



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

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

Special Use Permit #2017-0077
Approved by Planning and Zoning: July 28, 2017
Permission is hereby granted to: Roland Reynolds
to use the premises located at: 309 Lloyds Lane
for the following purpose: see attached report

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

7/28/2017

Date

Karl Moritz
Karl Moritz, Director
Department of Planning and Zoning

DATE: July 25, 2017

TO: Alex Dambach, Division Chief – Land Use
Department of Planning and Zoning

FROM: Alex Dambach, Division Chief – Land Use
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0077
Administrative Review for Minor Amendment
Site Use: Single-Family Dwelling on a Substandard Lot
Applicant: Roland Reynolds
Location: 309 Lloyds Lane
Zone: R-12/Single-Family Residential

Request

Special Use Permit #2017-0077 is a minor amendment request to add a pool house to a single-family dwelling on a substandard lot. The applicant proposes to construct a one-story 600 square-foot pool house at the rear the lot.

Background

The subject lot, which was re-subdivided in 1947, measures 75 feet wide at the front building wall. Because the R-12 zone requires a minimum lot width of 80 feet, the lot is substandard. It remained unimproved until 1995, when City Council approved Special Use Permit #94-0392 for construction of a new single-family dwelling on a substandard lot. Any intensification of the use or significant expansion of the building compared to what was contemplated in 1995 requires further SUP review and approval. On September 19, 2012, the applicant was granted administrative special use permit approval to construct a 433 square foot addition and a 384 square foot covered deck at the rear of the dwelling. At that time the approval included a condition that all future requests to construct additions to the dwelling, including but not limited to the enclosure of the new rear covered porch, shall require approval of a full Special Use Permit with public hearings. The Zoning Ordinance at that time limited floor area increases to only twenty percent of the originally approved floor area. Now, because of a text amendment adopted in 2016, the Zoning Ordinance permits an increase in floor area of up to 33 percent by administrative SUP approval making this property eligible to apply only once for an increase in floor area between 20 and 33 percent of the originally approved floor area.

Staff has not received any complaints that would require staff to docket the Special Use Permit for public hearing.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the North Ridge Citizens' Association and the Del Ray

Citizens Association were sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff Action

Staff does not object to the applicant's proposal to construct an accessory pool house structure behind the existing single-family dwelling on a substandard lot. Staff finds that the construction of this structure along with the additions approved in 2012 do not constitute a significant expansion, and they add a total of 1,300 square feet to the originally approved 3,900 square foot dwelling, which is 26.5 percent and less than 33 percent of the originally approved floor area to the site. The 2012 approval stipulated that any more additions to the dwelling would require a full hearing special use permit, but this approved project is for an accessory structure, instead of a dwelling addition. The proposed changes are minor and will not change the overall character of the use as a single-family dwelling. The proposed structure would measure 24 feet wide and 25 feet deep, and it would not be visible from the street.

Staff has considered in this case whether any special lot characteristics should preclude the construction of the proposed accessory structure. It concludes that no special concern is warranted. The lot area measures nearly twice the minimum requirement of 12,000 square feet for the R-12 zone and can easily accommodate the new structure.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: September 26, 2012

Action: Approved



Alex Dambach, AICP, Division Chief – Land Use

- Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2012-0060

The applicant is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The proposed main two story structure of the new house shall not be set back less than 62 feet from the front property line; the proposed one story garage shall not be set back less than 55 feet of from the front property line. (P&Z)
2. **Condition Amended by Staff:** All future requests to construct additions to increase floor area on this lot ~~the dwelling, including but not limited to the enclosure of the new rear covered porch,~~ shall require approval of a full Special Use Permit with public hearings. (P&Z)
3. The applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The applicant should be aware that if the amount of land disturbance exceeds 2,500 square feet at any time during construction, work will be stopped until a plan that meets water quality, erosion and sediment control, and any other pertinent City Code requirements is submitted and approved. (T&ES)
- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site may be required prior to any land disturbing activities and must be approved by T&ES prior to issuance of a building permit. (Sec.5-6-224) (T&ES)
- C-2 **AMENDED BY STAFF:** An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-6-224) (T&ES) (SUP2012-00060)
- C-3 **DELETED BY STAFF:** ~~If construction of the residential unit(s) result in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control that are current at the time of grading plan submittal. (T&ES)~~
- C-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec.5-2-1) (T&ES)
- C-5 **DELETED BY STAFF:** ~~Roof, surface and sub-surface drains shall be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)~~
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)
- C-8 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-9 **ADDED BY STAFF: If the land disturbance is greater than 2,500 square feet then the applicant shall submit a grading plan and meet all the requirements listed in the grading plan checklist, City Code, Article XIII Environmental Management Ordinance of the City of Alexandria, and described in various Memorandums to the Industry. The disturbed area shall be computed per the requirements of Memorandum to Industry 02-08 dated April 28, 2008 Grading Plan Requirements and Waiver Provisions. (T&ES)**
- C-10 **ADDED BY STAFF: Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)**
- C-11 **ADDED BY STAFF: If separate connection for pool is made to the sanitary sewer, the sanitary sewer connection fee shall be paid prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)**

Code Enforcement:

F-1 No comments

Health Department:

F-1 No comments

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received

Zoning:

- C-1 All mechanical and pool equipment must meet the R-12 setback regulation of a minimum of 10.00 feet from the rear and the side yards.
- C-2 Zoning will require a survey plat confirming building footprint, setbacks, and building height compliance from average existing grade from a licensed surveyor prior to the release of a certificate of occupancy.
- C-3 Zoning will require a certification of Floor Area calculation from a licensed architect or engineer after construction and prior to release of certificate of occupancy.
- C-4 A preliminary review of the Floor Area Ratio Calculation was conducted; however at the time of the building permit application Zoning will reevaluate the FAR for compliance with the detailed architectural plans for final compliance and approval. Zoning will require a certification of Floor Area calculation from a licensed architect or engineer after construction and prior to release of certificate of occupancy.
- C-5 Zoning review is a preliminary review for the proposed siting of the new home only. Zoning approval concerning FAR, setback to height ratio and overall building height will be verified during the building/construction permit process based on submitted plans. Any submitted building plans must comply with the released grading plan, or else a revision to the released grading plan will be required.
- F-1 Previous Floor Area Ratio did not include attic area. Per Section 2-145(A)(4) attic area over 5.00 feet in height must be calculated in FAR.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0077. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the single-family dwelling at 309 Lloyds Lane.


Applicant - Signature

8/22/17
Date

P. Roland Reynolds
Applicant - Printed

8/22/17
Date