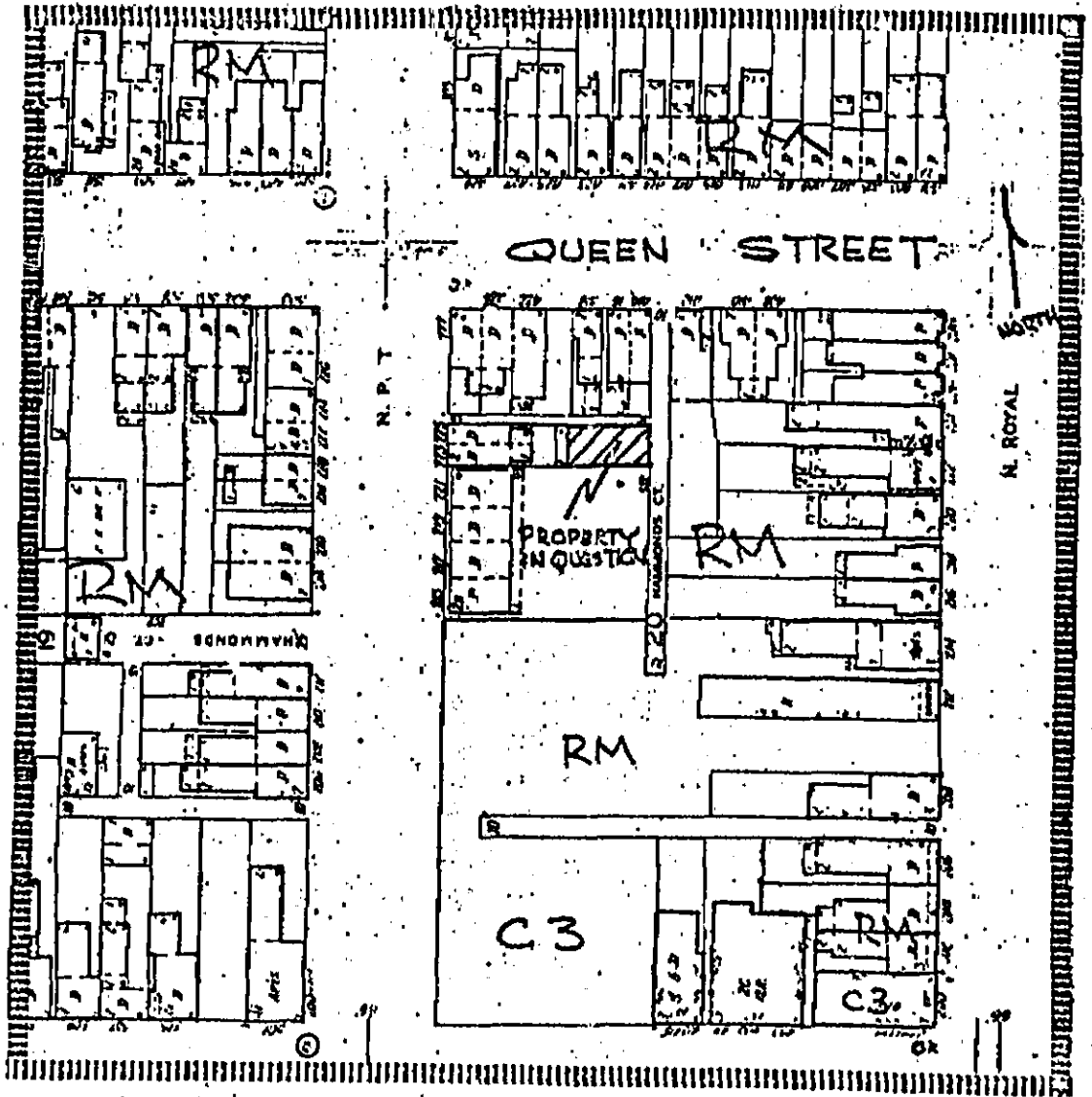
LOCATION: Rear of 414-418 Queen Street

USE: Single Family Dwelling on lot having no street frontage

ZONE: R-M, Residential

FINDINGS

1. The site in question and surrounding land use are shown in sketch below:



2. The applicant is requesting a special use permit in order to construct a single-family dwelling on an existing lot of record which has no public dedicated street frontage. (See letter from applicant attached).
3. The lot in question is located on a ten (10) foot wide court (known as Hammonds Court) located in the middle of the south side of the 400 block off of Queen Street and runs south for approximately 178 feet.
4. The lot in question is twenty (20) feet wide, 49.67 feet long, and contains approximately 993.4 square feet of land and is zone R-M residential.
5. At the present time the lot is vacant. According to City Tax records, a single-family frame dwelling occupied the lot previous to 1942 and existed thereafter until around 1970, when it was demolished.
6. The proposed two (2) story Flounder Type brick building to be constructed on the lot conforms to all of the requirements of the R-M residential zone. No variances will be required for the dwelling unit if constructed as proposed (see attached sketch).
7. On October 17, 1973 the Board of Architectural Review approved the architectural plans for the proposed dwelling.
8. The applicant does not intend to provide an off-street parking space. Section 42-15(g) of the City Code relating to off-street parking in the R-M zone states that off-street parking shall apply only where it is physically possible to provide adequate access to parking areas; because of the narrow means of access to the lot, and the size of the property, the staff feels that it is not physically possible to provide access to an off-street parking space, and therefore the parking could be waived...also, it would not be possible to put a parking space on this lot without either a rear yard variance or open space variance, or both.
9. Section 42-25 (R) of the Zoning Code states that wherever a unit of land otherwise usable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirements if a special use permit is granted.

#### COMMENTS OF OTHER CITY DEPARTMENTS

- Public Works - 1. Applicant does not have public sewer to the site and will be required to construct sewer to the property.
2. Applicant will have to improve (pave) alley, from public R/W to, and including lot frontage.
- Electrical - All electric wiring must comply with the National Electrical Code and Chapter 10 of the City Code.
- Building - No building code involvement.
- Traffic - Vehicular access to the property cannot be policed as Hammond Court is not a public alley.
- Fire - Due to the somewhat secluded and generally inaccessible nature of this site the Fire Department requests that the following be a condition of the special use permit:

Provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department. In addition, we strongly suggest that the applicant provide a "domestic" sprinkler system for immediate control of any fire incident. The Fire Department is available to discuss the concept and details of this type of design.

Plumbing -

Separate sanitary sewer lateral must be installed and all plumbing must meet Alexandria Plumbing Code.

STAFF ANALYSIS

On September 26, 1972 the City Council approved special use permit #883 for a similar request for a private dwelling to be constructed on an "out lot" located off of a private alley on the west side of the 100 block of N. St. Asaph Street. There are a number of lots similar to the one under consideration in the Old Town area which face alleys and courts. A few of these lots contain structures which, in the past, were used as storage buildings, carriage houses, etc., some are presently being used as dwelling units. The staff has seen a few of these converted buildings and feels that they contribute to the character of the Old Town area. With regards to the off-street parking, in this instance the staff feels that to require an off-street parking space would promote a hardship on the owner since adequate access could not be provided for the parking area and any space required for off-street parking would substantially reduce the usable open space on the lot and probably necessitate variances from the Board of Zoning Appeals.

STAFF RECOMMENDATIONS

Recommend approval subject to compliance with all applicable codes and ordinances, and the following conditions:

1. That the applicant sign a sewer disclaimer.
2. That the applicant provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department as they stipulate in their recommendation on this special use permit request.

PLANNING COMMISSION MEETING 11-6-73

Mr. Revell Michael presented the request.

The following persons appeared in opposition:

- Mr. Robert P. Kreidler, 414 Queen Street
- Mr. Fred Morehart, 416 Queen Street
- Mr. Edw. J. R. Gulewicz, 221 North Pitt Street

Commission Action: On motion of Mr. Kamerow, seconded by Mr. Beiro, the Planning Commission voted to recommend approval of this S.U.P. request. The motion carried 4 to 2 with Mr. Mela and Mrs. Morgan voting nay and Mr. Cockrell being absent.

Reason: It was generally felt that the application is not without precedent and that considering all equities, the house is not that much larger than the rest of the houses in the area.

Minority Report: Mr. Mela was in agreement with Mr. Kamerow. However, he felt that since the S.U.P. does allow conditions to be placed on approval, he favored deferral of the application in order to study the request to ascertain whether certain conditions could be placed on the S.U.P., which would safeguard the neighbors and insure that the house would be properly sited.

G. REVELL MICHAEL, AIA  
LINDA H. MICHAEL, AIA

October 19, 1973

Honorable Mayor  
Members of the City Council  
Members of the Planning Commission  
City Hall  
Alexandria, Virginia

Gentlemen:

Re: Special Use Permit for a lot without  
street frontage behind 414-418 Queen St.

The undersigned, as contract purchaser of the referenced property, hereby requests that the City Council invoke the provisions of Section 42, Article X of the City Code and cause a Special Use Permit to be issued in order to permit the construction of a single family dwelling on the said lot.

In support of this request the following information is submitted for your consideration:

The lot in question, designated as Lot 37, Block 3, Map 136, is a lot of record and has been previously used for residential purposes.

The lot is located in the middle of the block at the intersection of two alleys affording it ample access without additional easements or further property acquisition.

The development of the lot as indicated on the enclosed sketch will be consistent with the RM zone in which it is located. It conforms with all of the requirements of this zone and no waivers or variances will be required.

The house as proposed will be in keeping with the Old and Historic District and on October 17, 1973, was granted a Certificate of Appropriateness by the Board of Architectural Review.

The lot is now a maintenance burden to its owner. It cannot be deemed "green space" in the middle of the block because it only accumulates trash, is half covered with concrete and will not support vegetation.

Finally, it is the opinion of the applicant that the formal, statutory requirements for the issuance of a Special Use Permit have been fulfilled in that the following can be demonstrated:

October 19, 1973

Page

The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

It will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

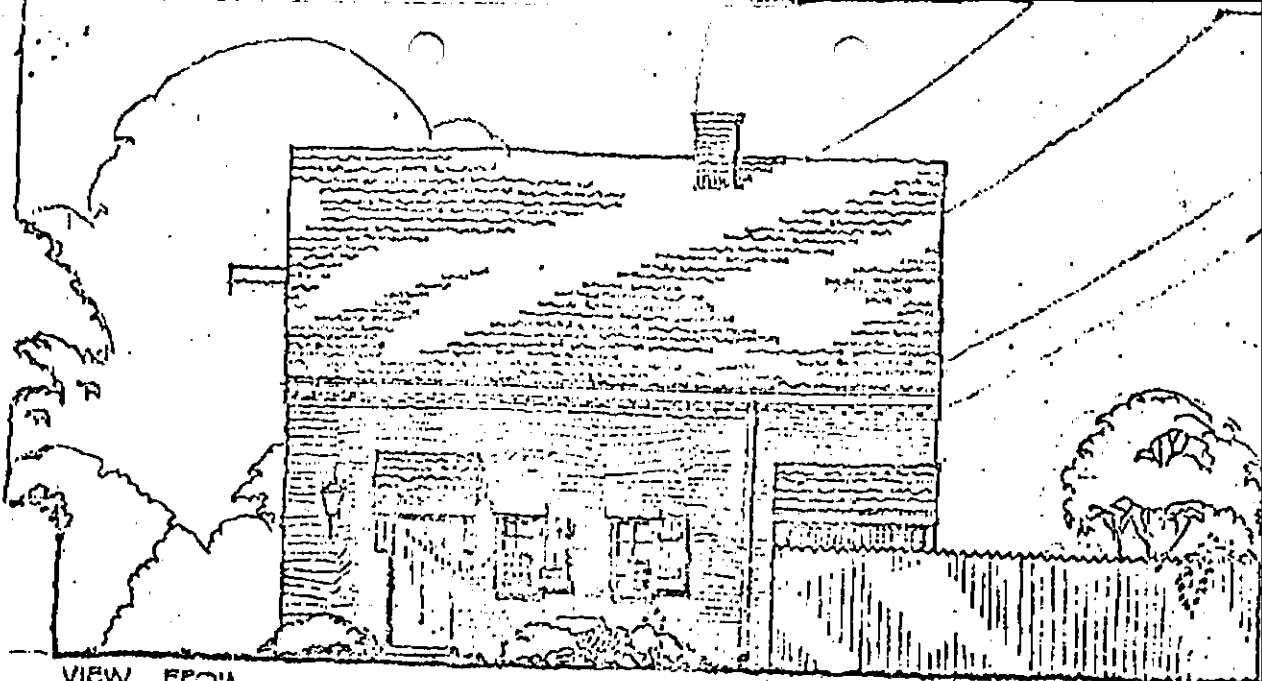
It does not conflict with the purposes of the master plans of the city.

Very truly yours,



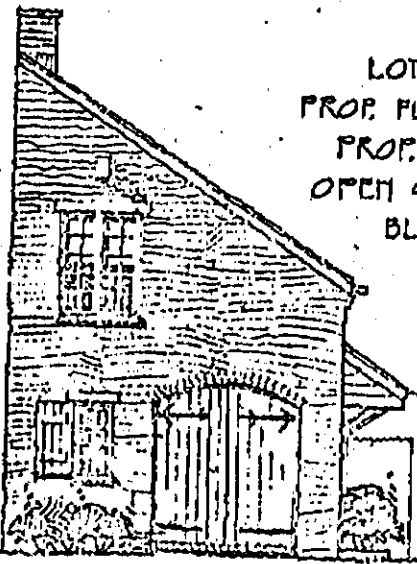
G. Revel Michael

Encl.



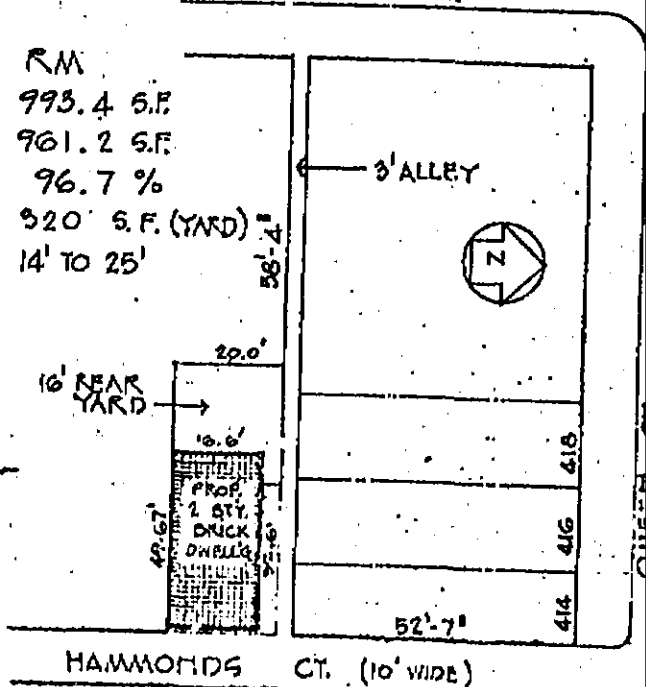
VIEW FROM  
THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



VIEW FROM  
HAMMOND'S COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 961.2 S.F.  
 PROP. F.A.R. - 96.7 %  
 OPEN SPACE - 320 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
 OCT. 13, 1973

APPLICANT: Mr. & Mrs. Revell Michael  
Contract Purchaser

Docket Item #6 SUP #90

OWNER: Charles P. Bennett

Planning Commission Meet  
Tuesday, November 6, 1977  
7:30 P.M. Council Chamber

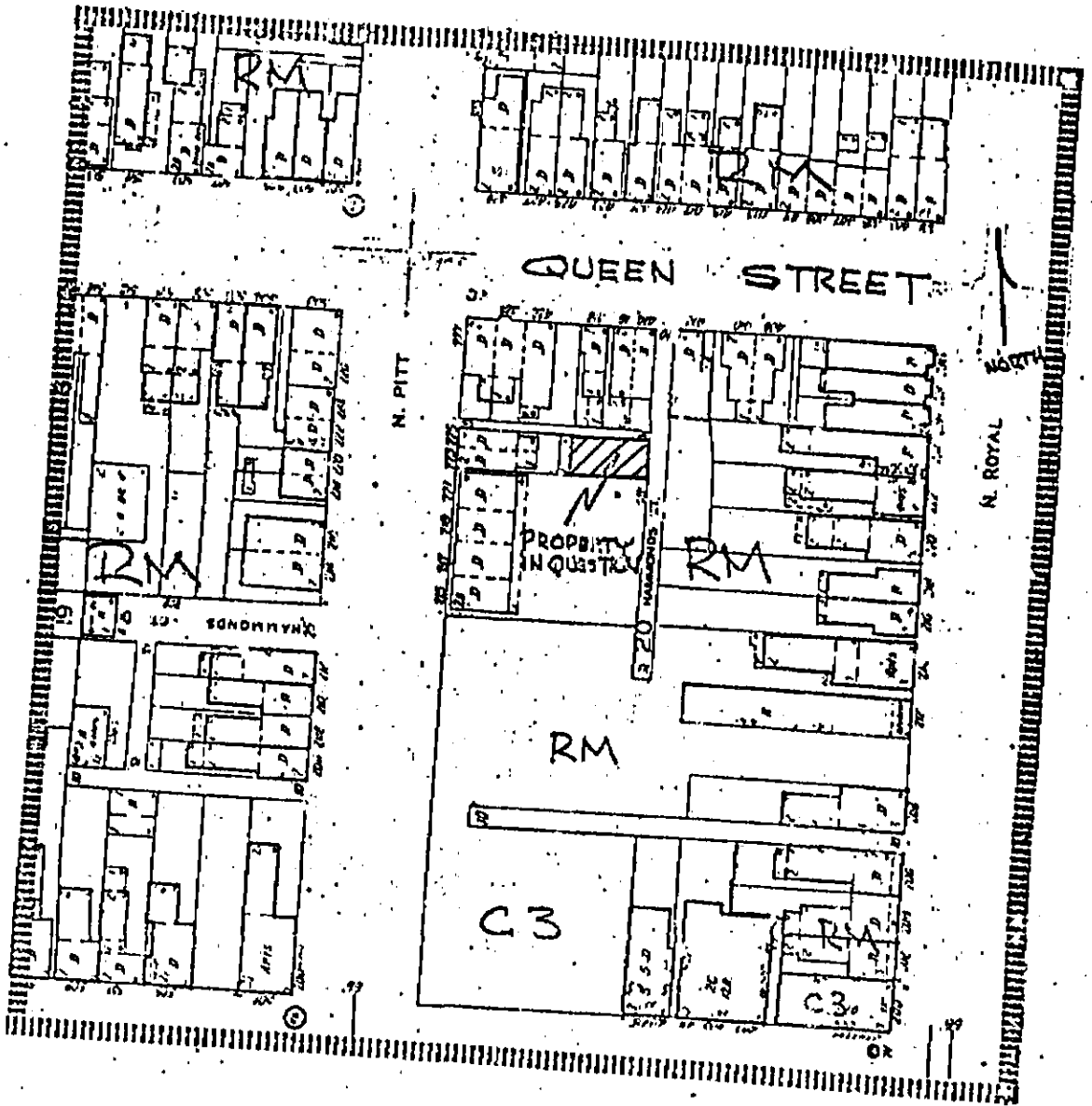
LOCATION: Rear of 414-418 Queen Street

USE: Single Family Dwelling on lot having no street frontage

ZONE: R-M, Residential

FINDINGS

1. The site in question and surrounding land use are shown in sketch below:



2. The applicant is requesting a special use permit in order to construct a single-family dwelling on an existing lot of record which has no public dedicated street frontage. (See letter from applicant attached).
3. The lot in question is located on a ten (10) foot wide court (known as Hammonds Court) located in the middle of the south side of the 400 block off of Queen Street and runs south for approximately 178 feet.
4. The lot in question is twenty (20) feet wide, 49.67 feet long, and contains approximately 993.4 square feet of land and is zoned R-M residential.
5. At the present time the lot is vacant. According to City Tax records, a single-family frame dwelling occupied the lot previous to 1942 and existed thereafter until around 1970, when it was demolished.
6. The proposed two (2) story Plowder Type brick building to be constructed on the lot conforms to all of the requirements of the R-M residential zone. No variances will be required for the dwelling unit if constructed as proposed (see attached sketch).
7. On October 17, 1973 the Board of Architectural Review approved the architectural plans for the proposed dwelling.
8. The applicant does not intend to provide an off-street parking space. Section 42-15(g) of the City Code relating to off-street parking in the R-M zone states that off-street parking shall apply only where it is physically possible to provide adequate access to parking areas; because of the narrow means of access to the lot, and the size of the property, the staff feels that it is not physically possible to provide access to an off-street parking space, and therefore the parking could be waived...also, it would not be possible to put a parking space on this lot without either a rear yard variance or open space variance, or both.
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2. Applicant will have to improve (pave) alley, from public R/W to, and including lot frontage.
- Electrical - All electric wiring must comply with the National Electrical Code and Chapter 10 of the City Code.
- Building - No building code involvement.
- Traffic - Vehicular access to the property cannot be policed as Hammond Court is not a public alley.
- Fire - Due to the somewhat secluded and generally inaccessible nature of this site the Fire Department requests that the following be a condition of the special use permit:

Provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department. In addition, we strongly suggest that the applicant provide a "domestic" sprinkler system for immediate control of any fire incident. The Fire Department is available to discuss the concept and details of this type of design.

Plumbing -

Separate sanitary sewer lateral must be installed and all plumbing must meet Alexandria Plumbing Code.

STAFF ANALYSIS

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STAFF RECOMMENDATIONS

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Minority Report: Mr. Mela was in agreement with Mr. Kamerow. However, he felt that since the S.U.P. does allow conditions to be placed on approval, he favored deferral of the application in order to study the request to ascertain whether certain conditions could be placed on the S.U.P., which would safeguard the neighbors and insure that the house would be properly sited.

G. REVELL MICHAEL, AIA  
LINDA H. MICHAEL, AIA

October 19, 1973

Honorable Mayor  
Members of the City Council  
Members of the Planning Commission  
City Hall  
Alexandria, Virginia

Gentlemen:

Re: Special Use Permit for a lot without  
street frontage behind 414-418 Queen St.

The undersigned, as contract purchaser of the referenced property, hereby requests that the City Council invoke the provisions of Section 42, Article X of the City Code and cause a Special Use Permit to be issued in order to permit the construction of a single family dwelling on the said lot.

In support of this request the following information is submitted for your consideration:

The lot in question, designated as Lot 37, Block 3, Map 138, is a lot of record and has been previously used for residential purposes.

The lot is located in the middle of the block at the intersection of two alleys affording it ample access without additional easements or further property acquisition.

The development of the lot as indicated on the enclosed sketch will be consistent with the RM zone in which it is located. It conforms with all of the requirements of this zone and no waivers or variances will be required.

The house as proposed will be in keeping with the Old and Historic District and on October 17, 1973, was granted a Certificate of Appropriateness by the Board of Architectural Review.

The lot is now a maintenance burden to its owner. It cannot be deemed "green space" in the middle of the block because it only accumulates trash, is half covered with concrete and will not support vegetation.

Finally, it is the opinion of the applicant that the formal, statutory requirements for the issuance of a Special Use Permit have been fulfilled in that the following can be demonstrated:

October 19, 1973

Page

The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

It will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

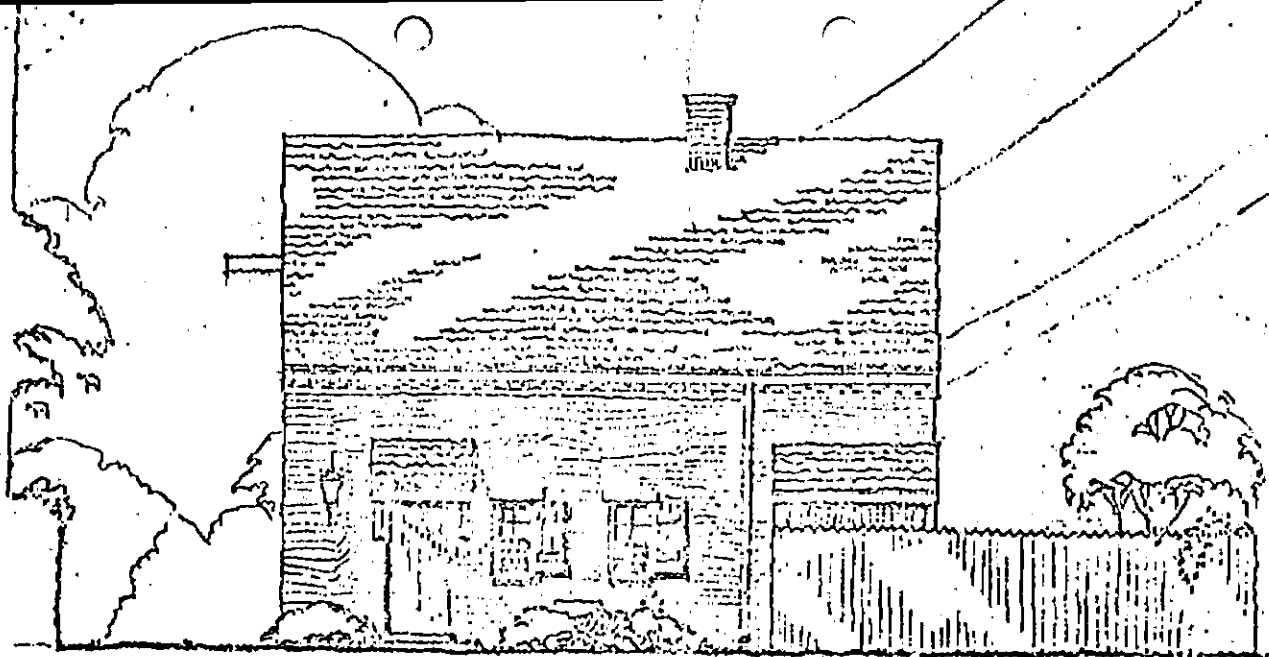
It does not conflict with the purposes of the master plans of the city.

Very truly yours,

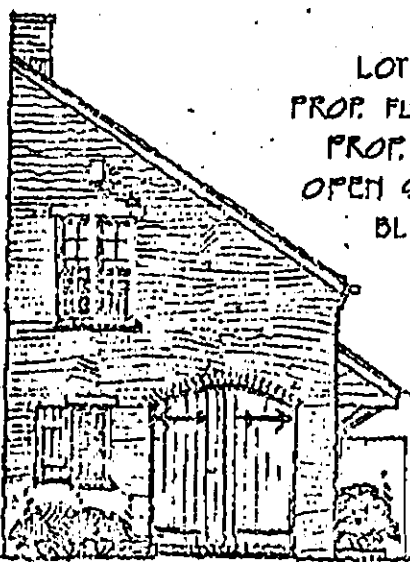


G. Revel Michael

Encl.

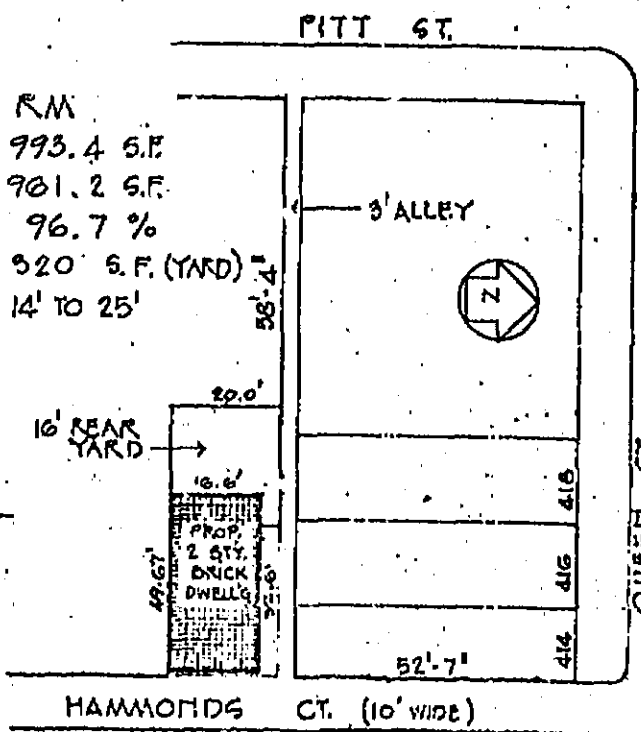


VIEW FROM  
THREE-FOOT ALLEY - NORTH SIDE



VIEW FROM  
HAMMOND'S COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 901.2 S.F.  
 PROP. F.A.R. - 96.7 %  
 OPEN SPACE - 920 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
 OCT. 13, 1973

THE PHILIPP PERCH

417 QUEEN STREET • ALEXANDRIA • VIRGINIA 22314

15A  
11-14-73

November 13, 1973

To the members of City Council...

I have recently learned of the proposal to allow a townhouse to be erected on Hammond Court, a private alley directly opposite my home.

I am opposed to the proposal which has been passed by the Planning Commission -- in it no provision has been made for off-street parking. I know the lot is small. But it seems to me that, with the insufferable parking problems of this portion of Alexandria already has, it is ridiculous to add more cars to our already overcrowded streets. As I understand it, this is going to be a rental property erected for income, tax-write-off. This means that a group of people may live in it together, each with his or her own car.

The building of this "residence" seems out of keeping with reality. No direct access to the street except through a private alley! No off-street parking! I strenuously oppose it -- and wish to cite Carriage Square South which is directly behind my land. Allowance was made for private parking in a walled area with double gates but only one family uses it for this purpose. And one family has a garage for their cars. The rest park in the alley and on our private land.

When Philipp and Ward built Federal Hill at South Pitt and Wolfe Streets the City required that we furnish off-street parking. When I did over four townhouses in the same area adequate off-street parking was furnished -- and all cheerfully. When were the rules changed?

Please face up to the parking situation and don't sanction this house on a private alley with no street frontage. It won't help the neighborhood, it won't help the image of the City and the goodwill of the residents and property owners adjoining this pocket hanterschief of land will go right down the drain. I believe that adjoining owners would be interested at buying this parcel if the owner would be realistic in his pricing. Then we could get two or three more cars off the streets.

Ernie Philipp  
Robinson P. Philipp

414 Queen St.  
Alexandria, Va. 22314  
November 13, 1973

152  
11-17-73

Honorable Mayor and members of City Council:

As owners of a home located at 414 Queen Street in Alexandria, we are extremely concerned about the special use permit being requested by Mr. G. Revell Michael to build a dwelling on property behind 414, 416, and 418 Queen Street which does not have any street frontage. We understand that local ordinances prohibit this and that variances from this are permitted only when advantages can be demonstrated.

We are concerned that this special use permit not be granted for the following reasons:

**INSUFFICIENT ACCESS**--The lot in question is bounded on its north side by a narrow, 3-foot walkway which runs from Pitt Street to a private alley. This alley runs from Queen Street, past our home, past the east side of the lot in question, and south between the properties which front on Pitt and Royal Streets. The private alley dead ends and has no southern outlet. The Queen Street end of the private alley therefore provides the only realistic access to this property.

We feel this limited access represents a potential hazard to our home in the event of fire because fire trucks might not even be able to get down this alley. The fire marshal has required a special sprinkler system in the proposed dwelling, but, given the proximity of the proposed building to our own and to others fronting on Queen Street, we do not feel that this is sufficient to protect our properties in the event of fire.

Another access problem relates to parking. Mr. Michael plans that the residents of the proposed dwelling would park on the street. Queen Street residents already have insufficient street parking (there are 25 residences in the 400 block of Queen Street) and find it necessary to park on other streets. We are concerned that the residents of the proposed dwelling might start using the private alley as a personal parking space, blocking access for other property owners.

A third access problem is the location of utility lines. As we understand, the dwellings previously on the lot had no indoor plumbing, so no sewer connection existed. Because there is no history for using the alley to provide underground utilities to this lot, it is questionable whether Mr. Michael can legally dig up the private alley to provide utility hookups.

As an example of the nuisances which could be created by this lack of access, consider those which could be caused by construction. There is no parking for construction vehicles on Queen Street, so they would have to use and block the private alley. This could prevent garbage pickup, fuel deliveries, etc. Our home's siding could be damaged by heavy construction vehicles. If the private alley is dug up for utility hookups, a concrete apron which now prevents water from draining into our basement would be destroyed, with potential long-range problems for us. Passage of heavy construction vehicles 6 inches from our home could damage our 100-year-old foundation.

DENSITY--The proposed dwelling is 19 feet behind our home's south side, with its doorway facing our own back doorway. This raises problems of privacy.

In addition, the proposed dwelling would create a "cave" which would have little ventilation and little light. Lack of ventilation, coupled with the presence of three air conditioner condensers in this "cave" would create an unpleasant heat and noise situation in the summer months which we cannot imagine would be healthy either for ourselves or for the residents of the proposed dwelling.

USE OF THE PROPOSED DWELLING AND ALTERNATE USES OF THE LAND--  
The proposed dwelling is not intended as a residence for the applicant, but is intended as a rental unit. The dwellings previously on this lot were also rental units, and the owner had no interest in the neighborhood or in keeping up good relationships with adjacent property owners. The property was allowed to deteriorate to the point that the Health Department found it necessary to tear it down.

While we would not expect the applicant to be as negligent in the management of this property as the present owner has been, we are concerned that a dwelling with as much potential nuisance value to its neighbors as the proposed one has will not be occupied by an owner with a vested interest in good neighborhood relations.

We are aware that as a vacant property, the lot brings in little tax revenue for the city. However, uses other than a permanent dwelling are possible. For example, several attempts have been made by adjoining property owners to purchase the lot to extend gardens. Such use could raise the tax base without raising the city's responsibilities for providing additional utilities.

We realize that some of these concerns are rather personal points. Nonetheless, we and our neighbors feel that they are important because they relate to the quality of life in our neighborhood. We would appreciate your consideration of them and urge you to deny the requested special use permit which is a variance from the local ordinances.

Sincerely,

*Robert P. Kreidler* *Dannie Jo Kreidler*  
Robert P. Kreidler and Dannie Jo Kreidler

152  
11-17-73

416 Queen Street  
Alexandria, Virginia  
November 13, 1973

Honorable Mayor and Members of City Council  
Alexandria, Virginia

On the City Council docket for November 17, 1973, is a proposal to grant a Special Use Permit needed to construct a single family dwelling at the rear of 414, 416 and 418 Queen Street. This building lot has no street frontage and is accessible only through a private alley, Hammond's Court. We strongly object to the granting of this permit for the following reasons:

1. The construction of a building twenty-five feet high only nineteen feet from the back of my house - not property line but house - will clearly be injurious to the value of my home. As you can see from the enclosed diagram, my house and garden would be walled in on three sides. I have calculated that as of October 22, such a building would cast a 35 foot shadow which would darken over half of my small garden and drastically reduce the amount of light in the rooms at the south side of my house. There are two full months from October 22 during which time the sun falls on the horizon, thus increasing the actual shadow length.
2. The building of such a structure behind my property would create a box which would reverberate the noise of jet planes and the three air conditioners/compressors which would be located there.
3. Ours is a small house which is made enjoyable to live in by two particular features. First the living room and dining room are divided only by a hanging staircase - which creates an open atmosphere. Second, from the rear of the house one sees all the way to the City Hall tower and Bankers Square. Again an open feeling is created. We would suffer a closed-in feeling if all we could see was eight feet of brick wall topped with 675 square feet of black asphalt shingles.
4. This is intended as a rental unit. We are apprehensive about the maintenance of this property, the rights of ingress and egress which may need to be resolved and the number of automobiles which will join in the search for over-night parking.

We enclose also a petition signed by six of the seven adjoining property owners. The seventh property owner does not reside in that property and was not aware of the application for Special Use Permit at the time the petition was circulated.

We respectfully urge you to vote against the granting of the Permit.

Yours sincerely,

*Frederick H. Morhart*      *Susan Morhart*

Frederick H. Morhart

Susan Morhart

- Copy -

PETITION

We, the undersigned owners of property adjacent to the lot located at the rear of 414, 416 and 418 Queen Street, oppose the granting of a Special Use Permit for the construction of a dwelling on said lot.

<u>Frederick H. Mohair</u>	<u>416 Queen Street</u>
<u>Susan A. Mohair</u>	<u>416 Queen St</u>
<u>Frederick P. Blader</u>	<u>223 N. Pitt</u>
<u>Robert + Bonnie Kaezly</u>	<u>414 Queen</u>
<u>Judith M. Putzger</u>	<u>412 Queen</u>
<u>Anta E. Perrin</u>	<u>418 Queen Street</u>
<u>Edward Julewicz</u>	<u>221 N. Pitt St.</u>
<u>Thomas G. Ludwig</u>	<u>221 N. PITT ST</u>

November 6, 1973

Original presented to  
Planning and Zoning Com.  
11/6/73

QUEEN STREET

NOK III  
↑

EXISTING



418

416

414

412

5' GAP

A

10'

B

c

14'

D

GARDEN

GARDEN

10'  
ALLEY

3' ALLEY

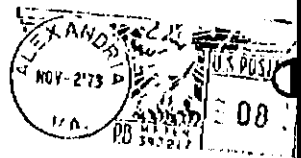
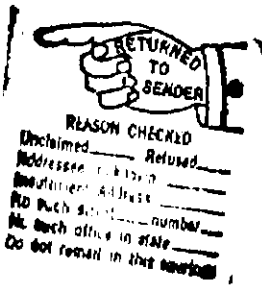
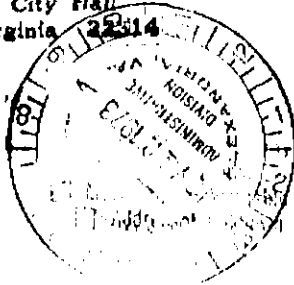
NOTE:

1. THE 10' GAP (A-B) GIVES ALMOST NO VISION FROM THE REAR OF THE HOUSE BECAUSE OF THE ANGLE OF VIEW.
2. FROM C (REAR OF MY HOUSE) TO D (14' WALL) IS 13' OF MY GARDEN PLUS 3' ALLEY PLUS 3' OF PROPERTY WHERE BUILDING IS PROPOSED.

PROPOSED



Community Development  
P.O. Box 178, City Hall  
Alexandria, Virginia 22314



Charles P. or Catherine Benett  
8230 Toll House Road  
Annandale, Virginia 22003

#945

*RM 26*



*City of Alexandria, Virginia*

October 24, 1973



All America City

Dear Property Owner:

You are hereby notified that public hearings will be held by the Alexandria Planning Commission on Tuesday, November 6, 1973 at 7:30 P.M. and by the City Council on Saturday, November 17, 1973 at 9:30 A.M. in the City Council Chambers, City Hall, Alexandria, Virginia on the following request:

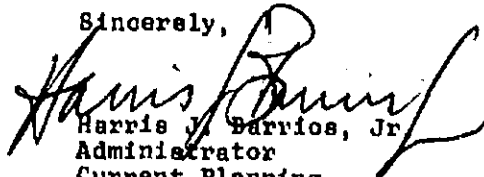
#945 - Request permit to construct a single family dwelling unit on an existing lot of record which has no street frontage and is located on Hammonds Court in the rear of 414 through 418 Queen Street and zoned RM, Residential; Applicants: Mr. and Mrs. G. Revall Michael.

A Special Use Permit is required to construct a dwelling unit on any parcel of ground which does not front on a public street.

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

If you have any questions regarding the request, please call the Department of Planning and Regional Affairs, City Hall, at 750-6291.

Sincerely,

  
Harris J. Barrios, Jr.  
Administrator  
Current Planning

HJB:ifb

Note: Applicant: Please plan to attend the above meetings.

Old Town Civic Assoc.  
Mr. Robt. Montague, III  
1900 King St.

Michael & Michael  
15 North St., Suite 300  
Alex.

Charles P. or Catherine Bennett  
8230 Toll House Road  
Annandale, Va. 22003

John M. or Martha L. Carabello  
227 N. Pitt St.

Michael S. or Lorraine B. Kozel  
424 Queen St.

Richard P. or Lucy S. Wheeler  
422 Queen St.

Anita E. Perrine  
418 Queen St.

Frederick H. or Susan Morhart  
416 Queen St.

Robert P. or Bonnie Jo Kreidler  
414 Queen St.

Judith M. Putziger  
412 $\frac{1}{2}$ -412 Queen St.

Leroy Lyons  
410 Queen St.

Mabel Harrington Cheshire  
o/o Mrs. C. N. Harrington  
5400 Franconia Rd 22310

Martha Jean Marshall  
217 N. Pitt St.

Frederick M. Lowther  
219 N. Pitt St.

John E. & Bronwell & Edward J. Gulewicz  
221 N. Pitt St.

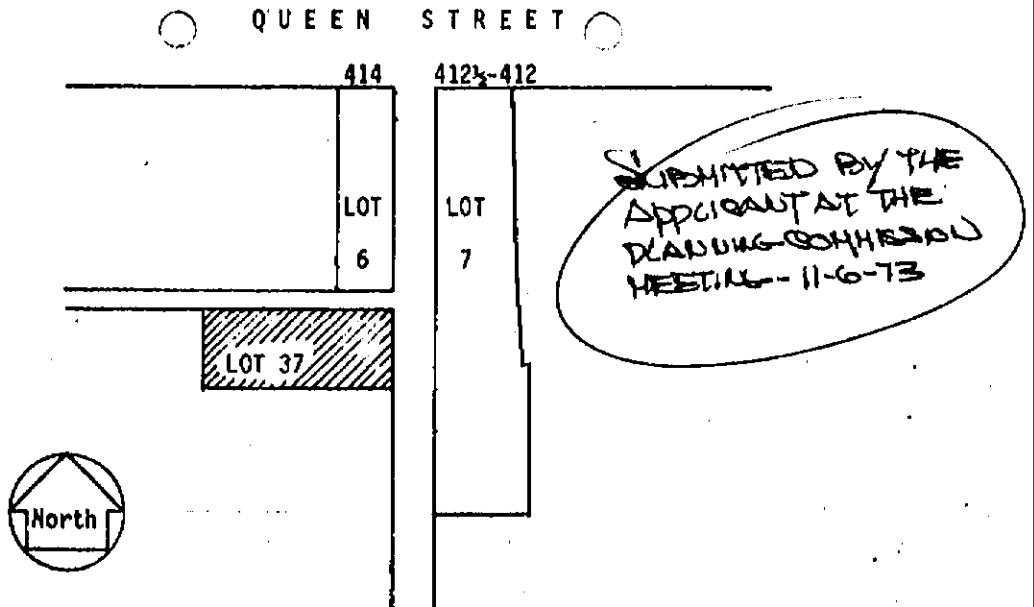
Frederick C. Blades  
223 N. Pitt St.

Jerome J. or Patricia Palermiero *Ret.*  
225 N. Pitt St.

O. Ashby Reardon, Jr.  
218 N. Pitt St.

Alfred L. Ellis *Ret.*  
220 N. Pitt St.

Catherine O' D. Delaney  
2102 Forrest Hill Rd.



EXTRACTS FROM THE LAND RECORDS  
OF THE  
CITY OF ALEXANDRIA

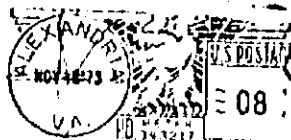
LOT 6 - Deed Book 740, page 213, "Beginning at a point on the South side of Queen Street 108 feet East of Pitt Street and at the West line of an alley 10 feet wide and running thence West on Queen Street 13 feet 10 inches, more or less, to the middle of the partition wall between the house on the premises hereby conveyed and the house adjoining on the West; thence South parallel to Pitt Street 52 feet 7 in. more or less, to an alley 4 feet wide; thence East parallel with Queen Street and along said 4 foot alley 13 feet 10 inches to the said 10 foot alley; thence North in a direct line along said 10 foot alley 52 feet 7 inches, more or less, to Queen Street and the point of beginning."

LOT 7 - Deed Book 724, page 414, "Beginning at a point on the South side of Queen Street; said point being 119.21 feet Westward from the southwest corner of Royal and Queen Streets; thence westward with said south side of Queen Street 18.37 feet to a point in the easterly side of an alley 10.00 feet or more in width; thence southwardly and parallel to Royal Streets (sic) 109.25 feet along said alley to an iron pipe; thence eastwardly and parallel to Queen Street 24.99 feet to a point in the west side of an alley 3.67 feet wide; thence northwardly and parallel to Royal Street 42.19 feet to a point on the west side of said alley; thence westwardly and parallel to Queen Street 3.07 feet to a point; thence northwardly 23.74 feet along a board fence to a point 118.10 feet westwardly from the West side of Royal Street; thence northwardly 43.32 feet along a board fence to the point of beginning."

LOT 37 - Deed Book 646, page 331, "Beginning at a point on the South side of an alley 4 ft. wide leading east from Pitt Street at its intersection with the West side of an alley 10 feet wide leading South from Queen Street and which point is also 56 feet 7 inches, more or less, South of Queen Street and running thence South along the West side of said 10 ft. alley 20 feet; thence West parallel to Queen Street 49 feet 8 inches; thence North parallel to Pitt Street 20 feet; and thence East in a direct line 49'-8" to beginning, with right of way over both of said alleys."

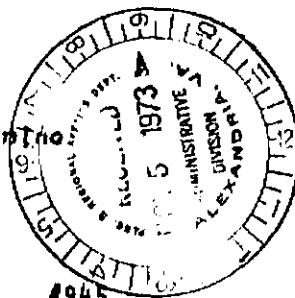
COPIED FROM TEST STRIP

Community Development  
P.O. Box 178, City Hall  
Alexandria, Virginia 22314



Moved, left no address  
 No such number  
 Moved, not forwardable  
 Addressed unknown

Jerome J. or Patricia Palermo  
225 North Pitt Street  
Alexandria, Virginia



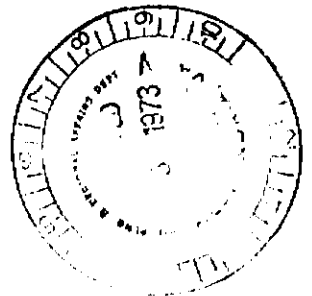
#945

Community Development  
P.O. Box 178, City Hall  
Alexandria, Virginia 22314



- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

*1408*  
Alfred L. Ellis  
220 North Pitt Street  
Alexandria, Virginia



1945

**MICHAEL & MICHAEL**

ARCHITECTS • 110 NORTH ROYAL STREET • SUITE 300 • ALEXANDRIA • VIRGINIA 22314 • TEL. (703) 683-6655

G. REVELL MICHAEL, AIA  
LINDA H. MICHAEL, AIA

October 19, 1973

Honorable Mayor  
Members of the City Council  
Members of the Planning Commission  
City Hall  
Alexandria, Virginia

Gentlemen:

Re: Special Use Permit for a lot without  
street frontage behind 414-418 Queen St.

The undersigned, as contract purchaser of the referenced property, hereby requests that the City Council invoke the provisions of Section 42, Article X of the City Code and cause a Special Use Permit to be issued in order to permit the construction of a single family dwelling on the said lot.

In support of this request the following information is submitted for your consideration:

. The lot in question, designated as Lot 37, Block 3, Map 133, is a lot of record and has been previously used for residential purposes.

. The lot is located in the middle of the block at the intersection of two alleys affording it ample access without additional easements or further property acquisition.

. The development of the lot as indicated on the enclosed sketch will be consistent with the RM zone in which it is located. It conforms with all of the requirements of this zone and no waivers or variances will be required.

. The house as proposed will be in keeping with the Old and Historic District and on October 17, 1973, was granted a Certificate of Appropriateness by the Board of Architectural Review.

. The lot is now a maintenance burden to its owner. It cannot be deemed "green space" in the middle of the block because it only accumulates trash, is half covered with concrete and will not support vegetation.

Finally, it is the opinion of the applicant that the formal, statutory requirements for the issuance of a Special Use Permit have been fulfilled in that the following can be demonstrated:

October 19, 1973

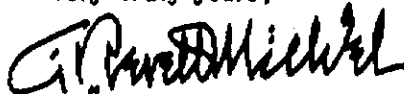
Page 2

. The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

. It will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

. It does not conflict with the purposes of the master plans of the city.

Very truly yours,

A handwritten signature in black ink, appearing to read "G. Revell Michael". The signature is written in a cursive, somewhat stylized font.

G. Revell Michael

Encl.

Old Iron Civic Association  
 Mr. Robert Montague, III  
 1007 King St.

# 945

Part of 414-418 Queen Street  
 Map 138  
 Block 3  
 Lot 37

Michael & Michael  
 110 North Street, Suite 300  
 Alexandria, Va.

Block 3

Lot 37 (Part of 223-25 N. Pitt)  
 Charles J. or Catherine Burnett  
 8230 Toll House Road  
 Annandale, Va. 22003

Lot 1 (~~Old 223-25~~) 227 N. Pitt St.  
 John M. or Martha S. Carabello  
 227 N. Pitt St.

Lot 2 (424 Queen St.)

Michael S. or Lorraine B. Kozel  
 Same

Lot 3 (422 Queen St.)

Richard J. or Lucy S. Wheeler  
 Same

Lot 4 (418 Queen St.)

Anita E. Perrine  
 Same

Lot 5 (416 Queen St.)

Frederick S. or Susan Norbit  
 Same

Lot 6 (414 Queen St.)

Robert P. or Dorrie Jo Kreidler

412 1/2 - 412

Lot 7 (414 Quaker St.)

Judith M. Putziger  
Same

Lot 8 (410 Quaker St.)

Seloy Lyons

P.O. Box 793, 22313

Lot 16 (218 N. Royal St.)

Mabel Harrington Chesire  
c/o Mrs. C. L. Harrington

5400 Granconia Road 22310

Lot 35 B (217 N. Pitt St.)

Martha Jean Marshall  
Same

Lot 35 C (219 N. Pitt St.)

Frederick M. Lowther

Same

Lot 35 D (221 N. Pitt St.)

John E. & Betty Bronwell and  
Edward J. Kulowicz (Same)

Lot 36 A (223 N. Pitt St.)

Frederick C. Blades

Same

Lot 36 B (225 N. Pitt St.)

Yvonne J. or Patricia Palermiro

Same

Map 138, Block 2

Lot 14 B (218 N. Pitt St.)

O. Ashby Beardor, Jr.

Lot 14A (220 N. Pitt St.)

Alfred S. Ellis  
Lane

Lot 13 (224 N. Pitt St.)

Catherine O. D. Delaney  
2102 Forrest Hill Road

# 945

Need 25 copies  
letter



*City of Alexandria, Virginia*

October 24, 1973



All-America City.

Dear Property Owner:

You are hereby notified that public hearings will be held by the Alexandria Planning Commission on Tuesday, November 6, 1973 at 7:30 P.M. and by the City Council on Saturday, November 17, 1973 at 9:30 A.M. in the City Council Chambers, City Hall, Alexandria, Virginia on the following request:

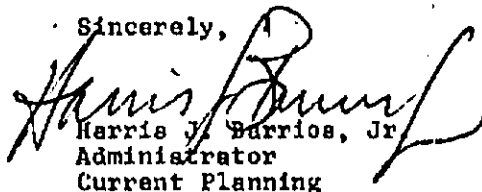
#945 - Request permit to construct a single family dwelling unit on an existing lot of record which has no street frontage and is located on Hammonds Court in the rear of 414 through 428 Queen Street and zoned RM, Residential; Applicants: Mr. and Mrs. G. Revell Michael.

A Special Use Permit is required to construct a dwelling unit on any parcel of ground which does not front on a public street.

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

If you have any questions regarding the request, please call the Department of Planning and Regional Affairs, City Hall, at 750-6291.

Sincerely,

  
Harris J. Barrios, Jr.  
Administrator  
Current Planning

HJB:ifb

Note: Applicant: Please plan to attend the above meetings.

"Home Town of George Washington and Robert E. Lee"



*City of Alexandria, Virginia*

October 24, 1973



All-American City

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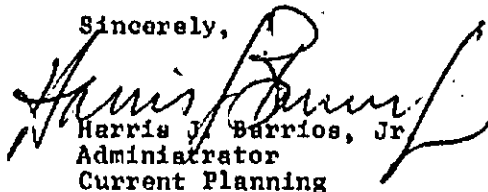
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*City of Alexandria, Virginia*

October 24, 1973



All-America City

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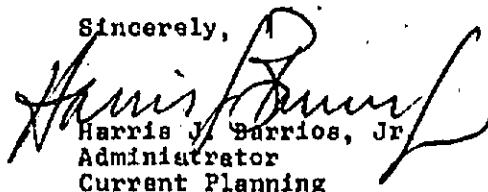
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Harris J. Barrios, Jr.  
Administrator  
Current Planning

HJB:ifb

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*City of Alexandria, Virginia*

October 24, 1973



Alexandria City

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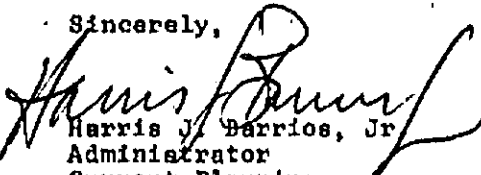
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October 24, 1973



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Dear Property Owner:

You are hereby notified that public hearings will be held by the Alexandria Planning Commission on Tuesday, November 6, 1973 at 7:30 P.M. and by the City Council on Saturday, November 17, 1973 at 9:30 A.M. in the City Council Chambers, City Hall, Alexandria, Virginia on the following request:

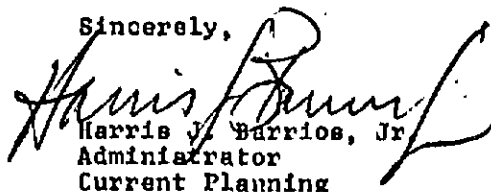
#645 - Request permit to construct a single family dwelling unit on an existing lot of record which has no street frontage and is located on Hammonds Court in the rear of 414 through 418 Queen Street and zoned RM, Residential; Applicants: Mr. and Mrs. G. Revell Michael.

A Special Use Permit is required to construct a dwelling unit on any parcel of ground which does not front on a public street.

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

If you have any questions regarding the request, please call the Department of Planning and Regional Affairs, City Hall, at 750-6291.

Sincerely,

  
Harris J. Barrios, Jr.  
Administrator  
Current Planning

HJB:ifb

Note: Applicant: Please plan to attend the above meetings.

"Home Town of George Washington and Robert E. Lee"

*Attachment*

**MICHAEL & MICHAEL**

ARCHITECTS • 110 NORTH ROYAL STREET • SUITE 300 • ALEXANDRIA • VIRGINIA 22314 • TEL. (703) 683-6655

G. REVELL MICHAEL, AIA  
LINDA H. MICHAEL, AIA

October 19, 1973

Honorable Mayor  
Members of the City Council  
Members of the Planning Commission  
City Hall  
Alexandria, Virginia

Gentlemen:

Re: Special Use Permit for a lot without  
street frontage behind 414-418 Queen St.

The undersigned, as contract purchaser of the referenced property, hereby requests that the City Council invoke the provisions of Section 42, Article X of the City Code and cause a Special Use Permit to be issued in order to permit the construction of a single family dwelling on the said lot.

In support of this request the following information is submitted for your consideration:

. The lot in question, designated as Lot 37, Block 3, Map 138, is a lot of record and has been previously used for residential purposes.

. The lot is located in the middle of the block at the intersection of two alleys affording it ample access without additional easements or further property acquisition.

. The development of the lot as indicated on the enclosed sketch will be consistent with the RM zone in which it is located. It conforms with all of the requirements of this zone and no waivers or variances will be required.

. The house as proposed will be in keeping with the Old and Historic District and on October 17, 1973, was granted a Certificate of Appropriateness by the Board of Architectural Review.

. The lot is now a maintenance burden to its owner. It cannot be deemed "green space" in the middle of the block because it only accumulates trash, is half covered with concrete and will not support vegetation.

Finally, it is the opinion of the applicant that the formal, statutory requirements for the issuance of a Special Use Permit have been fulfilled in that the following can be demonstrated:

October 19, 1973

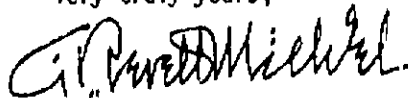
Page 2

. The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

. It will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

. It does not conflict with the purposes of the master plans of the city.

Very truly yours,

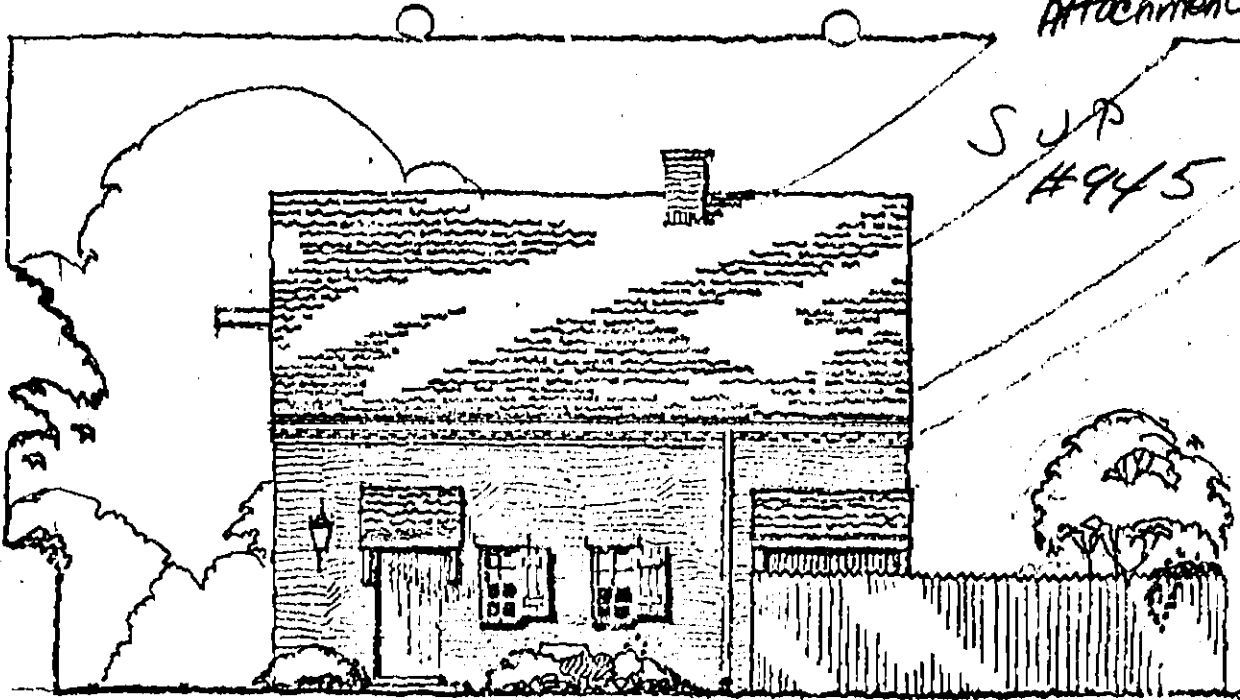
A handwritten signature in cursive script, appearing to read "G. Revell Michael".

G. Revell Michael

Encl.

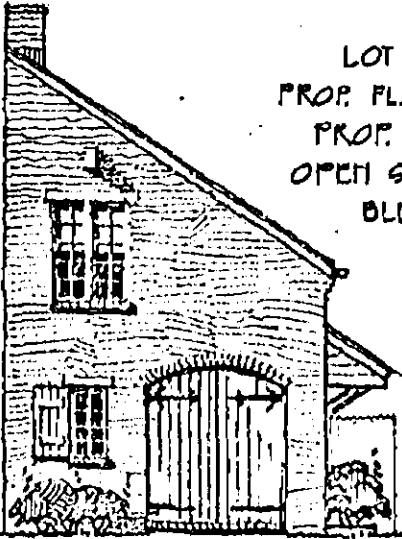
Attachment

SJP #945



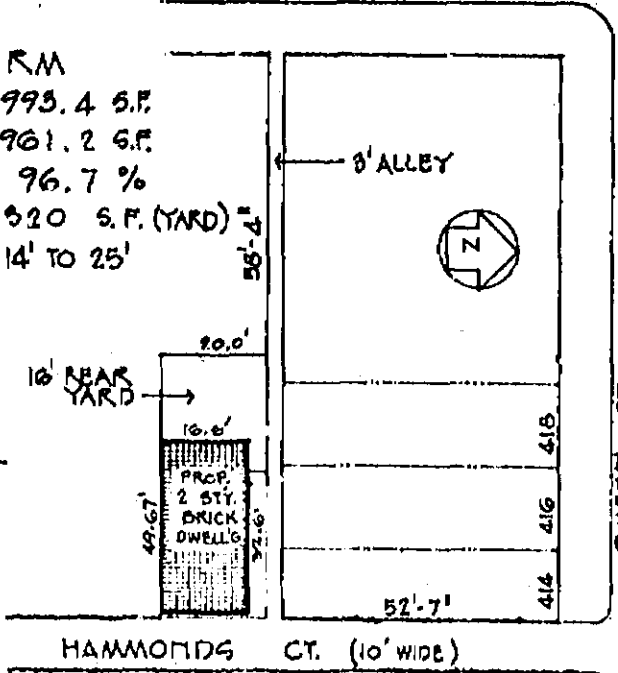
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.

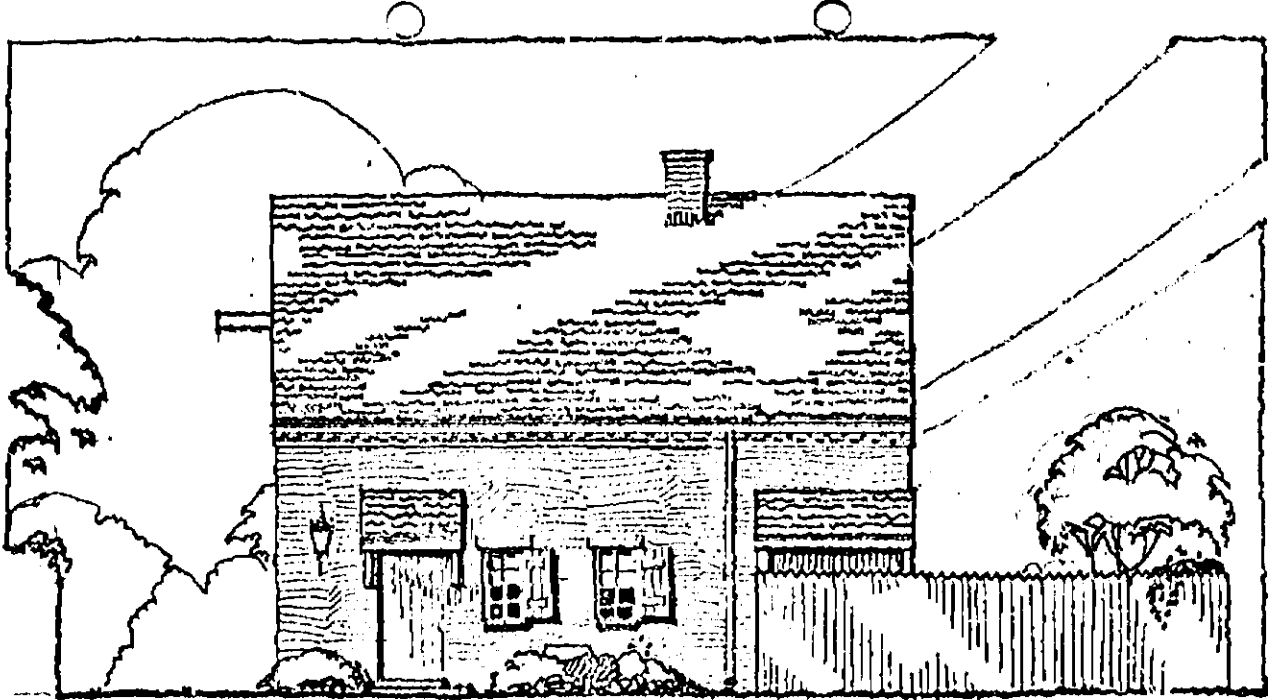


VIEW FROM HAMMONDS COURT - EAST SIDE

- ZONE - RM
- LOT AREA - 993.4 S.F.
- PROP. FL. AREA - 961.2 S.F.
- PROP. P.A.R. - 96.7 %
- OPEN SPACE - 320 S.F. (YARD)
- BLDG. HT. - 14' TO 25'

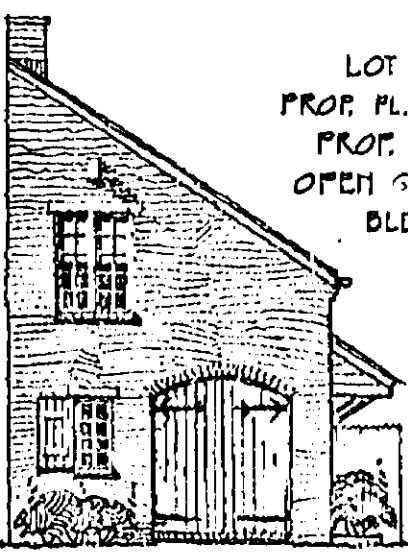


PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
OCT. 15, 1973



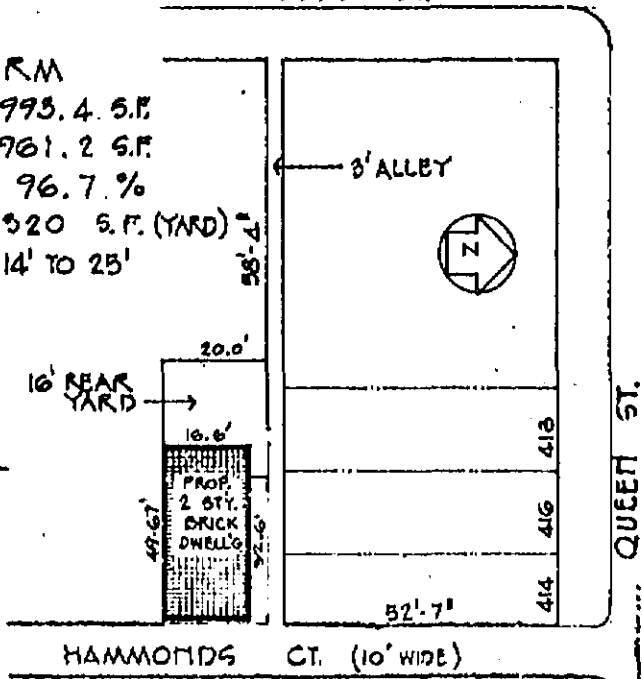
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



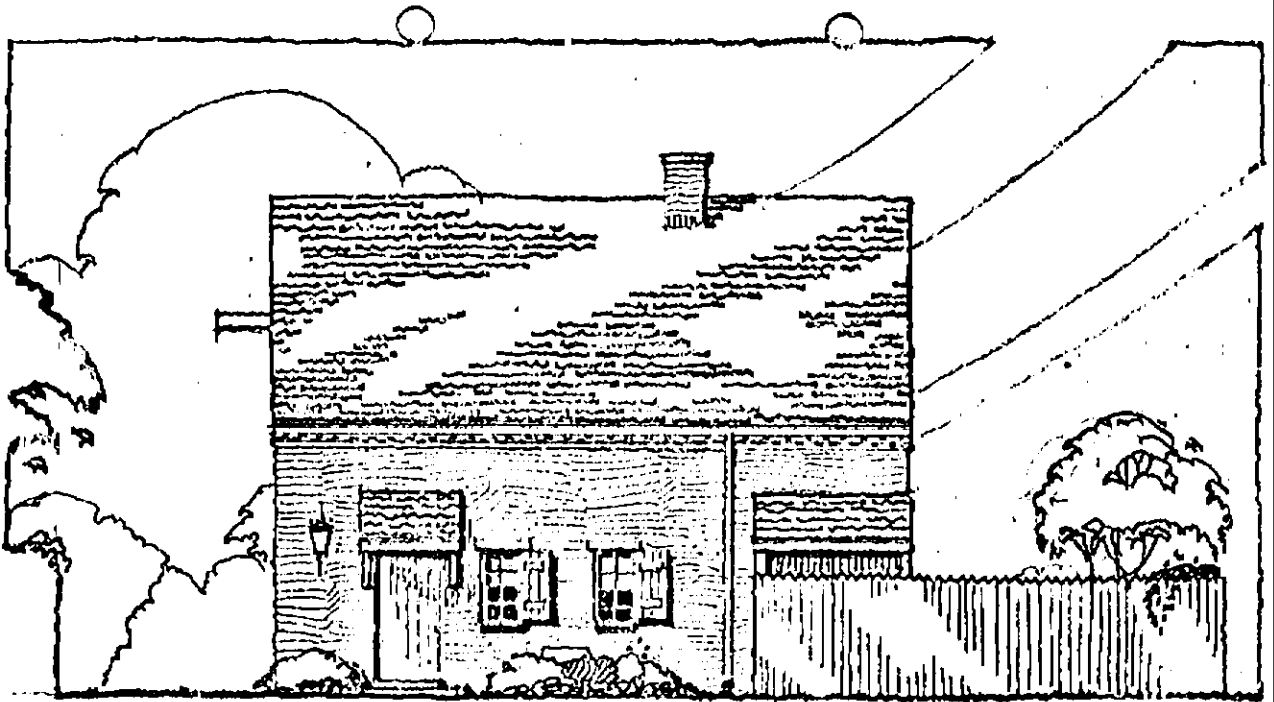
VIEW FROM HAMMONDS COURT - EAST SIDE

- ZONE - RM
- LOT AREA - 993.4 S.F.
- PROP. PL. AREA - 961.2 S.F.
- PROP. F.A.R. - 96.7%
- OPEN SPACE - 320 S.F. (YARD)
- BLDG. HT. - 14' TO 25'

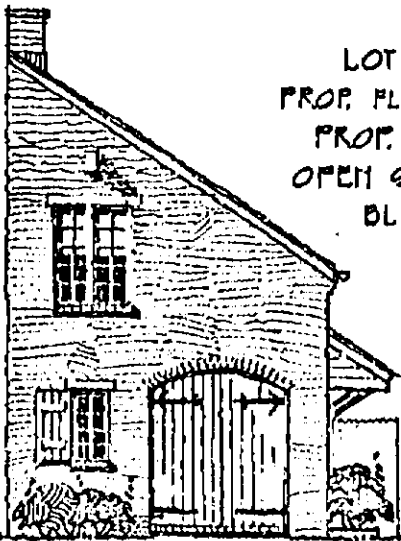


HAMMONDS CT. (10' WIDE)

PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
OCT. 13, 1973

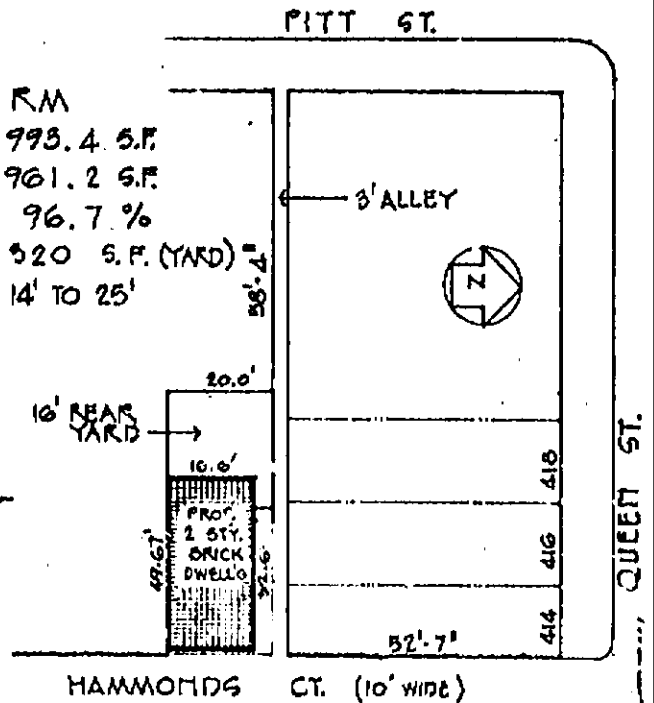


VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

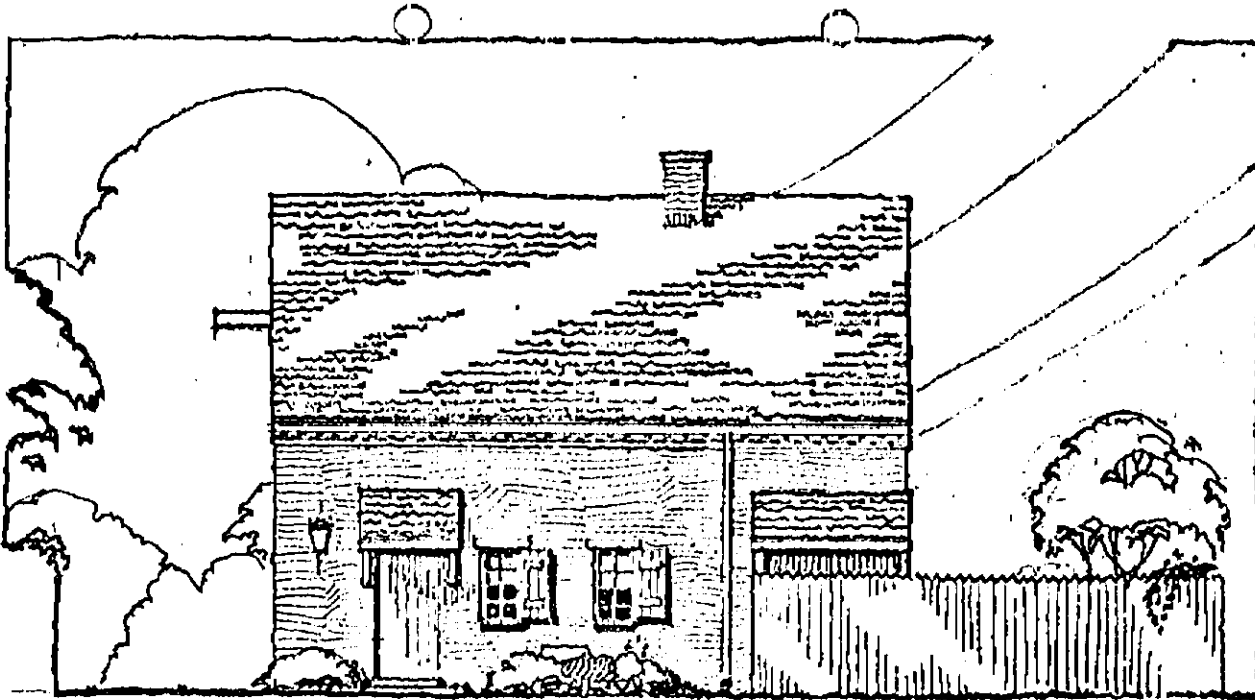


VIEW FROM HAMMONDS COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 961.2 S.F.  
 PROP. F.A.R. - 96.7%  
 OPEN SPACE - 320 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'

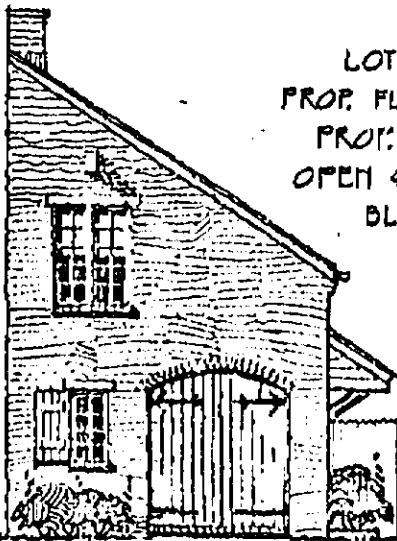


PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
OCT. 13, 1973



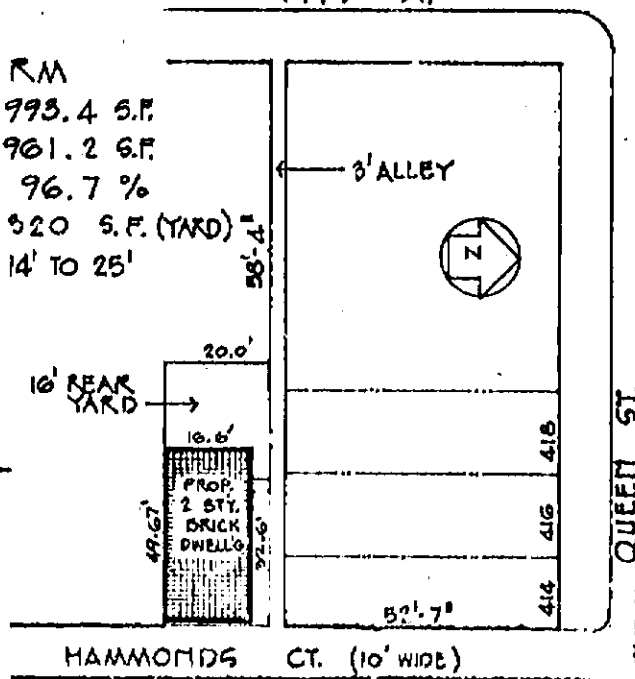
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



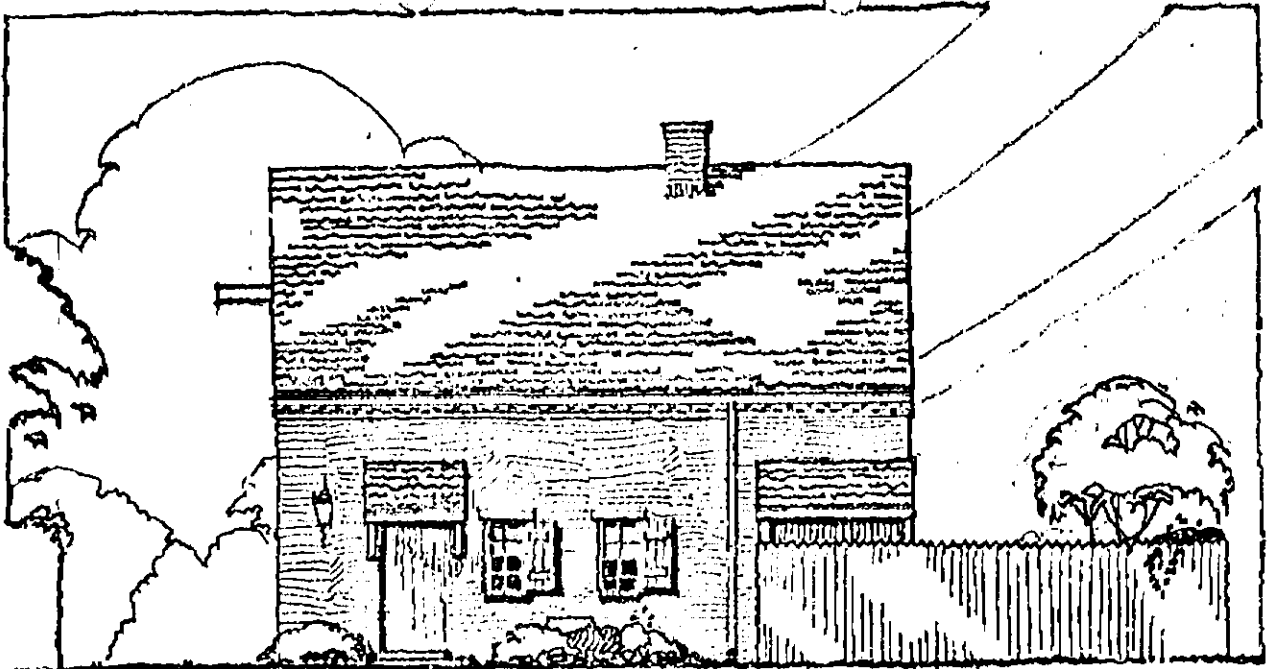
VIEW FROM HAMMONDS COURT - EAST SIDE

- ZONE - RM
- LOT AREA - 993.4 S.F.
- PROP. FL. AREA - 961.2 S.F.
- PROP. F.A.R. - 96.7 %
- OPEN SPACE - 320 S.F. (YARD)
- BLDG. HT. - 14' TO 25'



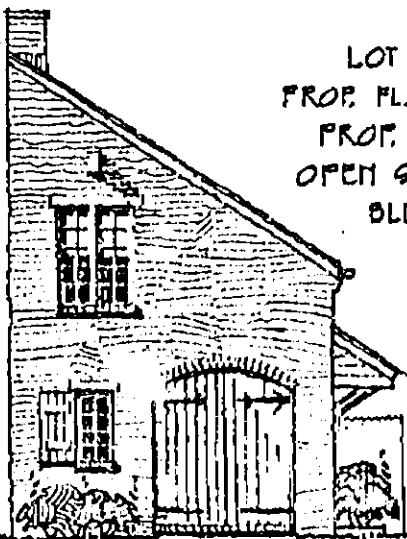
HAMMONDS CT. (10' WIDE)

PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
OCT. 15, 1973



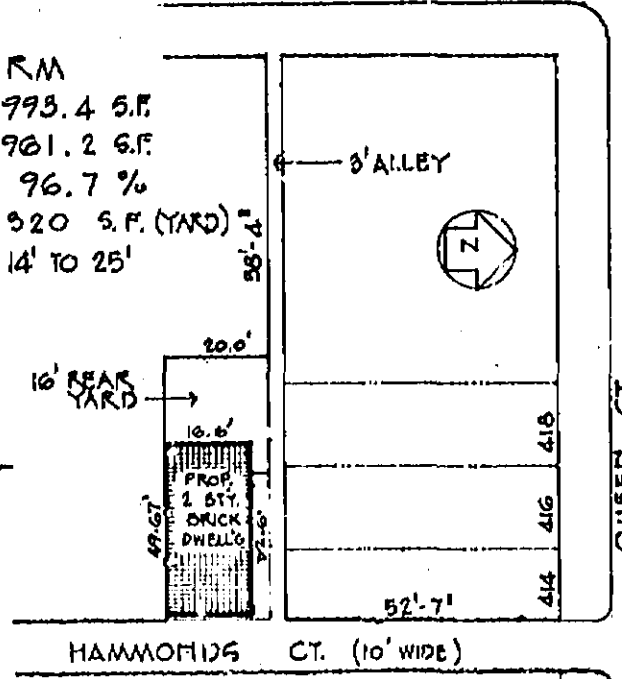
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.

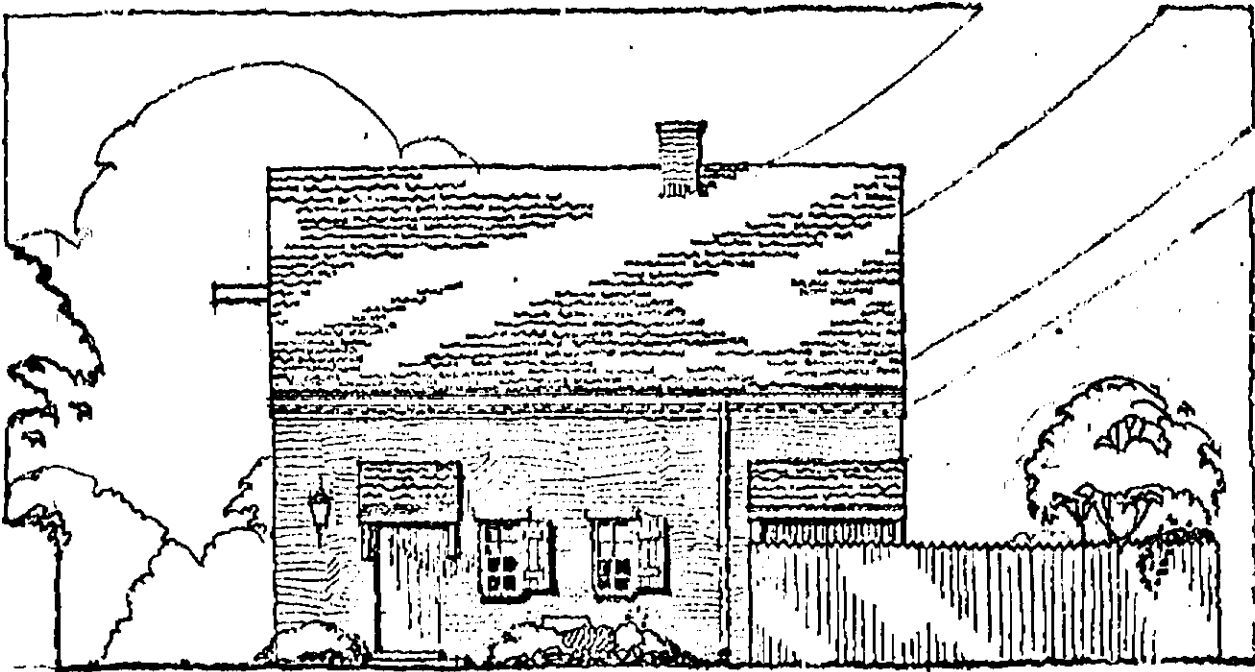


VIEW FROM HAMMOND'S COURT - EAST SIDE

- ZONE - RM
- LOT AREA - 993.4 S.F.
- PROP. FL. AREA - 901.2 S.F.
- PROP. F.A.R. - 96.7 %
- OPEN SPACE - 920 S.F. (YARD)
- BLDG. HT. - 14' TO 25'

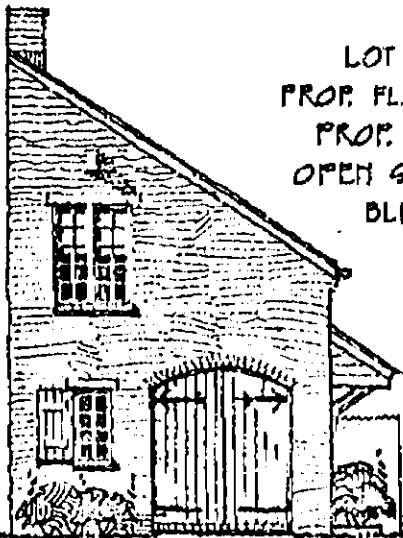


PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
OCT. 13, 1973



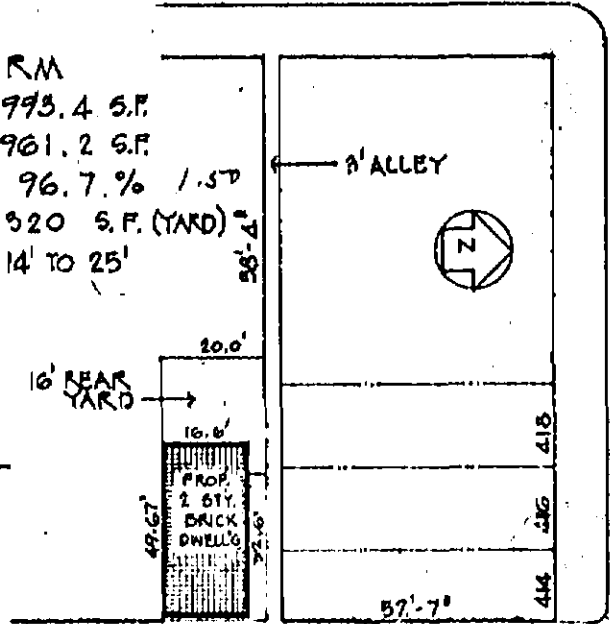
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



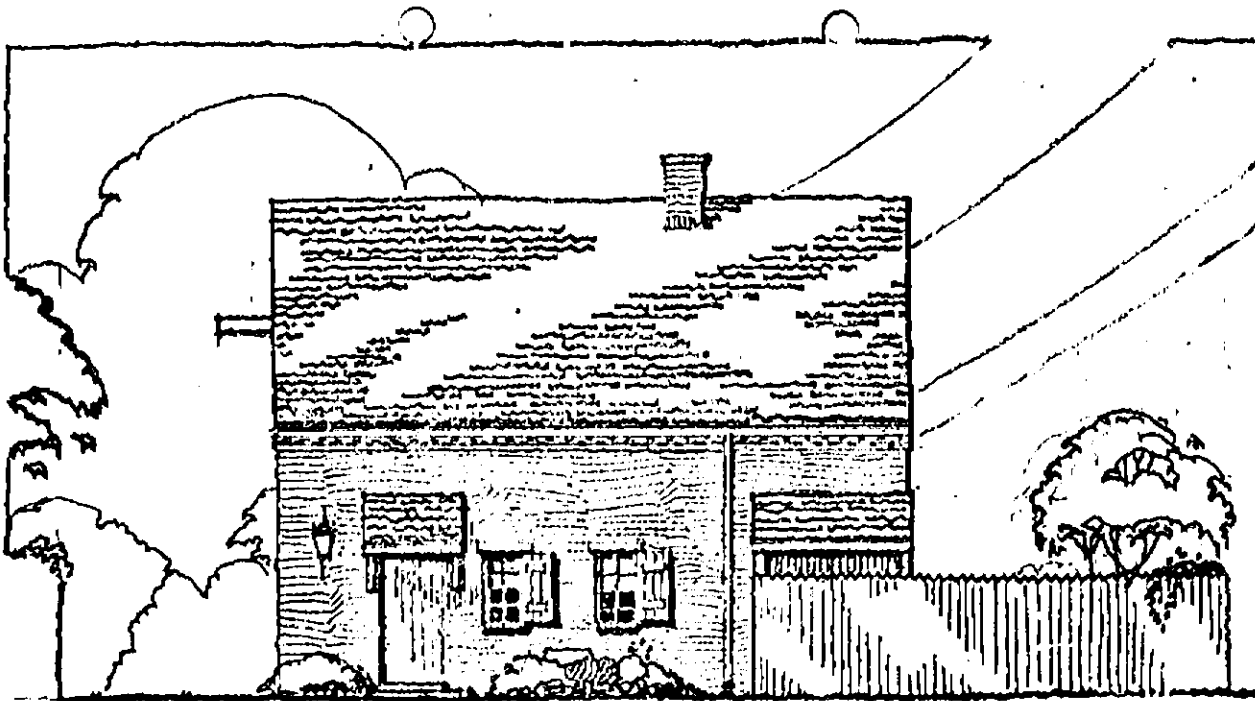
VIEW FROM HAMMONDS COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 961.2 S.F.  
 PROP. P.A.R. - 96.7% / 1.57  
 OPEN SPACE - 320 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



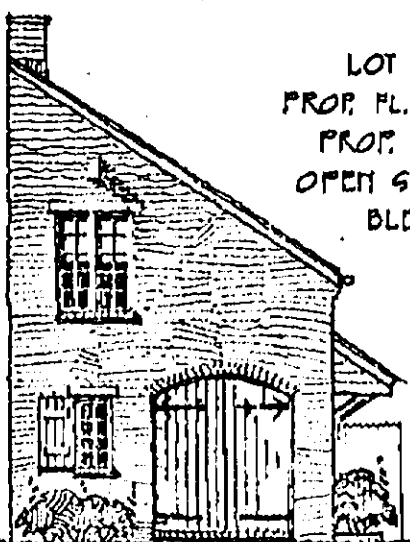
HAMMONDS CT. (10' WIDE)

PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
OCT. 13, 1973



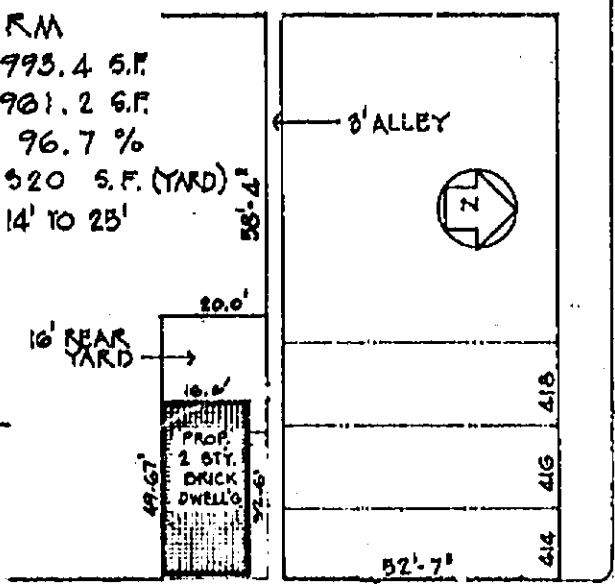
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



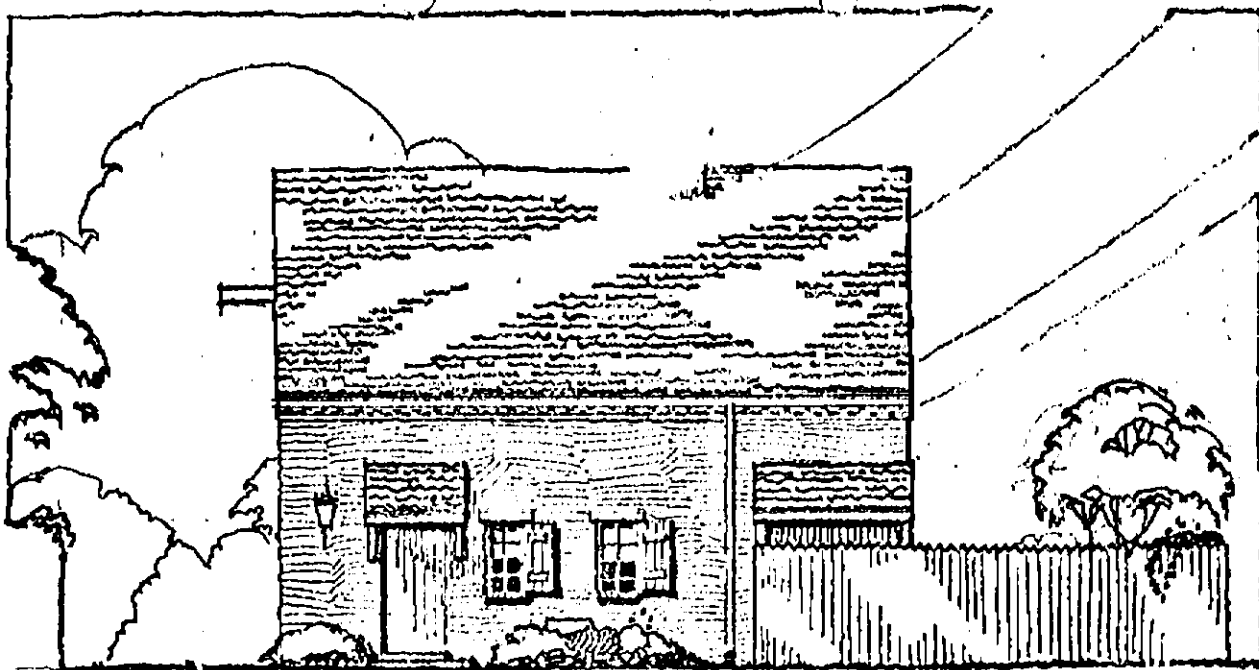
VIEW FROM HAMMOND'S COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 995.4 S.F.  
 PROP. FL. AREA - 901.2 S.F.  
 PROP. P.A.R. - 96.7 %  
 OPEN SPACE - 920 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



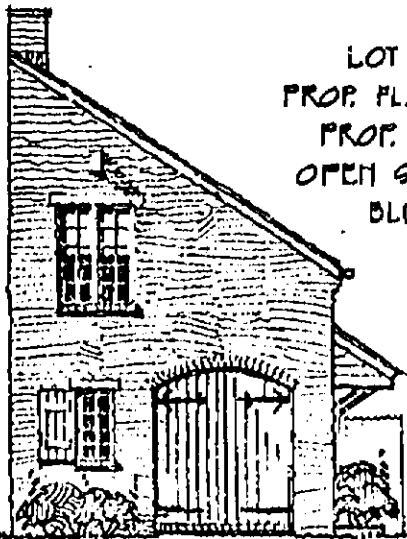
HAMMOND'S CT. (10' WIDE)

PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
 OCT. 15, 1973



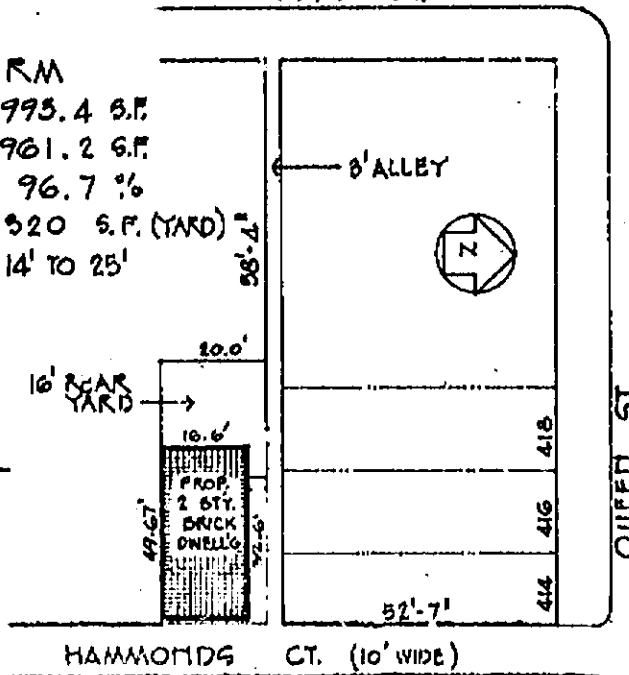
VIEW FROM THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



VIEW FROM HAMMOND'S COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 961.2 S.F.  
 PROP. P.A.R. - 96.7 %  
 OPEN SPACE - 320 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



HAMMOND'S CT. (10' WIDE)

PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
 OCT. 13, 1973

SPECIAL USE PERMIT

#945

*ticket  
2300777*

SUBDIVISION

October 17, 1973

ENCROACHMENT

VACATION

### Department Report



FROM: Department of Planning & Regional Affairs

- TO:
- \* Department of Public Works
  - \* Department of Traffic
  - \* Department of Fire Prevention
  - \* Department of Building & Mechanical Inspections
  - \* Electrical Division
  - \*  Plumbing Division
  - Department of Health

The following request has been submitted for public hearing before the Planning Commission on November 6, 1973

Applicant: G. Revell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: RM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 6, 1973

#### DEPARTMENTAL REPORT

Separate sanitary sewer lateral must be installed and all plumbing must meet Alexandria Plumbing Code.

JIS/mom

*J. L. Shippett*  
\_\_\_\_\_  
J. L. Shippett  
Chief Plumbing Inspector

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Department Head

SPECIAL USE PERMIT

#945

SUBDIVISION

October 17, 1973

ENCROACHMENT

VACATION

## Department Report

FROM: Department of Planning & Regional Affairs

TO: \* Department of Public Works  
\* Department of Traffic  
\* Department of Fire Prevention  
\* Department of Building & Mechanical Inspections  
\* Electrical Division  
\* Plumbing Division  
Department of Health

The following request has been submitted for public hearing before the Planning Commission on November 6, 1973.

Applicant: G. Revell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: EM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 6, 1973.

DEPARTMENTAL REPORT

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Department Head

SPECIAL USE PERMIT

#945

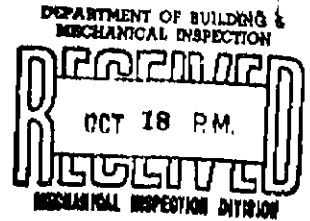
SUBDIVISION

October 17, 1973

ENCROACHMENT

VACATION

### Department Report



FROM: Department of Planning & Regional Affairs

- TO:
- \* Department of Public Works
  - \* Department of Traffic
  - \* Department of Fire Prevention
  - \* Department of Building & Mechanical Inspections
  - ✓ \* Electrical Division
  - \* Plumbing Division
  - Department of Health



The following request has been submitted for public hearing before the Planning Commission on November 6, 1973

Applicant: G. Revell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: RM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 6, 1973

#### DEPARTMENTAL REPORT

All Electrical wiring must comply with the National Electrical Code and Chapter 10 of the City Code.

\_\_\_\_\_  
Date

*M. C. Hay* Oct 24, 1973  
Signature of Department Head

SPECIAL USE PERMIT

#945

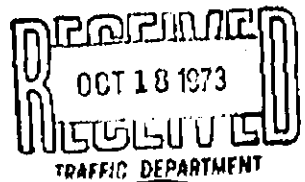
SUBDIVISION

October 17, 1973

ENCROACHMENT

VACATION

### Department Report



FROM: Department of Planning & Regional Affairs

- TO:
- \* Department of Public Works
  - \*  Department of Traffic
  - \* Department of Fire Prevention
  - \* Department of Building & Mechanical Inspections
  - \* Electrical Division
  - \* Plumbing Division
  - Department of Health

The following request has been submitted for public hearing before the Planning Commission on November 6, 1973

Applicant: G. Revell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: RM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 6, 1973

#### DEPARTMENTAL REPORT

*Vehicle access to the property cannot be gained via Hammond Ct. is not a public ally.*

10-17-73

Date

*Charles L. Keys*

Signature of Department Head

- 
- 
- 
- 
- 

**SPECIAL USE PERMIT**

#945

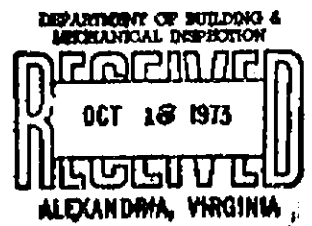
**SUBDIVISION**

October 17, 1973

**ENCROACHMENT**

**VACATION**

**Department Report**



FROM: Department of Planning & Regional Affairs

- TO:
- \* Department of Public Works
  - \* Department of Traffic
  - \* Department of Fire Prevention
  - \* Department of Building & Mechanical Inspections
  - \* Electrical Division
  - \* Plumbing Division
  - Department of Health

The following request has been submitted for public hearing before the Planning Commission on November 6, 1973.

Applicant: G. Revell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: RM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 6, 1973.

**DEPARTMENTAL REPORT**

No Building Code involvement.

10/18/73  
Date

Paul Fox for  
Signature of Department Head

**SPECIAL USE PERMIT**

#945

**SUBDIVISION**

October 17, 1973

**ENCROACHMENT**

**VACATION**

## Department Report

**TO:** Department of Planning & Regional Affairs

- FROM:**
- \* Department of Public Works
  - \* Department of Traffic
  - \* Department of Fire Prevention
  - \* Department of Building & Mechanical Inspections
  - \* Electrical Division
  - \* Plumbing Division
  - Department of Health

The following request has been submitted for public hearing before the Planning Commission on November 6, 1973.

Applicant: G. Bevell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: RM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 26, 1973.

### DEPARTMENTAL REPORT

1. Applicant does not have public sewer to site; will be required to construct sewer to property.
2. Applicant will have to improve (pave) alley, from public R/W to and including lot *frontage*.

*Rec.  
10/25/73  
ES*

October 24, 1973  
Date

*Dayton L. Cook*  
Dayton L. Cook, P.E.  
Signature of Department Head

SPECIAL USE PERMIT

#945

SUBDIVISION

October 17, 1973

ENCROACHMENT

VACATION

## Department Report

FROM: Department of Planning & Regional Affairs

TO: \* Department of Public Works  
\* Department of Traffic  
✓ \* Department of Fire Prevention  
\* Department of Building & Mechanical Inspections  
\* Electrical Division  
\* Plumbing Division  
Department of Health

The following request has been submitted for public hearing before the Planning Commission on November 6, 1973.

Applicant: G. Revell Michael Telephone: \_\_\_\_\_

Location: Rear of 414-418 Queen Street Zone: RM

Use Requested: Dwelling unit on lot with no street frontage

It is requested that you return one copy of this report with your comments concerning this request to the Department of Planning and Regional Affairs by October 6, 1973.

### DEPARTMENTAL REPORT

Due to the somewhat secluded and generally inaccessible nature of this site the Fire Department requests that the following be a condition of the special use permit:

Provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department.

In addition, we strongly suggest that the applicant provide a "domestic" sprinkler system for immediate control of any fire incident. The Fire Department is available to discuss the concept and details of this type of design.

24 October 1973  
Date

Wm. H. Leonard  
Signature of ~~Department Head~~  
Fire Protection Engineer

APPLICANT: Mr. & Mrs. Revell Michael  
Contract Purchaser

Docket Item #6 SUP #945

OWNER: Charles P. Bennett

Planning Commission Meeting  
Tuesday, November 6, 1973  
7:30 P.M. Council Chambers

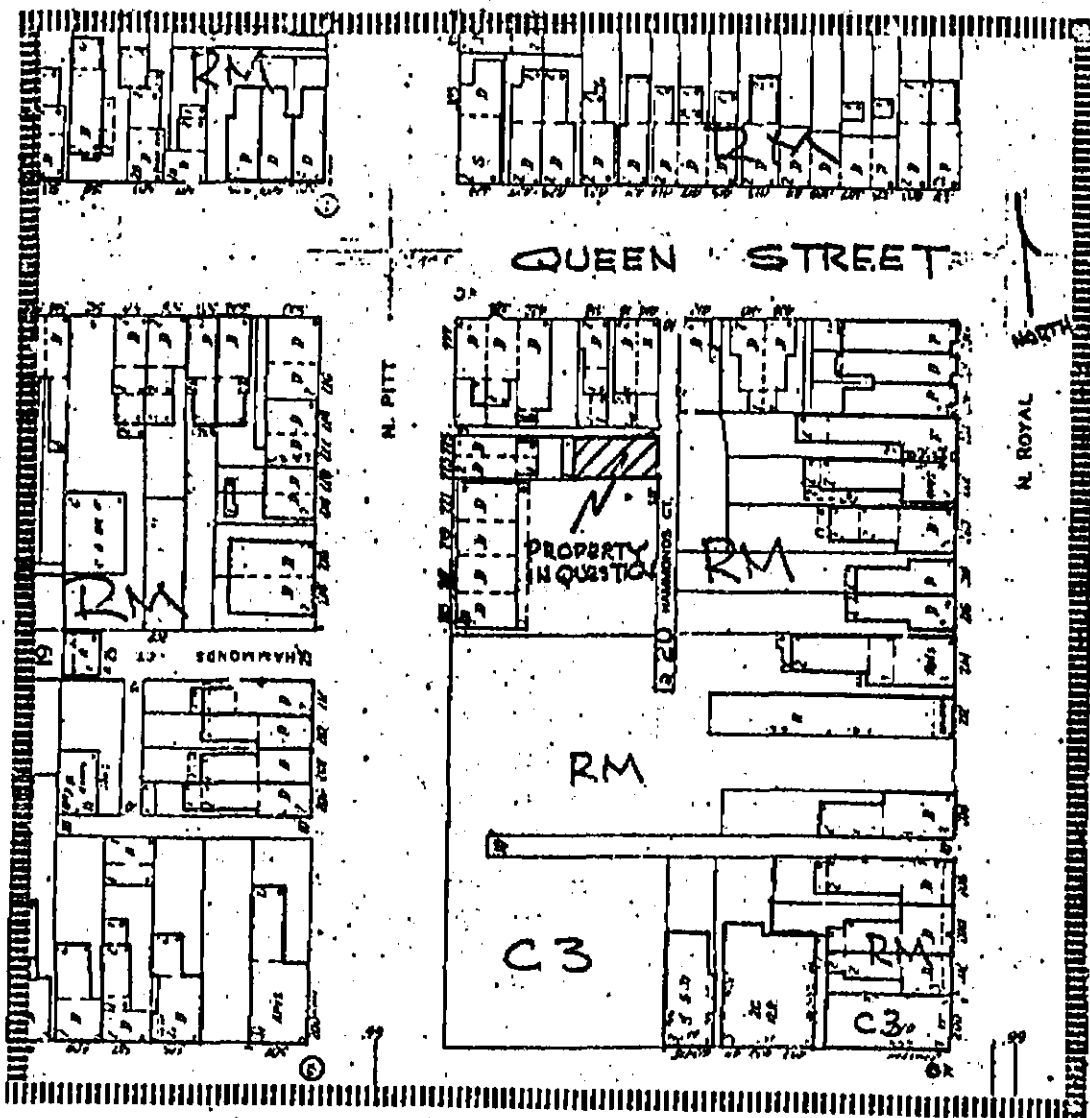
LOCATION: Rear of 414-418 Queen Street

USE: Single Family Dwelling on lot having no street frontage

ZONE: R-M, Residential

FINDINGS

1. The site in question and surrounding land use are shown in sketch below:



2. The applicant is requesting a special use permit in order to construct a single-family dwelling on an existing lot of record which has no public dedicated street frontage. (See letter from applicant attached).
3. The lot in question is located on a ten (10) foot wide court (known as Hammonds Court) located in the middle of the south side of the 400 block off of Queen Street and runs south for approximately 178 feet.
4. The lot in question is twenty (20) feet wide, 49.67 feet long, and contains approximately 993.4 square feet of land and is zone R-M residential.
5. At the present time the lot is vacant. According to City Tax records, a single-family frame dwelling occupied the lot previous to 1942 and existed thereafter until around 1970, when it was demolished.
6. The proposed two (2) story Flounder Type brick building to be constructed on the lot conforms to all of the requirements of the R-M residential zone. No variances will be required for the dwelling unit if constructed as proposed (see attached sketch).
7. On October 17, 1973 the Board of Architectural Review approved the architectural plans for the proposed dwelling.
8. The applicant does not intend to provide an off-street parking space. Section 42-15(g) of the City Code relating to off-street parking in the R-M zone states that off-street parking shall apply only where it is physically possible to provide adequate access to parking areas; because of the narrow means of access to the lot, and the size of the property, the staff feels that it is not physically possible to provide access to an off-street parking space, and therefore the parking could be waived...also, it would not be possible to put a parking space on this lot without either a rear yard variance or open space variance, or both.
9. Section 42-25 (R) of the Zoning Code states that whenever a unit of land otherwise usable as a building site does not have frontage on a public street, it shall be deemed to meet the street frontage requirements if a special use permit is granted.

COMMENTS OF OTHER CITY DEPARTMENTS

- Public Works - 1. Applicant does not have public sewer to the site and will be required to construct sewer to the property.
- 2. Applicant will have to improve (pave) alley, from public R/W to, and including lot frontage.
- Electrical- All electric wiring must comply with the National Electrical Code and Chapter 10 of the City Code.
- Building - No building code involvement.
- Traffic - Vehicular access to the property cannot be policed as Hammond Court is not a public alley.
- Fire - Due to the somewhat secluded and generally inaccessible nature of this site the Fire Department requests that the following be a condition of the special use permit:

Provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department. In addition, we strongly suggest that the applicant provide a "domestic" sprinkler system for immediate control of any fire incident. The Fire Department is available to discuss the concept and details of this type of design.

Plumbing -

SUP #945

Separate sanitary sewer lateral must be installed and all plumbing must meet Alexandria Plumbing Code.

STAFF ANALYSIS

On September 26, 1972 the City Council approved special use permit #883 for a similar request for a private dwelling to be constructed on an "out lot" located off of a private alley on the west side of the 100 block of N. St. Asaph Street. There are a number of lots similar to the one under consideration in the Old Town area which face alleys and courts. A few of these lots contain structures which, in the past, were used as storage buildings, carriage houses, etc., some are presently being used as dwelling units. The staff has seen a few of these converted buildings and feels that they contribute to the character of the Old Town area. With regards to the off-street parking, in this instance the staff feels that to require an off-street parking space would promote a hardship on the owner since adequate access could not be provided for the parking area and any space required for off-street parking would substantially reduce the usable open space on the lot and probably necessitate variances from the Board of Zoning Appeals.

STAFF RECOMMENDATIONS

Recommend approval subject to compliance with all applicable codes and ordinances, and the following conditions:

1. That the applicant sign a sewer disclaimer.
2. That the applicant provide a local automatic fire and products of combustion detection and alarm system to the satisfaction of the Fire Department as they stipulate in their recommendation on this special use permit request.

PLANNING COMMISSION MEETING 11-6-73

Mr. Revell Michael presented the request.

The following persons appeared in opposition:

- Mr. Robert F. Kreidler, 414 Queen Street
- Mr. Fred Morehart, 416 Queen Street
- Mr. Edw. J. R. Gulewicz, 221 North Pitt Street

Commission Action: On motion of Mr. Kamerow, seconded by Mr. Beiro, the Planning Commission voted to recommend approval of this S.U.P. request. The motion carried 4 to 2 with Mr. Mela and Mrs. Morgan voting nay and Mr. Cockrell being absent.

Reason: It was generally felt that the application is not without precedent and that considering all equities, the house is not that much larger than the rest of the houses in the area.

Minority Report: Mr. Mela was in agreement with Mr. Kamerow. However, he felt that since the S.U.P. does allow conditions to be placed on approval, he favored deferral of the application in order to study the request to ascertain whether certain conditions could be placed on the S.U.P., which would safeguard the neighbors and insure that the house would be properly sited.

G. REVELL MICHAEL, AIA  
LINDA H. MICHAEL, AIA

October 19, 1973

Honorable Mayor  
Members of the City Council  
Members of the Planning Commission  
City Hall  
Alexandria, Virginia

Gentlemen:

Re: Special Use Permit for a lot without  
street frontage behind 414-418 Queen St.

The undersigned, as contract purchaser of the referenced property, hereby requests that the City Council invoke the provisions of Section 42, Article X of the City Code and cause a Special Use Permit to be issued in order to permit the construction of a single family dwelling on the said lot.

In support of this request the following information is submitted for your consideration:

. The lot in question, designated as Lot 37, Block 3, Map 138, is a lot of record and has been previously used for residential purposes.

. The lot is located in the middle of the block at the intersection of two alleys affording it ample access without additional easements or further property acquisition.

. The development of the lot as indicated on the enclosed sketch will be consistent with the RM zone in which it is located. It conforms with all of the requirements of this zone and no waivers or variances will be required.

. The house as proposed will be in keeping with the Old and Historic District and on October 17, 1973, was granted a Certificate of Appropriateness by the Board of Architectural Review.

. The lot is now a maintenance burden to its owner. It cannot be deemed "green space" in the middle of the block because it only accumulates trash, is half covered with concrete and will not support vegetation.

Finally, it is the opinion of the applicant that the formal, statutory requirements for the issuance of a Special Use Permit have been fulfilled in that the following can be demonstrated:

October 19, 1973

Page

The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

It will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

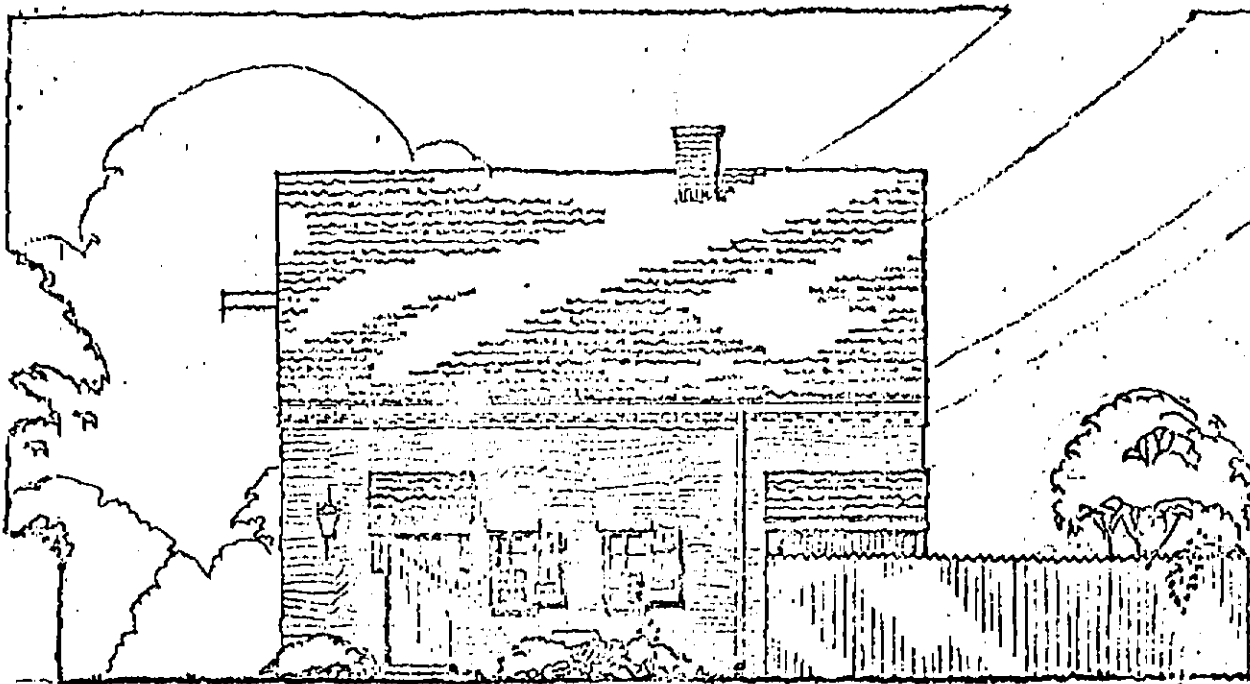
It does not conflict with the purposes of the master plans of the city.

Very truly yours,



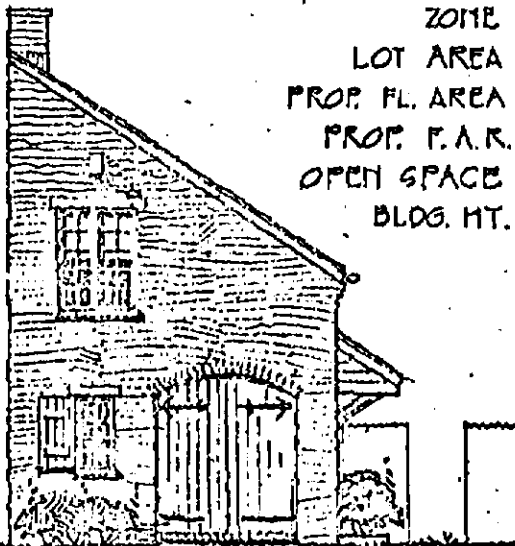
G. Reuell Michael

Encl.



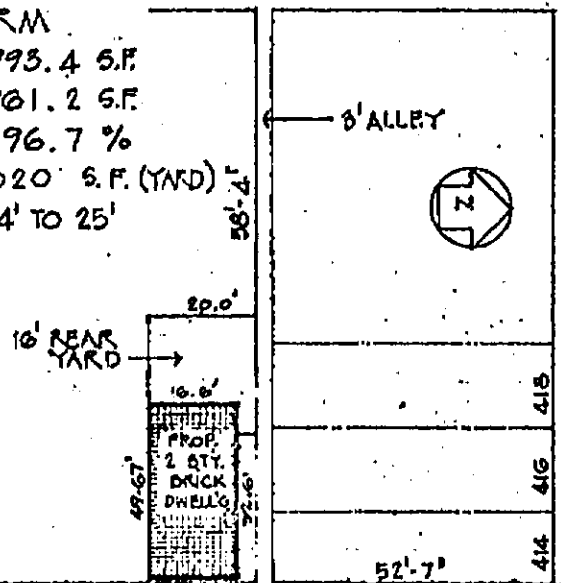
VIEW FROM  
THREE-FOOT ALLEY - NORTH SIDE

PITT ST.



VIEW FROM  
HAMMOND'S COURT - EAST SIDE

ZONE - RM  
 LOT AREA - 993.4 S.F.  
 PROP. FL. AREA - 961.2 S.F.  
 PROP. P.A.R. - 96.7 %  
 OPEN SPACE - 520 S.F. (YARD)  
 BLDG. HT. - 14' TO 25'



HAMMOND'S CT. (10' WIDE)

PROPOSED ALLEY DWELLING FOR MR. & MRS. G. REVELL MICHAEL  
 OCT. 13, 1973