

w/plans
8 1/2" X 11"

201 E. MONROE AVE.
single family dwelling

Application No. 1963

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

Action of City Council:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Deferred
Recommendation of Planning Commission:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn
Action of Board of Zoning Appeals:	Granted	Granted Subject to Conditions	Granted in Part	Denied	Withdrawn

Location	Parcel Block	Lot	Zone
Assessment Map			

Applicant: _____

Proposed Use of Property _____ Owner _____

Application Filed _____ Advertised in Newspaper _____ Property Owners Notified _____

Public Hearing Before Planning Committee ~~Commission~~ _____ City Council _____ Board of Zoning Appeals _____

REMARKS:

~~_____~~
 Jan. 6, '84



APPLICATION: SPECIAL USE PERMIT No. 1963

The undersigned hereby applies for a Special Use Permit, in accordance with the provisions of Article J, Chapter 6, Title 7 of the Code of the City of Alexandria, Virginia, 1981 as amended.

Applicant Ted W. Hussar
 Premises Located 201 E. MONROE AVE
 Assessment Map A3-02 Block 8 Lot 1
 Property Owner Ted W. Hussar 256-6900
7215 Poplar St., Annandale, VA. TELEPHONE NO.
 Use Requested SFD ON SUBSTANDARD LOT Zone R-2.5

The undersigned, having obtained permission from the owner, hereby grants permission to the City of Alexandria, to post placard notice as required by Sec. 7-6-302 of the Alexandria City Code, 1981 as amended, on the property for which this special use permit is being requested. The undersigned also attests that all of the information herein provided and specifically including all surveys, drawings, etc. required to be furnished by the applicant are true, correct and accurate to the best of his [their] knowledge and belief.

Donald Erickson
 SIGNATURE OF APPLICANT OR AUTHORIZED AGENT
DONALD ERICKSON
13126 Pennsylvania, Fairfax, VA 22033
 ADDRESS
378-0716
 TELEPHONE NUMBER

S.U.P. Application Received 11-19-86 55.00 11-19-86
 DATE FEE DATE PAID

Section and Provision of Chapter 6 Title 7 of the Alexandria City Code, 1981 as amended under which this special use permit is being requested _____

Date[s] of Planning Commission Hearing[s] _____

Date[s] of City Council Hearing[s] _____

Special Use Permit Advertised in Newspaper _____

Subject Property Placarded _____

ACTIONS

Planning Commission 1/6/87 Recommend approval 7-0

City Council PH 1/24/87 Granted, subject to compliance with all applicable Codes, Ordinances and staff recommendations and that Cond. #1 be revised to read: That the applicant shall, as a condition of this permit, take whatever steps necessary, including receiving a variance from the Board of Zoning Appeals, to preserve the large oak tree on the property.

SPECIAL USE PERMIT

Special Use Permit No. 1963 was approved by City Council on 1/24/87
 Permission is hereby granted to Ted W. Hussar
 to use premises located at 201 East Monroe Avenue
 for the following purpose Construct a single family dwelling on a substandard lot.

and under the following conditions (SEE ATTACHED) _____

February 6, 1987
Date

PLN0012

Vale Lawson
 City Manager

a:sup1963

DOCKET ITEM # 21
SPECIAL USE PERMIT # 1963

PLANNING COMMISSION MEETING
TUESDAY, JANUARY 6, 1987
7:30 P.M., COUNCIL CHAMBERS

ISSUE: Request for Special Use Permit to construct a single family dwelling on a substandard lot.

APPLICANT: Ted W. Hussar by Donald Erickson

LOCATION: 201 East Monroe Avenue

ZONE: R 2-5, Residential
=====

PLANNING COMMISSION MEETING - JANUARY 6, 1987:

Mr. Erickson presented the application.
Marilyn Dougherty asked the Commission to take whatever steps necessary to save the existing large oak tree on the property.

COMMISSION ACTION:

On a motion by Mr. Hoben, seconded by Mr. Cockrell, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and added condition #1 as shown below. The motion carried on a vote of 7 to 0.

CONDITION #1 AS ADDED BY PLANNING COMMISSION:

1. That the applicant make every effort to save the large oak tree on the property. (PC)

NOTE: The Commission also wished to encourage the Board of Zoning Appeals to grant a reasonable variance, if necessary, in order to save the existing oak tree.

REASON: The Planning Commission agreed with the staff analysis.

CITY COUNCIL MEETING - JANUARY 24, 1987:

Granted, subject to compliance with all applicable codes, ordinances and staff recommendations and that Condition #1 be revised to read: "That the applicant shall, as a condition of this permit, take whatever steps necessary, including receiving a variance from the Board of Zoning Appeals, to preserve the large oak tree on the property."

SUP 1963

STAFF RECOMMENDATION:

Recommend approval subject to all applicable codes and ordinances.

DISCUSSION:

1. The applicant is requesting a special use permit to construct a single family detached dwelling on a lot that is substandard in street frontage and lot area.
2. The subject lot has 42.64 feet of frontage on East Monroe Avenue, 130.00 feet of frontage on Wayne Street and a lot area of 5,462 square feet. For single family dwellings to be constructed on corner lots in the R-2-5 zone, 65.00 feet of frontage is required at the front building line. This lot complies with the 65.00 feet of frontage at the building line along Wayne Street, but has only 42.64 feet of frontage along East Monroe Avenue. The lot is substandard in lot area since 6,500 square feet is required and 5,462 square feet is provided.
3. Section 7-6-44(a) of the City Code Zoning Code allows a substandard lot to be developed with a single family dwelling with a special use permit if the City Council finds that the proposed use shall not unreasonably impair an adequate supply of light and air to adjacent property and shall not diminish or impair the established property values in surrounding areas.
4. The applicant proposes to construct a two (2) story single family dwelling on the subject lot measuring approximately 54 feet long by 22.5 feet deep. (See attached plot plan)
5. The applicant has also filed a variance application to allow the house to be constructed to within 12 feet of the property line on Wayne Street (25 feet required). The Board of Zoning Appeals will hear the request on January 8, 1987.
6. As shown on the attached elevations the proposed dwelling will be of frame construction. Two (2) off-street parking spaces will be provided on the south side of the dwelling.
7. The applicant is advised that in accordance with Section 7-6-194 of the City Zoning Code, construction or operation shall be commenced within one (1) year of the date of the granting of a special use permit by City Council or the use permit shall become void.

MAJOR THOROUGHFARE PLAN:

East Monroe Avenue is shown as a primary collector street on the Major Thoroughfare Plan Map of the Consolidated Master Plan.

ZONING HISTORY:

The current Fifth Revised Zoning Map of 1963 indicates the subject property as zoned R-2-5, Residential, which has remained since adoption of the Third Revised Zoning Map of 1951.

SUP 1963

DEPARTMENTAL COMMENTS:

Transportation & Environmental Services:

No comments.

Public Safety - Code Enforcement Division:

Fire: No objections.
Building: No objections.

STAFF ANALYSIS:

Staff finds that the lot in question is generally the same length width and area of surrounding lots developed by single family dwellings. In fact, the six (6) adjoining lots to the east are several feet narrower in street frontage than the subject lot.

In view of similar lots in the area already developed by single family dwellings, staff believes it is not unreasonable to permit construction of a single family dwelling on this property.

SPECIAL USE PERMIT # 1963

INFORMATION AS REQUIRED UNDER SECTION 7-6-192

All applications for special use permits must include the following information, supplied in writing by the applicant for such special use permit:

- (1) A map showing the location of all properties (in whole or in part) within three hundred (300) feet of the boundaries of the property for which a special use permit is sought which:
 - a. contain uses substantially similar to those for which an application for a special use permit is made, or
 - b. contain residential uses.
- (2) Plans of the applicant to control any potential impacts of the proposed use on the nearby community, including:
 - a. Noise. The noise levels anticipated from all mechanical equipment and a statement as to whether such anticipated noise complies with the levels permitted by Title 11, Chapter 5 of the City Code. Plans of the applicant to control these noise levels, as well as those emanating from patrons.

N/A

- b. Odors. The methods to be used to control odors emanating from the use.

N/A

- c. Trash and litter. The type and volume of trash and garbage the proposed use will generate. The planned frequency of trash and garbage collection. The planned methods to prevent littering on the property, the streets and nearby properties.

N/A

- d. Loading/unloading. The availability and adequacy of off-street loading facilities to serve the proposed use. The hours and frequency of off-street loading, if used or needed.

N/A

e. Parking. The location of parking either on-site or within three hundred (300) feet of the site, and the number of spaces available to serve the employees and patrons during hours of operation.

off-street parking for two (2) vehicles

f. Streets. The design capacity of all streets upon which the use shall have frontage.

N/A

g. Use capacity. The estimated number of patrons, clients, pupils and other such users. The proposed number of employees, staff and other personnel.

(1) one family

h. Hours. The proposed hours and days of operation of the use.

N/A

i. Loitering. The methods to control any loitering outside or near the proposed use.

N/A

j. Hazardous materials. Identification, monthly quantity and specific disposal method of any state or federally defined hazardous materials or waste to be handled, stored, processed or generated on the property.

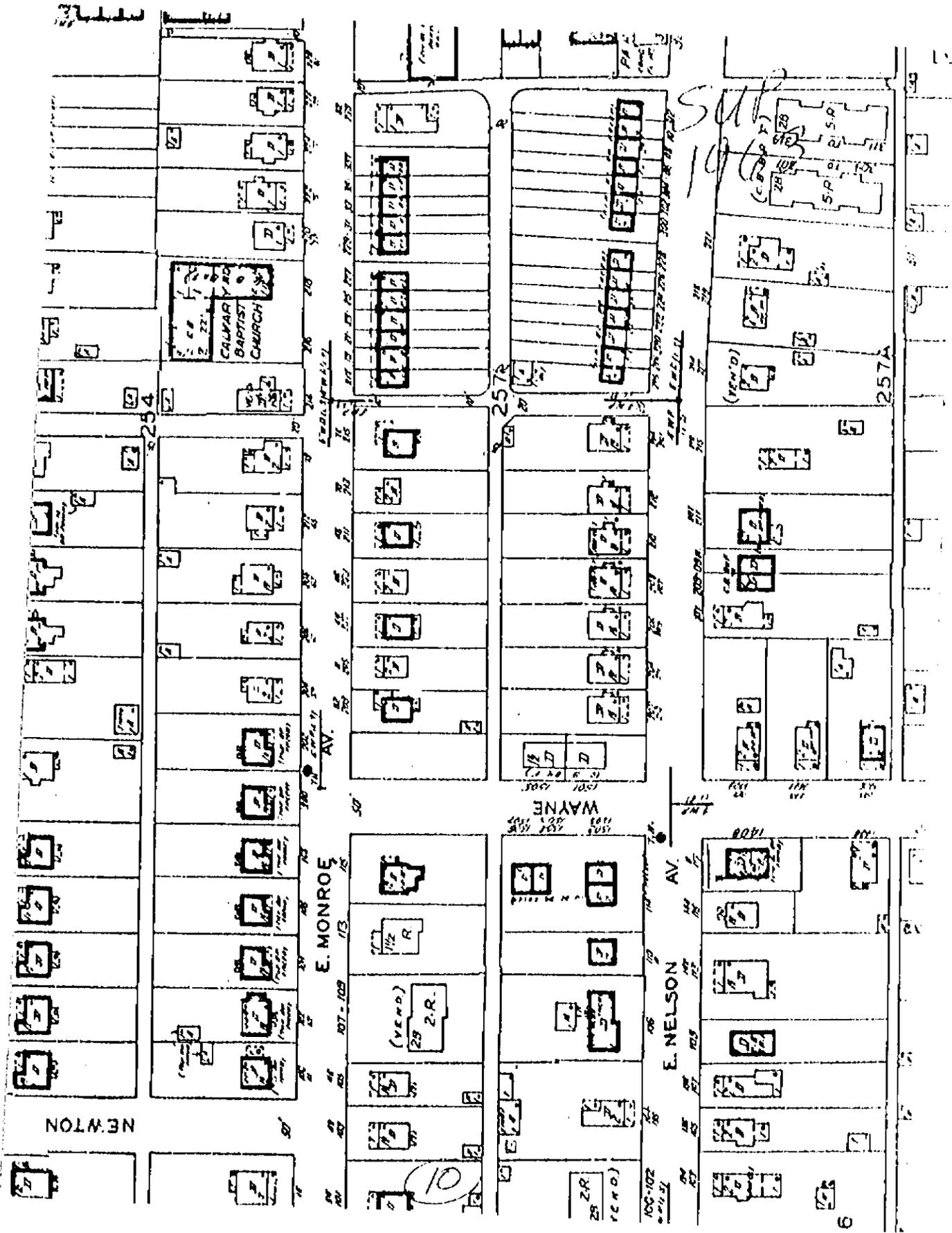
N/A

k. Organic compounds. Identification, monthly quantity and specific disposal method of any paint, ink or lacquer thinner, cleaning or degreasing solvent to be handled, stored, processed or generated on the property.

N/A

- (3) Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant itself, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of the interest shall be identified by name and address. For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Donald Roy Erickson, 13126 Pennyrock Lane, Fairfax,
VA. 22033, Ownership 100% of Reco Group, Inc.,
a Virginia Corporation.



NEWTON

E. MONROE

E. NELSON

WAYNE

CALVARY BAPTIST CHURCH

S

254

257R

257A

10

6

107-109

100-102

(VEND) 25 2-R

25 2-R (VEND)

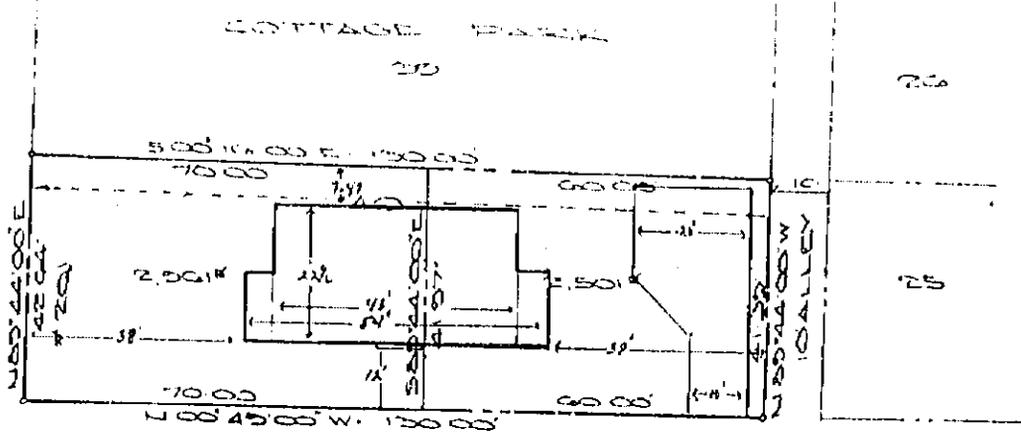
(VEND)

1/2 R

150 152 154 156 158 160 162 164 166 168 170 172 174 176 178 180 182 184 186 188 190 192 194 196 198 200 202 204 206 208 210 212 214 216 218 220 222 224 226 228 230 232 234 236 238 240 242 244 246 248 250 252 254 256 258 260 262 264 266 268 270 272 274 276 278 280 282 284 286 288 290 292 294 296 298 300 302 304 306 308 310 312 314 316 318 320 322 324 326 328 330 332 334 336 338 340 342 344 346 348 350 352 354 356 358 360 362 364 366 368 370 372 374 376 378 380 382 384 386 388 390 392 394 396 398 400 402 404 406 408 410 412 414 416 418 420 422 424 426 428 430 432 434 436 438 440 442 444 446 448 450 452 454 456 458 460 462 464 466 468 470 472 474 476 478 480 482 484 486 488 490 492 494 496 498 500 502 504 506 508 510 512 514 516 518 520 522 524 526 528 530 532 534 536 538 540 542 544 546 548 550 552 554 556 558 560 562 564 566 568 570 572 574 576 578 580 582 584 586 588 590 592 594 596 598 600 602 604 606 608 610 612 614 616 618 620 622 624 626 628 630 632 634 636 638 640 642 644 646 648 650 652 654 656 658 660 662 664 666 668 670 672 674 676 678 680 682 684 686 688 690 692 694 696 698 700 702 704 706 708 710 712 714 716 718 720 722 724 726 728 730 732 734 736 738 740 742 744 746 748 750 752 754 756 758 760 762 764 766 768 770 772 774 776 778 780 782 784 786 788 790 792 794 796 798 800 802 804 806 808 810 812 814 816 818 820 822 824 826 828 830 832 834 836 838 840 842 844 846 848 850 852 854 856 858 860 862 864 866 868 870 872 874 876 878 880 882 884 886 888 890 892 894 896 898 900 902 904 906 908 910 912 914 916 918 920 922 924 926 928 930 932 934 936 938 940 942 944 946 948 950 952 954 956 958 960 962 964 966 968 970 972 974 976 978 980 982 984 986 988 990 992 994 996 998 1000

SUP 1963

VARIABLE WIDTH
EAST MONROE AVENUE

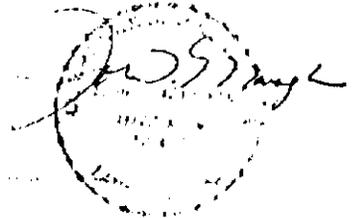


WAYNE STREET

27.5' ± E46.2

50' R/W

FRR - 386



NOTES:
 THE PROPERTY DELINEATED ON THIS PLAT IS DESIGNATED AS 2002 - BLK D, LOT 40, THE CITY OF ALEXANDRIA ASSESSMENT MAPS

LOT 40 WAS ACQUIRED BY 12000 BLDG INC IN 1981 AT RS 2053

PRINTED

AUG 1 1963

DEWBERRY & DAVIS

152

PLAT SHOWING
 A RESUBDIVISION OF
 LOT 40
COTTAGE PARK
 DS 117
 RS 202
 CITY OF ALEXANDRIA, VIRGINIA

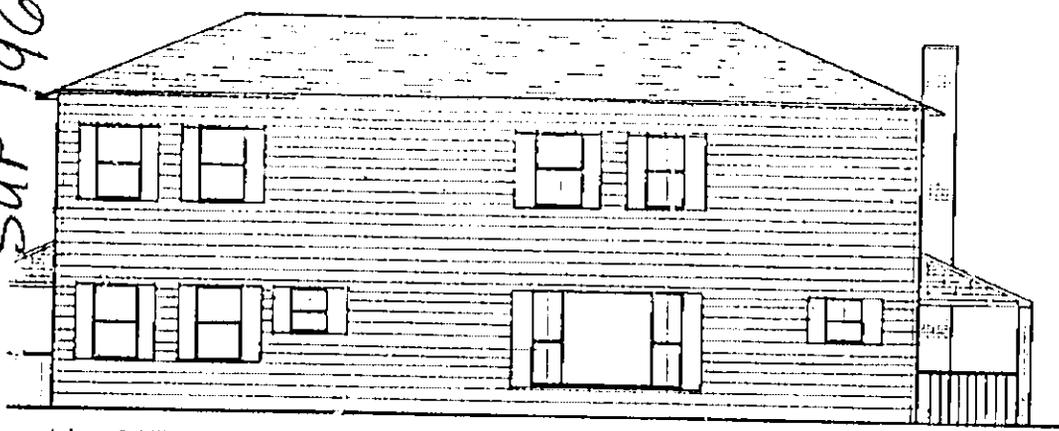
SCALE 1" = 25'

AUGUST 1963

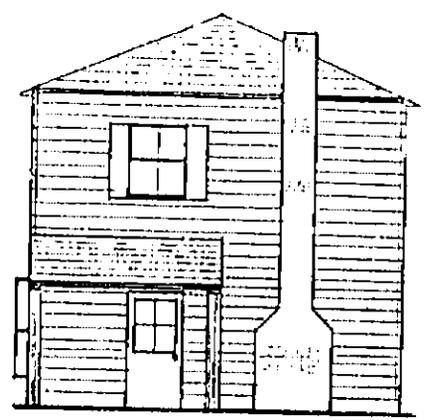
DEWBERRY AND DAVIS
 ARCHITECTS-ENGINEERS-PLANNERS-SURVEYORS
 2401 ARLINGTON BOULEVARD, FAIRFAX, VA.

505 - 273

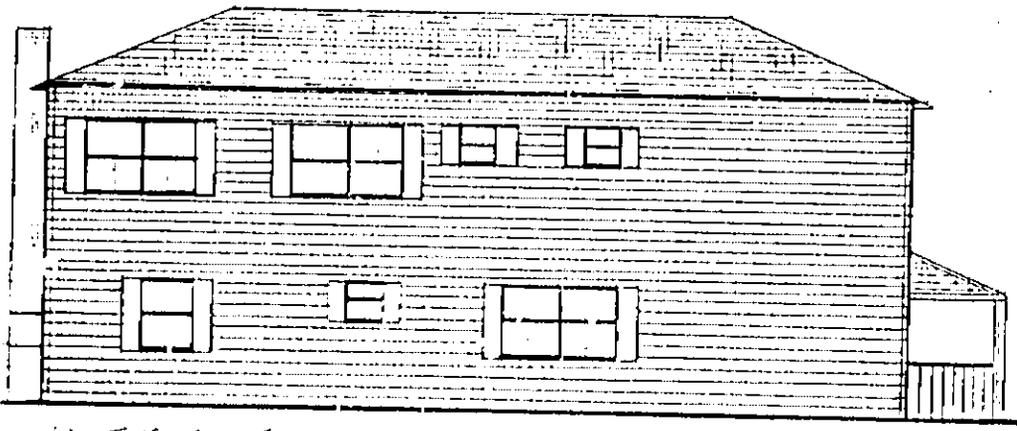
SUP 1963



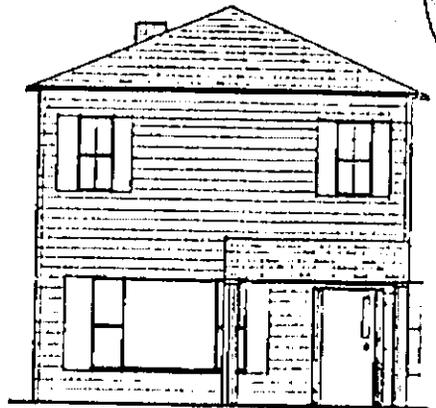
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

12

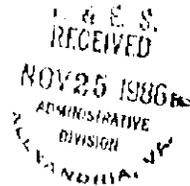
DEPARTMENT REPORT

SUBDIVISION VACATION ENCROACHMENT SPECIAL USE PERMIT

DATE: 11-25-86
FROM: PLANNING AND COMMUNITY DEVELOPMENT

1963

- TO: Transportation & Environmental Services
 Public Safety - Code Enforcement
 Sanitation Authority
 Health Department
 Police Department
 Human Services - Social Services
 Historic Alexandria - Archaeology



The following request has been submitted for public hearing before the Alexandria Planning Commission on JAN. 6, '87

APPLICANT: RECO GROUP INC., DONALD ERICKSON, PRESIDENT PHONE: 378-2716

LOCATION: 201 E. MONROE AVE. ZONE: _____

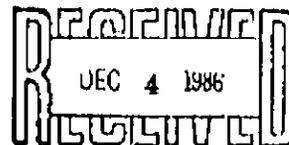
USE PROPOSED: SINGLE FAMILY DWELLING

Please return this report with your comments by DEC. 9, '86

DEPARTMENT REPORT

NO COMMENTS

P & CD-ZONING



ENCLOSURES

- Floor Plans
 Plat MAP
 Letter of Intent
 Sec. 7-6-192
 Application
 Other

PLEASE RETURN PLANS
NOT NEEDED FOR
YOUR FILES

D. Cook
SIGNATURE

12/2/86
DATE

DEPARTMENT REPORT

SUBDIVISION VACATION ENCROACHMENT SPECIAL USE PERMIT

DATE: 11-25-86
FROM: PLANNING AND COMMUNITY DEVELOPMENT

1963

- TO:
- Transportation & Environmental Services
 - Public Safety - Code Enforcement
 - Sanitation Authority
 - Health Department
 - Police Department
 - Human Services - Social Services
 - Historic Alexandria - Archaeology

CODE ENFORCEMENT DIVISION
RECEIVED
 DEC 1 1986
RECEIVED
 ALEXANDRIA, VIRGINIA

The following request has been submitted for public hearing before the Alexandria Planning Commission on JAN. 6, '87

APPLICANT: RECO GROUP INC., DONALD ERICKSON, PRESIDENT PHONE: 378-0716

LOCATION: 201 E. MONROE AVE. ZONE: _____

USE PROPOSED: SINGLE FAMILY DWELLING
Please return this report with your comments by DEC. 9, '86

DEPARTMENT REPORT

FIRE COMMENTS: No objections
 BUILDING COMMENTS: No objections

P & ZONING
RECEIVED
 DEC 9 1986
RECEIVED

ENCLOSURES

- Floor Plans
- Plat MAP
- Letter of Intent
- Sec. 7-6-192
- Application

PLEASE RETURN PLANS
NOT NEEDED FOR

Clive K. Herzog
Michael A. Connor, Sr

SIGNATURE

December 9, 1986

PLANNING COMMISSION ACTION

LOCATION: _____ DOCKET ITEM # 21#1963

PLANNING COMMISSION MEETING OF _____

Presented the application: UD SPICKEN
Spoke in favor of the request: -
Spoke opposing the request: -
Spoke concerning the request: Nancy D. [unclear] ASKED THE
No one spoke in opposition: COMMISSION TO TAKE QUANTUM
STEP'S NECESSARY TO SAVE THE
EXISTING LARGE OAK TREE ON THE
PROPERTY

COMMISSION ACTION:

On a motion by Mr. [unclear], seconded by Mr. [unclear],
the Planning Commission voted to recommend approval of the
request, subject to compliance with all applicable codes, ordinances
and staff recommendations. The motion carried on a vote of 7 to 0.
(as shown below)

REASON: PC OR E SA

and added conditions # 1:

(1) That the applicant make every effort to
save the large oak tree on the property (see)

NOTE: THE COMMISSION ALSO EXPRESSED WISHED TO
ENCOURAGE THE B.I.D. TO GREAT A KEN'S CLARK
VISIT, IS NECESSARY, IN ORDER TO SAVE THE
EXISTING OAK TREE.

PLANNING COMMISSION ACTION

LOCATION: 201 E. MONROE DOCKET ITEM 121 #1963

PROPOSAL: Single family dwelling

PLANNING COMMISSION MEETING OF JANUARY 6, 1987

Presented the application: _____
Spoke in favor of the request: _____
Spoke opposing the request: _____
Spoke concerning the request: _____
No one spoke in opposition: _____

COMMISSION ACTION:

On a motion by _____, seconded by _____,
the Planning Commission voted to recommend _____ of the
request, subject to compliance with all applicable codes, ordinances
and staff recommendations. The motion carried on a vote of ___ to ___.

REASON: _____

*Deceitfully - earn \$1,500 per 30 days of
spoke about
every day*

*make every attempt
to keep 30 days of
Docket to build up T.F.S.*

*Home
APP 7-0*

*also P.F. Inter:
the needs under
money 30 day*



City of Alexandria, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
301 King Street
Alexandria, Virginia 22314
838-4666



December 11, 1986

Reco Group, Inc.
Donald Erickson, President
13126 Pennypacker Lane
Fairfax, VA 22033

RE: SPECIAL USE PERMIT #1963
201 EAST MONROE AVENUE - CONSTRUCT RESIDENCE

Dear Applicant:

This letter is to advise you that the special use permit you filed for the property located at the above referenced address will be heard by the Alexandria Planning Commission on Tuesday, January 6, 1987 at 7:30 P.M. and by the Alexandria City Council on Saturday, January 24, 1987 at 9:30 A.M. Both meetings will be held at City Hall, 301 King Street in the City Council Chambers.

Please note that the regular public hearing date by City Council has been changed from January 17 to January 24, 1987.

You are required to send notification letters to abutting property owners. These letters must be postmarked no later than Tuesday, December 23, 1986, or the item will not be heard at the above referenced meetings. You are also required to submit the "certification of notice" to Zoning Administration no later than Wednesday, December 31, 1987. If this certification is not received by 5:00 P.M. on December 31, 1987, the item will not be heard at the above meetings.

If you have any questions, please call the Zoning Office at 838-4688.

Sincerely yours,

Zoning Administration

P & CD-ZONING
RECEIVED
JAN 9 1987

1963

December 22, 1986

NOTICE OF PUBLIC HEARINGS

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

Alexandria Planning Commission
Tuesday, January 6, 1987
7:30 P.M., City Hall
Council Chambers
Alexandria, Virginia

Alexandria City Council
Saturday, January 24, 1987
9:30 A.M., City Hall
Council Chambers
Alexandria, Virginia

DESCRIPTION OF REQUEST: Single Family Dwelling (R-1)

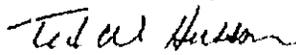
PROPERTY ADDRESS: 201 E. MONROE AVE, ALEXANDRIA, VA.

TAX MAP REFERENCE: ASSESSMENT MAP 43.02, BLOCK B, LOT 1

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

If you have any questions regarding the request, please feel free to call at 256-6900.

Sincerely yours,



Ted W. Hussar

CERTIFICATION OF NOTICE

- B.Z.A. VARIANCE
- SPECIAL USE PERMIT
- SUBDIVISION
- VACATION
- ENCROACHMENT
- B.A.R.
- REZONING
- OTHER

TO: PLANNING & COMMUNITY DEVELOPMENT
ZONING ADMINISTRATOR
CITY OF ALEXANDRIA, VA

Section 7-6-301, Article P, Subsection (e), of the Code of the City of Alexandria, Virginia, 1981 as amended, states:

The applicant shall supply the names and certify that notice has been sent to those to whom notice is required to be sent and shall furnish such certification of notice and a listing of the persons to whom notice has been sent to the zoning administrator at least five (5) days prior to the first hearing. The applicant shall use the records and maps maintained by the city's office of real estate assessments and reliance upon such records shall constitute sufficient compliance with the requirements of this article.

The undersigned hereby certifies that the property owner notice, (copy attached), as required pursuant to Section 7-6-301, Article P, Chapter 6 of the Code of the City of Alexandria, Virginia, 1981 as amended, was sent to the attached list of property owners on December 22, 1986 on the following issue:
(Date)

(DESCRIBE ITEM AS CHECKED ABOVE): SPECIAL USE PERMIT

ADDRESS: 201 E. MONROE AVE.

REQUEST: PERMIT CONSTRUCTION OF SINGLE FAMILY DETACHED DWELLING (R-1)

TED HUSSAR

Print Name

Ted Hussar

Signature

256-6960

Telephone

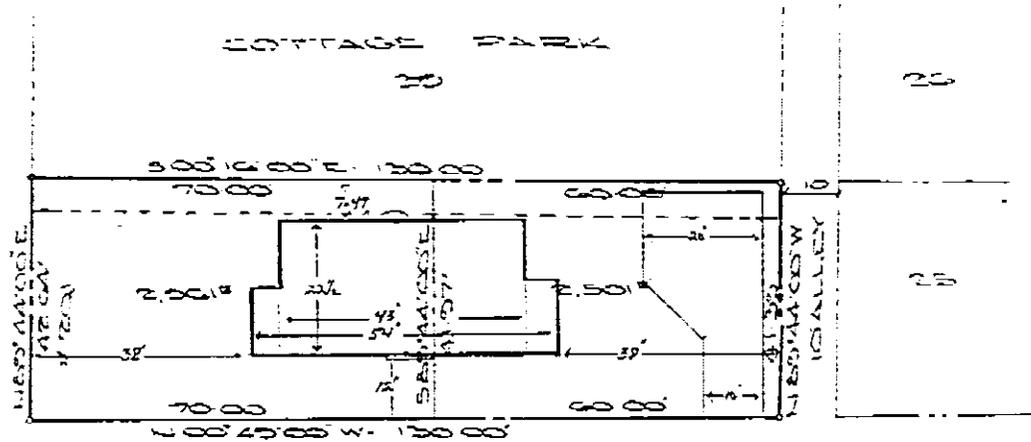
December 20, 1986

Date

PROPERTY OWNERS LIST

<u>Owner's Name & Address</u>	<u>Map</u>	<u>Block</u>	<u>Lot</u>
Janis Wilson 1505 Wayne St.	43.02	08	17
Henry Coley 1501 Wayne St.	43.02	08	16
Thomas A Henderson 202 E. Nelson St.	43.02	08	15
Karen Petrakis 1506 Wayne St.	43.02	07	09
Katherine Burling 115 E. Monroe Ave.	43.02	07	08
Tula Apostolakos 202 E. Monroe Ave.	43.02	06	17
Diana Fox 200 E. Monroe Ave.	43.02	06	18
Earl Webb 108 E. Monroe Ave.	43.02	06	19
Reco Group, Inc. 203 E. Monroe Ave.	43.02	08	02

VARIABLE WIDTH 12/71
EAST MONROE AVENUE



WAYNE STREET

12 5/16 1/2

50 RW

ERS - 227

Handwritten signature
 AUG 1 1956

NOTES:
 THE PROPERTY DELINEATED ON
 THIS PLAT IS DESIGNATED AS
 4302-BLK B, LOT 01 ON THE
 CITY OF ALEXANDRIA ASSESSMENT MAPS

LOT 40 WAS ACQUIRED BY DESS
 GROUP INC IN 08 172 AT 20 2000

PRINTED

AUG 1 1956

DEWBERRY & DAVIS

PLAT SHOWING
 A RESUBDIVISION OF
 LOT 40
 COTTAGE PARK
 08 117 20 2000
 CITY OF ALEXANDRIA, VIRGINIA

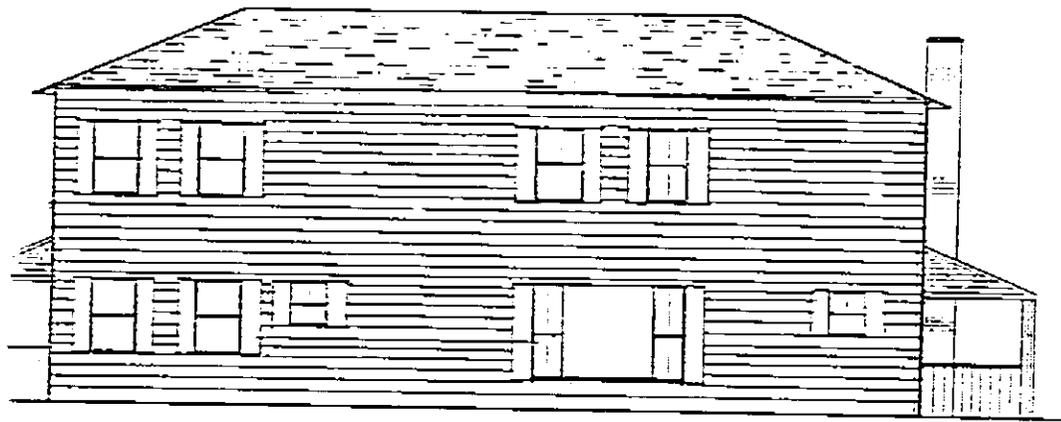
SCALE 1" = 20'

AUGUST 1956

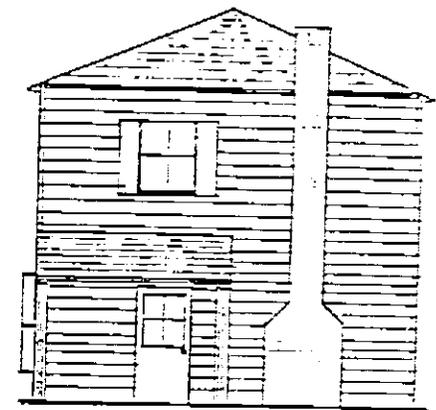
DEWBERRY AND DAVIS
 ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS
 2201 ARLINGTON BOULEVARD, FALSPALVA

Handwritten text:
 TITLE COPY

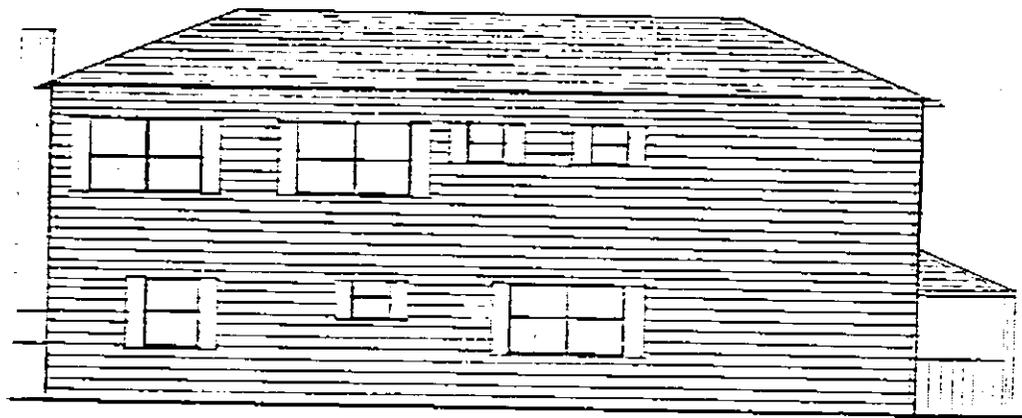
ERS - 227



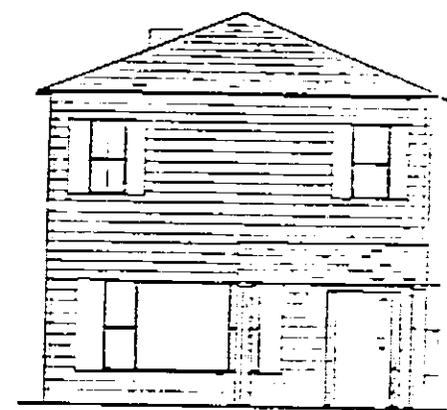
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

FILE COPY