



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 309 Lloyds Lane
TAX MAP REFERENCE: 033.04-17-08 **ZONE:** R-12

APPLICANT

Name: Roland Reynolds
Address: 309 Lloyd's Lane

PROPERTY OWNER

Name: Roland and Diana Reynolds
Address: 309 Lloyds Lane

SITE USE: Request to construct accessory structure for single-family dwelling on a substandard lot

Business Name: **Current:** N/A **Proposed (if changing):** N/A

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, attorney/agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh P.C.
2200 Clarendon Blvd. Suite 1300

Mailing/Street Address
Arlington, VA 22201

City and State Zip Code

MC Puskar

Signature
703-528-4700

Telephone # Fax #
cpuskar@thelandlawyers.com

Email address
6/23/2017

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

Roland Reynolds
309 Lloyds Lane
Alexandria, VA 22302

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Administrative Special Use Permit
309 Lloyds Lane (the "Property")
Tax Map ID 033.04-17-08

Dear Mr. Moritz:

As the owner of the above-referenced Property, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on my behalf for the filing and representation of applications for an administrative special use permit for construction of an accessory structure located on the Property.

Very truly yours,

A handwritten signature in blue ink that reads "R. Roland Reynolds". The signature is written in a cursive style with a large initial "R".

Roland Reynolds

Date: 6/21/17

Statement of Support
309 Lloyd's Lane
TM ID #033.04-17-08

The owner of 309 Lloyds Lane (the "Property"), Roland Reynolds (the "Applicant"), requests approval of an Administrative Special Use Permit ("Administrative SUP") to permit the construction of an accessory structure to an existing single-family dwelling on a substandard lot.

By way of background, SUP #94-0392 was approved in 1995 to permit construction of a new single-family dwelling on a substandard lot. In 2012, Administrative SUP #2012-0060 was approved to permit the construction of a 436 sf addition to the existing single-family dwelling.

The Applicant proposes to construct a 600 sf pool house as an accessory structure to the dwelling. Pursuant to the Alexandria Zoning Ordinance (the "Ordinance") Section 11-511(A)(2)(b)(e), minor amendments to SUPs may be granted if the proposed changes do not increase the overall floor area by 33 percent. The combination of the 2012 addition and the current proposal do not increase the overall floor area of the original existing structure by more than 33 percent:

Original house:	3,900 sf
33% of original house:	1,300 sf
2012 house addition:	436 sf
<u>Proposed pool house:</u>	<u>600 sf</u>
Total:	1,036 sf, or 26.5%

The accessory pool house structure is in compliance with the conditions of the existing SUP and applicable Ordinance requirements, is an appropriate addition to the Property and will not have any negative impacts on the neighborhood.

4. Is the use currently open for business? Yes No N/A

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

None

6. Are the hours of operation proposed to change? Yes No N/A

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same? Yes No N/A

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
_____	_____

8. Will there be any renovations or new equipment for the business? _____ Yes _____ No N/A

If yes, describe the type of renovations and/or list any new equipment proposed.

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes _____ No N/A

If yes, describe proposed changes:

10. Is off-street parking provided for your employees? Yes No N/A
If yes, how many spaces, and where are they located?

11. Is off-street parking provided for your customers? _____ Yes _____ No N/A
If yes, how many spaces, and where are they located?

12. Is there a proposed increase in the number of seats or patrons served? Yes No N/A
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

on the property.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

4,336 sf

4,936 sf

15. The applicant is the (check one) Property owner Lessee

other, please describe: _____

16. The applicant is the (check one) _____ Current business owner _____ Prospective business owner N/A

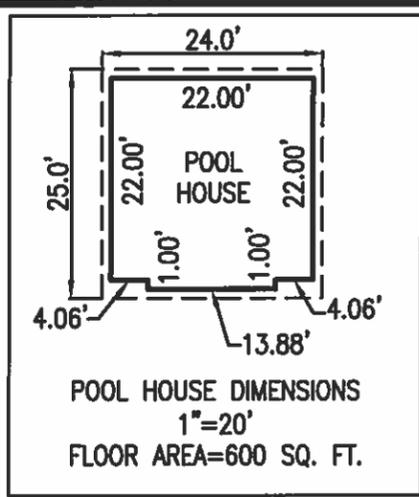
other, please describe: _____

17. 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, 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 (3%) in the corporation and the extent of 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.

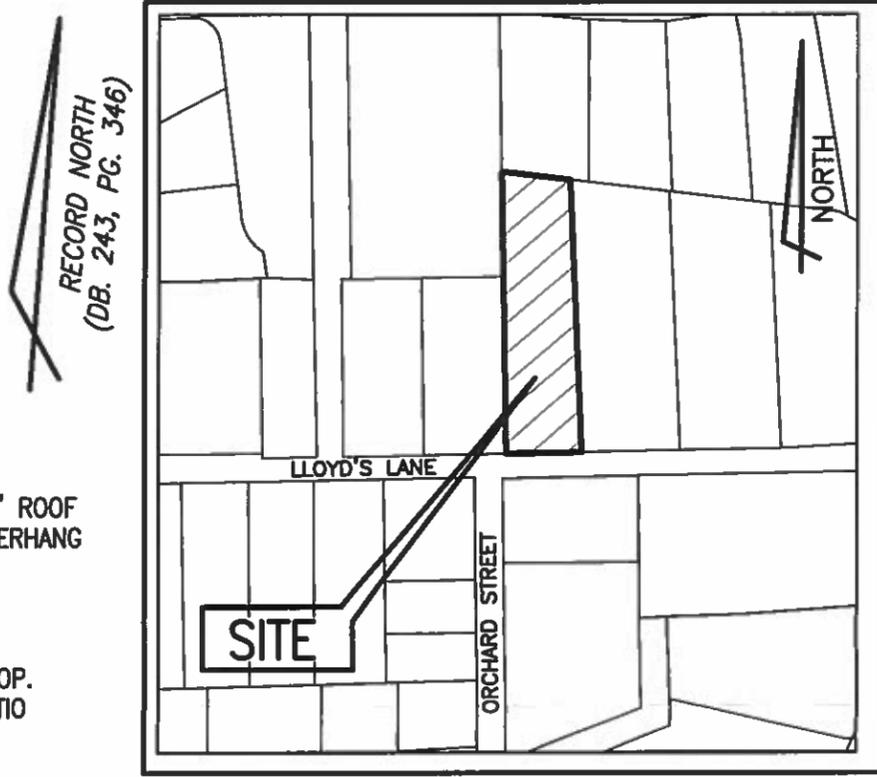
Please provide ownership information here:

Roland and Diana Reynolds - 100% owners of 309 Lloyds Lane

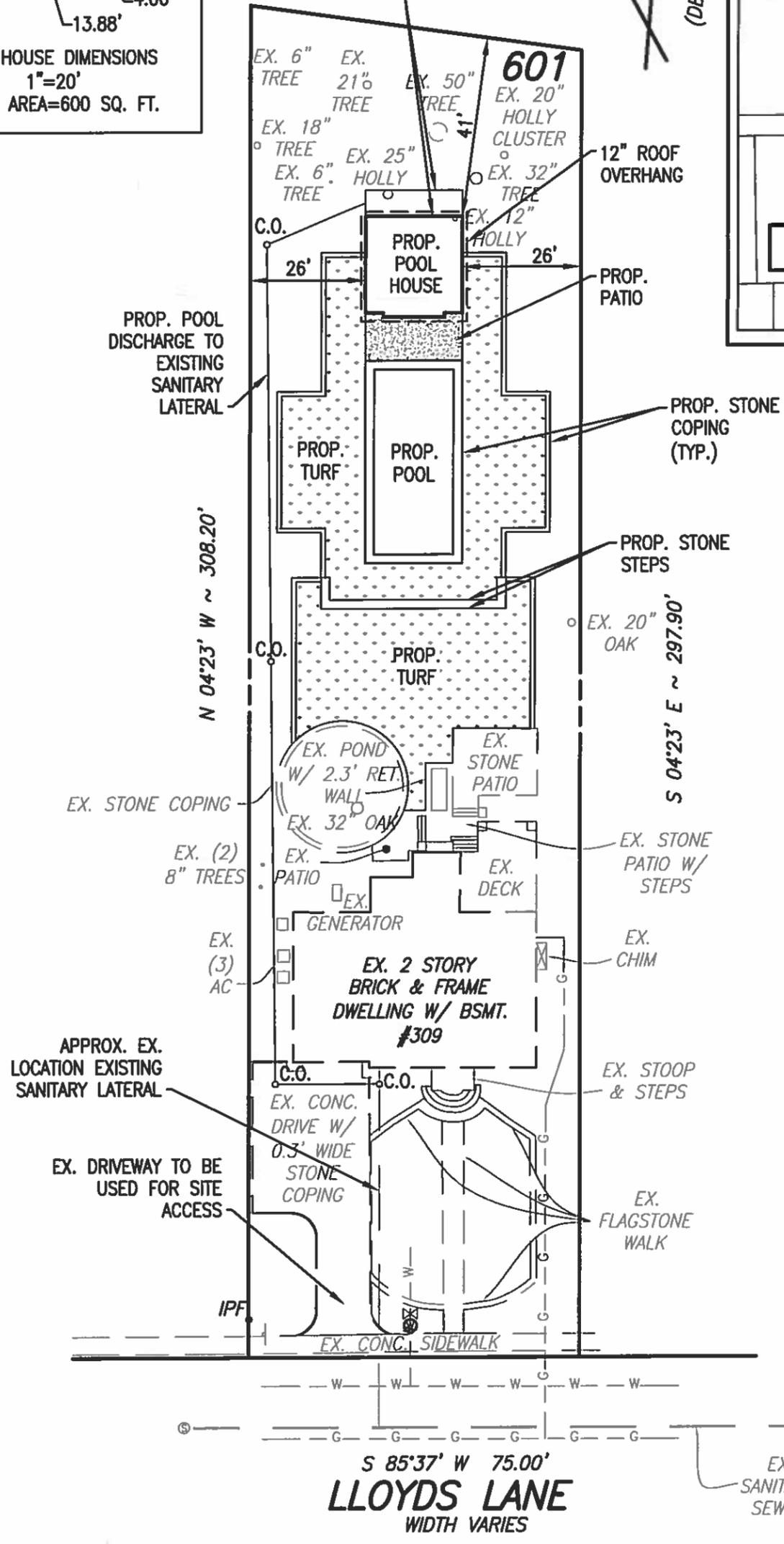


S 86°54' E (REC.), S 86°34' E
~ 75.70' (COMP)

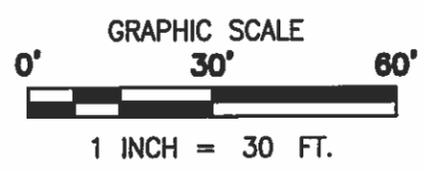
PROP. POOL EQUIPMENT ENCLOSURE (NO ROOF)



VICINITY MAP
SCALE : 1" = 200'



- GENERAL NOTES:**
1. TAX MAP: #033.04-17-08
 2. EX. ZONING: R-12
 3. OWNER: ROLAND R. AND DIANA REYNOLDS
309 LLOYDS LANE
ALEXANDRIA, VIRGINIA 22302
INSTRUMENT NUMBER #000014370
 4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK OF CARON EAST, INC.
 5. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN
 6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 7. TOTAL SITE AREA = 9,405 S.F OR 0.2159 AC.
 8. AN APPROVED SUP (#2012-0060) WAS APPROVED FOR THE SUBSTANDARD LOT ON (SEPTEMBER 26, 2012)



SPECIAL USE PERMIT PLAT
LOT 601, A DIVISION OF PROPERTY OF FRANK E. HOPKINS
FRANK E. HOPKINS
309 LLOYDS LANE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' DATE: 30 MAY 2017

FILE NO. **16-209**
SHEET **1** OF **1**
PROPOSED CONDITIONS

DRAWN	CES
CHECKED	RAW



● ENGINEERING ● LAND SURVEYING ● PLANNING
730 S. Washington St. Alexandria, Virginia 22314 (703) 549-6422