



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 #2018-0073

Approved by Planning and Zoning: August 24, 2018

Permission is hereby granted to: David Dively

to use the premises located at: 201 East Monroe Avenue

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.

08/24/2018

Date

 (ax)

Karl Moritz, Director
Department of Planning and Zoning

DATE: August 24, 2018

TO: Anthony LaColla, Division Chief
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0073
Administrative Review for Minor Amendment
Site Use: Single-Family Dwelling
Applicant: David Dively
Location: 201 East Monroe Avenue
Zone: R-2-5 / Residential

Request

Special Use Permit #2018-0073 is a request by applicant David Dively to amend SUP#1963, approved by City Council in 1987, to construct a second story addition to an existing single-family home at 201 East Monroe Avenue. The applicant proposes a second story addition of 293.3 square feet above the existing front entrance. The originally proposed home approved through SUP#1963 included a similar second story, though it was not built.

Parking

Pursuant to Section 8-200 of the Zoning Ordinance, a single-family home is required to provide two off street parking spaces, which the applicant proposed in their original approval and provides in a gravel parking area to the rear of the property. The applicant thus meets the parking requirement.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, Del Ray Civic Association were sent an e-mail with information about the current application. Staff has not received any comments from residents or adjacent businesses.

Staff Action

Staff does not object to the minor amendment request. The proposed second story is consistent with the original plans approved by City Council in 1987. The addition also fits within the minor amendment criteria, according to Section 11-511 (A)(2)(b)(i)(e), does not exceed 33% of the existing square footage and is consistent with the intent of the original SUP. The proposed second story addition would not expand beyond the originally approved footprint and is consistent with the original design. The addition is consistent with other two story homes in the neighborhood.

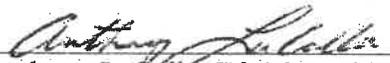
Staff has included conditions pertaining to the construction of the addition, and to any

future additions to the home. Condition #2 requires that the applicant provide the off-street parking area in a manner consistent with Section 8-200 (D)(5), which is suitable for residential parking. Condition #3 reminds future staff persons that additional square footage constructed on the site will require full hearing SUP approval as this approval signifies the final minor amendment permitted at this site for construction on a substandard lot. Staff has deleted Condition #1 and replaced it with Condition #4, which requires that the applicant install one tree to replace the oak tree that was removed earlier this year. Staff has also included Condition #5 which stipulates procedures for grading plans and land disturbance certifications.

Staff hereby approves this special use permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: 8/24/18
Action: Approve


Anthony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT # 2018-0073

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. **CONDITION DELETED AND REPLACED WITH CONDITION #4: 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. (CC)(SUP#1963)(P&Z)**
2. **CONDITION ADDED BY STAFF: The off-street parking area shall be smoothly graded, adequately drained and constructed with suitable subgrade base and surfacing suitable for residential parking using permeable material. (P&Z)**
3. **CONDITION ADDED BY STAFF: Any construction that adds gross FAR, including but not limited to additions, garages, or porches, will require a full hearing SUP. (P&Z)**
4. **CONDITION ADDED BY STAFF: The applicant shall install one large shade tree subject to the approval of the director of Planning and Zoning. (P&Z)**
5. **CONDITION ADDED BY STAFF: If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)**
6. **CONDITION ADDED BY STAFF: Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)**
7. **CONDITION ADDED BY STAFF: 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)**
8. **CONDITION ADDED BY STAFF: Two off-street parking spaces shall be provided on the lot. (T&ES)**

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1. OEQ and Storm have no comments.
- R-1 If the land disturbance is less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required grading plan showing topography, drainage, and grading. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
- R-3 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)
- R-4 Two off-street parking spaces shall be provided on the lot. (T&ES)
- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)
- C-3 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-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

- C-6 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-7 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-8 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-9 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-10 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- F-1 A building permit, plan review and inspections are required prior to the start of construction.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Fire:

No comments or concerns.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0073. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the addition at 201 East Monroe Avenue.


Applicant - Signature

8/24/18
Date

David W. Dively
Applicant - Printed

8/24/18
Date

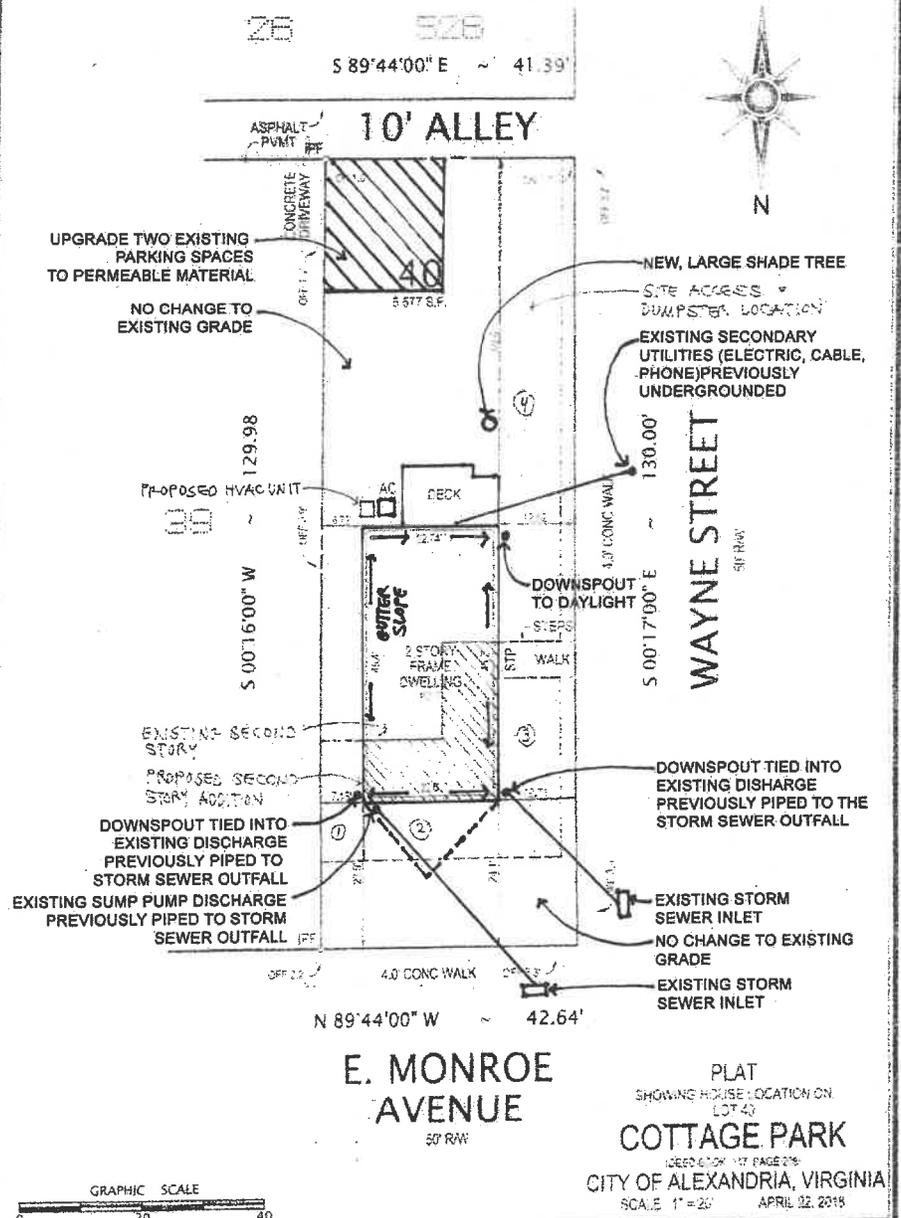


CONSTRUCTIVE, INC.

TO: City of Alexandria, Department of Planning & Zoning
FROM: David Dively, President
DATE: August 24, 2018
RE: 201 E Monroe Avenue
Special Use Permit # 2018-0073

1. **CONDITION DELETED** – replaced with condition 4.
2. **CONDITION ADDED BY STAFF:** The off-street parking area shall be smoothly graded, adequately drained and constructed with suitable subgrade base and surfacing suitable for residential parking using permeable material. (P&Z).
RESPONSE: Two off-street parking spaces indicated on updated plat. The existing off-street parking spaces will be upgraded to permeable material.
3. **CONDITION ADDED BY STAFF:** Any construction that adds gross FAR, including but not limited to additions, garages, or porches, will require a full hearing SUP. (P&Z)
RESPONSE: Acknowledged
4. **CONDITION ADDED BY STAFF:** The applicant shall install one large shade tree subject to the approval of the director of Planning and Zoning. (P&Z)
RESPONSE: Location of new shade tree that has already been installed is indicated on the plat plan. The tree is *Prunus serotina* (black cherry) and is a fast-growing native species. The estimated 20-year canopy coverage is 250 square feet.
5. **CONDITION ADDED BY STAFF:** If the land disturbance is Less than 2,500 square the applicant shall submit Land Disturbance and Drainage Certificates along with the required plan showing topography, drainage, and grading. (T&ES)
RESPONSE: Land disturbance is Less than 2500 square feet. Please see attached Land Disturbance and Drainage Certificate along with the plat plan.
6. **CONDITION ADDED BY STAFF:** Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
RESPONSE: Acknowledged
7. **CONDITION ADDED BY STAFF:** 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)
RESPONSE: Acknowledged
8. **CONDITION ADDED BY STAFF:** Two off-street parking spaces shall be provided on the lot. (T&ES)
RESPONSE: Off-street parking specs indicated on plat plan.

NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET



ORDERED BY: _____

CONSTRUCTIVE INC.

6855 ROCKLEIGH WAY
ALEXANDRIA, VA 22315
703-988-4008
INFO@NOVA-SURVEYS.COM
WWW.NOVA-SURVEYS.COM

CASE NAME: CONSTRUCTIVE INC
LIMITS OF DISTURBED AREA:

- ① 7' x 20' = 140 ft
- ② 10' x 33' = 330 ft
- ③ 10' x 19' = 190 ft
- ④ 10' x 78' = 780 ft

TOTAL = 1440 ft



Disturbed Area Certification:

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Drainage Certification:

I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Property Owner

Date

