

SITE:

406 E. BELLEFONTE

SUP # 99-0130

PLAN

ALD GROUP INC.

REMARKS:

Multiple horizontal lines for handwritten remarks.

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

- P.P. Act
- P.P. Doc.
- O.

APPLICANT:

Map #

Zone

Notices:

ACTION:

Approved

Approved Subject to Conditions

Approved in Part

Denied

Withdrawn

PUBLIC HEARING:

Committee
Planning Commission

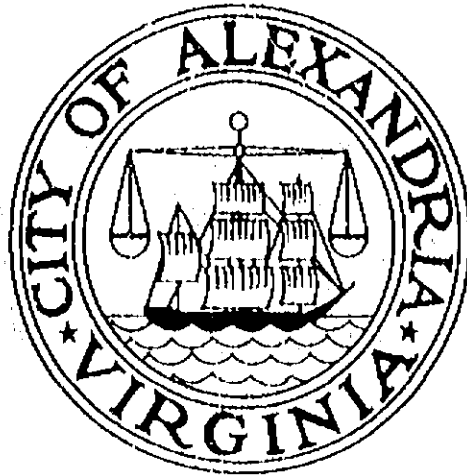
City Council

B. A. R.

B. Z. A.

DEC. 17, 1999

Multiple horizontal lines for additional public hearing notes.



CERTIFICATE OF AUTHENTICITY

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12-19-2002
Date of Microfilming

Pamela Harley
Camera Operator

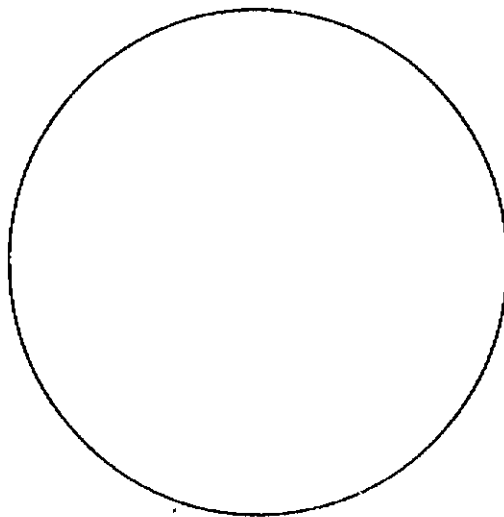
167
Camera Number

Catherine Stewart
Supervisor



3703 42nd Avenue • Cottage City, MD 20722 • Tel: (301) 277-8700 Fax: (301) 277-8702

PM-PLN 11"x14"
PLANETARY PHOTOGRAPHIC



150mm

6"

POINT SIZE

4
6
8
10
12
14

2xbiy G4in0c
Y5a5o E119g

7n34a K2b8t
D6fmh 9ss9d

Wcuzl L1cdg
6Y3sl Okjdg

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K2b8t Okjdg
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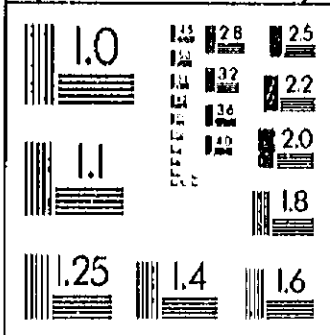
12 Zlo6x Ge92
7n34a 6Y3sl

10 Y0r8j A7o7q
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POINT SIZE



4
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10 12 14

16 18 20 22 25 28 32 36 40

SERIF (BASKERVILLE) SIZE SANS SERIF (MICROFONT)

4 6 8 10 12 14 16 18 20 22 25 28 32 36 40

4 6 8 10 12 14 16 18 20 22 25 28 32 36 40

4 6 8 10 12 14 16 18 20 22 25 28 32 36 40

PRECISIONSM RESOLUTION TARGETS

MICROMEDIA
3703 42nd Avenue
College City, MD 20722-1959
Telephone: (301) 277-8700
www.micromedia.com

***Special
Use
Permit***

99-0130

APPLICATION for SPECIAL USE PERMIT # 99-0130

11.28
DENIED

(must use black ink or type)

PROPERTY LOCATION: 406 East Bellefonte Aley. VA.

TAX MAP REFERENCE: 35.3-05-22 ZONE: R-2.5

APPLICANT Name: ALD Group INC.

Address: 10680 Main Street, #260, Fairfax VA 22030

PROPERTY OWNER Name: Elmore Estate

Address: c/o Nancy Kane, Weichert Realtors
313 Maple Ave. W. Vienna, Va. 22180

PROPOSED USE: _____

Single Family Detached Home

*substandard lot with
partial reduction*

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

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Shahman Forud; for ALD Group, INC.
Print Name of Applicant or Agent

ALD Forud
Signature

10680 Main St. #260
Mailing/Street Address

703 385 5310 703 385 5313
Telephone # Fax #

Fairfax VA 22030
City and State zip code

10/19/99
Date

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

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 12/7/99 Recommend Denial 7-0

ACTION - CITY COUNCIL: 12/18/99 PH -- Upheld the Planning Commission recommendation and denied the request.

Docket Item # 28
SPECIAL USE PERMIT #99-0130

Planning Commission Meeting
December 7, 1999

ISSUE: Consideration of a request for a special use permit to construct a single family detached home on a substandard lot with an off-street parking reduction and with yard modifications.

APPLICANT: ALD Group Inc.
by Shahman Foradi

LOCATION: 406 East Bellefonte Avenue

ZONE: R-2-5/Single and Two-Family

CITY COUNCIL ACTION, DECEMBER 18, 1999: City Council upheld the Planning Commission recommendation and denied the request.

PLANNING COMMISSION ACTION, DECEMBER 7, 1999: On a motion by Ms. Fossum, seconded by Mr. Leibach, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Shahman Foradi represented the application and corrected the staff report by stating there is no parking now on the north side of East Bellefonte near the subject property.

Grace Van Vleck, 408 East Bellefonte, spoke in opposition for herself and for Mrs. Ward, at 404 East Bellefonte.

James Murray, 217 East Bellefonte, spoke in opposition.

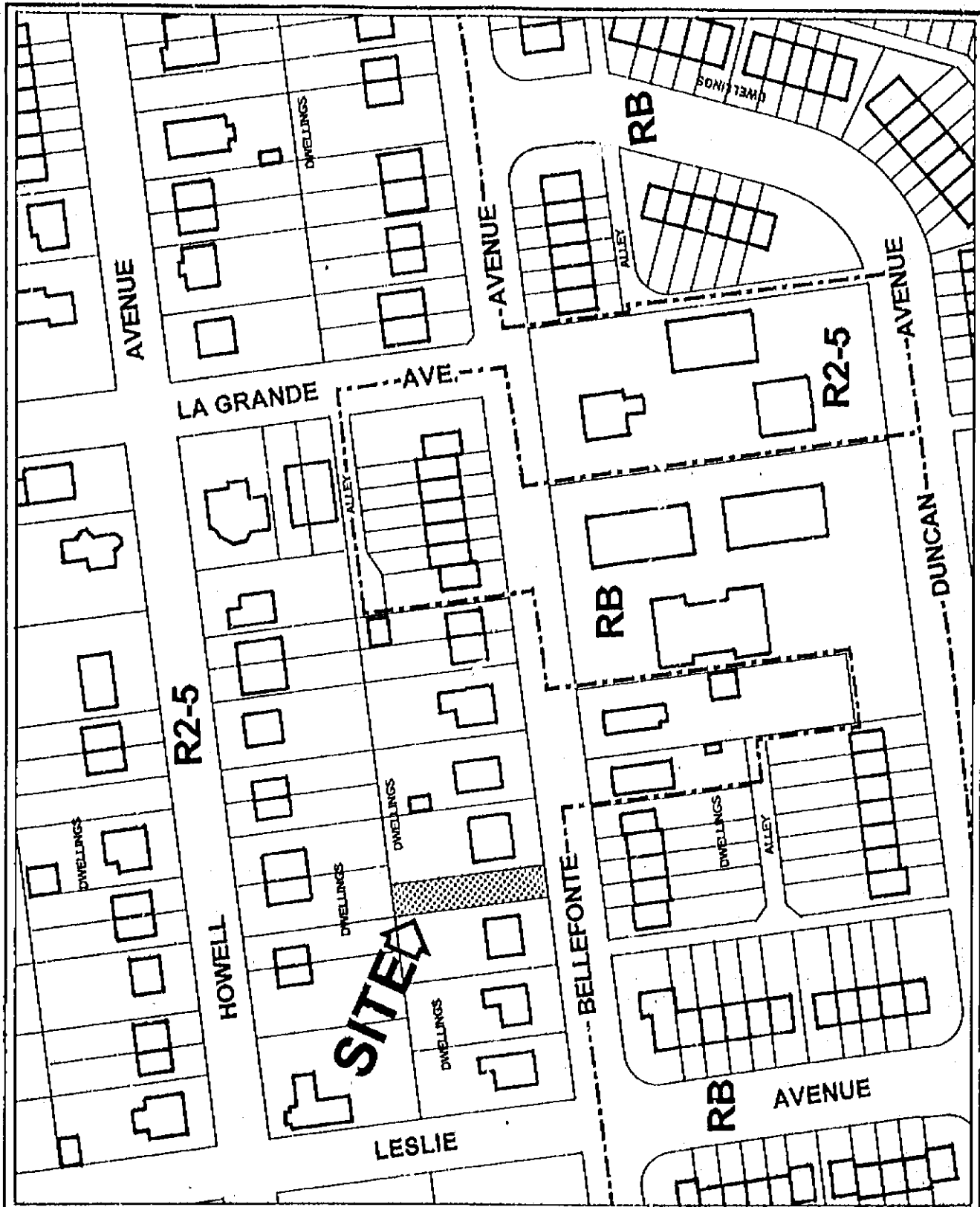
Gary Sidell, representing some of the owners of the property, spoke in opposition and claimed the denial amounted to a confiscation of the property.

SUP 99-0130



VP S Imagery
Copyright 1998





SUP # 99-0130

12/7/99



(Not to Scale)

STAFF RECOMMENDATION:

Staff recommends denial of the request. If the request is approved, staff recommends that the approval be subject to compliance with all applicable codes and ordinances and the following conditions:

1. A parking reduction is granted allowing two tandem spaces, one within a garage and one in the driveway, as outlined in the application. (P&Z)
2. No additional projections or structures may be constructed outside the building footprint represented in the application, including without limitation HVAC units, sheds, above grade decks, or roof overhangs. Stairs and landings outside the same footprint shall be limited to the minimum size required to comply with the building code. (P&Z)
3. The following statement must appear on the plot plan so that on-site contractors are aware of the requirement:

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds. (Archaeology)
4. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home, prior to beginning construction. (Police)
5. A plot plan showing all improvements/alterations to the site must be approved by the Department of Transportation and Environmental Services before a building permit can be issued. (T&ES)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, ALD Group Inc. by Shahman Foradi, requests special use permit approval to construct a single family dwelling on a substandard lot and for a reduction in the off-street parking requirements on the property located at 406 East Bellefonte Avenue.
2. The subject property is one lot of record with 25 feet of frontage on East Bellefonte Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The property is vacant and is located in the Town of Potomac Historic District. The property was originally platted as part of the Del Ray subdivision in 1894.
3. The applicant is the contract purchaser of the subject property. The purchase contract is contingent upon the right to build a new single family home.
4. The subject lot was created prior to the enactment of zoning regulations for the R-2-5 zone in the City. It is significantly smaller than the lot requirements of the R-2-5 zone; therefore, it is a substandard lot. The following is a comparison of the requirements of the R-2-5 zone and the lot dimensions:

5.	<u>R-2-5 Requirements</u>	<u>Existing lot Dimensions</u>
Lot area	5,000 sq. ft.	2,875 sq. ft.
Frontage width	40 feet	25 feet
Width at building line	50 feet	25 feet

6. Pursuant to section 12-402(A)(1) of the zoning ordinance, a substandard lot may be developed with a single family detached dwelling if: (a) it contains at least the lot area, and has at least the width at both the front lot line and building line as at least 50% of the developed lots on the block face where the lot is located; and (b) a special use permit is approved.
7. Staff has performed the necessary analysis and calculations under the above standard and determined that the subject lot meets the threshold allowing it to proceed to request a special use permit. Of the 28 developed lots in the relevant blockface, the subject lot is as large or larger (in area and lot width) than 15, or more than 50%, of them. See attached staff analysis.
8. Under section 12-402(C), City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:

- (a) will not unreasonably impair an adequate supply of light and air to adjacent property,
 - (b) will not diminish or impair established property values in the surrounding neighborhood, and
 - (c) will be compatible with the surrounding neighborhood.
9. The zoning ordinance recognizes that building a house on a lot that is not as large as the zone requires may require modifications of the standard zoning rules. Under section 12-404, Council may, in approving a special use permit to allow development of a substandard lot, modify minimum yard, coverage, or other minimum requirements of the zoning ordinance. Council may not, however, allow development that would exceed the maximum floor area ratio, density or height regulations of the applicable zone. Section 12-403.
10. In this case, the applicant has submitted a plat showing the location and size of the proposed house on the lot. He has also submitted conceptual elevations for the house, indicating the location of the windows. He has not, however, submitted architectural renderings, or detailed elevations for review.
11. The proposed house has a gable roof facing East Bellefonte Avenue. Its height is 24 feet when measured to the midpoint of the gable and 30 feet to its tallest point. The house is 20 feet wide and 50 feet long. It has a gross floor area of 2,260 square feet and a total net square feet of 1,290.

It will be located on the lot so as to allow a 25' front yard, a 39.8' rear yard and two 2.5' side yards. The proposal includes a one car garage, with a driveway and curb cut on East Bellefonte Avenue.

12. The following is a comparison of the bulk requirements of the R-2-5 zone and the proposed dwelling:

	<u>R-2-5</u> <u>Requirements</u>	<u>Proposed</u>
Front yard	25 ft	25 ft
Side yards	1:3, min 7 ft	2.5 ft each side (requires modification)
Rear yard	1:1, min 7 ft.	39.8 ft
FAR	max .45	.45
Height	max 35 ft	24 ft

13. Given the proposed height of the house and the applicable setback ratio, a yard of approximately eight feet is required on both the east and west sides of the house. (Without detailed and scaled drawings, staff cannot make a certain calculation.) The applicant proposes that each of those yards will be 2.5 feet; a modification of at least 5.5 feet on each side is required. The front and rear yards meet the zone requirements.
14. With regard to parking, the applicant would like to provide two tandem spaces instead of two separately accessible spaces as the zoning ordinance requires. One parking space will be located in the proposed garage, and the second space will be located on an asphalt driveway in front of the garage. In order to provide access to the proposed driveway, a new curb cut is required. Pursuant to Section 8-200(C)(5)(d), the right to a new curb cut in the Town of Potomac is not automatic. Approval by the Directors of Transportation and Environmental Services and Planning and Zoning is required.
15. Zoning: The subject property is located in the R-2-5 zone. The proposed dwelling is not consistent with the R-2-5 side yard and minimum lot size requirements.
16. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff recommends denial of this request to develop the substandard lot at 406 East Bellefonte, because the proposed house will significantly harm the adjacent residential property and will harm the neighborhood generally.

The blockface in which the subject lot is located is a mixture of various size lots and buildings. There are two nearby clusters of very narrow townhouses on very narrow lots, one directly across the street from the proposed new house, and one at the eastern end of the block. There are also a series of oversized lots containing apartment houses across the street and east of the proposed development. However, immediately adjacent to the vacant lot and immediately behind it are a group of single family homes, most of which are on lots that exceed 5,000 square feet in area and 50 feet in width. These lots are not particularly large ones, but they are about twice the size of the subject lot. Staff believes that a narrow house on a narrow lot in the center of that group of larger homes will be awkward and out of character with the immediately surrounding development.

In particular, it is the narrowness of the house and its yards which creates an incompatible result. The proposed house is only twenty feet wide. The other single family houses on the same side of the block are all wider, and the two immediately adjacent houses are 30 and 32 feet wide at the front building line. In addition, the other single family homes on the block each have approximately ten foot wide side yards, creating 20 foot spacing between buildings. There are two single family houses across the street at 409 and 411 East Bellefonte which are approximately as narrow at the front

building wall as the proposed house is: 20 feet. However, those two houses are on lots which have 40 and 50 feet of frontage, respectively. In addition, those houses have 15 and 20 foot side yards, thus creating significant space around them. The only factor that mitigates in favor of the proposed house is that both of the houses next to it are set back about ten feet from their side property line, so the proposed house will be about 12.5 feet from the adjacent buildings. That distance is close to the 14 feet minimum between buildings envisioned by the zone setback requirements, yet less than the 20 feet that now separates most of the single family houses.

Overall, the existing single family homes on the block create a fairly consistent balance between buildings and intervening open space. The proposed house, with its narrow building and its very narrow, 2.5 foot, side yards, will disrupt that balance, will appear to be sandwiched in between its two single family neighbors, and will be out of scale with the pattern of development.

Finally, staff has a great concern about the parking scheme proposed here. The block already includes several curb cuts with driveways, including one on each side of this narrow, vacant lot. Curb areas along this block of East Bellefonte are typically fully parked. Staff is therefore reluctant to agree to a curb cut here, because to do so would make half of the small front yard of the new home asphalt and remove a needed parking space from the street. The only alternative to the proposed parking scheme, with its curb cut and asphalt driveway, is for Council to approve a parking reduction allowing construction of a new house with *no* parking, a highly problematic outcome.

The substandard lot regulations allow certain vacant lots to seek approval of development, but include a process and a standard for approval designed to whittle out the good cases from those lots that simply are inappropriate for development. Staff believes that this lot is in the latter category.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving this site shall be placed underground (Sec. 5-5-3).
- C-2 Pay sewer tap fee (Sec 5-6-25).
- C-3 post bond to insure the installation of the required public improvements (Sec. 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new d/w/ apron.
- C-5 Any work in the right-of-way requires a separate permit from T&ES rm. 4130 (Sec5-3-61).
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- C-7 A design for the control of erosion and sedimentation must be approved by the director of T&ES, installed and maintained during construction activity (Sec. 5-4-1).
- R-1 A Plot Plan showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The proposed construction requires a building permit. Four sets of plans must accompany the written application. The plans must include all dimensions, construction details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A soils investigation shall be performed. A copy of the report of this investigation shall accompany the building permit application.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home. This is to be completed prior to the commencement of construction.

Historic Alexandria (Archaeology):

- F-1 This property is in the vicinity of the site of a race course which was present in the area about 1845. It is possible that archaeological resources relating to this activity (perhaps a compacted dirt racing surface or remains of structures associated with the race course) could remain buried on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into leisure and recreation in Nineteenth-Century Alexandria.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds.

SUP #99-0130

R-1 The above statement (in C-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Recreation, Parks & Cultural Activities:

F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 99-0130

(must use black ink or type)

PROPERTY LOCATION: 406 East Bellefonte Alex. VA.

TAX MAP REFERENCE: 35.3-05-22 ZONE: R-2.5

APPLICANT Name: ALD Group INC.

Address: 10680 Main Street, #260, Fairfax VA 22030

PROPERTY OWNER Name: Elmore Estate

Address: c/o Nancy Kane, Welchert Realtors
313 Maple Ave. W. Vienna, Va. 22180

PROPOSED USE: _____

Single family Detached Home

*Substantive revision
per city ordinance*

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

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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Shahman Foradi for ALD Group, INC. [Signature]
Print Name of Applicant or Agent Signature

10680 Main St. #260 703 385 5310 703 385 5313
Mailing/Street Address Telephone # Fax #

Fairfax VA 22030 10/19/54
City and State Zip Code Date

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

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 99-0130

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

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

Shahman Foradi

S. Maxine Lemaster

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

Yes. Provide proof of current City business license

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

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Subject Property is a 2,875 sq. ft. lot located in the DEL RAY. Lot is 25 Feet wide and is 115 Feet Deep.

The applicant is proposing to build a single family detached home on the property. The width of the proposed dwelling is 20 Feet and shall have a one car Garage.

To construct the proposed dwelling the Applicant is requesting for reduction of the side yard set back requirements to 2.5 feet on each side.

The Applicant is requesting a curb cut on Bellefonte for access to the garage.

Special Use Permit # 99-0130

USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*
- a new use requiring a special use permit,
 - a development special use permit,
 - an expansion or change to an existing use without a special use permit,
 - expansion or change to an existing use with a special use permit,
 - other. Please describe: Residential single family detached.

5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).
- N/A
- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

N/A

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

Day:	Hours:
<u>N/A</u>	

7. Please describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

14

Special Use Permit # 99-0130

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2

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

2

Standard spaces

Compact spaces

Handicapped accessible spaces.

Other.

C. Where is required parking located? on-site off-site (check one)

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

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

C. Where are off-street loading facilities located? _____

15
A

Special Use Permit # 99-0130

D. During what hours of the day do you expect loading/unloading operations to occur?

~~_____~~
~~_____~~

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

~~_____~~
~~_____~~

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

~~_____~~
~~_____~~

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 1284 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: Residential dwelling

Special Use Permit # 99-0130

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Stacked parking

2. Provide a statement of justification for the proposed parking reduction.

To allow parking in the driveway would eliminate the need for off street parking

3. Why is it not feasible to provide the required parking? The restrictive lot

width

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Oct 18 88 02:10p

foradi

703-385-5313

P.1

SUP 99-0130

ALD Group, Inc.

10680 Main Street, Suite 260
Patriot, Virginia 22030
Tel: (703) 385-5310
Fax: (703) 385-5313

October 15, 1999

Ms. Kathleen Beeton
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

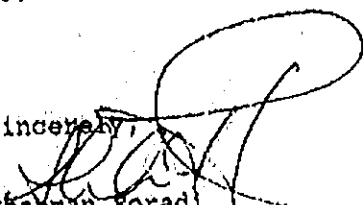
Re: Property located at 406 Bellefonte Avenue East,
Alexandria Virginia

Dear Ms. Beeton:

I am requesting permission to make a curb cut for access to the above referenced property. The lot does not have access from an alley or interior court, therefore a curb cut is necessary for access to parking in the proposed driveway parking.

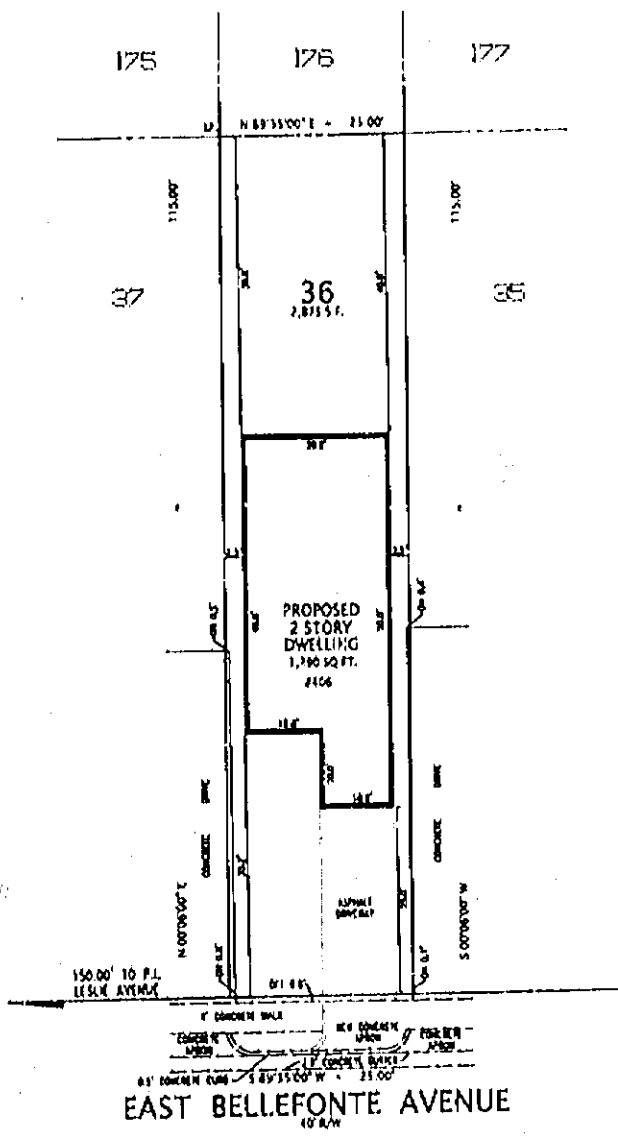
If you have any questions concerning this request please contact my office at (703) 385-5310.

Sincerely,



Shamman Foradi
ALD Group, Inc.

Sup 99-0130



NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 53.3-05-22 AND IS ZONED R-2.3.
2. LOT REQUIREMENTS:
 - a) LOT SIZE - REQUIRED: 3,000 SF
EXISTING: 2,975 SF
 - b) LOT WIDTH - REQUIRED: 50 FEET
EXISTING: 25 FEET
 - c) LOT FRONTAGE - REQUIRED: 40 FEET
EXISTING: 25 FEET
3. MALE AND OPEN SPACE REQUIREMENTS:
 - a) HEIGHT - REQUIRED: 35 FEET
PROVIDED: 34 FEET
 - b) YARD REQUIREMENTS -
 - 1) FRONT YARD - REQUIRED: 25 FEET
PROVIDED: 25 FEET
 - 2) SIDE YARD - REQUIRED: RATIO 1:3, MIN. 10 FEET
PROVIDED: 2.5 FEET
 - 3) REAR YARD - REQUIRED: RATIO 1:1, MIN. 30 FEET
PROVIDED: 39.8 FEET
 - c) FLOOR AREA RATIO - REQUIRED: MAX 0.45
PROVIDED: 0.45

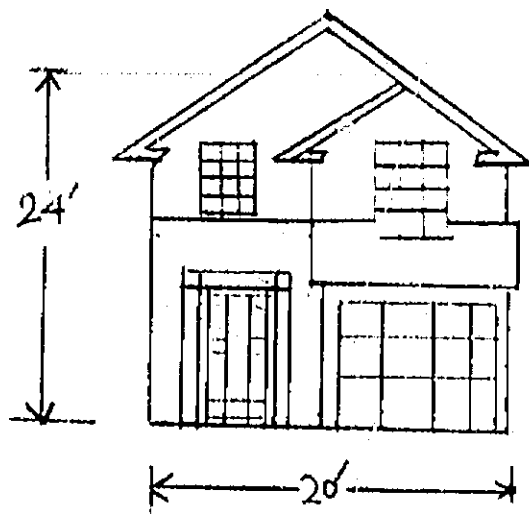
PLAT
SHOWING A PROPOSED DWELLING ON
LOT 36
DEL RAY
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'
JULY 26, 1999
REVISED: AUGUST 17, 1999
REVISED: OCTOBER 13, 1999

<p>ALL SHEET IS INTENTIONAL IF NOT ALL SHEETS ARE PROVIDED</p>		<p>CITY NAME AID GROUP, INC. ALEXANDRIA SURVEY, INC. 1343 SOUTH FORDS HIGHWAY ALEXANDRIA, VIRGINIA 22304 703-846-1811 FAX 703-766-1764</p>
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19990710008

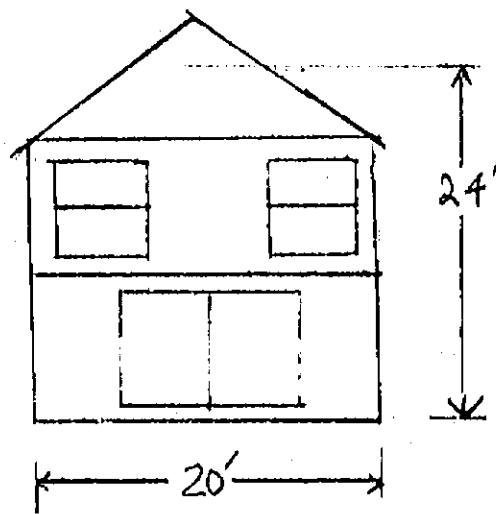
19

SUP 99-0130



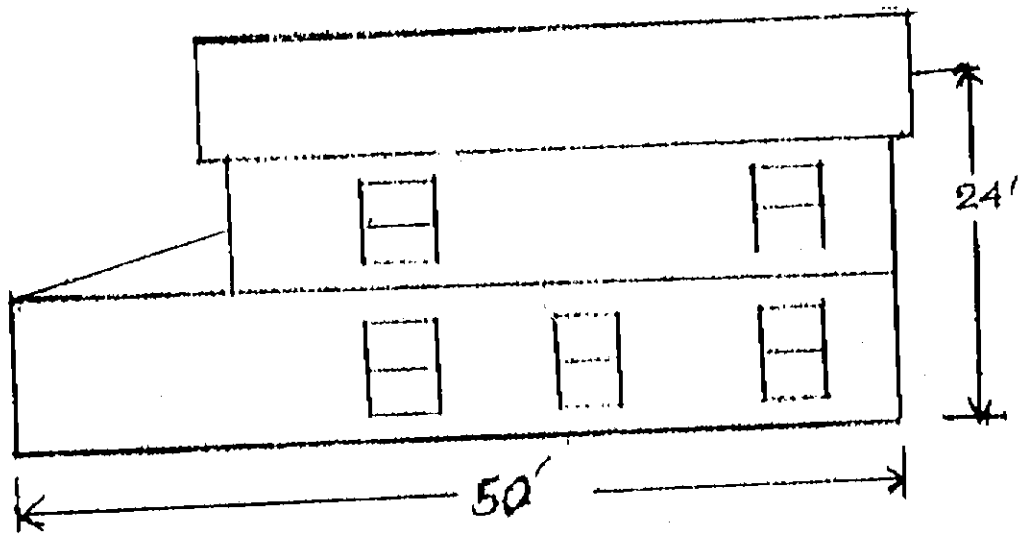
NORTH SIDE
NOT TO SCALE

SUP 99-0130



SOUTH SIDE

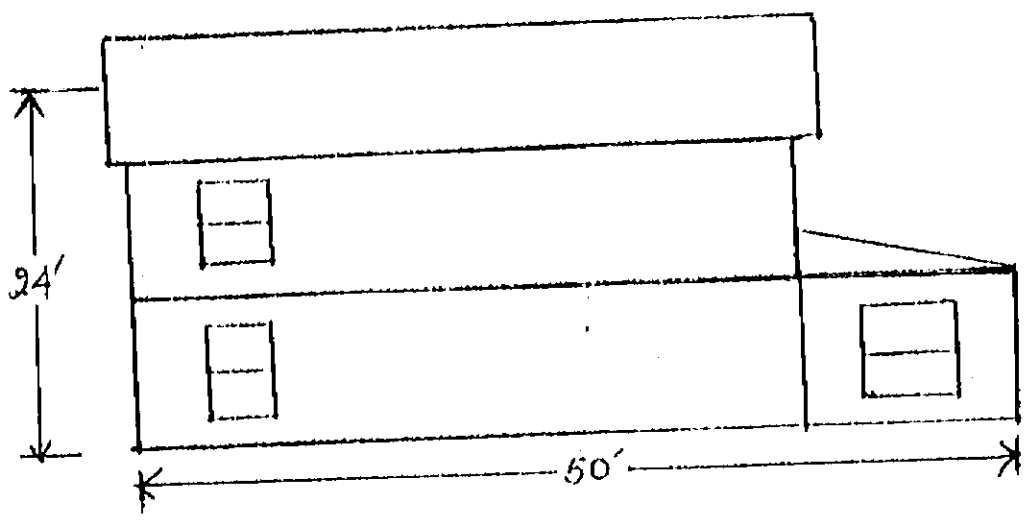
NOT TO SCALE



EAST SIDE

NOT TO SCALE

23

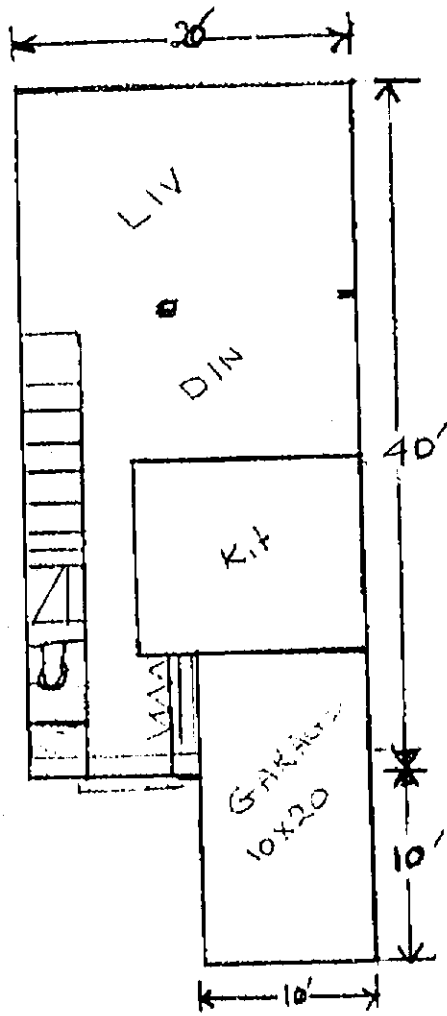


WEST SIDE

NOT TO SCALE

SP-19-0120

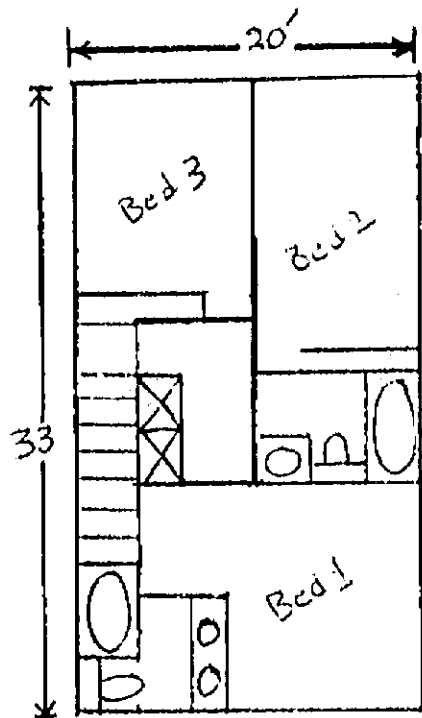
SUP 99-0130



FIRST FLOOR

NOT TO SCALE

SUP 99-0130



SECOND FLOOR

NOT TO SCALE

25

SUP 99-0130

Property	Lot Area	Front Lot Width	Front Building Line Width	Meets criteria for substandard lot development
406 E. Bellefonte (SITE)	2,875 sf	25 ft	25 ft	
400 E. Bellefonte	5,750	50	50	NO
402 E. Bellefonte	5,750	50	50	NO
404 E. Bellefonte	5,750	50	50	NO
408 E. Bellefonte	5,750	50	50	NO
410 E. Bellefonte	5,750	50	50	NO
412 E. Bellefonte	5,750	50	46	NO
414 E. Bellefonte	2,875	25	25	YES
416 E. Bellefonte	2,875	25	25	YES
418 E. Bellefonte	2,520	28.6	25	NO
420 E. Bellefonte	1,584	16	16	YES
422 E. Bellefonte	1,584	16	16	YES
424 E. Bellefonte	1,584	16	16	YES
426 E. Bellefonte	1,584	16	16	YES
428 E. Bellefonte	1,584	16	16	YES
430 E. Bellefonte	4,059	41.4	41.4	NO
1821 Leslie	4,200	76.5	100	NO
403 E. Bellefonte	3,000	25	25	NO
403 A E. Bellefonte	2,040	17	17	YES
405 E. Bellefonte	2,040	17	17	YES
405 A E Bellefonte	2,040	17	17	YES
407 Bellefonte	3,000	25	25	NO
409 E. Bellefonte	4,200	35	35	NO
503 E. Bellefonte	1,728	24.3	24.3	YES

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505 E. Bellefonte	1,152	16	16	YES
507 E. Bellefonte	1,152	16	16	YES
509 E. Bellefonte	1,152	16	16	YES
511 E. Bellefonte	1,152	16	16	YES
513 E. Bellefonte	2,576	35.9	42	NO

28 Lots More than 50% of the developed lots in the block is 15 lots. Total number that meets the criteria is 15. Therefore, the subject property does comply with Section 12-402(A) of the zoning ordinance.

Nov-30-99 10:29A

#28 SUP 99-0130 P.01

Grace Van Vleck and Matthew Salo
408 E. Bellefonte Avenue
Alexandria, VA 22301
703.298.8941

November 30, 1999

VIA FACSIMILE
Mr. William Hurd, Chairman
Planning Commission
Department of Planning and Zoning
301 King Street, Suite 2100
P.O. Box 178
Alexandria, VA 22313

Re: *Special Use Permit application #99-0130, 406 E. Bellefonte Ave.*

Dear Mr. Chairman and Members of the Commission:

We are writing to let you know of our opposition to the above-referenced special use permit. Our house is next to this lot and would be directly impacted should this permit be approved.

It is our understanding that the ALD Group wishes to build a two-story home on this sub-standard lot. We believe this would have a significant negative effect on our home, our neighbors and the neighborhood in general.

The actual construction of a house on so small a lot would present a terrible nuisance in terms of noise, available space for construction equipment and related materials and debris. Second, our own house would receive less light and airflow. We have a screened porch in the back of our house, which we enjoy very much. A two-story structure so close to our property line would greatly reduce our enjoyment of the porch and backyard. Lastly, we believe the design of the home would be incompatible with the existing neighborhood (we reviewed a preliminary draft of the plans at a recent Del Ray Citizens Association meeting). In addition, we feel our neighborhood is greatly enhanced by the few remaining open areas. It is unnecessary to try and squeeze housing onto every available scrap of land.

We will be present at the hearing on December 7, but wanted to ensure our views were represented, should we be unable to attend. Thank you for your time and consideration. We look forward to hearing what action the Planning Commission will recommend to the City Council.

Sincerely,

Grace Van Vleck + Matthew Salo
Grace Van Vleck
Matthew Salo

CC: Alexandria City Council Members

#28 SUP 99-0130

Chairman & Members of the Planning Commission
Department of Planning & Zoning
City of Alexandria
301 King Street, City Hall, Room 2100
Alexandria, Virginia 22314

Dear Chairman and Commission Members:

I am writing to oppose the granting of a Special Use Permit to build a single family home on the substandard lot at 406 E. Bellefonte Ave. I am an architectural designer by profession, specializing in residential work at the firm Rill & Decker Architects in Bethesda, Maryland.

My wife and I have lived in the home we own at 217 E. Bellefonte Ave. for three years. We pass this so-called lot every day. The idea of a detached dwelling on it is ridiculous.

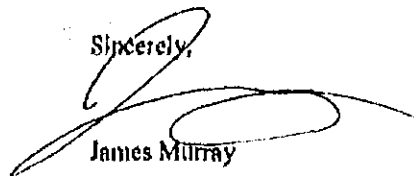
As can be seen clearly from the aerial photo and from the plat, such a building on such a lot would violate all neighborhood precedent in scale, setbacks, and open space between homes. The only houses of such size on such lots are attached townhouses.

Such a house would depress the value of surrounding homes by crowding within an unbelievable 2 1/2 feet of the property line, cutting off their light and views. The value of the new house itself would be low for the neighborhood, considering its size and crowded position. And if the nature of the architectural presentation in any clue, I must assume the overall design and construction of the project would be of mediocre quality at the very best.

This is not what we want to see in an established neighborhood where most of the homes are older and, regardless of style, exhibit great character.

I hope the Planning Commission and the City Council will follow the recommendation of the Planning and Zoning Staff and deny this Special Use Permit.

Sincerely,



James Murray

home (703) 836-1373
work (301) 652-2484

THE DEL RAY CITIZENS
ASSOCIATION

REC - 3

P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

To: Honorable Members of City Council
Members, Alexandria Planning Commission
Sheldon Lynn, Director, Office of Planning and Zoning

From: Bill Hendrickson, Land Use Committee Chair
Al Collins, President

Date: November 24, 1999

Subject: Special use permit #99-0130, Single family home at 406 E. Bellefonte

At meetings on November 17 and 18, our Land Use Committee and Executive Board discussed the above SUP request. Several neighbors attended the Land Use Committee meeting and expressed strong opposition to this proposal. The applicant was unable to attend the Land Use Committee meeting.

We strongly oppose this effort to build a large, new single-family home on a grossly substandard lot. The lot has only 2,875 square feet, but 5,000 square feet are required. The side yard requirement is a minimum of 10 feet, but the applicant would provide only 2.5 feet on both sides of the house. The lot is only 25 feet wide, when 50 feet are required. By trying to jam a large house into a very small lot, this project would severely affect adjacent neighbors as well as the neighborhood overall.

We request your support for this position. We welcome your questions and comments. Please feel free to contact Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings), or Al Collins at 202-965-5190 (days), or 703-836-5589 (evenings).

+

28
12-18-99

Docket Item # 28
SPECIAL USE PERMIT #99-0130

Planning Commission Meeting
December 7, 1999

ISSUE: Consideration of a request for a special use permit to construct a single family detached home on a substandard lot with an off-street parking reduction and with yard modifications.

APPLICANT: ALD Group Inc.
by Shahman Foradi

LOCATION: 406 East Bellefonte Avenue

ZONE: R-2-5/Single and Two-Family

PLANNING COMMISSION ACTION, DECEMBER 7, 1999: On a motion by Ms. Fossum, seconded by Mr. Lebach, the Planning Commission voted to recommend denial of the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Shahman Foradi represented the application and corrected the staff report by stating there is no parking now on the north side of East Bellefonte near the subject property.

Grace Van Vleck, 408 East Bellefonte, spoke in opposition for herself and for Mrs. Ward, at 404 East Bellefonte.

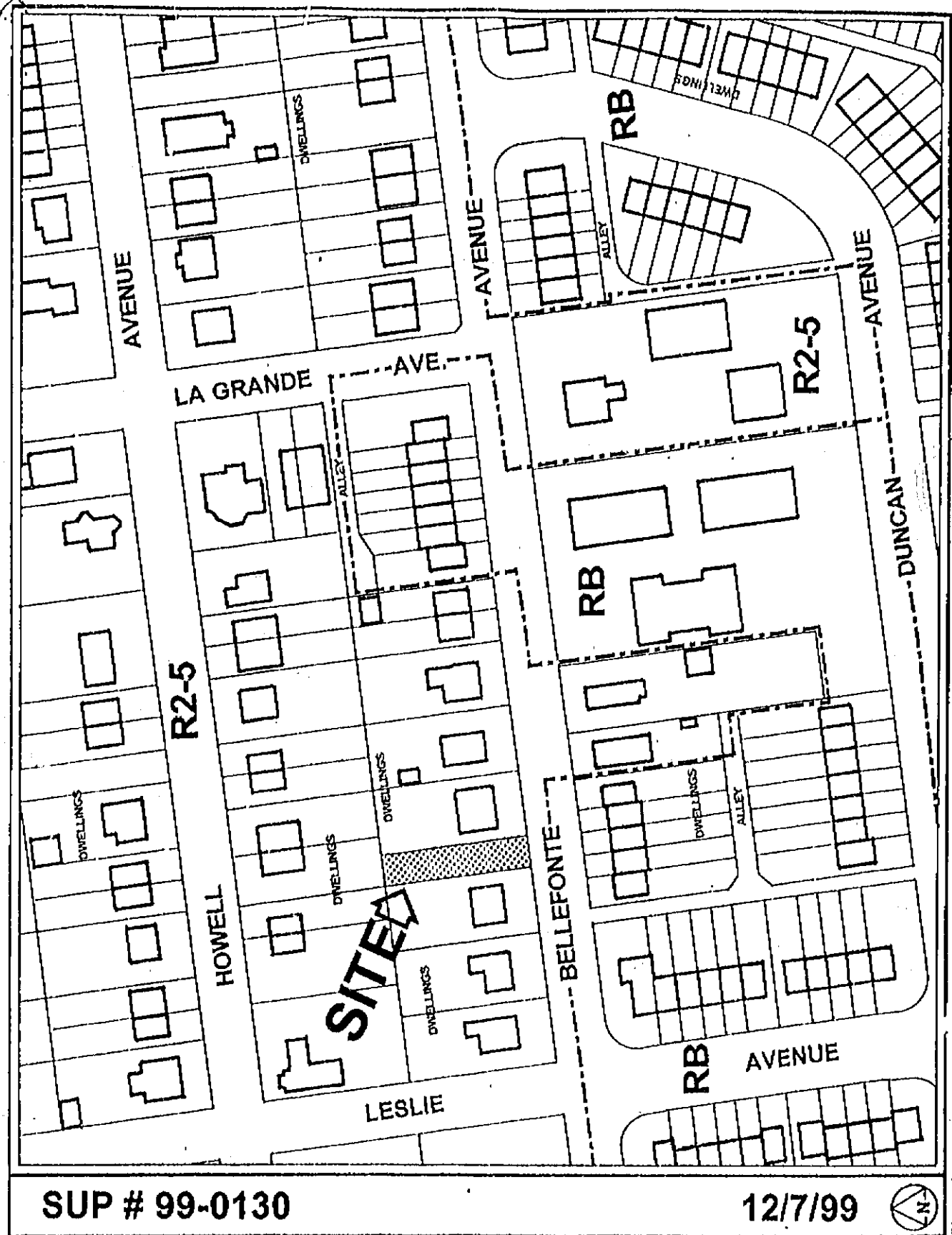
James Murray, 217 East Bellefonte, spoke in opposition.

Gary Sidell, representing some of the owners of the property, spoke in opposition and claimed the denial amounted to a confiscation of the property.

SUP 99-0130

Imagery
Copyright 1998





SUP # 99-0130

12/7/99



(Not to Scale)

STAFF RECOMMENDATION:

Staff recommends denial of the request. If the request is approved, staff recommends that the approval be subject to compliance with all applicable codes and ordinances and the following conditions:

1. A parking reduction is granted allowing two tandem spaces, one within a garage and one in the driveway, as outlined in the application. (P&Z)
2. No additional projections or structures may be constructed outside the building footprint represented in the application, including without limitation HVAC units, sheds, above grade decks, or roof overhangs. Stairs and landings outside the same footprint shall be limited to the minimum size required to comply with the building code. (P&Z)
3. The following statement must appear on the plot plan so that on-site contractors are aware of the requirement:

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds. (Archaeology)
4. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home, prior to beginning construction. (Police)
5. A plot plan showing all improvements/alterations to the site must be approved by the Department of Transportation and Environmental Services before a building permit can be issued. (T&ES)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, ALD Group Inc. by Shahman Foradi, requests special use permit approval to construct a single family dwelling on a substandard lot and for a reduction in the off-street parking requirements on the property located at 406 East Bellefonte Avenue.
2. The subject property is one lot of record with 25 feet of frontage on East Bellefonte Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The property is vacant and is located in the Town of Potomac Historic District. The property was originally platted as part of the Del Ray subdivision in 1894.
3. The applicant is the contract purchaser of the subject property. The purchase contract is contingent upon the right to build a new single family home.
4. The subject lot was created prior to the enactment of zoning regulations for the R-2-5 zone in the City. It is significantly smaller than the lot requirements of the R-2-5 zone; therefore, it is a substandard lot. The following is a comparison of the requirements of the R-2-5 zone and the lot dimensions:

5.	<u>R-2-5 Requirements</u>	<u>Existing lot Dimensions</u>
Lot area	5,000 sq. ft.	2,875 sq. ft.
Frontage width	40 feet	25 feet
Width at building line	50 feet	25 feet

6. Pursuant to section 12-402(A)(1) of the zoning ordinance, a substandard lot may be developed with a single family detached dwelling if: (a) it contains at least the lot area, and has at least the width at both the front lot line and building line as at least 50% of the developed lots on the block face where the lot is located; and (b) a special use permit is approved.
7. Staff has performed the necessary analysis and calculations under the above standard and determined that the subject lot meets the threshold allowing it to proceed to request a special use permit. Of the 28 developed lots in the relevant blockface, the subject lot is as large or larger (in area and lot width) than 15, or more than 50%, of them. See attached staff analysis.
8. Under section 12-402(C), City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:

- (a) will not unreasonably impair an adequate supply of light and air to adjacent property,
 - (b) will not diminish or impair established property values in the surrounding neighborhood, and
 - (c) will be compatible with the surrounding neighborhood.
9. The zoning ordinance recognizes that building a house on a lot that is not as large as the zone requires may require modifications of the standard zoning rules. Under section 12-404, Council may, in approving a special use permit to allow development of a substandard lot, modify minimum yard, coverage, or other minimum requirements of the zoning ordinance. Council may not, however, allow development that would exceed the maximum floor area ratio, density or height regulations of the applicable zone. Section 12-403.
10. In this case, the applicant has submitted a plat showing the location and size of the proposed house on the lot. He has also submitted conceptual elevations for the house, indicating the location of the windows. He has not, however, submitted architectural renderings, or detailed elevations for review.
11. The proposed house has a gable roof facing East Bellefonte Avenue. Its height is 24 feet when measured to the midpoint of the gable and 30 feet to its tallest point. The house is 20 feet wide and 50 feet long. It has a gross floor area of 2,260 square feet and a total net square feet of 1,290.

It will be located on the lot so as to allow a 25' front yard, a 39.8' rear yard and two 2.5' side yards. The proposal includes a one car garage, with a driveway and curb cut on East Bellefonte Avenue.

12. The following is a comparison of the bulk requirements of the R-2-5 zone and the proposed dwelling:

	<u>R-2-5</u> <u>Requirements</u>	<u>Proposed</u>
Front yard	25 ft	25 ft
Side yards	1:3, min 7 ft	2.5 ft each side (requires modification)
Rear yard	1:1, min 7 ft.	39.8 ft
FAR	max .45	.45
Height	max 35 ft	24 ft

13. Given the proposed height of the house and the applicable setback ratio, a yard of approximately eight feet is required on both the east and west sides of the house. (Without detailed and scaled drawings, staff cannot make a certain calculation.) The applicant proposes that each of those yards will be 2.5 feet; a modification of at least 5.5 feet on each side is required. The front and rear yards meet the zone requirements.
14. With regard to parking, the applicant would like to provide two tandem spaces instead of two separately accessible spaces as the zoning ordinance requires. One parking space will be located in the proposed garage, and the second space will be located on an asphalt driveway in front of the garage. In order to provide access to the proposed driveway, a new curb cut is required. Pursuant to Section 8-200(C)(5)(d), the right to a new curb cut in the Town of Potomac is not automatic. Approval by the Directors of Transportation and Environmental Services and Planning and Zoning is required.
15. **Zoning:** The subject property is located in the R-2-5 zone. The proposed dwelling is not consistent with the R-2-5 side yard and minimum lot size requirements.
16. **Master Plan:** The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff recommends denial of this request to develop the substandard lot at 406 East Bellefonte, because the proposed house will significantly harm the adjacent residential property and will harm the neighborhood generally.

The blockface in which the subject lot is located is a mixture of various size lots and buildings. There are two nearby clusters of very narrow townhouses on very narrow lots, one directly across the street from the proposed new house, and one at the eastern end of the block. There are also a series of oversized lots containing apartment houses across the street and east of the proposed development. However, immediately adjacent to the vacant lot and immediately behind it are a group of single family homes, most of which are on lots that exceed 5,000 square feet in area and 50 feet in width. These lots are not particularly large ones, but they are about twice the size of the subject lot. Staff believes that a narrow house on a narrow lot in the center of that group of larger homes will be awkward and out of character with the immediately surrounding development.

In particular, it is the narrowness of the house and its yards which creates an incompatible result. The proposed house is only twenty feet wide. The other single family houses on the same side of the block are all wider, and the two immediately adjacent houses are 30 and 32 feet wide at the front building line. In addition, the other single family homes on the block each have approximately ten foot wide side yards, creating 20 foot spacing between buildings. There are two single family houses across the street at 409 and 411 East Bellefonte which are approximately as narrow at the front

building wall as the proposed house is: 20 feet. However, those two houses are on lots which have 40 and 50 feet of frontage, respectively. In addition, those houses have 15 and 20 foot side yards, thus creating significant space around them. The only factor that mitigates in favor of the proposed house is that both of the houses next to it are set back about ten feet from their side property line, so the proposed house will be about 12.5 feet from the adjacent buildings. That distance is close to the 14 feet minimum between buildings envisioned by the zone setback requirements, yet less than the 20 feet that now separates most of the single family houses.

Overall, the existing single family homes on the block create a fairly consistent balance between buildings and intervening open space. The proposed house, with its narrow building and its very narrow, 2.5 foot, side yards, will disrupt that balance, will appear to be sandwiched in between its two single family neighbors, and will be out of scale with the pattern of development.

Finally, staff has a great concern about the parking scheme proposed here. The block already includes several curb cuts with driveways, including one on each side of this narrow, vacant lot. Curb areas along this block of East Bellefonte are typically fully parked. Staff is therefore reluctant to agree to a curb cut here, because to do so would make half of the small front yard of the new home asphalt and remove a needed parking space from the street. The only alternative to the proposed parking scheme, with its curb cut and asphalt driveway, is for Council to approve a parking reduction allowing construction of a new house with *no* parking, a highly problematic outcome.

The substandard lot regulations allow certain vacant lots to seek approval of development, but include a process and a standard for approval designed to winnow out the good cases from those lots that simply are inappropriate for development. Staff believes that this lot is in the latter category.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving this site shall be placed underground (Sec. 5-5-3).
- C-2 Pay sewer tap fee (Sec 5-6-25).
- C-3 post bond to insure the installation of the required public improvements (Sec. 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new d/w/ apron.
- C-5 Any work in the right-of-way requires a separate permit from T&ES rm. 4130 (Sec5-3-61).
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- C-7 A design for the control of erosion and sedimentation must be approved by the director of T&ES, installed and maintained during construction activity (Sec. 5-4-1).
- R-1 A Plot Plan showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The proposed construction requires a building permit Four sets of plans must accompany the written application. The plans must include all dimensions, construction details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A soils investigation shall be performed. A copy of the report of this investigation shall accompany the building permit application.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home. This is to be completed prior to the commencement of construction.

Historic Alexandria (Archaeology):

- H-1 This property is in the vicinity of the site of a race course which was present in the area about 1845. It is possible that archaeological resources relating to this activity (perhaps a compacted dirt racing surface or remains of structures associated with the race course) could remain buried on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into leisure and recreation in Nineteenth-Century Alexandria.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds.

SUP #99-0130

R-1 The above statement (in C-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Recreation, Parks & Cultural Activities:

F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 99-0130

(must use black ink or type)

PROPERTY LOCATION: 406 East Bellefonte Alex. VA.

TAX MAP REFERENCE: 35.3-05-22 ZONE: R-2.5

APPLICANT Name: ALD Group INC.

Address: 10680 Main Street, #260, Fairfax VA 22030

PROPERTY OWNER Name: Elmore Estate

Address: C/O Nancey Kane, Welchert Realtors
313 Maple Ave. W. Vienna, Va. 22180

PROPOSED USE: _____

Single family Detached Home

3/15/00
PERMITS SECTION

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

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Shahman Forad; for ALD Group, INC.
Print Name of Applicant or Agent

[Signature]
Signature

10680 Main St. #260
Mailing/Street Address

7033855310 7033855313
Telephone # Fax #

Fairfax VA 22030
City and State Zip Code

10/19/99
Date

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

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 99-0130

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

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

Shahman Foradi

S. Maxine Lemaster

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

Yes. Provide proof of current City business license

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

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

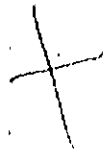
3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Subject Property is a 2875 sq. ft. lot located in the BEL RAY. Lot is 25 Feet wide and is 115 feet Deep.

The applicant is proposing to build a single family detached home on the property. the width of the proposed dwelling is 20 feet and shall have a one car Garage.

To construct the proposed dwelling the Applicant is requesting for reduction of the side yard set back requirements to 2.5 feet on each side.

The Applicant is requesting a curb cut on Bellefonte for access to the garage.



Special Use Permit # 99-0130

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,

other. Please describe: Residential single family detached.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

N/A

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

Day:	Hours:
<u>N/A</u>	

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

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

N/A

Special Use Permit # 99-0130

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2

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

2 Standard spaces

Compact spaces

Handicapped accessible spaces.

Other.

C. Where is required parking located? on-site off-site (check one)

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

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

C. Where are off-street loading facilities located? _____

X

Special Use Permit # 99-0130

D. During what hours of the day do you expect loading/unloading operations to occur?

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 1284 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: Residential dwelling

Special Use Permit # 99-0130

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Staked parking

2. Provide a statement of justification for the proposed parking reduction.

To Allow parking in the driveway would eliminate the need for off street parking

3. Why is it not feasible to provide the required parking? The restrictive lot

width

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Oct 19 89 02:10p

foradi

703-385-5313

p.1

SUP 99-0130

ALD Group, Inc.

10680 Main Street, Suite 260
Patriot, Virginia 22030
Tel: (703) 385-5310
Fax: (703) 385-5313

October 15, 1999

Ms. Kathleen Beeton
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: Property located at 406 Bellefonte Avenue East,
Alexandria Virginia

Dear Ms. Beeton:

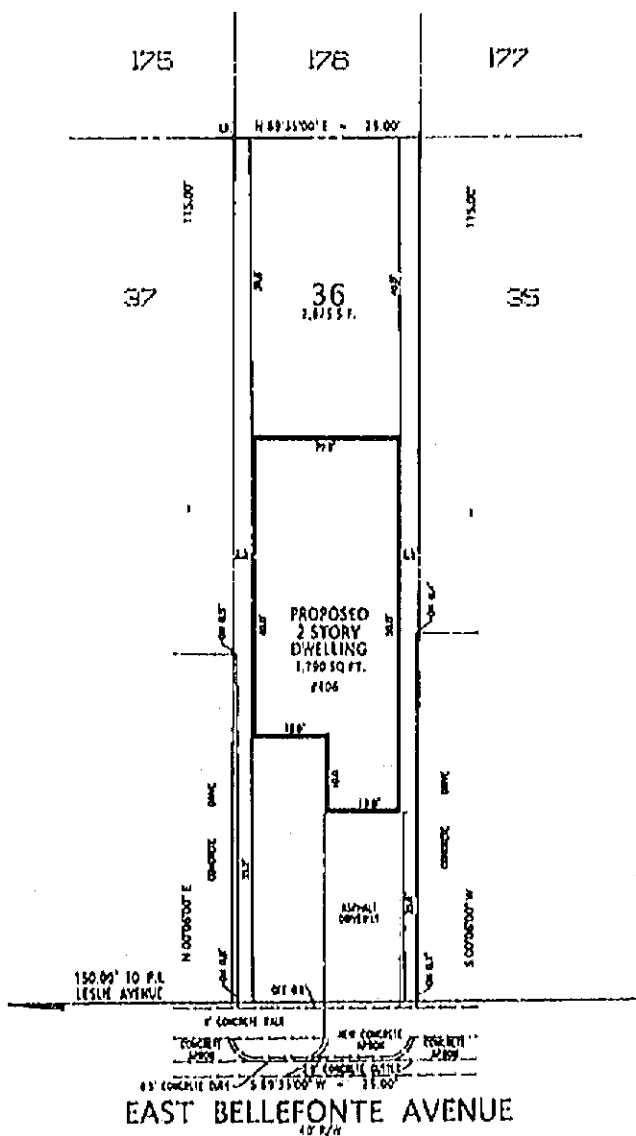
I am requesting permission to make a curb cut for access to the above referenced property. The lot does not have access from an alley or interior court, therefore a curb cut is necessary for access to parking in the proposed driveway parking.

If you have any questions concerning this request please contact my office at (703) 385-5310.

Sincerely,


Shahman Foradi
ALD Group, Inc.

Sup 99-0130



NOTES:

1. THE PROPERTY DEUMENTED HEREON IS LOCATED ON TAX MAP 35.3-05-22 AND IS ZONED R-2.5.
2. LOT REQUIREMENTS:
 - A) LOT SIZE - REQUIRED: 5,600 SF
EXISTING: 2,815 SF
 - B) LOT WIDTH - REQUIRED: 50 FEET
EXISTING: 25 FEET
 - C) LOT FRONTAGE - REQUIRED: 40 FEET
EXISTING: 25 FEET
3. BULK AND OPEN SPACE REQUIREMENTS:
 - A) HEIGHT - REQUIRED: 33 FEET
PROVIDED: 34 FEET
 - B) YARD REQUIREMENTS -
 - 1) FRONT YARD - REQUIRED: 25 FEET
PROVIDED: 25 FEET
 - 2) SIDE YARD - REQUIRED: RATIO 1:5, MIN. 10 FEET
PROVIDED: 2.5 FEET
 - 3) REAR YARD - REQUIRED: RATIO 1:5, MIN. 30 FEET
PROVIDED: 39.8 FEET
 - C) FLOOR AREA RATIO - REQUIRED: MAX 0.43
PROVIDED: 0.43

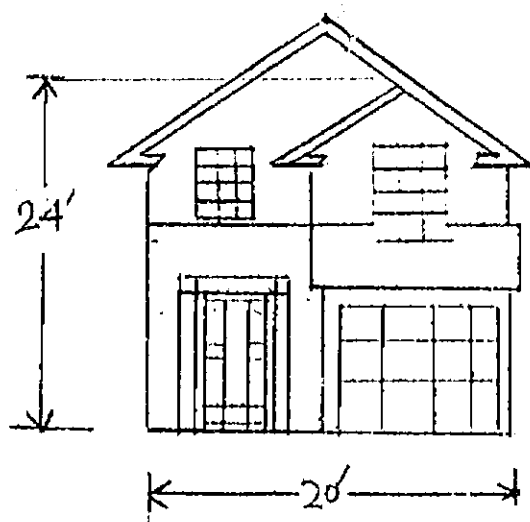
PLAY
SHOWING A PROPOSED DWELLING ON
LOT 36
DEL RAY
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10' JULY 26, 1999
REVISED: AUGUST 17, 1999
REVISED: OCTOBER 11, 1999

<p>THIS SUBJECT IS RESTRICTED BY DEEDS AND PLATS NOT SHOWN</p>		<p>CASE NAME ALD GROUP, INC.</p>
		<p>ALEXANDRIA BUSINESS INC 8043 SOUTH BRIDGE AVENUE ALEXANDRIA, VIRGINIA 22304 703-840-2415 FAX 703-744-7115</p>

19990720009

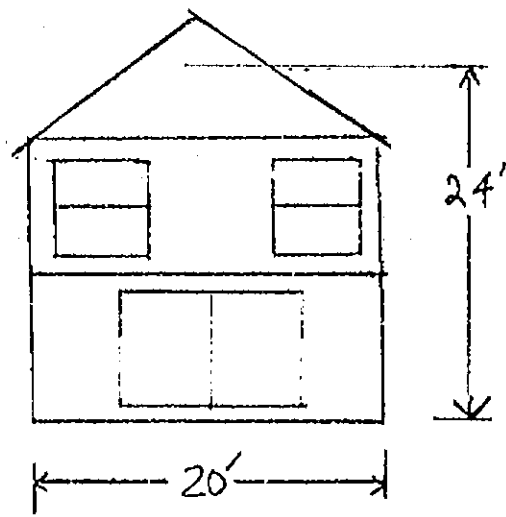
427 99

sup 99-0130



NORTH SIDE
NOT TO SCALE

SUP 99-0130

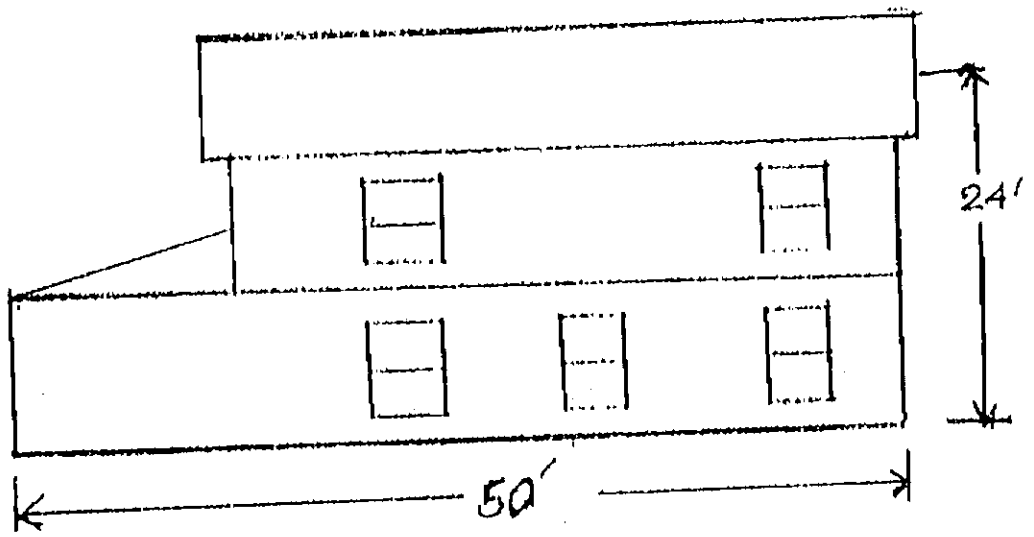


SOUTH SIDE

NOT TO SCALE

+

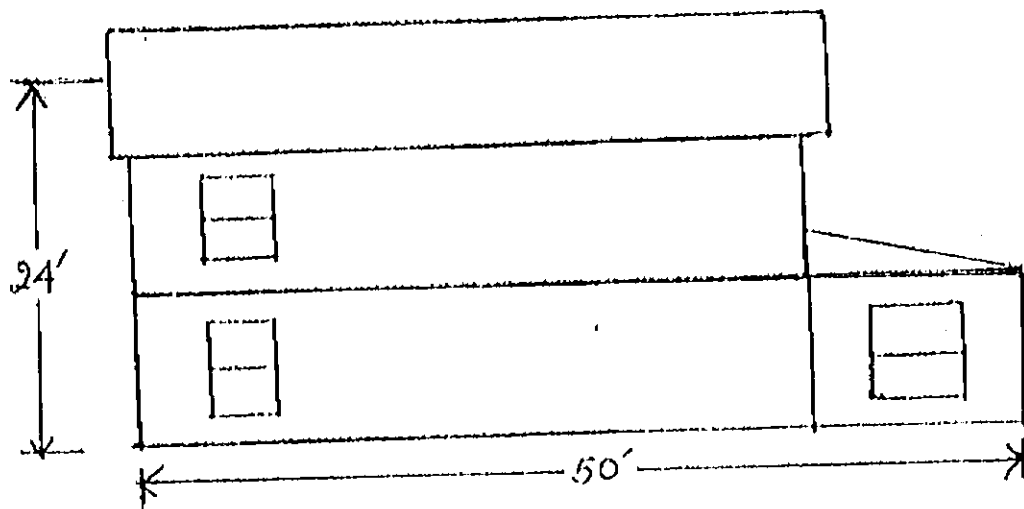
22



EAST SIDE

NOT TO SCALE

23

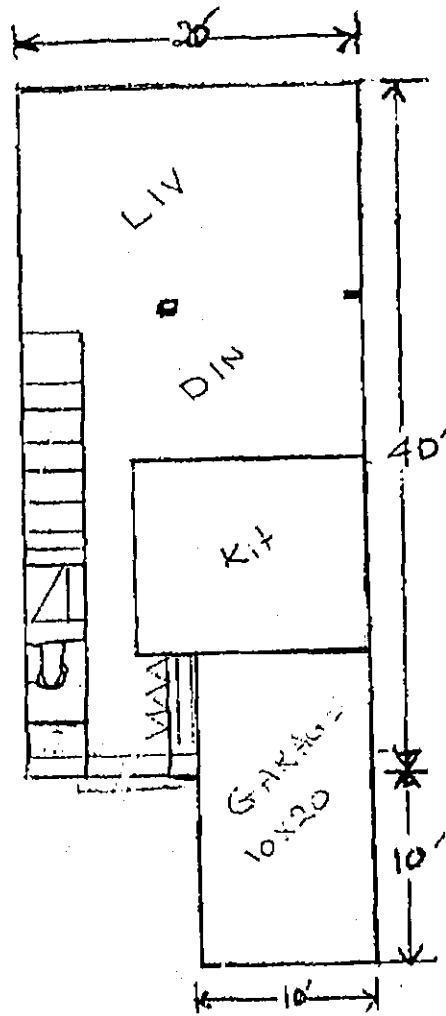


WEST SIDE

NOT TO SCALE

SUP 94-0130

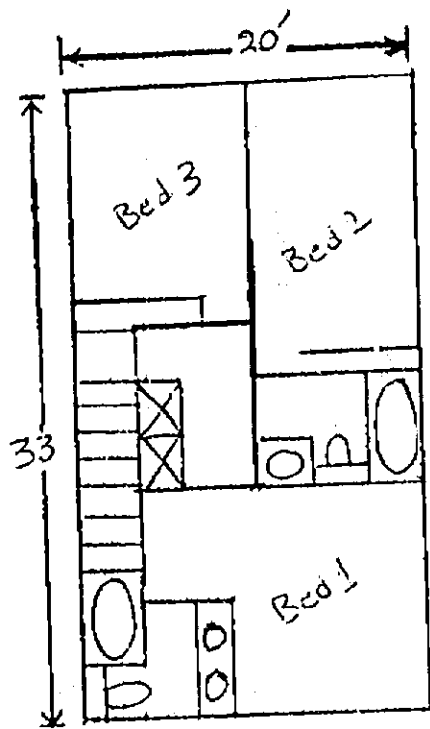
SUP 99-0130



FIRST FLOOR

NOT TO SCALE

SUP 99-0130.



SECOND FLOOR

NOT TO SCALE

25

SUP 99-0130

Property	Lot Area	Front Lot Width	Front Building Line Width	Meets criteria for substandard lot development
406 E. Bellefonte (SITE)	2,875 sf	25 ft	25 ft	
400 E. Bellefonte	5,750	50	50	NO
402 E. Bellefonte	5,750	50	50	NO
404 E. Bellefonte	5,750	50	50	NO
408 E. Bellefonte	5,750	50	50	NO
410 E. Bellefonte	5,750	50	50	NO
412 E. Bellefonte	5,750	50	46	NO
414 E. Bellefonte	2,875	25	25	YES
416 E. Bellefonte	2,875	25	25	YES
418 E. Bellefonte	2,520	28.6	25	NO
420 E. Bellefonte	1,584	16	16	YES
422 E. Bellefonte	1,584	16	16	YES
424 E. Bellefonte	1,584	16	16	YES
426 E. Bellefonte	1,584	16	16	YES
428 E. Bellefonte	1,584	16	16	YES
430 E. Bellefonte	4,059	41.4	41.4	NO
1821 Leslie	4,200	76.5	100	NO
403 E. Bellefonte	3,000	25	25	NO
403 A E. Bellefonte	2,040	17	17	YES
405 E. Bellefonte	2,040	17	17	YES
405 A E Bellefonte	2,040	17	17	YES
407 Bellefonte	3,000	25	25	NO
409 E. Bellefonte	4,200	35	35	NO
503 E. Bellefonte	1,728	24.3	24.3	YES

SUP 99-0130

505 E. Bellefonte	1,152	16	16	YES
507 E. Bellefonte	1,152	16	16	YES
509 E. Bellefonte	1,152	16	16	YES
511 E. Bellefonte	1,152	16	16	YES
513 E. Bellefonte	2,576	35.9	42	NO

28 Lots More than 50% of the developed lots in the block is 15 lots. Total number that meets the criteria is 15. Therefore, the subject property does comply with Section 12-402(A) of the zoning ordinance.

Nov-30-99 10:29A

#28 SUP 99-0130 P.01

Grace Van Vleck and Matthew Salo
408 E. Bellefonte Avenue
Alexandria, VA 22301
703.299.8941

November 30, 1999

VIA FACSIMILE
Mr. William Hurd, Chairman
Planning Commission
Department of Planning and Zoning
301 King Street, Suite 2100
P.O. Box 178
Alexandria, VA 22313

Re: *Special Use Permit application #99-0130, 406 E. Bellefonte Ave.*

Dear Mr. Chairman and Members of the Commission:

We are writing to let you know of our opposition to the above-referenced special use permit. Our house is next to this lot and would be directly impacted should this permit be approved.

It is our understanding that the ALD Group wishes to build a two-story home on this sub-standard lot. We believe this would have a significant negative effect on our home, our neighbors and the neighborhood in general.

The actual construction of a house on so small a lot would present a terrible nuisance in terms of noise, available space for construction equipment and related materials and debris. Second, our own house would receive less light and airflow. We have a screened porch in the back of our house, which we enjoy very much. A two-story structure so close to our property line would greatly reduce our enjoyment of the porch and backyard. Lastly, we believe the design of the home would be incompatible with the existing neighborhood (we reviewed a preliminary draft of the plans at a recent Del Ray Citizens Association meeting). In addition, we feel our neighborhood is greatly enhanced by the few remaining open areas. It is unnecessary to try and squeeze housing onto every available scrap of land.

We will be present at the hearing on December 7, but wanted to ensure our views were represented, should we be unable to attend. Thank you for your time and consideration. We look forward to hearing what action the Planning Commission will recommend to the City Council.

Sincerely,

Grace Van Vleck + Matthew Salo
Grace Van Vleck
Matthew Salo

CC: Alexandria City Council Members

#28 SUP 99-0130

Chairman & Members of the Planning Commission
Department of Planning & Zoning
City of Alexandria
301 King Street, City Hall, Room 2100
Alexandria, Virginia 22314

Dear Chairman and Commission Members:

I am writing to oppose the granting of a Special Use Permit to build a single family home on the substandard lot at 406 E. Bellefonte Ave. I am an architectural designer by profession, specializing in residential work at the firm Rill & Decker Architects in Bethesda, Maryland.

My wife and I have lived in the home we own at 217 E. Bellefonte Ave. for three years. We pass this so-called lot every day. The idea of a detached dwelling on it is ridiculous.

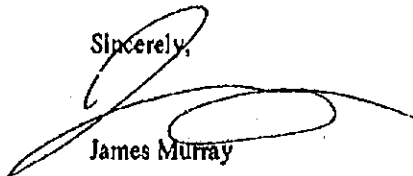
As can be seen clearly from the aerial photo and from the plat, such a building on such a lot would violate all neighborhood precedent in scale, setbacks, and open space between homes. The only houses of such size on such lots are attached townhouses.

Such a house would depress the value of surrounding homes by crowding within an unbelievable 2 1/2 feet of the property line, cutting off their light and views. The value of the new house itself would be low for the neighborhood, considering its size and crowded position. And if the nature of the architectural presentation in any clue, I must assume the overall design and construction of the project would be of mediocre quality at the very best.

This is not what we want to see in an established neighborhood where most of the homes are older and, regardless of style, exhibit great character.

I hope the Planning Commission and the City Council will follow the recommendation of the Planning and Zoning Staff and deny this Special Use Permit.

Sincerely,



James Murray

home (703) 836-1373
work (301) 652-2484

24

THE DEL RAY CITIZENS
ASSOCIATION

DEC - 3 1999

P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

To: Honorable Members of City Council
Members, Alexandria Planning Commission
Sheldon Lynn, Director, Office of Planning and Zoning

From: Bill Hendrickson, Land Use Committee Chair
Al Collins, President

Date: November 24, 1999

Subject: Special use permit #99-0130, Single family home at 406 E. Bellefonte

At meetings on November 17 and 18, our Land Use Committee and Executive Board discussed the above SUP request. Several neighbors attended the Land Use Committee meeting and expressed strong opposition to this proposal. The applicant was unable to attend the Land Use Committee meeting.

We strongly oppose this effort to build a large, new single-family home on a grossly substandard lot. The lot has only 2,875 square feet, but 5,000 square feet are required. The side yard requirement is a minimum of 10 feet, but the applicant would provide only 2.5 feet on both sides of the house. The lot is only 25 feet wide, when 50 feet are required. By trying to jam a large house into a very small lot, this project would severely affect adjacent neighbors as well as the neighborhood overall.

We request your support for this position. We welcome your questions and comments. Please feel free to contact Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings), or Al Collins at 202-965-5190 (days), or 703-836-5589 (evenings).

Docket Item # 28
SPECIAL USE PERMIT #99-0130

Planning Commission Meeting
December 7, 1999

ISSUE: Consideration of a request for a special use permit to construct a single family detached home on a substandard lot with an off-street parking reduction and with yard modifications.

APPLICANT: ALD Group Inc.
by Shahman Foradi

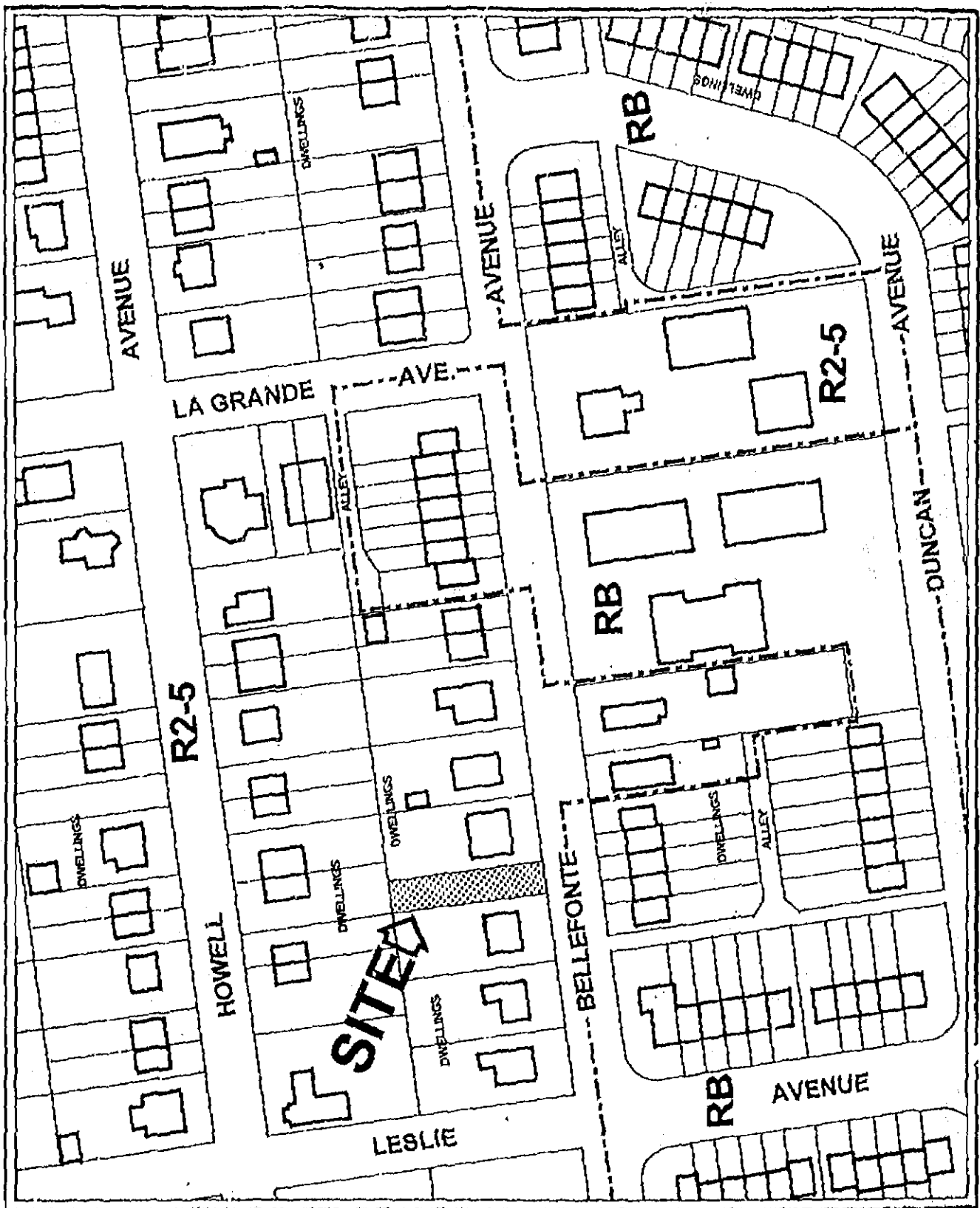
LOCATION: 406 East Bellefonte Avenue

ZONE: R-2-5/Single and Two-Family

SUP 99-0130

VRG Imagery
Copyright 1998





SUP # 99-0130

12/7/99



(Not to Scale)

STAFF RECOMMENDATION:

Staff recommends denial of the request. If the request is approved, staff recommends that the approval be subject to compliance with all applicable codes and ordinances and the following conditions:

1. A parking reduction is granted allowing two tandem spaces, one within a garage and one in the driveway, as outlined in the application. (P&Z)
2. No additional projections or structures may be constructed outside the building footprint represented in the application, including without limitation HVAC units, sheds, above grade decks, or roof overhangs. Stairs and landings outside the same footprint shall be limited to the minimum size required to comply with the building code. (P&Z)
3. The following statement must appear on the plot plan so that on-site contractors are aware of the requirement:

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds. (Archaeology)
4. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home, prior to beginning construction. (Police)
5. A plot plan showing all improvements/alterations to the site must be approved by the Department of Transportation and Environmental Services before a building permit can be issued. (T&ES)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, ALD Group Inc. by Shahman Foradi, requests special use permit approval to construct a single-family dwelling on a substandard lot and for a reduction in the off-street parking requirements on the property located at 406 East Bellefonte Avenue.
2. The subject property is one lot of record with 25 feet of frontage on East Bellefonte Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The property is vacant and is located in the Town of Potomac Historic District. The property was originally platted as part of the Del Ray subdivision in 1894.
3. The applicant is the contract purchaser of the subject property. The purchase contract is contingent upon the right to build a new single family home.
4. The subject lot was created prior to the enactment of zoning regulations for the R-2-5 zone in the City. It is significantly smaller than the lot requirements of the R-2-5 zone; therefore, it is a substandard lot. The following is a comparison of the requirements of the R-2-5 zone and the lot dimensions:

5.	R-2-5 Requirements	Existing lot Dimensions
Lot area	5,000 sq. ft.	2,875 sq. ft.
Frontage width	40 feet	25 feet
Width at building line	50 feet	25 feet

6. Pursuant to section 12-402(A)(1) of the zoning ordinance, a substandard lot may be developed with a single family detached dwelling if: (a) it contains at least the lot area, and has at least the width at both the front lot line and building line as at least 50% of the developed lots on the block face where the lot is located; and (b) a special use permit is approved.
7. Staff has performed the necessary analysis and calculations under the above standard and determined that the subject lot meets the threshold allowing it to proceed to request a special use permit. Of the 28 developed lots in the relevant blockface, the subject lot is as large or larger (in area and lot width) than 15, or more than 50%, of them. See attached staff analysis.
8. Under section 12-402(C), City Council may approve a special use permit for a single family dwelling on a substandard lot if the lot meets the above threshold and if Council finds that the proposed development:

- (a) will not unreasonably impair an adequate supply of light and air to adjacent property,
 - (b) will not diminish or impair established property values in the surrounding neighborhood, and
 - (c) will be compatible with the surrounding neighborhood.
9. The zoning ordinance recognizes that building a house on a lot that is not as large as the zone requires may require modifications of the standard zoning rules. Under section 12-404, Council may, in approving a special use permit to allow development of a substandard lot, modify minimum yard, coverage, or other minimum requirements of the zoning ordinance. Council may not, however, allow development that would exceed the maximum floor area ratio, density or height regulations of the applicable zone. Section 12-403.
10. In this case, the applicant has submitted a plat showing the location and size of the proposed house on the lot. He has also submitted conceptual elevations for the house, indicating the location of the windows. He has not, however, submitted architectural renderings, or detailed elevations for review.
11. The proposed house has a gable roof facing East Bellefonte Avenue. Its height is 24 feet when measured to the midpoint of the gable and 30 feet to its tallest point. The house is 20 feet wide and 50 feet long. It has a gross floor area of 2,260 square feet and a total net square feet of 1,290.

It will be located on the lot so as to allow a 25' front yard, a 39.8' rear yard and two 2.5' side yards. The proposal includes a one car garage, with a driveway and curb cut on East Bellefonte Avenue.

12. The following is a comparison of the bulk requirements of the R-2-5 zone and the proposed dwelling:

	<u>R-2-5</u> <u>Requirements</u>	<u>Proposed</u>
Front yard	25 ft	25 ft
Side yards	1:3, min 7 ft	2.5 ft each side (requires modification)
Rear yard	1:1, min 7 ft.	39.8 ft
FAR	max .45	.45
Height	max 35 ft	24 ft

13. Given the proposed height of the house and the applicable setback ratio, a yard of approximately eight feet is required on both the east and west sides of the house. (Without detailed and scaled drawings, staff cannot make a certain calculation.) The applicant proposes that each of those yards will be 2.5 feet; a modification of at least 5.5 feet on each side is required. The front and rear yards meet the zone requirements.
14. With regard to parking, the applicant would like to provide two tandem spaces instead of two separately accessible spaces as the zoning ordinance requires. One parking space will be located in the proposed garage, and the second space will be located on an asphalt driveway in front of the garage. In order to provide access to the proposed driveway, a new curb cut is required. Pursuant to Section 8-200(C)(5)(d), the right to a new curb cut in the Town of Potomac is not automatic. Approval by the Directors of Transportation and Environmental Services and Planning and Zoning is required.
15. Zoning: The subject property is located in the R-2-5 zone. The proposed dwelling is not consistent with the R-2-5 side yard and minimum lot size requirements.
16. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for residential use.

STAFF ANALYSIS:

Staff recommends denial of this request to develop the substandard lot at 406 East Bellefonte, because the proposed house will significantly harm the adjacent residential property and will harm the neighborhood generally.

The blockface in which the subject lot is located is a mixture of various size lots and buildings. There are two nearby clusters of very narrow townhouses on very narrow lots, one directly across the street from the proposed new house, and one at the eastern end of the block. There are also a series of oversized lots containing apartment houses across the street and east of the proposed development. However, immediately adjacent to the vacant lot and immediately behind it are a group of single family homes, most of which are on lots that exceed 5,000 square feet in area and 50 feet in width. These lots are not particularly large ones, but they are about twice the size of the subject lot. Staff believes that a narrow house on a narrow lot in the center of that group of larger homes will be awkward and out of character with the immediately surrounding development.

In particular, it is the narrowness of the house and its yards which creates an incompatible result. The proposed house is only twenty feet wide. The other single family houses on the same side of the block are all wider, and the two immediately adjacent houses are 30 and 32 feet wide at the front building line. In addition, the other single family homes on the block each have approximately ten foot wide side yards, creating 20 foot spacing between buildings. There are two single family houses across the street at 409 and 411 East Bellefonte which are approximately as narrow at the front

building wall as the proposed house is: 20 feet. However, those two houses are on lots which have 40 and 50 feet of frontage, respectively. In addition, those houses have 15 and 20 foot side yards, thus creating significant space around them. The only factor that mitigates in favor of the proposed house is that both of the houses next to it are set back about ten feet from their side property line, so the proposed house will be about 12.5 feet from the adjacent buildings. That distance is close to the 14 feet minimum between buildings envisioned by the zone setback requirements, yet less than the 20 feet that now separates most of the single family houses.

Overall, the existing single family homes on the block create a fairly consistent balance between buildings and intervening open space. The proposed house, with its narrow building and its very narrow, 2.5 foot, side yards, will disrupt that balance, will appear to be sandwiched in between its two single family neighbors, and will be out of scale with the pattern of development.

Finally, staff has a great concern about the parking scheme proposed here. The block already includes several curb cuts with driveways, including one on each side of this narrow, vacant lot. Curb areas along this block of East Belfonte are typically fully parked. Staff is therefore reluctant to agree to a curb cut here, because to do so would make half of the small front yard of the new home asphalt and remove a needed parking space from the street. The only alternative to the proposed parking scheme, with its curb cut and asphalt driveway, is for Council to approve a parking reduction allowing construction of a new house with *no* parking, a highly problematic outcome.

The substandard lot regulations allow certain vacant lots to seek approval of development, but include a process and a standard for approval designed to winnow out the good cases from those lots that simply are inappropriate for development. Staff believes that this lot is in the latter category.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning; Kathleen Becton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 Utilities serving this site shall be placed underground (Sec. 5-5-3).
- C-2 Pay sewer tap fee (Sec 5-6-25).
- C-3 post bond to insure the installation of the required public improvements (Sec. 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new d/w/ apron.
- C-5 Any work in the right-of-way requires a separate permit from T&ES rm. 4130 (Sec5-3-61).
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- C-7 A design for the control of erosion and sedimentation must be approved by the director of T&ES, installed and maintained during construction activity (Sec. 5-4-1).
- R-1 A Plot Plan showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued.

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The proposed construction requires a building permit. Four sets of plans must accompany the written application. The plans must include all dimensions, construction details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A soils investigation shall be performed. A copy of the report of this investigation shall accompany the building permit application.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home. This is to be completed prior to the commencement of construction.

Historic Alexandria (Archaeology):

- F-1 This property is in the vicinity of the site of a race course which was present in the area about 1845. It is possible that archaeological resources relating to this activity (perhaps a compacted dirt racing surface or remains of structures associated with the race course) could remain buried on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into leisure and recreation in Nineteenth-Century Alexandria.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a city archaeologist comes to the site and records the finds.

SUP #99-0130

R-1 The above statement (in C-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

Recreation, Parks & Cultural Activities:

F-1 No comments.

APPLICATION for SPECIAL USE PERMIT # 99-0130

(must use black ink or type)

PROPERTY LOCATION: 406 East Bellefonte Alex. VA.

TAX MAP REFERENCE: 35.3-05-22 ZONE: R-2.5

APPLICANT Name: ALD Group INC.

Address: 10680 Main Street, #260, Fairfax VA 22030

PROPERTY OWNER Name: Elmore Estate

Address: c/o Nancy Kant, Welchert Realtors
313 Maple Ave. W. Vienna, Va. 22180

PROPOSED USE: _____

Single family Detached Home

*SUBSTANTIAL REVISION
PERMITTED*

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

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Shahman Foradi for ALD Group, INC. *Shahman Foradi*
Print Name of Applicant or Agent Signature

10680 Main St. #260 703 385 5310 703 385 5313
Mailing/Street Address Telephone # Fax #
Fairfax VA 22030 10/19/99
City and State Zip Code Date

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

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Special Use Permit # 99-0130

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

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

Shahman Foradi

S. Maxine Lemaster

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

Yes. Provide proof of current City business license.

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

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, (including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Subject Property is a 2875 sq. ft. lot
located in the DEL RAY. Lot is 25 Feet wide
and is 115 feet Deep.

The applicant is proposing to build a single
family detached home on the property. the width
of the proposed dwelling is 20 Feet and shall
have a one car Garage.

To construct the proposed dwelling the
applicant is requesting for reduction of the
side yard set back requirements to 2.5
feet on each side.

The Applicant is requesting a curb cut on
Bellefonte for access to the garage.

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USE CHARACTERISTICS

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

a new use requiring a special use permit,

a development special use permit,

an expansion or change to an existing use without a special use permit,

expansion or change to an existing use with a special use permit,

other. Please describe: Residential single family detached.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

N/A

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

Day:

Hours:

N/A

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

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

N/A

14/

Special Use Permit # 99-0130

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

2

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

2 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

C. Where is required parking located? on-site [] off-site (check one)

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

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

C. Where are off-street loading facilities located? _____

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D. During what hours of the day do you expect loading/unloading operations to occur?

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 1284 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: Residential dwelling

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PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental Information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Staked parking

2. Provide a statement of justification for the proposed parking reduction.

To allow parking in the driveway would eliminate the need for off street parking

3. Why is it not feasible to provide the required parking? The restrictive lot

width

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Oct 18 88 02:10p

foradi

703-305-5313

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SUP 99-0130

ALD Group, Inc.

10680 Main Street, Suite 260
Fairfax, Virginia 22030
Tel: (703) 385-5310
Fax: (703) 385-5313

October 15, 1999

Ms. Kathleen Beeton
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: Property located at 406 Bellefonte Avenue East,
Alexandria Virginia

Dear Ms. Beeton:

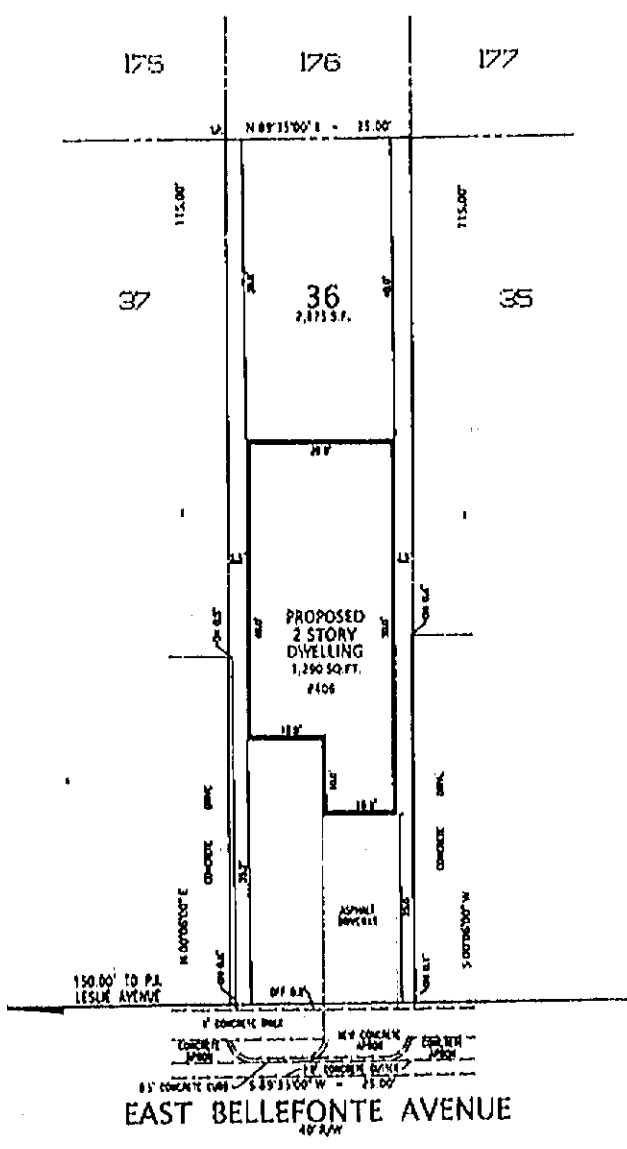
I am requesting permission to make a curb cut for access to the above referenced property. The lot does not have access from an alley or interior court, therefore a curb cut is necessary for access to parking in the proposed driveway parking.

If you have any questions concerning this request please contact my office at (703) 385-5310.

Sincerely,


Sherman Foradi
ALD Group, Inc.

Sup 99-0130



NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP JLS-05-22 AND IS ZONED R-2.5.
2. LOT REQUIREMENTS:
 - A) LOT SIZE - REQUIRED: 5,000 SF
EXISTING: 2,875 SF
 - B) LOT WIDTH - REQUIRED: 50 FEET
EXISTING: 35 FEET
 - C) LOT FRONTAGE - REQUIRED: 40 FEET
EXISTING: 35 FEET
3. BULK AND OPEN SPACE REQUIREMENTS:
 - A) HEIGHT - REQUIRED: 35 FEET
PROVIDED: 24 FEET
 - B) YARD REQUIREMENTS -
 - 1) FRONT YARD - REQUIRED: 25 FEET
PROVIDED: 25 FEET
 - 2) SIDE YARD - REQUIRED: RATIO 1:3, MIN. 10 FEET
PROVIDED: 2.5 FEET
 - 3) REAR YARD - REQUIRED: RATIO 1:1, MIN. 30 FEET
PROVIDED: 39.4 FEET
 - C) FLOOR AREA RATIO - REQUIRED: MAX. 0.45
PROVIDED: 0.43

PLAT
SHOWING A PROPOSED DWELLING ON
LOT 36
DEL RAY
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 10'
JULY 26, 1999
REVISED: AUGUST 17, 1999
REVISED: OCTOBER 11, 1999

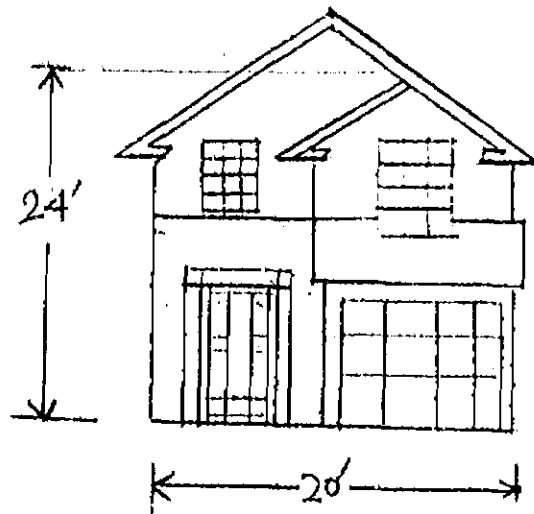
<p>PLAT SUBJECT TO REVISIONS BY RECORDING OFFICE. ALL RIGHTS RESERVED.</p>		<p>CASE NAME AID GROUP, INC.</p>
		<p>ALEXANDRIA SURVEYS, INC. 1345 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22304 703-464-1845 FAX 703-464-1744</p>

1999072009

427-99

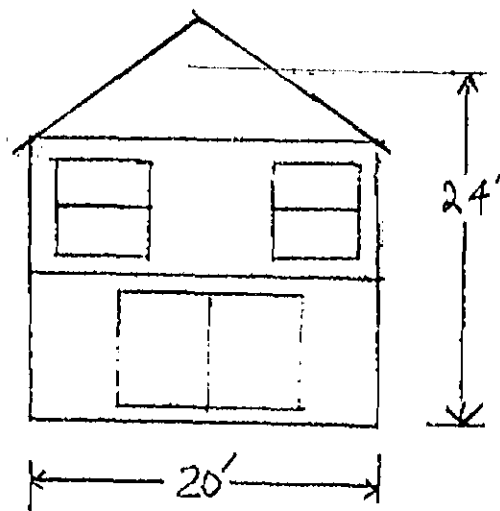
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NORTH SIDE
NOT TO SCALE

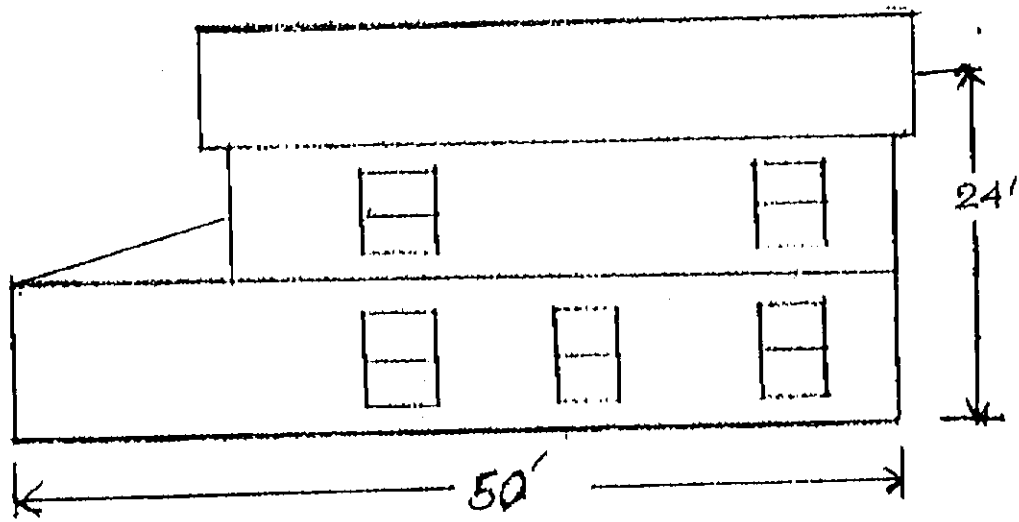
SUP 99-0130



SOUTH SIDE

NOT TO SCALE

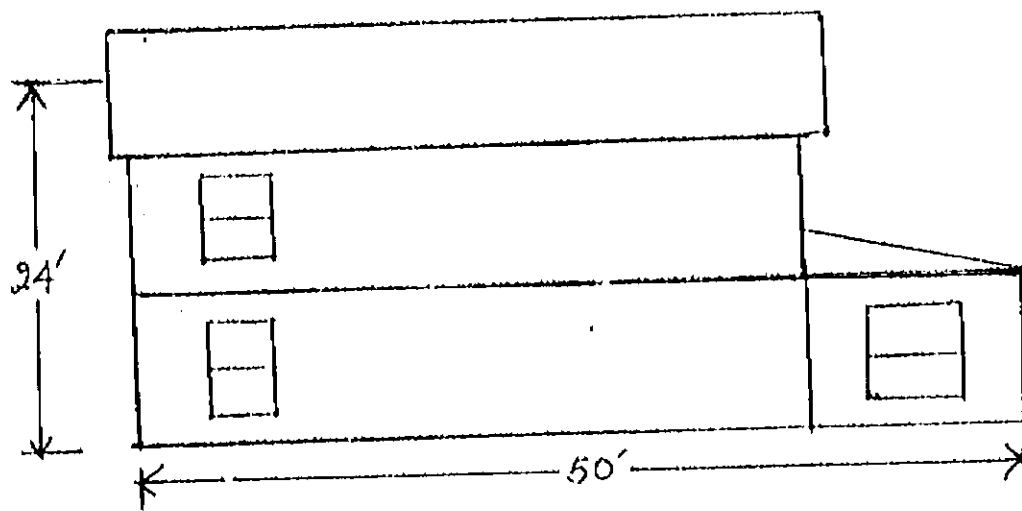
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EAST SIDE

NOT TO SCALE

SUP 99-0130

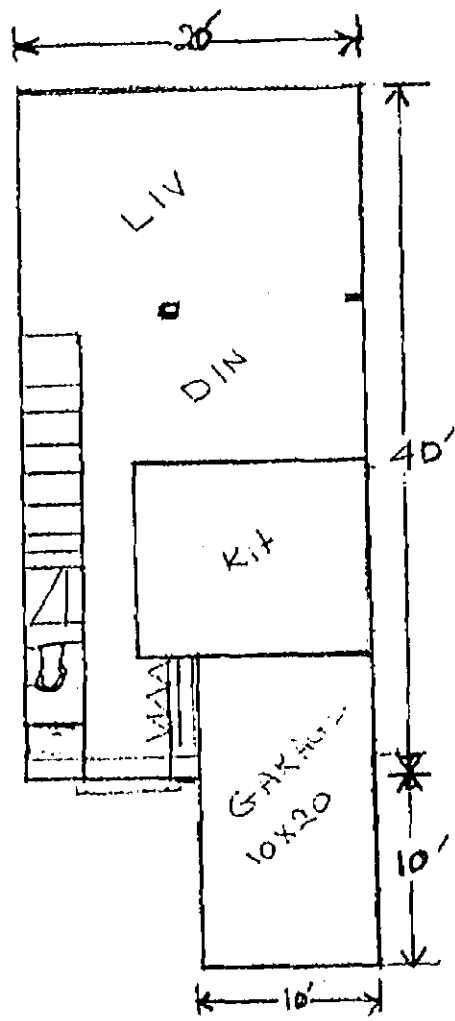


WEST SIDE

NOT TO SCALE

0510-16-dms

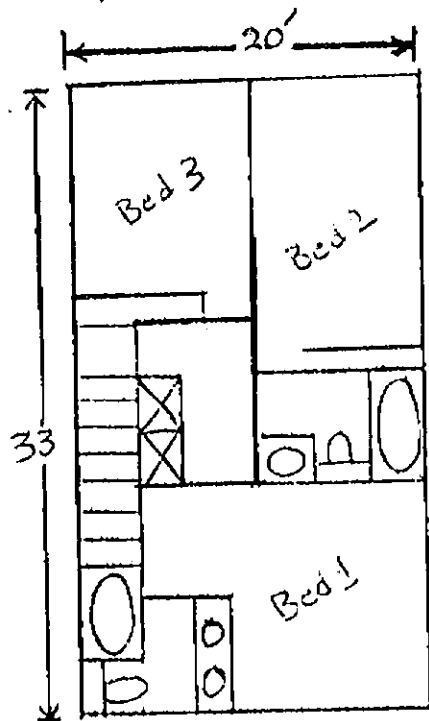
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FIRST FLOOR

NOT TO SCALE

SUP 99-0130



SECOND FLOOR

NOT TO SCALE

SUP 99-0130

Property	Lot Area	Front Lot Width	Front Building Line Width	Meets criteria for substandard lot development
406 E. Bellefonte (SITE)	2,875 sf	25 ft	25 ft	
400 E. Bellefonte	5,750	50	50	NO
402 E. Bellefonte	5,750	50	50	NO
404 E. Bellefonte	5,750	50	50	NO
408 E. Bellefonte	5,750	50	50	NO
410 E. Bellefonte	5,750	50	50	NO
412 E. Bellefonte	5,750	50	46	NO
414 E. Bellefonte	2,875	25	25	YES
416 E. Bellefonte	2,875	25	25	YES
418 E. Bellefonte	2,520	28.6	25	NO
420 E. Bellefonte	1,584	16	16	YES
422 E. Bellefonte	1,584	16	16	YES
424 E. Bellefonte	1,584	16	16	YES
426 E. Bellefonte	1,584	16	16	YES
428 E. Bellefonte	1,584	16	16	YES
430 E. Bellefonte	4,059	41.4	41.4	NO
1821 Leslie	4,200	76.5	100	NO
403 E. Bellefonte	3,000	25	25	NO
403 A E. Bellefonte	2,040	17	17	YES
405 E. Bellefonte	2,040	17	17	YES
405 A E Bellefonte	2,040	17	17	YES
407 Bellefonte	3,000	25	25	NO
409 E. Bellefonte	4,200	35	35	NO
503 E. Bellefonte	1,728	24.3	24.3	YES

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505 E. Bellefonte	1,152	16	16	YES
507 E. Bellefonte	1,152	16	16	YES
509 E. Bellefonte	1,152	16	16	YES
511 E. Bellefonte	1,152	16	16	YES
513 E. Bellefonte	2,576	35.9	42	NO

28 Lots

More than 50% of the developed lots in the block is 15 lots. Total number that meets the criteria is 15. Therefore, the subject property does comply with Section 12-402(A) of the zoning ordinance.



Kerry J. Donley
Mayor

City of Alexandria, Virginia
301 King Street, Suite 2300
Alexandria, Virginia 22314

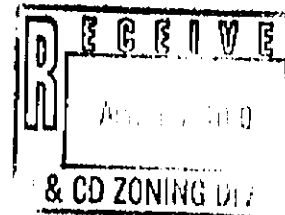
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11/11/00

(703) 838-4500
Fax (703) 838-8433

April 12, 2000

Gary M. Sidell, Esq.
1717 Massachusetts Avenue, N.W.
Suite 100
Washington, D.C. 20036



Dear Mr. Sidell:

Thank you for your recent correspondence. I apologize for the delay in responding to your previous letter of March 16, however, I was waiting for further staff analysis of the issue. Enclosed, for your information, is a memorandum from Sheldon Lynn, the Director of Planning and Zoning addressing this issue.

As you are aware, the City Council recently has discussed the desirability of maintaining "open space" in the City and is in the preliminary stages of examining various methods of doing so. The purchase of private properties around the City could be one method, but at this point in time we have no plans to begin acquiring property. There are many planning issues, in addition to legal and financial issues, that need to be thoroughly addressed before the City embarks on such an effort.

In addition, staff has reservations about whether the property at 406 E. Bellefonte would be appropriate for future open space acquisition. Mr. Lynn has indicated that his staff would be happy to assist you with questions about potential use of the site, and suggests you contact Ms. Barbara Ross at 838-4666 if you have further questions.

I regret that this decision is not more favorable to you and your client. Thank you for writing.

Sincerely,

Kerry J. Donley
Kerry J. Donley
Mayor

cc: Phil Sunderland, City Manager
Sheldon Lynn, Director, Planning & Zoning

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

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 6, 2000

TO: COUNCILMAN DAVID G. SPECK

THRU: ROSE WILLIAMS BOYD, DIRECTOR, CITIZEN ASSISTANCE *RW*

FROM: SHELDON LYNN, DIRECTOR *SL*
PLANNING AND ZONING

SUBJECT: 406 EAST BELLEFONTE AVENUE
(REQUEST NO. 00--30S)

This is in response to your request for staff comments on David Sidell's letter of March 16 regarding 406 East Bellefonte Avenue. Specifically, Mr. Sidell suggests that the City purchase this substandard lot, since City Council has denied a special use permit (SUP) request to develop the property.

Substandard Lot Analysis

According to Mr. Sidell, the property at 406 East Bellefonte was subdivided in 1946 by the Gray family into its current lot configuration of 2,875 square feet. It is vacant land now; and, it has evidently never been developed. The land is part of the R-5/Residential zone which requires a minimum lot of 5,000 square feet in order to build a house. As a "substandard lot," it is governed by Section 12-400 of the zoning ordinance, which was revised in 1989, after a review of substandard lots in the City and a lengthy review of alternative approaches to dealing with those properties. The existing substandard lot rules strike a balance between allowing no development whatsoever on lots that do not meet the minimum zoning requirements, and allowing certain substandard lots to pursue a special use permit for development of a single family house.

As required by those regulations, staff determined that the lot at 406 East Bellefonte was large enough, relative to other lots on the blockface, to meet the threshold requirements of Section 12-402(A)(1) of the zoning ordinance. The property owners were permitted to request a special use permit for development. When an SUP application was filed last year by ALD, Inc., a contract purchaser, it was reviewed by staff, the Planning Commission and City Council. The request sought permission to build a single family house; it also sought modifications of yard requirements and a reduction from the requirement to provide two parking spaces on the lot (see attached Staff Report for SUP #99-0130). Staff and the Planning Commission recommended denial of the permit; and, on December 18, 1999,

Council acted to deny the permit. Based on the statements by staff, and Commission and Council members, the SUP was denied because the lot, while large enough to pursue a SUP because it meets the minimum criteria of the ordinance, is nevertheless too small to accommodate a reasonably sized house which is compatible with the neighboring residential development.

Alternative Uses of the Property

Without the right to build a house on the property, there is no question that the remaining uses available to its owners are extremely limited. Nevertheless, it is inaccurate to state that there is absolutely no use of the site, except for a backyard garden. When Mr. Sidell requested an opinion about a garden, Barbara Ross, Deputy Director of Planning and Zoning, responded by letter of January 28, 2000 (attached). She did not say that a garden was the only use permitted. The land could also be used for accessory structures and uses by the owners of the adjacent property, although accessory structures by remote owners are not permitted. Section 7-103 (D) of the zoning ordinance requires that all accessory structures and uses in residential zones be located on the same lot as the principal structure (typically the house) unless on an adjacent lot owned in common with the lot on which the principal structure is located. Under that rule, either of the adjacent homeowners could purchase the lot at 406 East Bellefonte Avenue and use it for a garage, shed or other storage building. It could also be used for a garden or additional yard area for either of them.

It is unclear from Mr. Sidell's letter whether he has attempted to negotiate a fair price for the land from either of the neighbors. The City's real estate assessment has for many years assumed that the land is not developable. The current assessment is \$14,400.00 for the 2,875 square foot parcel. That value is consistent with its limited use and with its potential value to its neighbors on either side.

Value to the City as Open Space

Mr. Sidell invites the City to select the subject property as part of its effort to acquire additional open space for citizen use. According to Sandra Whitmore, Director of Parks, Recreation and Cultural Activities, the site is not one that the City should consider purchasing for open space because it is too small to use as either an active or passive park. Its narrow shape, between two homes, makes it an unlikely destination for others, and too difficult to develop with adequate buffering from its residential neighbors. In addition, this block and its immediate neighbors are well served by Simpson Field, which is only a block away. Thus, staff cannot recommend that the City consider the land for future open space acquisition.

Staff will be happy to continue to assist Mr. Sidell with his questions about potential use of the site under the zoning ordinance. If he has additional questions, he should contact Barbara Ross at 838-4666.

Attachments: Staff report for SUP #99-0130
Barbara Ross' letter of January 28 to Gary Sidell

cc: The Honorable Mayor and Members of City Council
Phillip Sunderland, City Manager
Sandra Whitmore, Director, Recreation, Parks & Cultural Activities

THE DEL RAY CITIZENS ASSOCIATION

P.O. BOX 2233 ALEXANDRIA, VIRGINIA 22301 ESTABLISHED 1954

To: Honorable Members of City Council
Members, Alexandria Planning Commission
Sheldon Lynn, Director, Office of Planning and Zoning

From: Bill Hendrickson, Land Use Committee Chair
Al Collins, President

Date: November 24, 1999

Subject: Special use permit #99-0130, Single family home at 406 E. Bellefonte

At meetings on November 17 and 18, our Land Use Committee and Executive Board discussed the above SUIP request. Several neighbors attended the Land Use Committee meeting and expressed strong opposition to this proposal. The applicant was unable to attend the Land Use Committee meeting.

We strongly oppose this effort to build a large, new single-family home on a grossly substandard lot. The lot has only 2,875 square feet, but 5,000 square feet are required. The side yard requirement is a minimum of 10 feet, but the applicant would provide only 2.5 feet on both sides of the house. The lot is only 25 feet wide, when 50 feet are required. By trying to jam a large house into a very small lot, this project would severely affect adjacent neighbors as well as the neighborhood overall.

We request your support for this position. We welcome your questions and comments. Please feel free to contact Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings), or Al Collins at 202-965-5190 (days), or 703-836-5589 (evenings).

Special Use Permit # 99-0130

B. How will the noise from patrons be controlled?

~~_____~~
~~_____~~
~~_____~~

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

~~_____~~
~~_____~~
~~_____~~

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

A. What type of trash and garbage will be generated by the use?

~~_____~~
~~_____~~

B. How much trash and garbage will be generated by the use?

~~_____~~
~~_____~~

C. How often will trash be collected?

~~_____~~
~~_____~~

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

~~_____~~
~~_____~~

Special Use Permit # 99-0130

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

Yes. No.

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

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

Yes. No.

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

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

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

SLIP 99-0130

DEPARTMENT OF PLANNING AND ZONING
 FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. 1. Street Address 106 Bellefonte Ave. East
 2. Owner ELMORE BLTAIB
 3. Zoning R-2.5 Total Lot Area 2875.94

B. 1. Floor Area Ratio (F.A.R.) Allowed by the Zone 0.45
 2. 2875 x .45 = 1293
 Lot Area F.A.R. Maximum Allowable Net Floor Area

C. 1. Existing Gross Floor Area* _____ Square Feet
 2. Allowable Deductions** _____ Square Feet
 3. Existing Net Floor Area _____ Square Feet (subtract C-2 from C-1)

Gross Area		Deductions	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical	
Third Floor		<7'-6" headroom	
		Elevators	
Total		Total	

D. 1. New Gross Floor Area 2260 Square Feet
 2. Allowable Deductions 976 Square Feet
 3. New Net Floor Area 1284 Square Feet (subtract D-2 from D-1)

New Gross Area		Deduction	
Basement	<u>700</u>	Basement	<u>700</u>
First Floor	<u>900</u>	Stairways	<u>72</u>
Second Floor	<u>660</u>	Mechanical	<u>4</u>
Third Floor	<u>-</u>	<7'-6" Headroom	<u>200</u>
		Elevators	<u>-</u>
Total	<u>2260</u>	Total	<u>976</u>

E. 1. Total Net Floor Area Proposed 1284 Square Feet (add C-3 and D-3)
 2. Total Net Floor Area Allowed 1293 Square Feet (from B-2)

F. 1. Existing Open Space _____ Square Feet
 2. Required Open Space _____ Square Feet
 3. Proposed Open Space _____ Square Feet
 (please attach plat highlighting open space.)

*Gross floor area is measured from the face of the exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings, and other accessory buildings.

**Allowable deductions from gross floor area: Stairways; elevators; mechanical and electrical rooms; basements (if basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor); and any room, including accessory structures with a headroom of less than seven feet six inches.

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2.5 and RT zones), including all commercial, office and mixed use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

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

Signature [Signature]

Date 10/14/99

DEPARTMENT COMMENTS REPORT

COMPLETENESS DETERMINATION PRELIMINARY REVIEW FINAL PLAN # _____

#99-0130 SPECIAL USE PERMIT _____ DEVELOPMENT SUP, W/SITE PLAN
 _____ VACATION _____ DEVELOPMENT SITE PLAN
 _____ ENCROACHMENT _____ MASTER PLAN AMENDMENT
 _____ SUBDIVISION _____ REZONING

APPLICANT: ALD Group INC.

LOCATION: 406 E. Bellefonte Av.

PROJECT: _____

DATE: 10-21-99

FROM: DEPARTMENT OF PLANNING & ZONING (Box 53) Staff: KATHLEEN BEE TON X4666

- | | | | |
|-----|--------|-------------------------------------|--|
| TO: | Box 67 | <input checked="" type="checkbox"/> | TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd |
| | Box 67 | <input checked="" type="checkbox"/> | T & E S (SANITATION AUTHORITY) - Frank Soloducha |
| | Box 67 | <input type="checkbox"/> | T & E S (VA AMERICAN WATER CO) - Bill Walsh |
| | Box 9 | <input checked="" type="checkbox"/> | CODE ENFORCEMENT - Art Dahlberg |
| | Box 26 | <input checked="" type="checkbox"/> | HEALTH DEPARTMENT - Rob Pritchett/Bill Skrabak |
| | Box 26 | <input checked="" type="checkbox"/> | HEALTH DEPARTMENT (ENVIRONMENTAL POLICY COMM)-Chair. |
| | Box 54 | <input checked="" type="checkbox"/> | POLICE DEPARTMENT - Mike Keegan/Ron Ware/Dan Stull |
| | Box 33 | <input checked="" type="checkbox"/> | HISTORIC ALEXANDRIA (ARCHAEOLOGY) - Steve Shepherd |
| | Box 61 | <input checked="" type="checkbox"/> | RECREATION, PARKS, CULTURAL ACT. (ARBORIST/LANDSCAPE)- Sandra Whitmore |
| | Box 42 | <input type="checkbox"/> | HUMAN SERVICES (SOCIAL SERVICES) - Carol Farrell |
| | Box 37 | <input type="checkbox"/> | HUMAN SERVICES (COMMUNITY SERVICES) - Ron King |
| | Box 34 | <input type="checkbox"/> | OFFICE OF HOUSING - Margaret McOilveray |
| | Box 59 | <input type="checkbox"/> | REAL ESTATE ASSESSMENTS - Cindy Smith-Page |
| | Box 4 | <input type="checkbox"/> | CITIZENS ASSISTANCE - Rose Boyd |
| | Box 5 | <input type="checkbox"/> | CITY ATTORNEY - Ignacio Pessoa |
| | Box 2 | <input type="checkbox"/> | ARHA - Michael McNamara |
| | Box 70 | <input type="checkbox"/> | T & E S (TRANSIT SERV.) - Betsy Massie |
| | Box 69 | <input type="checkbox"/> | TRANSIT/DASH - Sandy Modell |
| | | <input type="checkbox"/> | PLANNING & ZONING (DEVELOP) - Kimberley Johnson |
| | | <input type="checkbox"/> | PLANNING & ZONING (ZONING) - Peter Leiberg |
| | | <input type="checkbox"/> | PLANNING & ZONING (DESIGN) - Al Cox |
| | | <input type="checkbox"/> | PLANNING & ZONING (BAR-OHD) - Peter Smith |
| | | <input type="checkbox"/> | PLANNING & ZONING (BAR-POD) - Peter Smith |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (ADMIN) - Sheldon Lynn, Director |
| | | <input type="checkbox"/> | NATIONAL PARK SERVICE - G W Memorial Py, Michael Wilson |
| | | <input type="checkbox"/> | ALEXANDRIA WATERFRONT COMMITTEE - Robert Roland & Janet Barnett |
| | | <input type="checkbox"/> | URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Peter Ramsborger |
| | | <input type="checkbox"/> | WMATA - Royce Drake, Jr. |
| | | <input type="checkbox"/> | PUBLIC UTILITIES: <input type="checkbox"/> Washington Gas <input type="checkbox"/> VA Power <input type="checkbox"/> Bell Atlantic |
| | | <input type="checkbox"/> | <input type="checkbox"/> VA American Water <input type="checkbox"/> Jones Intercable |

RETURN THIS REPORT WITH YOUR COMMENTS NOT LATER THAN: NOV. 4, 1999
 THIS REQUEST IS SCHEDULED FOR PLANNING COMMISSION ON: DEC. 7, 1999

DEPARTMENT COMMENTS: Preface comments with: C - code requirement R - recommendation S - suggestion F - finding
 REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.

NO COMMENTS. SIGNATURE: _____
 SEE ATTACHED COMMENTS. DATE: _____ PHONE: _____

Comments may be sent to P&Z FAX 838-6393.
 Return plans not required for your files.

DEPARTMENTAL REPORT

#99-0130

(XX) S.U.P () VACATION () ENCROACHMENT () SUBDIVISION () REZONE

TITLE: ALD Group, Inc.

LOCATION: 106 Bellefonte Ave.

PROPOSAL: STAFF REVIEW (single family detached home)

Substandard lot + parking reduction

Preface each condition with the following code:

- F=Finding/Info
- C=Code/Ordinance
- R=Requirement
- S=Suggestion

P&CD Due Date: Nov. 3, 1999

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

ROUTING ORDER:

	(1) SITE PLAN	<i>[Signature]</i>	TO	(4) TRANSP	<i>[Signature]</i> 11/4
TO	(2) SURVEY	<i>[Signature]</i> 11/2/99	TO	(5) TRANSIT	<i>[Signature]</i> 11/2/99
TO	(3) C&I				

- C-1 Utilities serving this site shall be placed underground (Sec 5-5-3).
- C-2 Pay sewer tap fee (Sec 5-6-25).
- C-3 Post bond to insure the installation of the required public improvements (Sec 8-1-17).
- C-4 City Ordinance No. 3176 requires the approval of the adjacent property owners for installation of a new d/w apron.
- C-5 Any work in the right-of-way requires a separate permit from T&ES, room 4130 (Sec 5-3-61).
- C-6 Roof drains and sub-surface drains shall be connected to the city storm sewer system, if available (8-1-22).
- C-7 A design for the control of erosion and sedimentation must be approved by the director of T&ES, installed and maintained during construction activity (Sec 5-4-1).
- R-1 A PLOT PLAN showing all improvements/alterations to the site must be approved by the department of T&ES before a building permit can be issued.

DATE: 11/08/99

SIGNATURE: Jay Smith

CODE ENFORCEMENT COMMENTS
SUP CASE #99-00130
OCTOBER 27, 1999

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The proposed construction requires a building permit. Four sets of plans must accompany the written application. The plans must include all dimensions, construction details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-5 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As an alternative, a 2 hour fire wall may be provided.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A soils investigation shall be performed. A copy of the report of this investigation shall accompany the building permit application.

DEPARTMENT COMMENTS REPORT

[] COMPLETENESS DETERMINATION PRELIMINARY REVIEW [] FINAL PLAN # _____

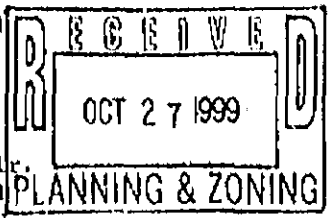
99-0130 SPECIAL USE PERMIT _____ DEVELOPMENT SUP, WISITE PLAN
 _____ VACATION _____ DEVELOPMENT SITE PLAN
 _____ ENCROACHMENT _____ MASTER PLAN AMENDMENT
 _____ SUBDIVISION _____ REZONING

APPLICANT: ALD GROUP INC.
 LOCATION: 406 E. Bellefonte Av.
 PROJECT: _____

DATE: 10-21-99

FROM: DEPARTMENT OF PLANNING & ZONING (Box 53) Staff: KATHLEEN BEE TOM X4666

- | | | | |
|-----|--------|-------------------------------------|---|
| TO: | Box 67 | <input checked="" type="checkbox"/> | TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd |
| | Box 67 | <input checked="" type="checkbox"/> | T & E S (SANITATION AUTHORITY) - Frank Soloducha |
| | Box 67 | <input checked="" type="checkbox"/> | T & E S (VA AMERICAN WATER CO) - Bill Walsh |
| | Box 9 | <input checked="" type="checkbox"/> | CODE ENFORCEMENT - Art Dahlberg |
| | Box 26 | <input checked="" type="checkbox"/> | HEALTH DEPARTMENT - Rob Pritchett/Bill Skrabak |
| | Box 26 | <input checked="" type="checkbox"/> | HEALTH DEPARTMENT (ENVIRONMENTAL POLICY COMM)-Chair |
| | Box 54 | <input checked="" type="checkbox"/> | POLICE DEPARTMENT - Mike Keegan/Ron Ware/Dan Stull |
| | Box 33 | <input checked="" type="checkbox"/> | HISTORIC ALEXANDRIA (ARCHAEOLOGY) - Steve Shepherd |
| | Box 61 | <input checked="" type="checkbox"/> | RECREATION, PARKS, CULTURAL ACT. (ARBORIST/LANDSCAPE) - Sandra Whitmore |
| | Box 42 | <input checked="" type="checkbox"/> | HUMAN SERVICES (SOCIAL SERVICES) - Carol Farrell |
| | Box 37 | <input checked="" type="checkbox"/> | HUMAN SERVICES (COMMUNITY SERVICES) - Ron King |
| | Box 34 | <input checked="" type="checkbox"/> | OFFICE OF HOUSING - Margaret McGilvray |
| | Box 59 | <input checked="" type="checkbox"/> | REAL ESTATE ASSESSMENTS - Cindy Smith-Page |
| | Box 4 | <input checked="" type="checkbox"/> | CITIZENS ASSISTANCE - Rose Boyd |
| | Box 5 | <input checked="" type="checkbox"/> | CITY ATTORNEY - Ignacio Pessoa |
| | Box 2 | <input checked="" type="checkbox"/> | ARHA - Michael McNamara |
| | Box 70 | <input checked="" type="checkbox"/> | T & E S (TRANSIT SERV.) - Betsey Massie |
| | Box 59 | <input checked="" type="checkbox"/> | TRANSIT/DASH - Sandy Modell |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (DEVELOP) - Kimberley Johnson |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (ZONING) - Peter Leiberg |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (DESIGN) - Al Cox |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (BAR-OHD) - Peter Smith |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (BAR-PGD) - Peter Smith |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (ADMIN) - Sheldon Lynn, Director |
| | | <input checked="" type="checkbox"/> | NATIONAL PARK SERVICE - G W Memorial Py, Michael Wilson |
| | | <input checked="" type="checkbox"/> | ALEXANDRIA WATERFRONT COMMITTEE - Robert Roland & Janet Barnett |
| | | <input checked="" type="checkbox"/> | URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Peter Ramsberger |
| | | <input checked="" type="checkbox"/> | WMATA - Royce Drake, Jr. |
| | | <input checked="" type="checkbox"/> | PUBLIC UTILITIES: () Washington Gas () VA Power () Bell Atlantic
() VA American Water () Jones Intercable |



RETURN THIS REPORT WITH YOUR COMMENTS NOT LATER THAN: NOV. 4, 1999
 THIS REQUEST IS SCHEDULED FOR PLANNING COMMISSION ON: DEC. 7, 1999

DEPARTMENT COMMENTS: Introduce comments with: C = code requirement R = recommendation S = suggestion F = finding
 REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.
 SIGNATURE: [Signature]
 DATE: OCTOBER 26, 1999 PHONE: 838-4400 EXT 262

NO COMMENTS. [Signature]
 SEE ATTACHED COMMENTS.

Comments may be sent to P&Z FAX 838-6393.
 Return plans not required for your files.

OCT 29 1991

Special Use Permit # 99-0130

I. R. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home. This is to be completed prior to the commencement of construction.

DEPARTMENT COMMENTS REPORT

[] COMPLETENESS DETERMINATION PRELIMINARY REVIEW [] FINAL PLAN # _____

#99-0130 SPECIAL USE PERMIT _____ DEVELOPMENT SUP, w/SITE PLAN
 _____ VACATION _____ DEVELOPMENT SITE PLAN
 _____ ENCROACHMENT _____ MASTER PLAN AMENDMENT
 _____ SUBDIVISION _____ REZONING

APPLICANT: ALD GROUP INC
 LOCATION: 406 E. Bellefonte Av.
 PROJECT: _____

DATE: 10-21-99

FROM: DEPARTMENT OF PLANNING & ZONING (Box 53) Staff: KATHLEEN BEE TON X4666

- | | | | |
|-----|--------|-------------------------------------|---|
| TO: | Box 67 | <input checked="" type="checkbox"/> | TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd |
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| | Box 9 | <input checked="" type="checkbox"/> | CODE ENFORCEMENT - Art Dahlberg |
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| | Box 26 | <input checked="" type="checkbox"/> | HEALTH DEPARTMENT (ENVIRONMENTAL POLICY COMM)-Chair |
| | Box 54 | <input checked="" type="checkbox"/> | POLICE DEPARTMENT - Mike Keegan/Ron Ware/Dan Stull |
| | Box 33 | <input checked="" type="checkbox"/> | HISTORIC ALEXANDRIA (ARCHAEOLOGY) - Steve Sherbrod |
| | Box 61 | <input checked="" type="checkbox"/> | RECREATION, PARKS, CULTURAL ACT. (ARBORIST/LANDSCAPE) - Sandra Whitmore |
| | Box 42 | <input type="checkbox"/> | HUMAN SERVICES (SOCIAL SERVICES) - Carol Farrelli |
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| | Box 34 | <input type="checkbox"/> | OFFICE OF HOUSING - Margaret McGilvray |
| | Box 59 | <input type="checkbox"/> | REAL ESTATE ASSESSMENTS - Cindy Smith-Page |
| | Box 4 | <input type="checkbox"/> | CITIZENS ASSISTANCE - Rose Boyd |
| | Box 5 | <input type="checkbox"/> | CITY ATTORNEY - Ignacio Posboa |
| | Box 2 | <input type="checkbox"/> | ARMA - Michael McNamara |
| | Box 70 | <input type="checkbox"/> | T & E S (TRANSIT SERV.) - Betay Massie |
| | Box 69 | <input type="checkbox"/> | TRANSIT/DASH - Sandy Modell |
| | | <input type="checkbox"/> | PLANNING & ZONING (DEVELOP) - Kimberley Johnson |
| | | <input type="checkbox"/> | PLANNING & ZONING (ZONING) - Peter Leiberg |
| | | <input type="checkbox"/> | PLANNING & ZONING (DESIGN) - Al Cox |
| | | <input type="checkbox"/> | PLANNING & ZONING (BAR-OHD) - Peter Smith |
| | | <input type="checkbox"/> | PLANNING & ZONING (BAR-PGD) - Peter Smith |
| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (ADMIN) - Sheldon Lynn, Director |
| | | <input type="checkbox"/> | NATIONAL PARK SERVICE - G W Memorial Py, Michael Wilson |
| | | <input type="checkbox"/> | ALEXANDRIA WATERFRONT COMMITTEE - Robert Roland & Janet Barnett |
| | | <input type="checkbox"/> | URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Peter Ramsberger |
| | | <input type="checkbox"/> | WMATA - Royce Drake, Jr. |
| | | <input type="checkbox"/> | PUBLIC UTILITIES: [] Washington Gas [] VA Power [] Bell Atlantic
[] VA American Water [] Jones Intercable |

NOV 3 1999

RETURN THIS REPORT WITH YOUR COMMENTS NOT LATER THAN: NOV. 4, 1999
 THIS REQUEST IS SCHEDULED FOR PLANNING COMMISSION ON: DEC. 7, 1999

DEPARTMENT COMMENTS:

Preface comments with: C - code requirement, R - recommendation, S - suggestion, I - info
 REPORT ANY COMPLAINTS THAT HAVE BEEN MADE TO THE DEPARTMENT

[] NO COMMENTS.

SEE ATTACHED COMMENTS.

SIGNATURE: [Signature] DEPARTMENT HEAD
 DATE: NOV 3 '99 PHONE: 838-4399

Comments may be sent to P&Z FAX 838-6393.
 Return plans not required for your files.

Alexandria Archaeology Comments
406 E. Bellefonte Ave.
SUP99-0103
August 26, 1999

- R- This property is in the vicinity of the site of a race course which was present in the area about 1845. It is possible that archaeological resources relating to this activity (perhaps a compacted dirt racing surface or remains of structures associated with the race course) could remain buried on the lot. The property therefore has the potential to yield archaeological resources which could provide insight into leisure and recreation in nineteenth-century Alexandria.
- C- Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.), concentrations of artifacts, or evidence for a compacted dirt racing surface are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R- The above statement (in C-1) must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

DEPARTMENT COMMENTS REPORT

ms

COMPLETENESS DETERMINATION PRELIMINARY REVIEW FINAL PLAN # _____

#99-0130 SPECIAL USE PERMIT	DEVELOPMENT SUP, w/SITE PLAN
VACATION	DEVELOPMENT SITE PLAN
ENCROACHMENT	MASTER PLAN AMENDMENT
SUBDIVISION	REZONING

APPLICANT: ALD Group, Inc.
 LOCATION: 406 E. Bellefonte Av.
 PROJECT: _____

DATE: 10-21-99

FROM: DEPARTMENT OF PLANNING & ZONING (Box 53) Staff: KATHLEEN BEETON X4666

- | | | | |
|-----|--------|-------------------------------------|--|
| TO: | Box 67 | <input checked="" type="checkbox"/> | TRANSPORTATION/ENVIRONMENTAL SERVICES - Geoff Byrd |
| | Box 67 | <input checked="" type="checkbox"/> | T & E S (SANITATION AUTHORITY) - Frank Soloducha |
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| | Box 54 | <input checked="" type="checkbox"/> | POLICE DEPARTMENT - Mike Keegan/Ron Ware/Dan Stull |
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| | Box 69 | <input type="checkbox"/> | TRANSIT/DASH - Sandy Modell |
| | | <input type="checkbox"/> | PLANNING & ZONING (DEVELOP) - Kimberley Johnson |
| | | <input type="checkbox"/> | PLANNING & ZONING (ZONING) - Peter Leiberg |
| | | <input type="checkbox"/> | PLANNING & ZONING (DESIGN) - Al Cox |
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| | | <input checked="" type="checkbox"/> | PLANNING & ZONING (ADMIN) - Sheldon Lynn, Director |
| | | <input type="checkbox"/> | NATIONAL PARK SERVICE - G W Memorial Py, Michael Wilson |
| | | <input type="checkbox"/> | ALEXANDRIA WATERFRONT COMMITTEE - Robert Roland & Janet Barnett |
| | | <input type="checkbox"/> | URBAN DESIGN ADVISORY COMMITTEE, OLD TOWN NORTH - Peter Ramsberger |
| | | <input type="checkbox"/> | WMATA - Royce Drake, Jr. |
| | | <input type="checkbox"/> | PUBLIC UTILITIES: <input type="checkbox"/> Washington Gas <input type="checkbox"/> VA Power <input type="checkbox"/> Bell Atlantic |
| | | <input type="checkbox"/> | <input type="checkbox"/> VA American Water <input type="checkbox"/> Jones Interchangeable |

NOV 3 1999



RETURN THIS REPORT WITH YOUR COMMENTS NOT LATER THAN: NOV. 4, 1999
 THIS REQUEST IS SCHEDULED FOR PLANNING COMMISSION ON: DEC. 7, 1999

DEPARTMENT COMMENTS: Preface comments with: C = code requirement R = recommendation S = suggestion F = finding
 REPORT ANY COMPLAINTS THAT HAVE BEEN FILED WITH YOUR DEPARTMENT.

NO COMMENTS.
 SEE ATTACHED COMMENTS.

SIGNATURE: [Signature]
 DATE: 11/3/99 PHONE: 4999

Comments may be sent to P&Z FAX 838-6393.
 Return plans not required for your files.



City of Alexandria
Department of Planning and Zoning
111 North Washington Street
Alexandria, VA 22304
Phone: (703) 798-4300
Fax: (703) 798-4301

CITY OF ALEXANDRIA
DEPARTMENT OF PLANNING AND ZONING
RECEIPT

Applicant's Name ALVORNA Telephone Number (703) 385-9310
Mailing Address 1100 North Washington Street, Alexandria, VA 22304
Property Location 1100 North Washington Street, Alexandria, VA 22304

Account	Description	Amount Due	Amount Paid
105106-9133	APPLICATIONS/LISTS <input checked="" type="checkbox"/> Special Use Permits <input type="checkbox"/> TMP SUP* <input type="checkbox"/> Transitional SUP* <input type="checkbox"/> Cluster/Co SUP <input type="checkbox"/> Rezonings* <input type="checkbox"/> Subdivisions <input type="checkbox"/> Board of Zoning Appeals* <input type="checkbox"/> Board of Architectural Review* <input type="checkbox"/> Docket Mailing Lists <input type="checkbox"/> Advance Docket Mailing List	<u>1100.00</u>	<u>1100.00</u>
105108-9135	APPLICATIONS <input type="checkbox"/> Vacations <input type="checkbox"/> Encroachments		
105106-2200-000008	<input type="checkbox"/> Political Sign Bond		
105106-9056	FINES		
105106-9131	SALES <input type="checkbox"/> Tax Maps* <input type="checkbox"/> Copying Charges* <input type="checkbox"/> Documents*		
010009-208-02	Sales Tax*		
	TOTAL	<u>1100.00</u>	<u>1100.00</u>

*Requires Computation by Department of Planning

For Use by Treasury Division Only

Date Received 11/11/11 Cashier Initials [Signature]
 Cash Check Number _____ Date 11/11/11
Payer [Signature]

NOTICE OF PUBLIC HEARINGS

Date: November 26, 1999

Dear Property Owner:

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the issue described below:

ALEXANDRIA PLANNING COMMISSION
Date: December 7, 1999
7:30 P.M., City Hall
301 King Street
City Council Chambers
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL
Date: December 18, 1999
9:30 A.M., City Hall
301 King Street
City Council Chambers
Alexandria, Virginia

ISSUE DESCRIPTION: Special Use Permit.

To consider a request for a special use permit to construct a single
family detached home on a sub-standard lot with off-street parking
reduction and yard modifications.

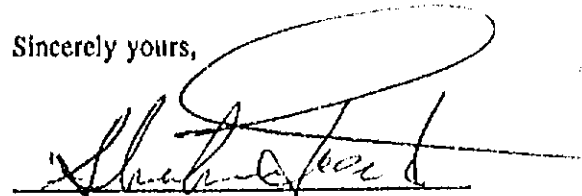
PROPERTY ADDRESS: 406 Bellefonte Ave, East, Alexandria, Va. 22301

TAX MAP REFERENCE: 035.03 05 22

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

If you have any questions regarding the request you may call at (703) 385-5310.

Sincerely yours,



AJD Group, Inc.
Shahman Foradi

28
54P 99-0130
NOTICE OF PUBLIC HEARINGS

Certified Mail

Date: November 23, 1999

Dear Property Owner:

You are hereby notified of the following public hearings to be held by the Alexandria Planning Commission and the Alexandria City Council on the issue described below:

ALEXANDRIA PLANNING COMMISSION
Date: December 7, 1999
7:30 P.M., City Hall
301 King Street
City Council Chambers
Alexandria, Virginia

ALEXANDRIA CITY COUNCIL
Date: December 18, 1999
9:30 A.M., City Hall
301 King Street
City Council Chambers
Alexandria, Virginia

ISSUE DESCRIPTION: The applicant is proposing to build a single family
detached home on the subject property. The width of the proposed dwelling
is 20 ft. and shall have a 1 car garage. To construct the proposed dwelling
the applicant is requesting for reduction of the side yard set back requirements
to 2.5 ft. on each side.

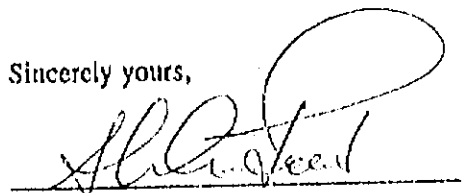
PROPERTY ADDRESS: 406 Bellefonte Ave. E., Alex. Va. 22301

TAX MAP REFERENCE: 035.03 05 22

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

If you have any questions regarding the request you may call at Mr. Foradi (703) 385-5310

Sincerely yours,



Mr. Foradi

CERTIFICATION OF NOTICE

- BOARD OF ZONING APPEALS
- DEVELOPMENT SPECIAL USE PERMIT
- SPECIAL USE PERMIT
- VACATION OF RIGHT-OF-WAY
- ENCROACHMENT INTO RIGHT-OF-WAY
- MASTER PLAN AMENDMENT
- REZONING REQUEST
- SUBDIVISION
- Other _____

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing the applicant shall supply the director with:

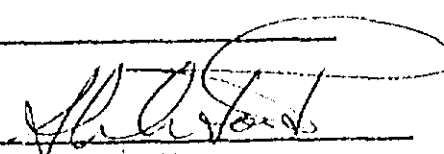
- (a) a copy of the notice letter sent,
- (b) a copy of the list of the names and addresses of those persons to whom notice was sent,
- (c) a copy of the post office receipts for the certified or registered mail,
- (d) a certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, Section 11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent to the attached list of property owners concerning the following issue on November 23, 1999 (mailing date).

PROPERTY ADDRESS: 406 Bellefonte Ave. E., Alex. Va. 22301

ISSUE DESCRIPTION: The applicant is proposing to build a single family detached home on the subject property. The width is 20 ft. and shall have a 1 car garage. To construct the proposed dwelling the applicant is requesting for reduction of the side yard requirements to 2.5 ft. on each side.

ALD Group, Inc.
Shanahan, PAVILL
(703) 385-5310
telephone


signature
November 23, 1999
date

Required Attachments:

- (a) a copy of the notice letter sent,
- (b) a copy of the list of the names and addresses of those persons to whom notice was sent, and
- (c) a copy of the post office receipts for the certified or registered mail.

P 374 932 663

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	
Arthur E Delmas Ward	
Street & Number	
404 Bellefontaine Ave E	
Post Office, State, & ZIP Code	
ALEXANDRIA VA 22302-301	
Postage	\$ 0.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 17.33
Postmark or Date	25

PS Form 3800, April 1995

P 374 932 669

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	
Imuro Estate, Stanciff Churchill, Tr.	
Street & Number	
5142 Tilden St. NW	
Post Office, State, & ZIP Code	
WASHINGTON DC 20016	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 17.33
Postmark or Date	25

PS Form 3800, April 1995

P 374 932 674

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	
Anne and Eugene Downey	
Street & Number	
2500 Davis Ave	
Post Office, State, & ZIP Code	
Alexandria Va 22302	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 1.73
Postmark or Date	26

PS Form 3800, April 1995

P 374 932 676

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	
Jean Dunn	
Street & Number	
108 Bellefontaine Ave. E.	
Post Office, State, & ZIP Code	
Alexandria Va 22301	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 1.73
Postmark or Date	26

PS Form 3800, April 1995

P 374 932 670

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail (See reverse)

Sent to	
Arthur & Norma Ward	
408 Wellington Ave. E.	
Post Office, State, & ZIP Code	
Alex, Va 22301	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom Date & Address of Addressee	
TOTAL Postage & Fees	\$1.73
Postmark or Date	

PS Form 3800 April 1995

P 374 932 673

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail (See reverse)

Sent to	
Nancy R. Sien	
Street & Number	
408 Duncan Ave.	
Post Office, State, & ZIP Code	
Alex, Va 22301	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom Date & Address of Addressee	
TOTAL Postage & Fees	\$1.73
Postmark or Date	

PS Form 3800 April 1995

P 374 932 675

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail (See reverse)

Sent to	
Gladys and Tandy Brown	
408 Wellington Ave. E.	
Post Office, State, & ZIP Code	
Alex, Va 22301	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom Date & Address of Addressee	
TOTAL Postage & Fees	\$1.73
Postmark or Date	

PS Form 3800 April 1995

P 374 932 672

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail (See reverse)

Sent to	
Martin Bauer	
Street & Number	
2103 Commonwealth Ave.	
Post Office, State, & ZIP Code	
Alexandria Va 22301	
Postage	\$0.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom Date & Address of Addressee	
TOTAL Postage & Fees	\$1.73
Postmark or Date	

PS Form 3800 April 1995

P 374 932 671

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to Sheila Murphy	
Street & Number 407 Howell Ave. E.	
Post Office, State, & ZIP Code ALEXANDRIA VA 22301	
Postage	\$ 6.33
Certified Fee	1.40
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 7.73
Postmark or Date	APR 23 1995

PS Form 3800, April 1995

P 374 932 666

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to Martin Bayer	
Street & Number 2103 Commonwealth Ave.	
Post Office, State, & ZIP Code ALEXANDRIA VA 22301	
Postage	\$ 3.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 17.33
Postmark or Date	APR 23 1995

PS Form 3800, April 1995

P 374 932 662

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to Jean C. Dunn	
Street & Number 408 Bellefonte Ave E.	
Post Office, State, & ZIP Code ALEXANDRIA VA 22301	
Postage	\$ 3.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 17.33
Postmark or Date	APR 23 1995

PS Form 3800, April 1995

P 374 932 662

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to Anne Eugene Downey	
Street & Number 2500 Davis Ave	
Post Office, State, & ZIP Code ALEXANDRIA VA 22302	
Postage	\$ 3.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 17.33
Postmark or Date	APR 23 1995

PS Form 3800, April 1995

P 374 932 665

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Nancy R. Sies
Street & Number	408 Duncan Ave
Post Office, State, & ZIP Code	ALEXANDRIA VA 22302-301
Postage	\$ 1.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 1.73
Postmark or Date	12

PS Form 3800, April 1995

P 374 932 664

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Gladys J. & Tandy Brown
Street & Number	103-A Bellefonte Ave. E.
Post Office, State, & ZIP Code	ALEXANDRIA VA 22302-301
Postage	\$ 1.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 1.73
Postmark or Date	12

PS Form 3800, April 1995

P 374 932 660

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Elyse Estate/Ch. Stanciff
Street & Number	5142 Tilden St. N.W.
Post Office, State, & ZIP Code	LYNNINGTON VA 22016
Postage	\$ 1.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 1.73
Postmark or Date	12

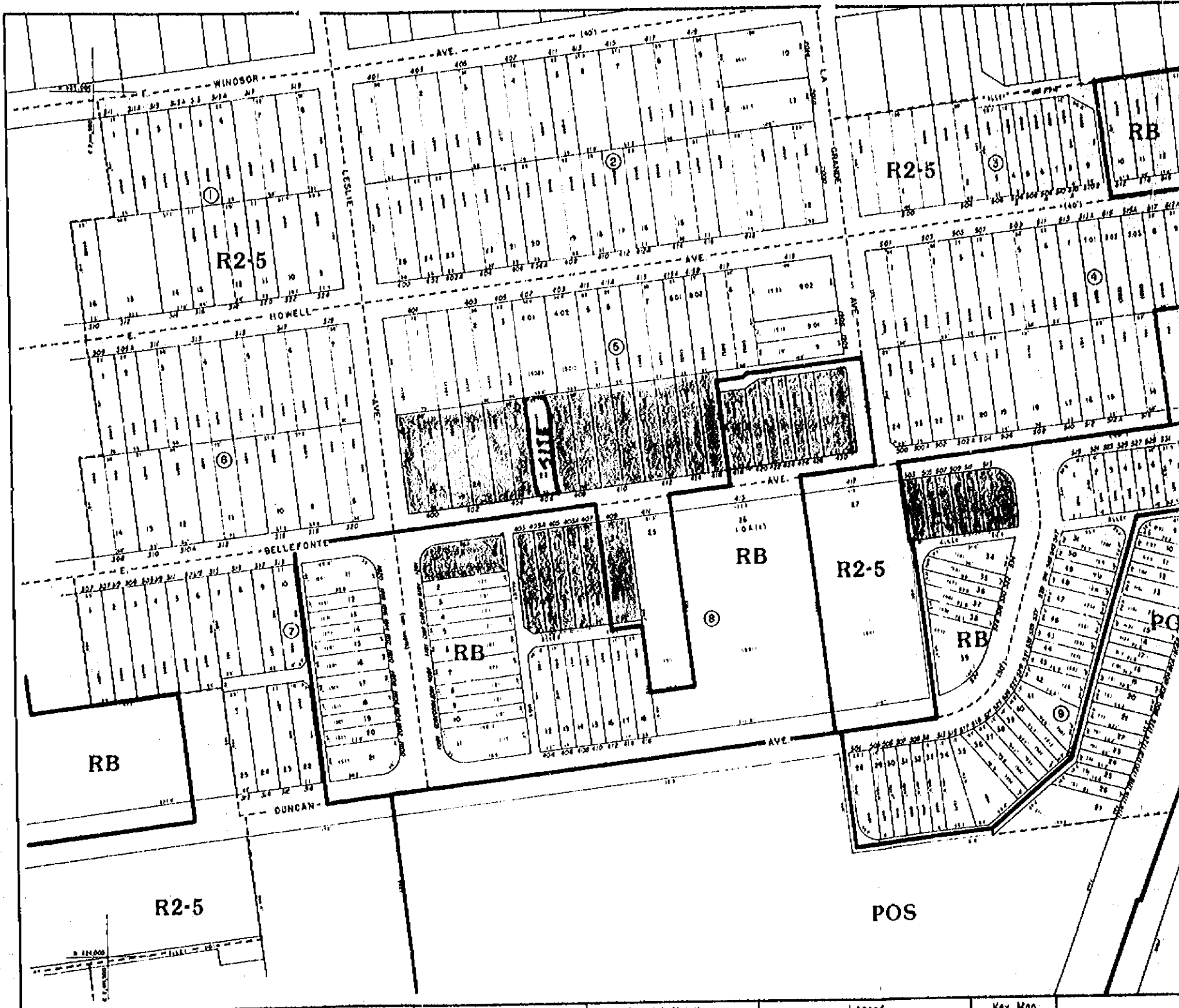
PS Form 3800, April 1995

P 374 932 668

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to	Sheila Murphy
Street & Number	407 Howell Ave E.
Post Office, State, & ZIP Code	ALEXANDRIA VA 22302-301
Postage	\$ 1.33
Certified Fee	1.40
Special Delivery Fee	10.00
Restricted Delivery Fee	10.00
Return Receipt Showing to Whom & Date Delivered	10.00
Return Receipt Showing to Whom, Date, & Addressee's Address	10.00
TOTAL Postage & Fees	\$ 1.73
Postmark or Date	12

PS Form 3800, April 1995



ZONE MAP
6-24-1992

CDD #10 See Palomac Yard/
Palomac Greens
Small Area Plan

Zoning Revisions

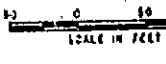
Special Notations

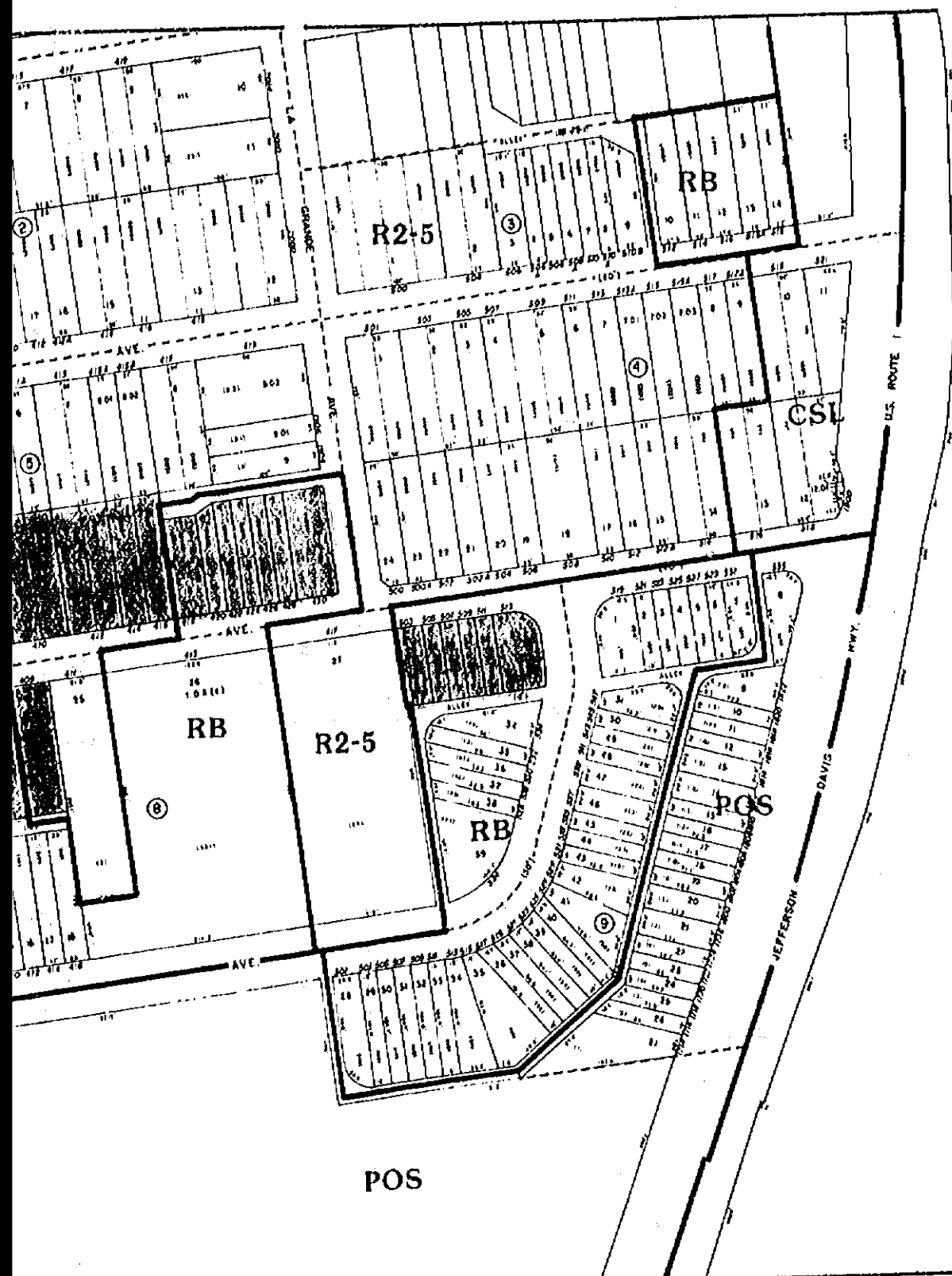
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Key Map

Property Line	Block No	④
Sub Lot Line	Parcel No	F
City Boundary	Sub Lot No	141
Full City	Parcel Area	1.2A

3501
3404 3303 3304
4404





CDD #10

FOR PARCEL NO
SEE SEC NO 1501



Special Notations

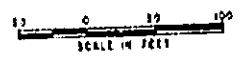
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Key Map

Property Line	Dash-dot line
Sub Lot Line	Dashed line
Key Boundary	Long-dashed line
Block Line	Short-dashed line

Dist No	7
Parcel No	101
Sub Lot No	101
Parcel Area	122

5501	5502	5503	5504
3404	3405	3406	3407
4401	4402	4403	4404



ALEXANDRIA, VIRGINIA
ASSESSMENT MAP



SHEET NO.
35.03
6-30-1999



Oversized
Documents Filmed
Separately

1 Images

Can Be Found on Last
Fiche of this Title Set

□□□□□□□□

^{SUP}
Record Number 99 - 0130

SITE: 406 E. BELLEFONTE SUP. 99-0130
ALD GROUP INC.

REMARKS:

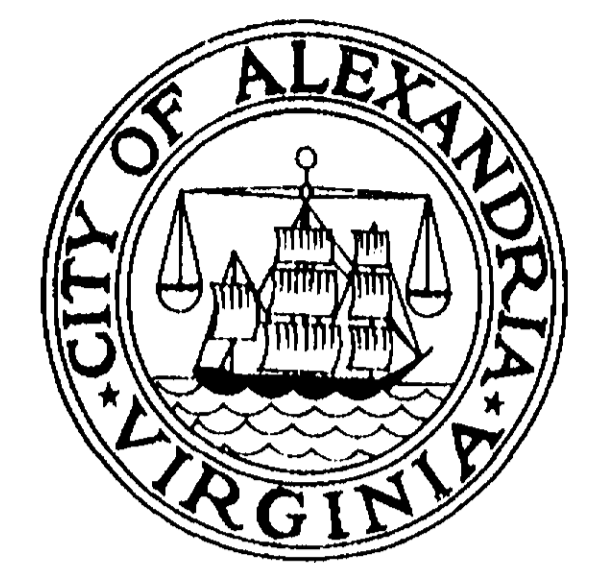
Special Use Permit
 Board of Zoning Appeals
 Encroachment
 Vacation
 Subdivision
 Site Plan
 B. A. R.

APPLICANT: _____ Map # _____ Zone _____ Notices: _____
 ACTION: Approved Approved Subject to Conditions Approved in Part Denied Withdrawn

PUBLIC HEARING:

Committee _____
 Planning Commission _____ City Council _____ B. A. R. _____ B. Z. A. _____

DEC. 17, 1999



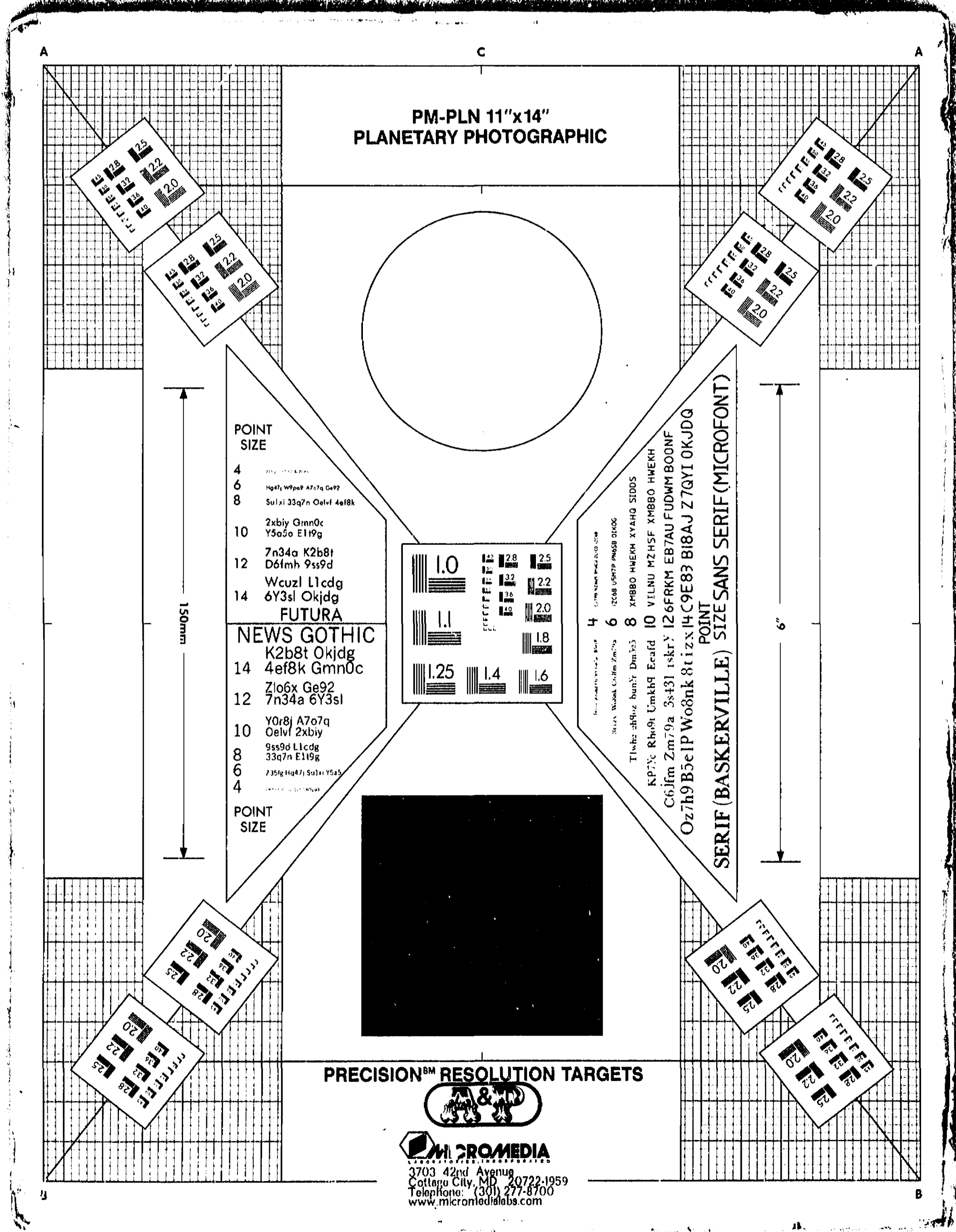
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Kochak Camera Number
Catherine Adterant Supervisor



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Special Use Permit

99-0130

Alexandria Planning & Zoning

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