

Docket Item #5  
BZA #2023-00008  
Board of Zoning Appeals  
June 12, 2023

**ADDRESS:** 7 WEST WYATT AVENUE  
**ZONE:** R-2-5/ SINGLE AND TWO-FAMILY ZONE  
**APPLICANT:** DANIEL AND JANENE NEELY, OWNERS

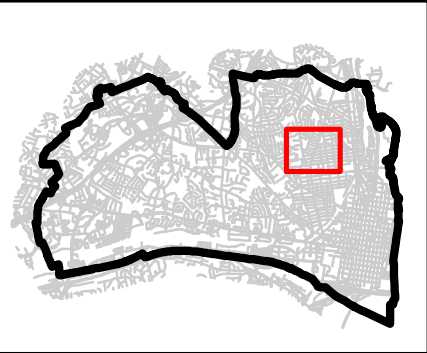
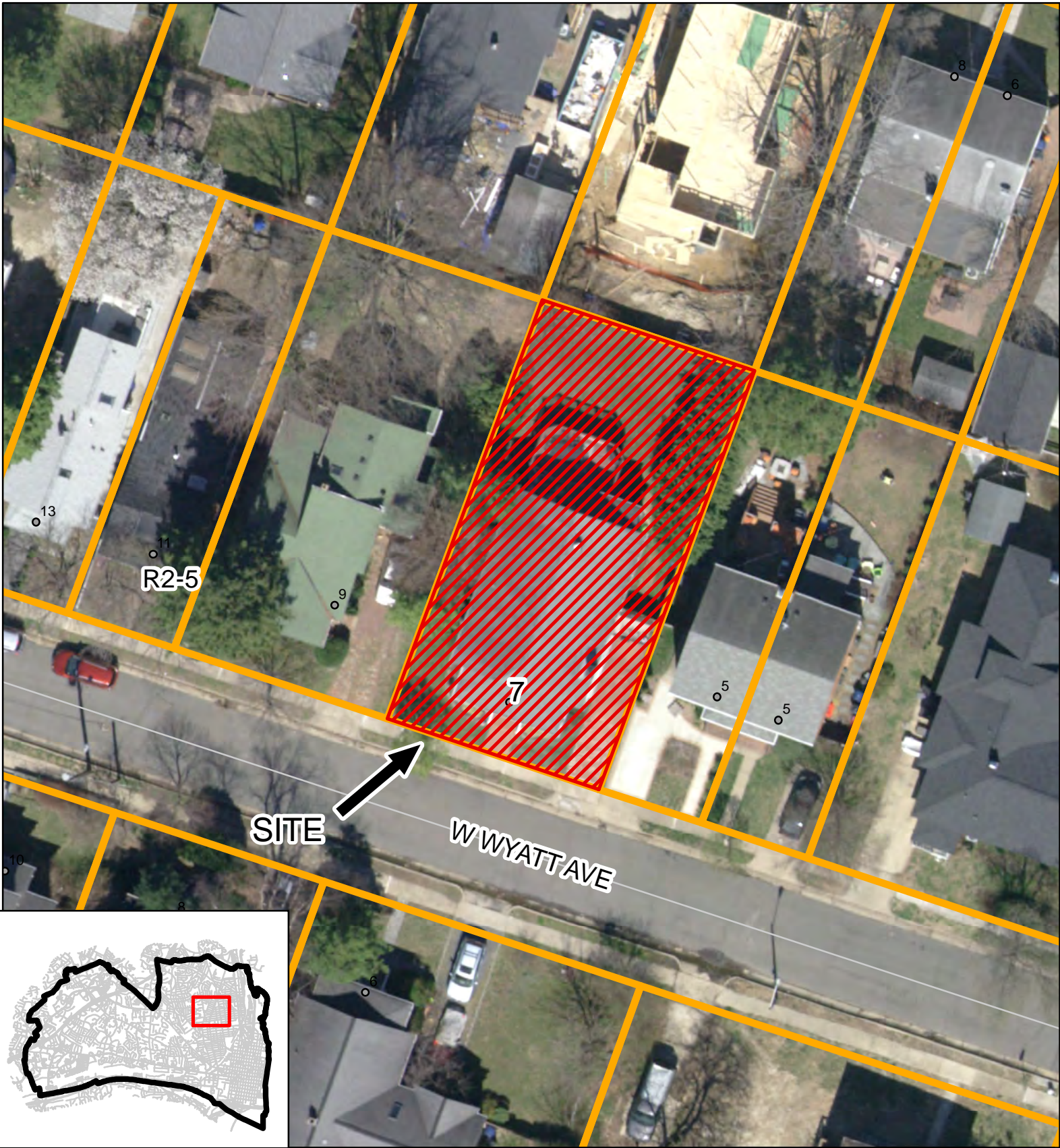
**ISSUE:** Special exception to construct a second story addition over existing footprint in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(1)	Font Yard	18.80 feet*	17.10 Feet	1.70 feet

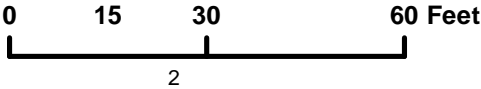
\* The minimum front yard setback is determined by the contextual blockface range, which in this case is between 18.80 feet and 25.20 feet. The minimum front yard setback is 18.80 feet.

The staff **recommends approval** of the requested special exception because the request meets all the criteria for a special exception.

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. Prior to final inspections, the applicant must consolidate the lots and submit proof of recorded consolidation and submit a survey plat prepared by a licensed surveyor confirming building footprint, setbacks. The special exception must also be recorded in the City's Land Records Office prior to the release of the building permit.



**BZA #2023-00008**  
**7 West Wyatt Avenue**





### **I. Issue**

The applicants propose to build a second-story addition over the existing one-story dwelling in line with the front building wall facing West Wyatt Avenue.

### **II. Background**

The subject property is two lots of records with 50.00 feet of frontage, a depth of 100.00 feet along the east and west sides property lines and 50.00 feet across the rear north property line. The combined lot area is 5,000 square feet. The lot complies with the R-2-5 zone regulations for lot size, frontage and width.

The dwelling is located 17.10 feet from the front property line, 11.30 feet from the east side property line, 10.30 feet from the west side property line, 56.53 feet from the rear building wall to the rear property line and 19.57 feet from the rear of the deck to the rear property line. The front porch is located 9.10 feet from the front property line, 14.23 feet from the east side property line and 12.77 feet from the west side property line. According to Real Estate Assessments, the house was constructed in 1925.



*Figure 1: Subject Property*

The following table provide zoning analysis of the subject property:

<b>R-2-5 Zone</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Lot Frontage	40.00 ft.	50.00 ft.	50.00 ft.
Lot Width	50.00 ft.	50.00 ft.	50.00 ft.
Front Yard	Minimum 18.80 ft.*	17.10 ft.	17.10 ft.
Side Yard	7.00 ft. (west)	10.30 ft.	10.30 ft.
Side Yard	7.00 ft. (east)	11.30 ft.	11.30 ft.
Rear Yard (dwelling)	17.47 ft.	5.53 ft.	43.13 ft.
Rear Yard (deck)	7.00 ft.	19.57 ft.	19.57 ft.
Building Height	30.00 ft.	17.48 ft.	23.99 ft.
Floor Area Ratio (FAR)	2250 sq. ft (.45)	1,163.00 sq. ft.	2,248.00 sq. ft.

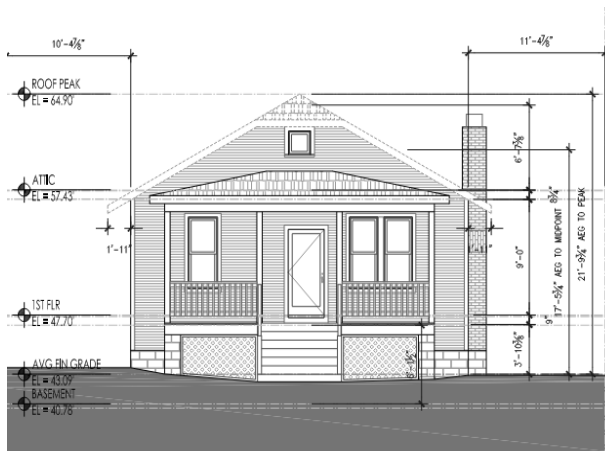
\* The minimum front yard setback is determined by the contextual blockface range, which in this case is between 18.80 feet and 25.20 feet. The minimum front yard setback is 18.80 feet.

### **III. Description**

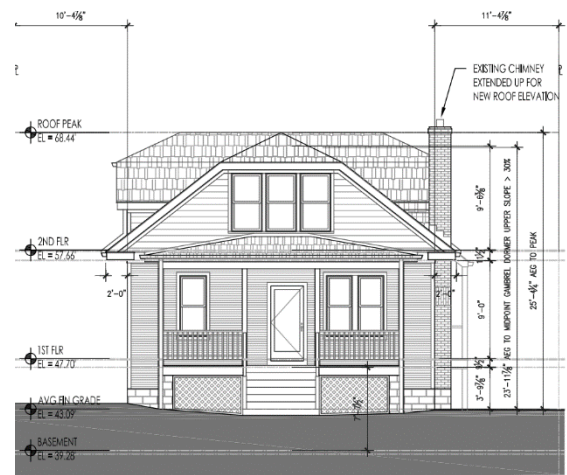
The applicants propose to expand the existing first floor with an addition measuring 13.54 feet in depth by 28.00 feet in width for a total of 379.12 square feet, construct a second-story addition over the existing and expanded first floor that will measure approximately 28.12 feet in width by 51.77 feet in depth for a total of 1455.77 square feet. In addition, the applicants propose an open rear porch that measures 8.00 feet by 13.00 feet for a total of

104.00 square feet and a rear deck measuring approximately 23.66 feet by 19.33 feet. There will also be a covered entry in the east side yard towards the rear that measures 3.00 feet in width and a depth of 8.38 feet for a total of 25.14 square feet. Only the second story addition will require a special exception to be constructed in the required front yard.

The applicants request a special exception of 1.70 feet to building above the existing footprint of the house where the front building wall sits forward of the contextual block face. The minimum front yard setback is determined by the contextual block face range for the abutting properties developed with single or two-family dwellings that share a common street frontage to the subject property. In this case, the range is between 18.80 feet and 27.00 feet. The existing front building wall is located 17.10 feet from the property line and 1.70 feet forward of the minimum front yard setback as determined by the contextual block face, thus the applicants request a special exception to construct the second story addition in line with the existing noncomplying front building wall.



**Figure 2: Existing**



**Figure 3: Proposal**

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

#### **IV. Master Plan/Zoning**

The subject property is zoned R-2-5, Single and Two-Family zone and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Potomac West Small Area Plan.

#### **V. Requested Special Exception:**

3-506(A)(1) Font Yard

The applicants request a special exception of 1.70 feet from the required 18.80 foot minimum front yards setback, as determined by the contextual blockface range, to construct a second story addition above the existing front building wall 17.10 feet from the front property line.

**VI. Noncomplying Structure**

The subject property is a complying lot that is developed with a noncomplying structure. The Structure is noncomplying with respect to:

	<b><u>Required</u></b>	<b><u>Provided</u></b>	<b><u>Noncompliance</u></b>
Front Yard	18.80 ft. *	17.10 ft.	1.70 ft.

\*The minimum front yard setback is determined by the contextual blockface range, which in this case is between 18.80 feet and 25.20 feet. The minimum front yard setback is 18.80 feet.

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The special exception will not be a detriment to the public welfare, neighborhood or the adjacent properties. The street consists of varying styles of houses with varying heights. Many of the homes in the neighborhood have open front porches, the existing front porch will remain. The proposed addition will be located no closer to the front property line than the existing dwelling and the project will comply with side and rear setbacks, so it will be adequately setback from other properties.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

**The second-story addition will not increase traffic congestion or increase the danger for fire or public safety. The side and rear yard setbacks provided are greater than the minimum required for the addition which will aid in the supply of light and air to adjacent properties. The height of the second story addition is well below the 30.00 foot maximum allowed in the zone.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**The approval of the modest second story addition will not alter the essential character of the area or the zone. This street has a mixture of one and two-story dwellings in the neighborhood and this addition will be constructed in line with the existing front and side building walls.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**The proposal will be compatible with the surrounding neighborhood in terms of lot development pattern and the scale of dwellings. In addition, the design of the new addition is keeping with the architecture features of the existing house.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**The applicants could shift the front wall of the second story addition 1.70 feet towards to the rear, however it is unreasonable to request this change as the result would negatively impact design of the front façade and would present unnecessary construction challenges. The plan the applicant is proposing allows for the applicants to use minimum yard space to achieve goals of an extended family room, three bedrooms and two bathrooms.**

## **VIII. Staff Conclusion**

### **Neighborhood Impact**

The addition will not cause a negative impact to the neighborhood in terms of use, height, or style. The properties along West Wyatt Avenue vary in height and scale. The proposed increase in height of the existing noncomplying front building wall to accommodate a second story will be compatible with the neighborhood.

### **Light and Air**

The second story addition in line with the existing front building wall and slightly forward of the minimum required front yard will not negatively impact light or air to any other property. The expanded dwelling will continue to comply with all other required yards, providing adequate light and air to other properties.

Lot Constraints

The placement of the existing house located slightly forward of the minimum front setback required by the contextual blockface makes the construction of a modest second story addition above the existing footprint impossible without requesting a special exception to expand an existing noncomplying wall.

As outlined above, staff believes the request meets all the criteria for a special exception and **recommends approval**.

Staff:

Marlo Ford, AICP, Urban Planner, marlo.ford@alexandriava.gov

Mary Christesen, Principal Planner, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

## DEPARTMENTAL COMMENTS

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

\* The applicant is advised that if the variance is approved the following additional comments apply.

### Transportation and Environmental Services:

#### CONDITIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition if a separate demolition permit is required. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)

#### FINDINGS:

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan, it is suggested that T&ES be included in the review. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

#### CODE REQUIREMENTS

- C-1 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). (T&ES)
- C-2 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-3Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewers are not available applicants 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-4All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6All 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)

Code Administration:

C-1 A building permit is required.

Recreation (Arborist):

F-1 Reviewed and have no comments

Historic Alexandria (Archaeology):

F-1 According to historic maps and aerial photographs, the property remained vacant until the house was built in the 1920s. The property could contain information pertaining to the development of suburban Alexandria in the early twentieth century.

F-2 \*The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts 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.

F-3 \* The applicant shall not allow any metal detection and/or artifact collection to be conducted the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

F-4 \*All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

F-5 The statements in archaeology conditions above marked with an asterisk (\*) shall appear in the General Notes of all site plans and on grading plans so that on-site contractors are aware of the requirements.



## APPLICATION BOARD OF ZONING APPEALS

### SPECIAL EXCEPTION FOR ADDITIONS

#### Section of zoning ordinance from which request for special exception is made:

Relief is sought from 3-506 - Bulk and open space regulations for the R-2-5 zone requiring the following. The existing home's front wall is approximately 17.1' from the front property line. The applicant proposes to add a 2nd story where they would need to extend up a non-complying wall in the required front yard. We have provided the contextual block face calculation in this application showing the

#### PART A

1. **Applicant:** ☐ Owner ☐ Contract Purchaser ☒ Agent

**Name** Karen Conkey

**Address** 325 North Patrick Street, Alexandria, VA 22314

**Daytime Phone** 703-589-4550

**Email Address** kconkey@conkeyarchitects.com

2. **Property Location** 7 W. Wyatt Avenue, Alexandria, VA 22301

3. **Assessment Map #** 034.01 **Block** 05 **Lot** 18 **Zone** R-2-5

4. **Legal Property Owner Name** Daniel Neely, Janene Neely

**Address** 7 W. Wyatt Avenue, Alexandria, VA 22301

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. **Applicant.** 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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
<sup>1.</sup> Daniel Neely	7 W. Wyatt Avenue	50%
<sup>2.</sup> Janene Neely	7 W. Wyatt Avenue	50%
<sup>3.</sup>		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 7 W. Wyatt Avenue, Alexandria, VA 22301 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
<sup>1.</sup> Daniel Neely	7 W. Wyatt Avenue	50%
<sup>2.</sup> Janene Neely	7 W. Wyatt Avenue	50%
<sup>3.</sup>		

3. **Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
<sup>1.</sup> Karen Conkey	spouse	William Conkey
<sup>2.</sup>		
<sup>3.</sup>		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/14/2023

Date

Karen Conkey

Printed Name



Signature

**5. Describe request briefly:**

Special exception to add a 2nd story extending up a non-complying front wall in the required front yard.

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

☒ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Karen Conkey

\_\_\_\_\_  
**Print Name**

703-589-4550

\_\_\_\_\_  
**Telephone**



\_\_\_\_\_  
**Signature**

4/14/2023

\_\_\_\_\_  
**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

**NOTE TO APPLICANT:** Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The proposed modification will give the applicant additional usable and livable space and maintain the structural integrity of the front wall's construction.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

It is our opinion that the proposed special exception will not harm the adjoining properties and will not negatively impact the neighborhood.

- 3. Explain how the proposed addition will affect the light and air to any**

Since the proposed modification is on the north side of the street and set towards the front of the lot, there will be little to no effect on light or air on any adjoining properties.



**4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

Many homes in the neighborhood have 2nd stories usable space. The proposed design mimics numerous other adjacent homes along W. Wyatt Ave.

**5. How is the proposed construction similar to other buildings in the immediate area?**

The construction proposed, where the 2nd story is enclosed by the altered roof line with dormers, is very similar to several homes immediately across the street.

**6. Explain how this plan represents the only reasonable location on the lot to**

By using the existing home's footprint and extending the home up by an additional story, the property maintains its existing open space between it and its neighbors for a more efficient use of the lot while still adding desired living space.

**7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

The applicant intends to review this application with their neighbors and seek letters of support.



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for Single and Two-Family Residential Outside Historic Districts

A

## A. Property Information

A1. 7 W. Wyatt Avenue  
Street Address

R-2-5  
Zone

A2. 5,000.00  
Total Lot Area

x 0.45  
Floor Area Ratio Allowed by Zone

= 2,250.00  
Maximum Allowable Floor Area

## B. Existing Gross Floor Area

### Existing Gross Area

Basement 1,080.06  
First Floor 1,080.06  
Second Floor  
Third Floor  
Attic 1,080.06  
Porches 190.00  
Balcony/Deck 394.00  
Garage  
Other\*\*\* 106.84

### Allowable Exclusions\*\*

Basement\*\* 1,080.06  
Stairways\*\* 13.00  
Mechanical\*\* 12.00  
Attic less than 7'\*\*\* 1,080.06  
Porches\*\* 190.00  
Balcony/Deck\*\* 394.00  
Garage\*\*  
Other\*\*\* 106.84  
Other\*\*\*

B1. 3,931.02 Sq. Ft.  
Existing Gross Floor Area\*

B2. 2,875.96 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 1,055.06 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

106.84 = areas to be demolished

B1. Total Gross 3,931.02

B2. Total Exclusions 2,875.96

## C. Proposed Gross Floor Area

### Proposed Gross Area

Basement 0.00  
First Floor 379.32  
Second Floor 1,455.77  
Third Floor  
Attic  
Porches 130.00  
Balcony/Deck 106.00  
Garage  
Other\*\*\*

### Allowable Exclusions\*\*

Basement\*\* 0.00  
Stairways\*\* 74.00  
Mechanical\*\* 13.00  
Attic less than 7'\*\*\*  
Porches\*\* 130.00  
Balcony/Deck\*\* 106.00  
Garage\*\*  
Other\*\*\* 7' - 0" 559.00  
Other\*\*\*

C1. 2,071.09 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 882.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 1,189.09 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross 2,071.09

C2. Total Exclusions 882.00

## D. Total Floor Area

D1. 2,244.15 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,250.00 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

## E. Open Space (RA & RB Zones)

E1. Sq. Ft.  
Existing Open Space

E2. Sq. Ft.  
Required Open Space

E3. Sq. Ft.  
Proposed Open Space

## Notes

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature:

05/23/2023 8:15:03 AM

05/22/2023

Date:



## 2023 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

CONKEY ARCHITECTS, PLLC  
325 N PATRICK ST  
Alexandria, VA 22314

**License Number:** 121239-2023  
**Account Number:** 121239  
**Tax Period:** 2023  
**Business Name:** CONKEY ARCHITECTS, PLLC  
**Trade Name:** CONKEY ARCHITECTS  
**Business Location:** 325 N PATRICK ST  
Alexandria, VA 22314

**License Classification(s):**

Professional Occupations/Businesses  
9-071-004  
Architect

February 25, 2023

Dear Taxpayer:

This is your 2023 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



**This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:**

CONKEY ARCHITECTS, PLLC  
325 N PATRICK ST  
Alexandria, VA 22314

**License Number:** 121239-2023  
**Account Number:** 121239  
**Tax Period:** 2023  
**Business Name:** CONKEY ARCHITECTS, PLLC  
**Trade Name:** CONKEY ARCHITECTS  
**Business Location:** 325 N PATRICK ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-004  
Architect

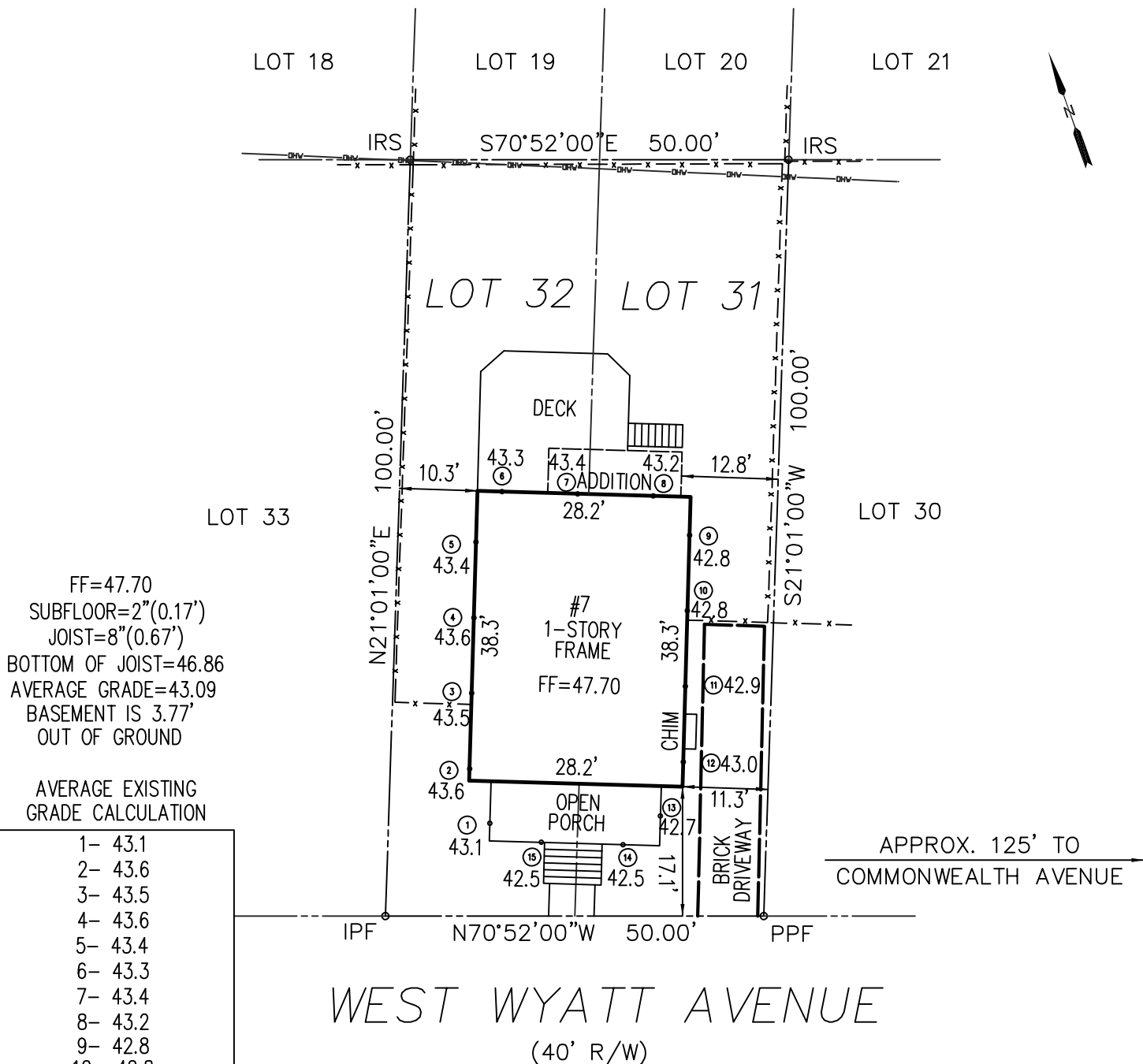
LINE TYPES:

- BOUNDARY LINE
- EASEMENT
- DRIVEWAY/ROAD
- FENCING
- OVERHEAD WIRE
- STRUCTURE

LEGEND:

- |                               |                               |                         |
|-------------------------------|-------------------------------|-------------------------|
| ADW-ASPHALT DRIVEWAY          | ER-ELECTRICAL RISER           | PP-POWER POLE           |
| A/C-AIR CONDITIONING          | F.E.-FIRE ESCAPE              | R/W-RIGHT OF WAY        |
| A/W-AREAWAY                   | FIOF-FIBER OPTICS UTILITY BOX | SMH-SANITARY MANHOLE    |
| B.E.-BASEMENT ENTRANCE        | GDW-GRAVEL DRIVEWAY           | ST.-STOOP               |
| BF- BOLT FOUND                | GEN.-GENERATOR                | TELE-TELEPHONE PEDESTAL |
| BO- BOLLARD                   | IPF-IRON PIPE FOUND           | TR/TRANS-TRANSFORMER    |
| BRL-BUILDING RESTRICTION LINE | IRS- IRON ROD SET             | WM-WATER METER          |
| CDW-CONCRETE DRIVEWAY         | IRF-IRON ROD FOUND            | WV-WATER VALVE          |
| CO-CLEANOUT                   | MH-MANHOLE                    | W.W.-WINDOW WELL        |
| CONC.-CONCRETE                | PAD-CONCRETE PAD              |                         |

TOTAL AREA= 4,997 SF



FF=47.70  
SUBFLOOR=2"(0.17')  
JOIST=8"(0.67')  
BOTTOM OF JOIST=46.86  
AVERAGE GRADE=43.09  
BASEMENT IS 3.77'  
OUT OF GROUND

AVERAGE EXISTING GRADE CALCULATION

- 1- 43.1
- 2- 43.6
- 3- 43.5
- 4- 43.6
- 5- 43.4
- 6- 43.3
- 7- 43.4
- 8- 43.2
- 9- 42.8
- 10- 42.8
- 11- 42.9
- 12- 43.0
- 13- 42.7
- 14- 42.5
- 15- 42.5

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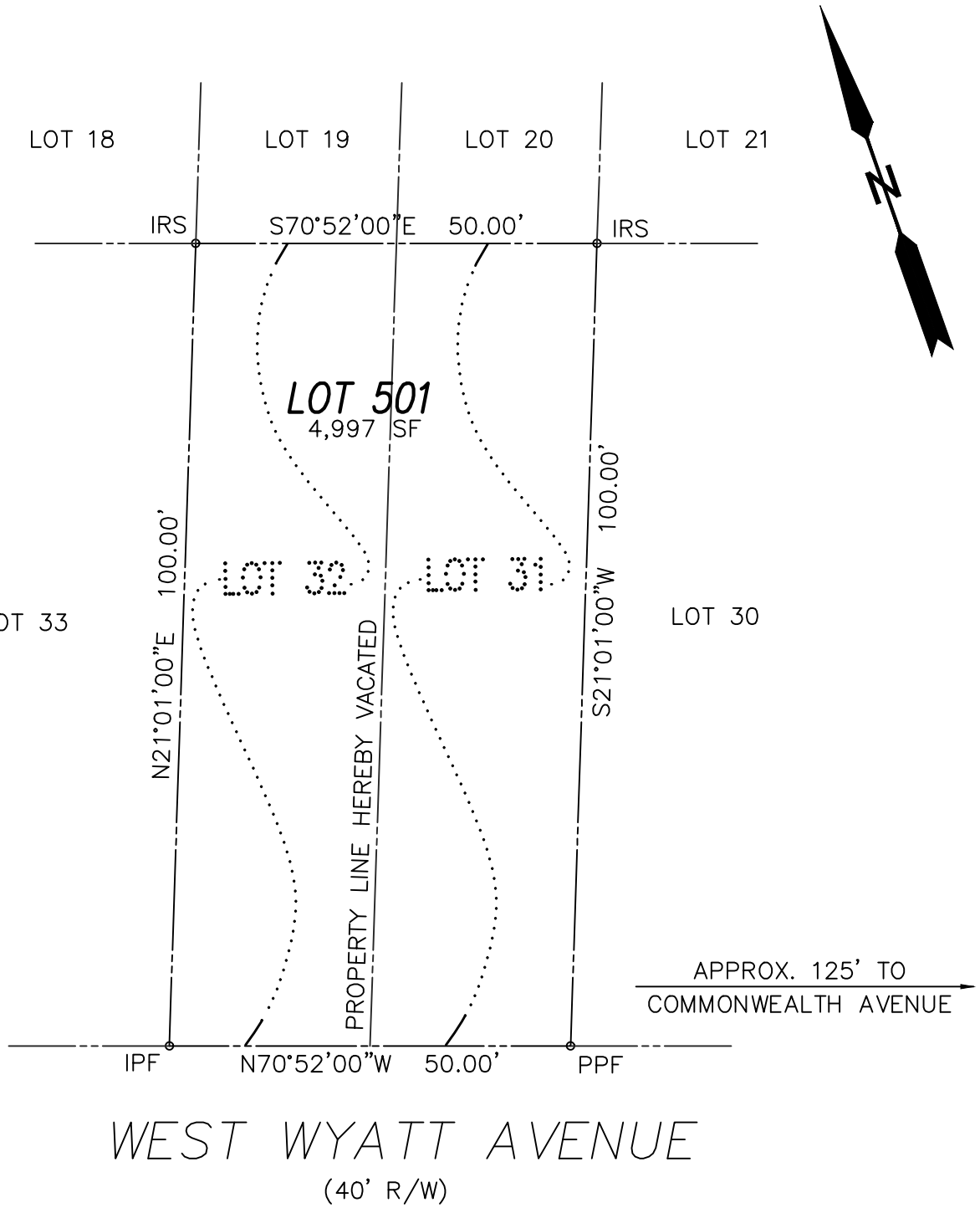
LOCATION SURVEY  
LOT 31 & 32 BLOCK 16  
MOUNT IDA  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20' DATE 10-18-22

1.) NO TITLE REPORT FURNISHED.



MERESTONE LAND SURVEYING PLLC

LAND SURVEYING & G.P.S. SERVICES  
MERESTONE LAND SURVEYING PLLC  
1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556  
(540)752-9197 FAX (540)752-9198



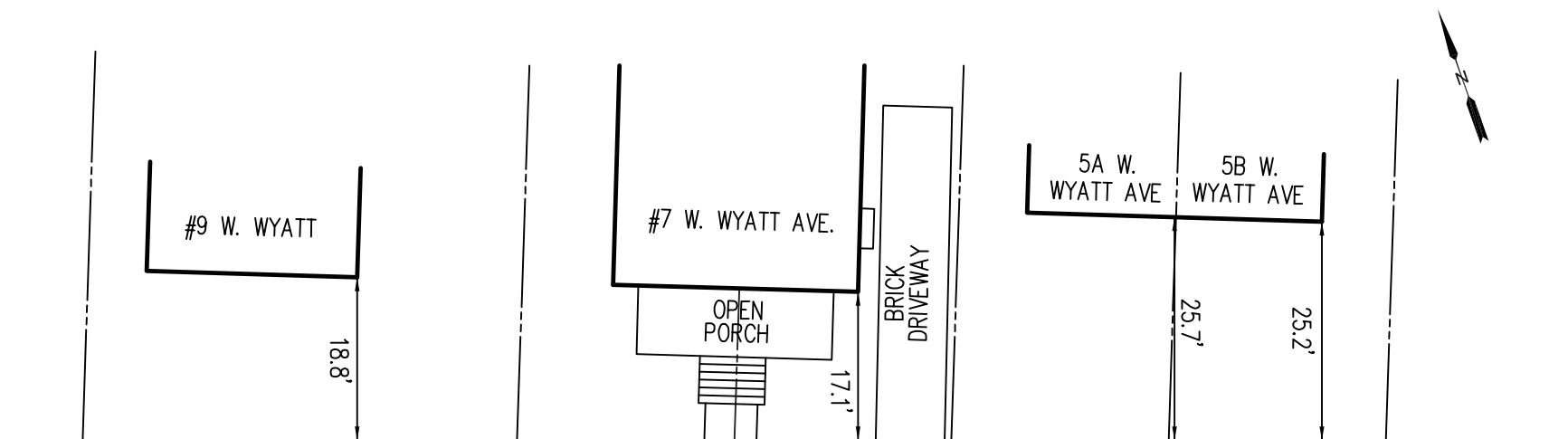
PLAT SHOWING  
LOT 501  
BEING A CONSOLIDATION OF  
LOT 31 & 32 BLOCK 16  
MOUNT IDA  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE 1"=20'      DATE 03-08-23



1.) NO TITLE REPORT FURNISHED.

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MERESTONE LAND SURVEYING PLLC  
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(540)752-9197 FAX (540)752-9198

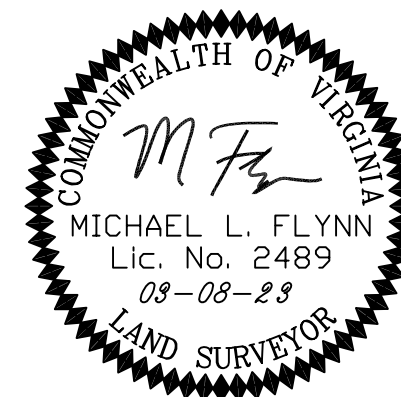
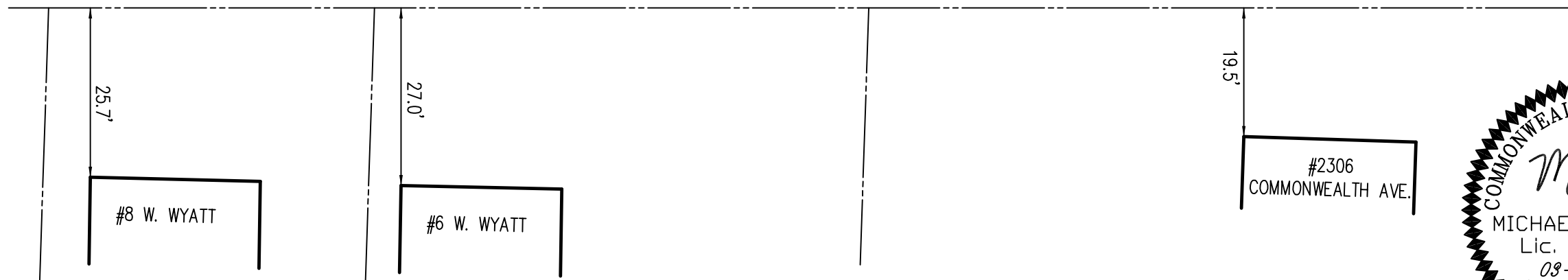


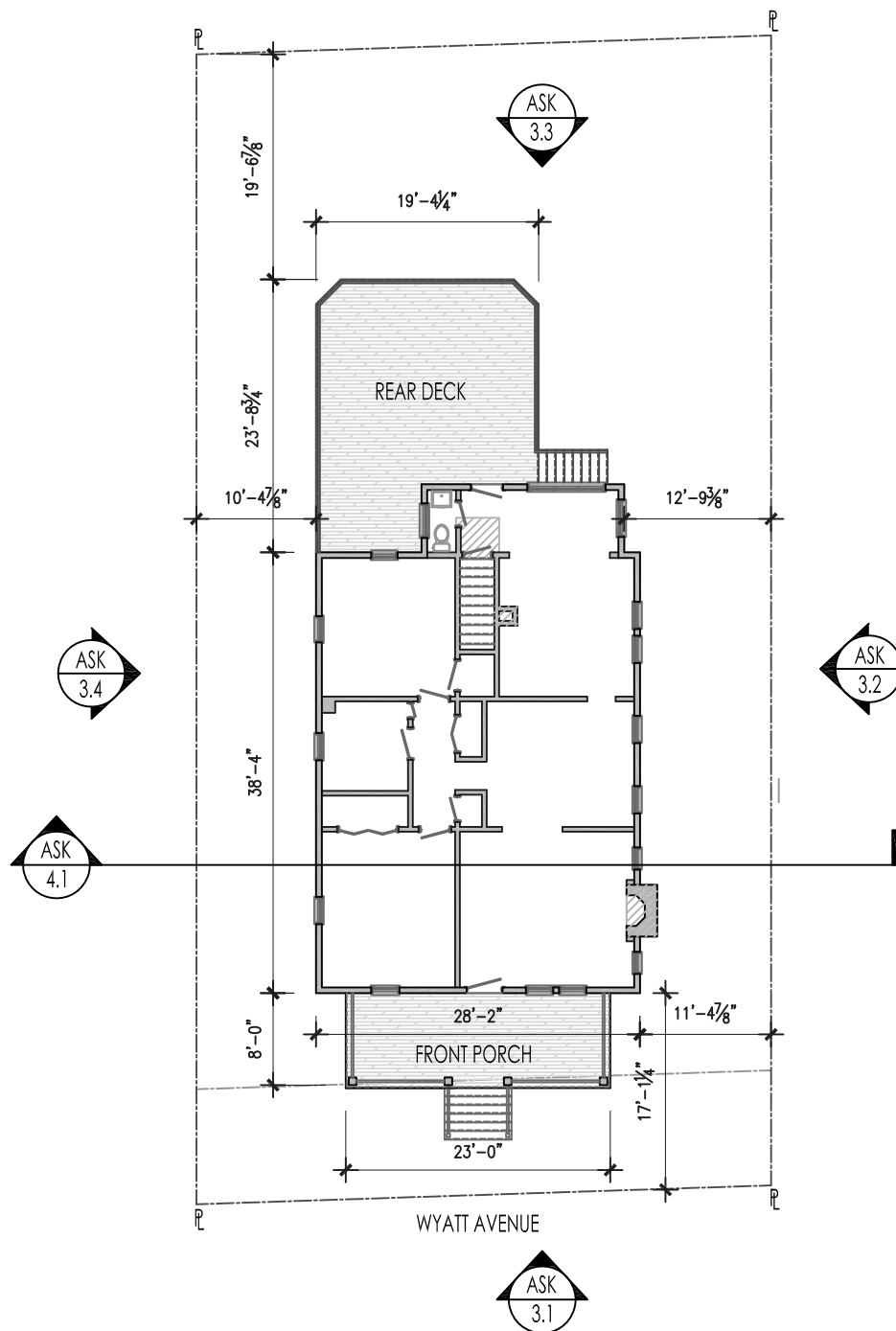


CONTEXTUAL BLOCK FACE STUDY  
 #7 W. WYATT AVENUE  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE 1"=20' DATE 03-08-23





WEST WYATT AVENUE  
 (40' R/W)

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 LAND SURVEYING & G.P.S. SERVICES  
 MERESTONE LAND SURVEYING PLLC  
 1229 GARRISONVILLE ROAD SUITE 105 STAFFORD, VA 22556  
 (540)752-9197 FAX (540)752-9198





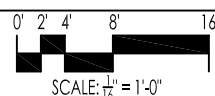
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-  EXISTING AREA DEDUCTED
-  NEW EXISTING AREA DEDUCTED
-  NEW AREA
-  NEW AREA TO BE DEDUCTED

## 7 W. Wyatt Avenue, Alexandria, VA 22301

EXISTING SITE PLAN

CLIENT:  
Janene and Dan Neely  
7 W. Wyatt Avenue  
Alexandria, VA 22301



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ARCHITECT:

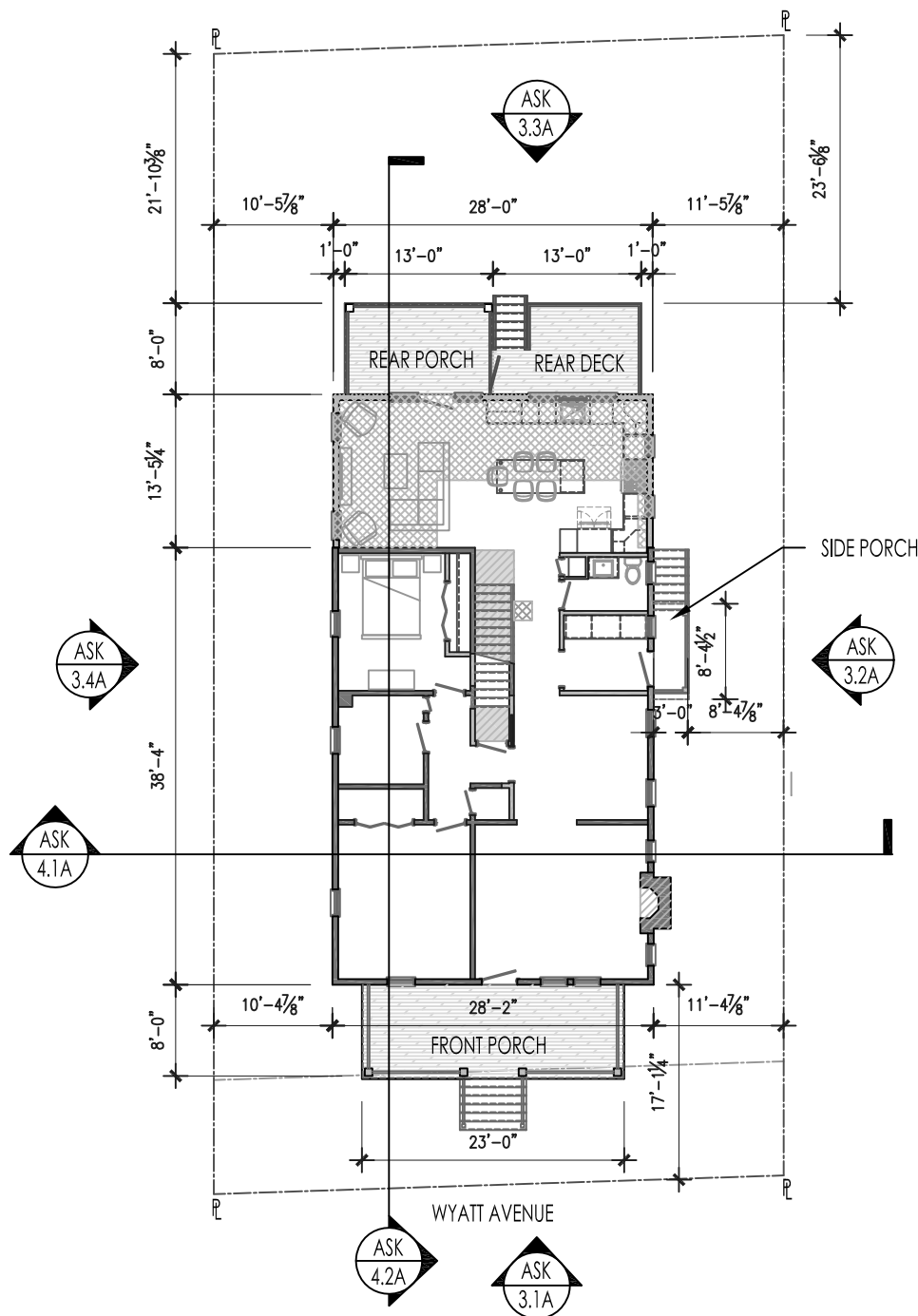
325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com

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SCHEMATIC DESIGN

**ASK**  
**1.0**

NOT FOR CONSTRUCTION



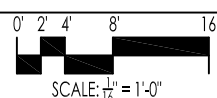
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## 7 W. Wyatt Avenue, Alexandria, VA 22301

PROPOSED SITE PLAN

CLIENT:

Janene and Dan Neely  
7 W. Wyatt Avenue  
Alexandria, VA 22301



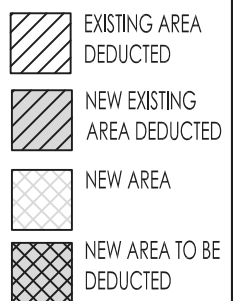
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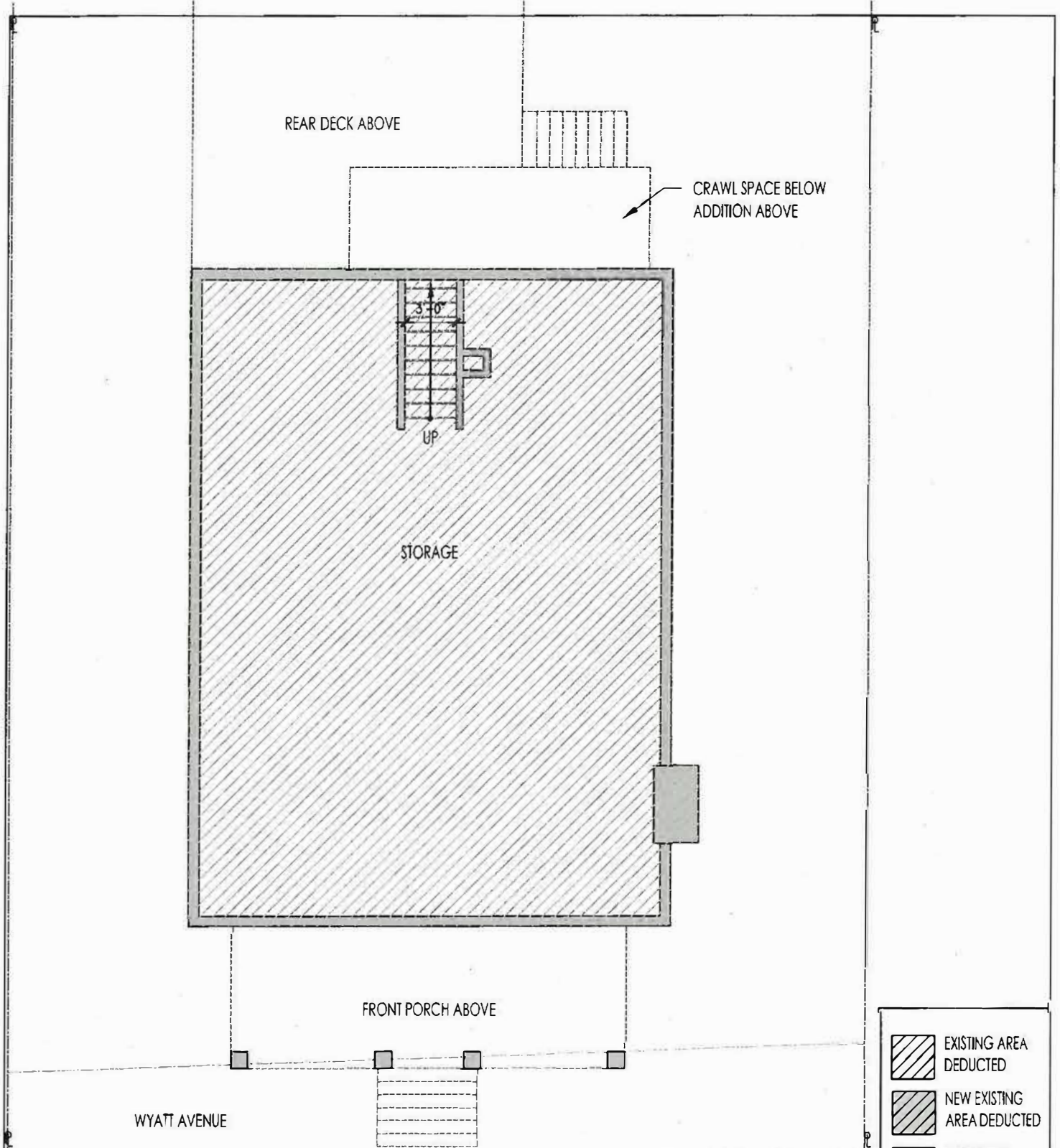
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**ASK**  
**1.0A**

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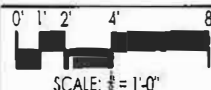


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**7 W. Wyatt Avenue, Alexandria, VA 22301**

EXISTING BASEMENT PLAN

CLIENT:  
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Alexandria, VA 22301



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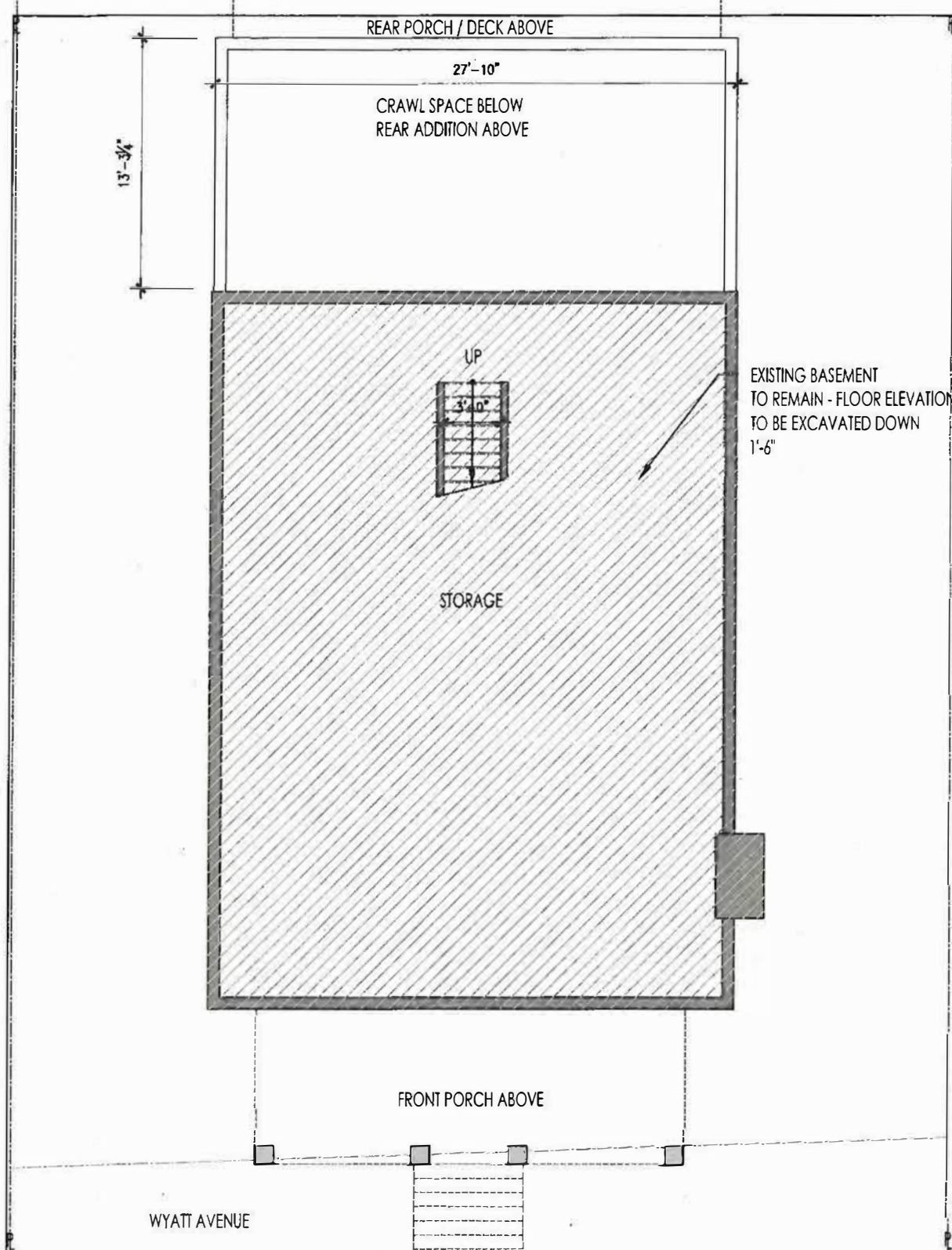
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**ASK  
2.0**

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**Revised**  
05/10/2023 12:33:20 PM



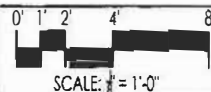


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**7 W. Wyatt Avenue, Alexandria, VA 22301**

PROPOSED BASEMENT PLAN

CLIENT:  
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-  NEW EXISTING AREA DEDUCTED
-  NEW AREA
-  NEW AREA TO BE DEDUCTED

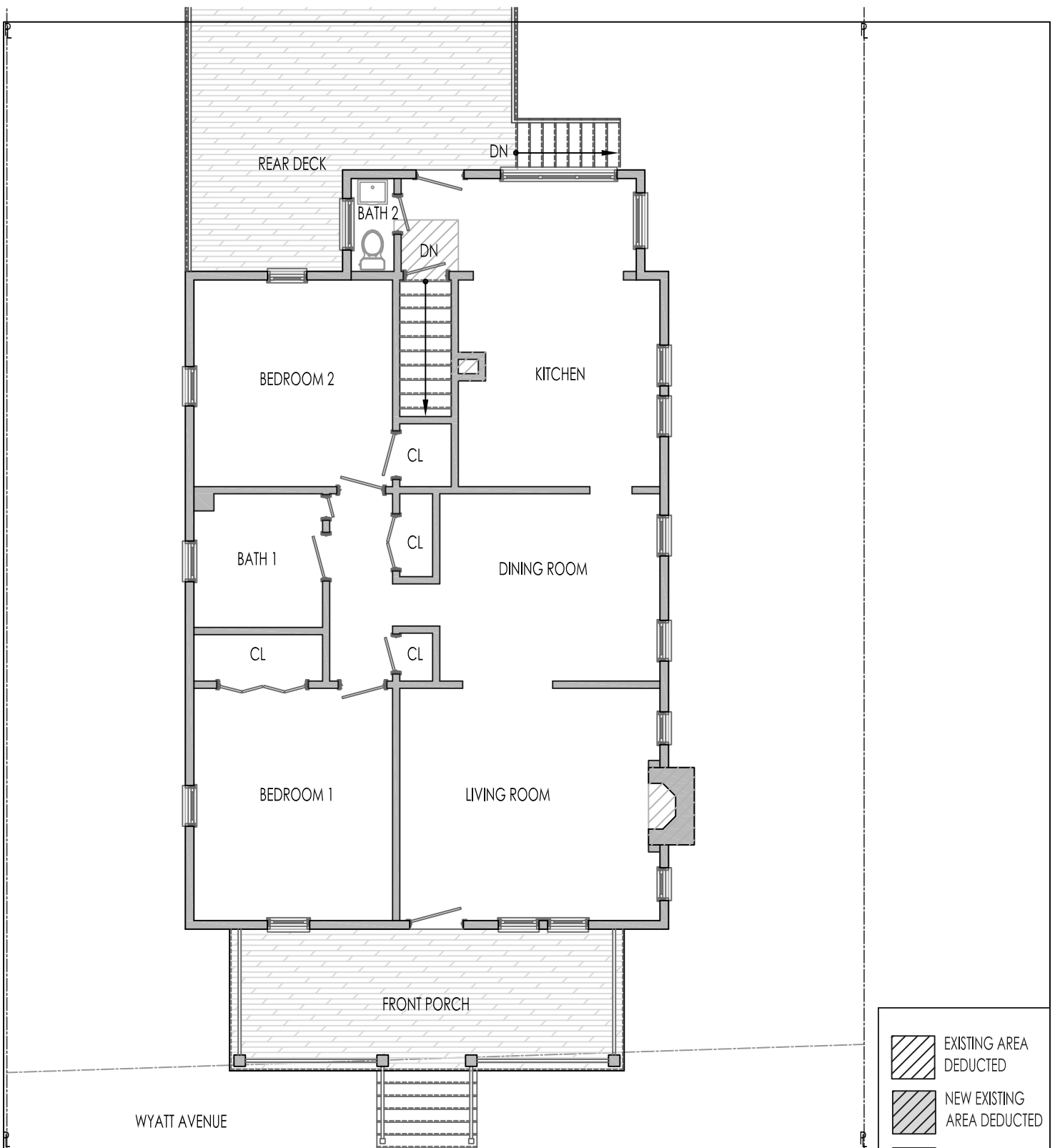
SCHEMATIC DESIGN

**ASK  
2.0A**

NOT FOR CONSTRUCTION

**Revised**  
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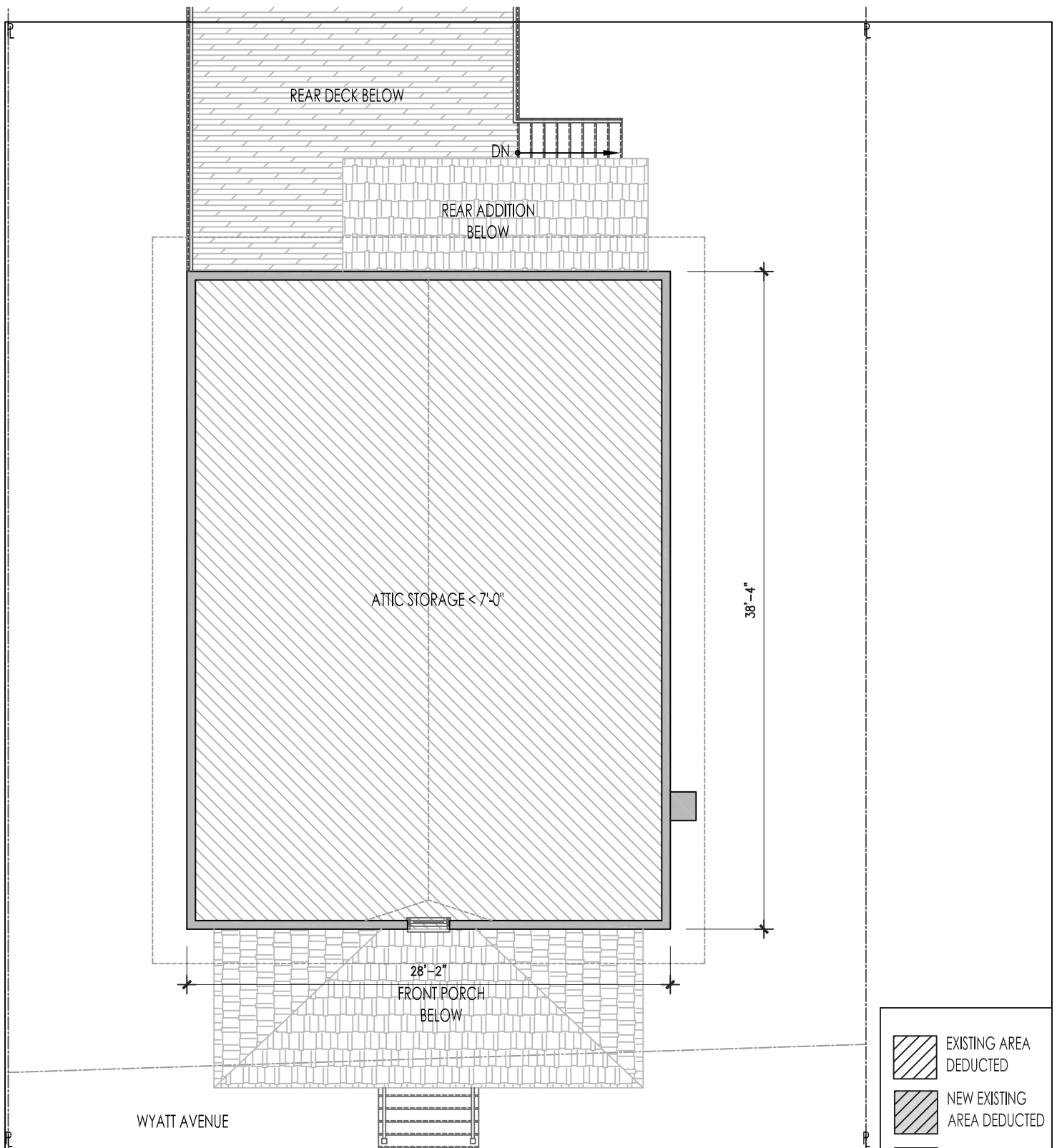




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		14 APRIL 2023	<b>Conkey   architects</b>

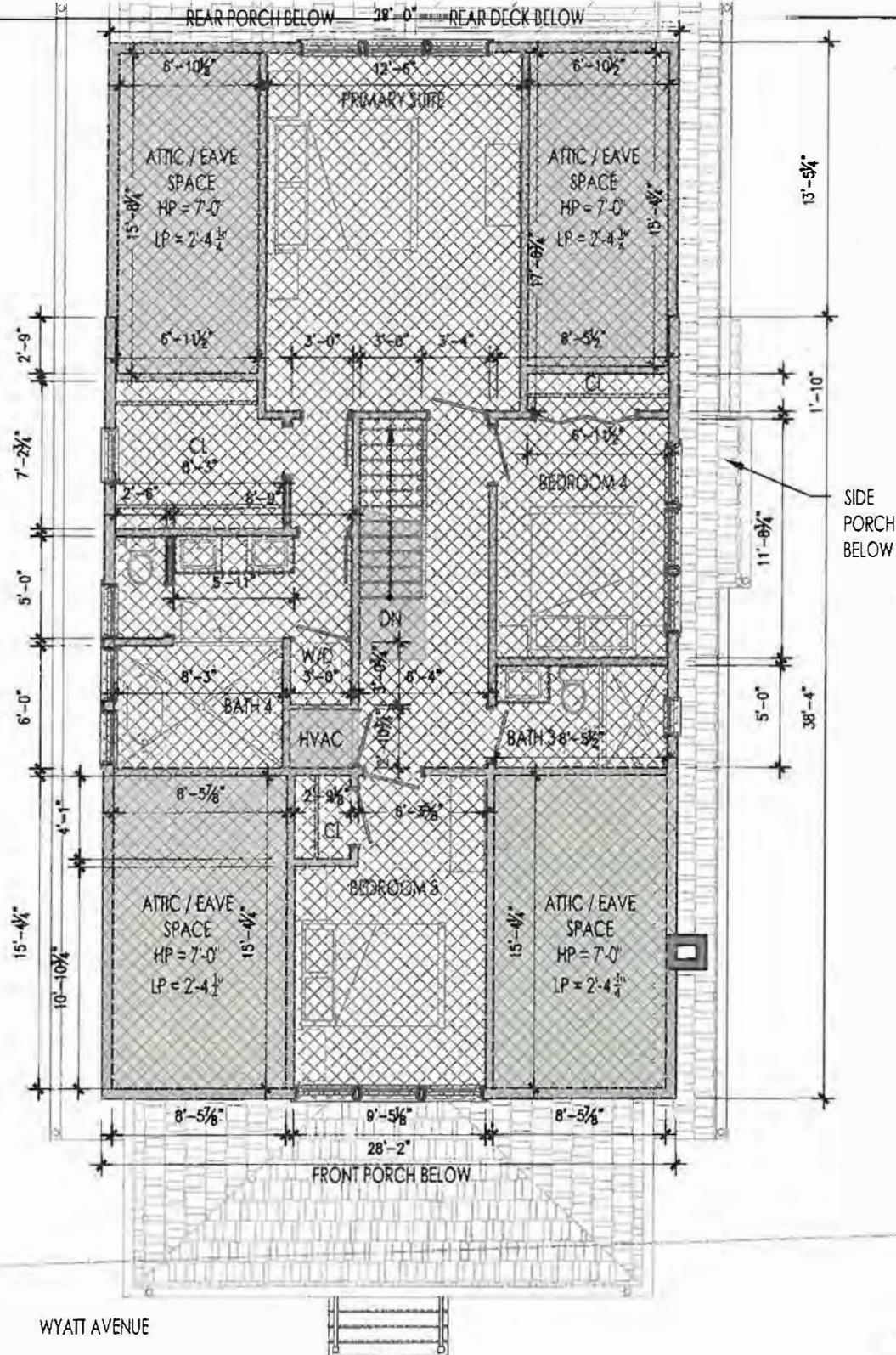




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		<b>14 APRIL 2023</b>	
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- EXISTING AREA DEDUCTED

NEW EXISTING AREA DEDUCTED

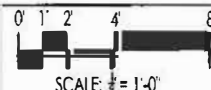
NEW AREA

NEW AREA TO BE DEDUCTED

7 W. Wyatt Avenue, Alexandria, VA 22301

PROPOSED 2ND FLOOR PLAN

CLIENT:  
Janene and Dan Neely  
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Alexandria, VA 22301



8 MAY 2023

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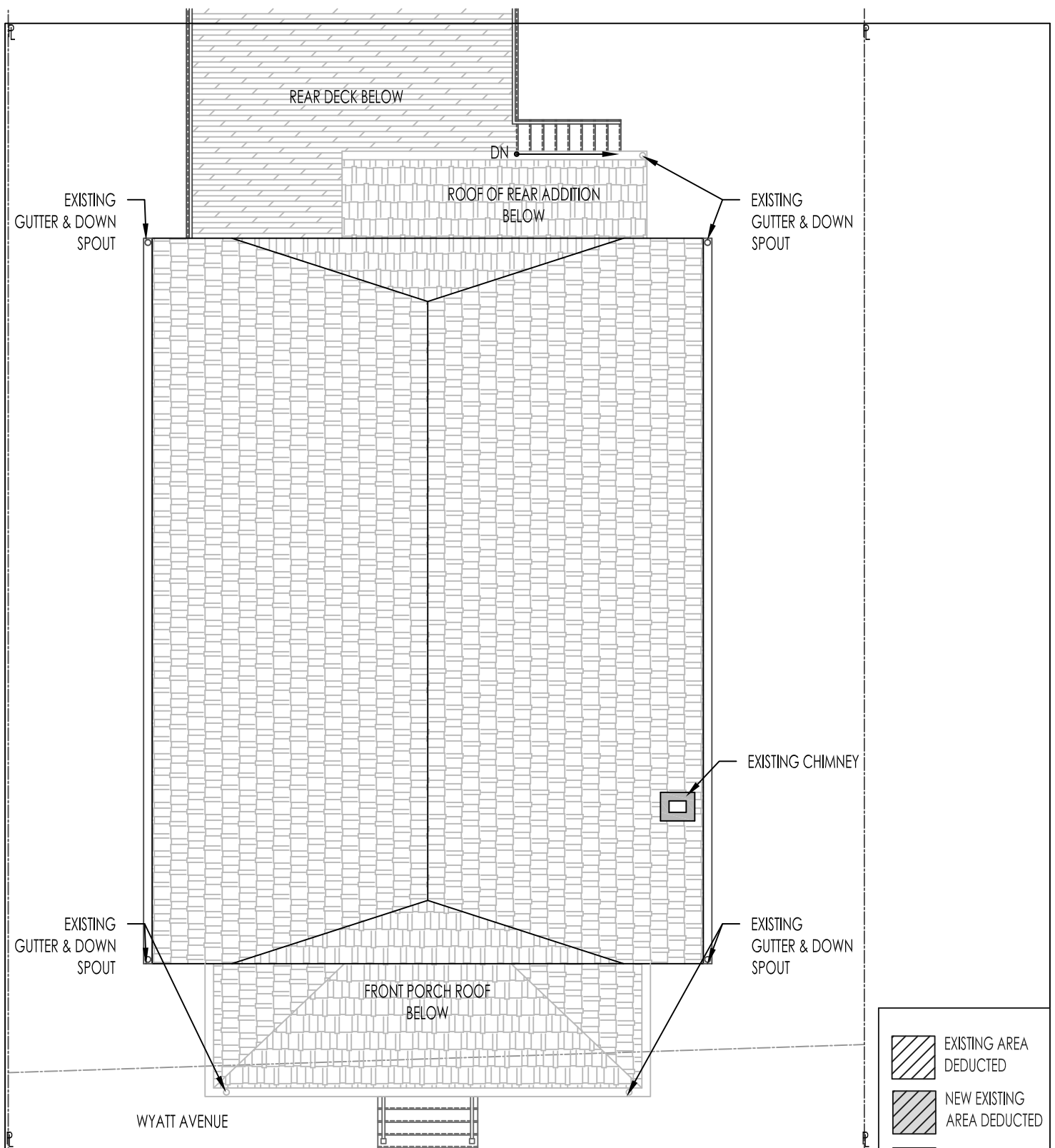
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## SCHEMATIC DESIGN





# ASK 2.2A

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# Revised



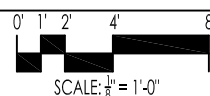
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-  EXISTING AREA DEDUCTED
-  NEW EXISTING AREA DEDUCTED
-  NEW AREA
-  NEW AREA TO BE DEDUCTED

**7 W. Wyatt Avenue, Alexandria, VA 22301**

EXISTING ROOF PLAN

CLIENT:  
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**7 W. Wyatt Avenue**  
**Alexandria, VA 22301**



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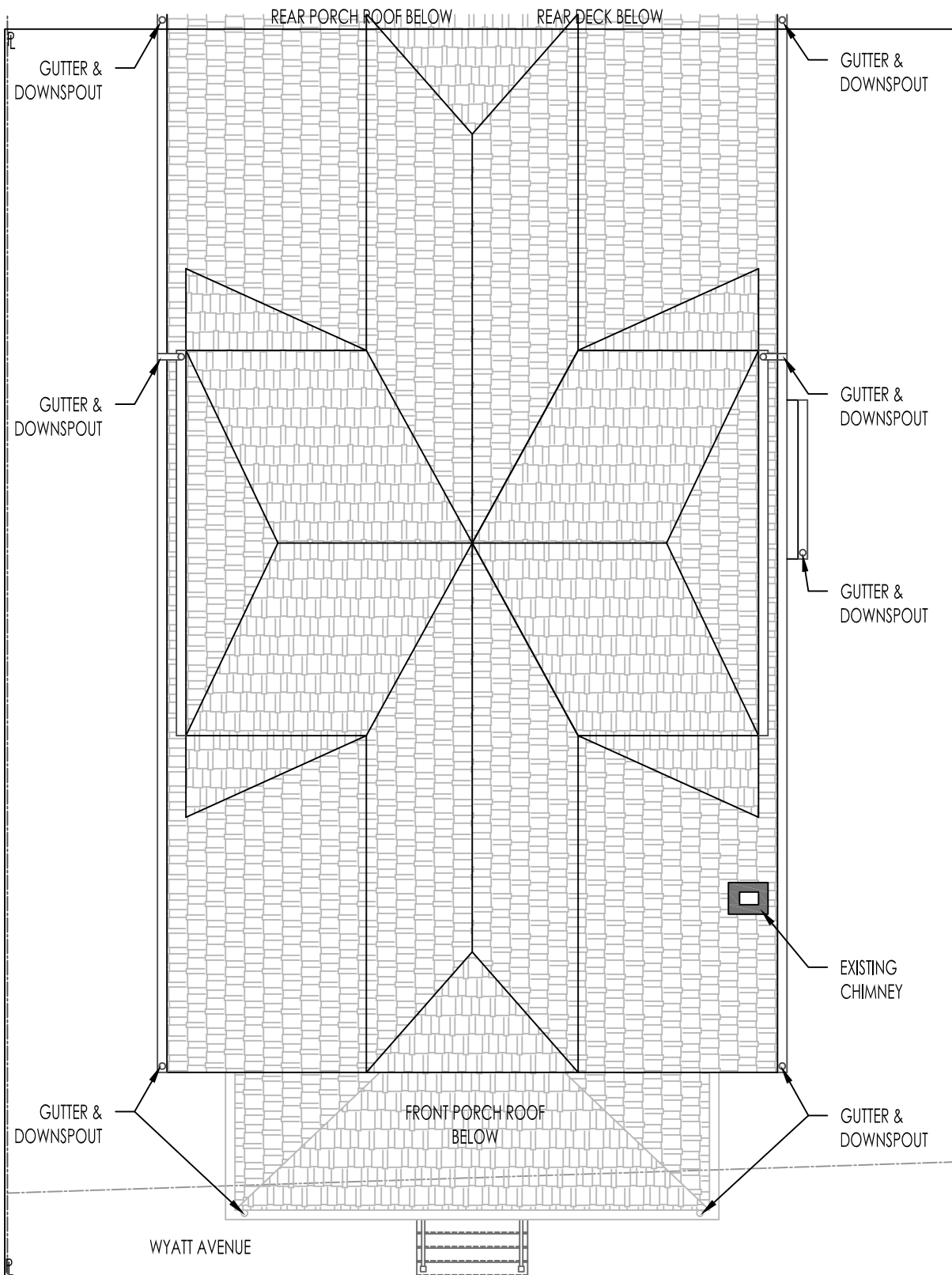
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


**ASK**  
**2.3**

NOT FOR CONSTRUCTION





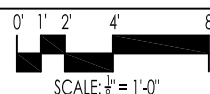
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-  EXISTING AREA DEDUCTED
-  NEW EXISTING AREA DEDUCTED
-  NEW AREA
-  NEW AREA TO BE DEDUCTED

## 7 W. Wyatt Avenue, Alexandria, VA 22301

PROPOSED ROOF PLAN

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Alexandria, VA 22301



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ARCHITECT:

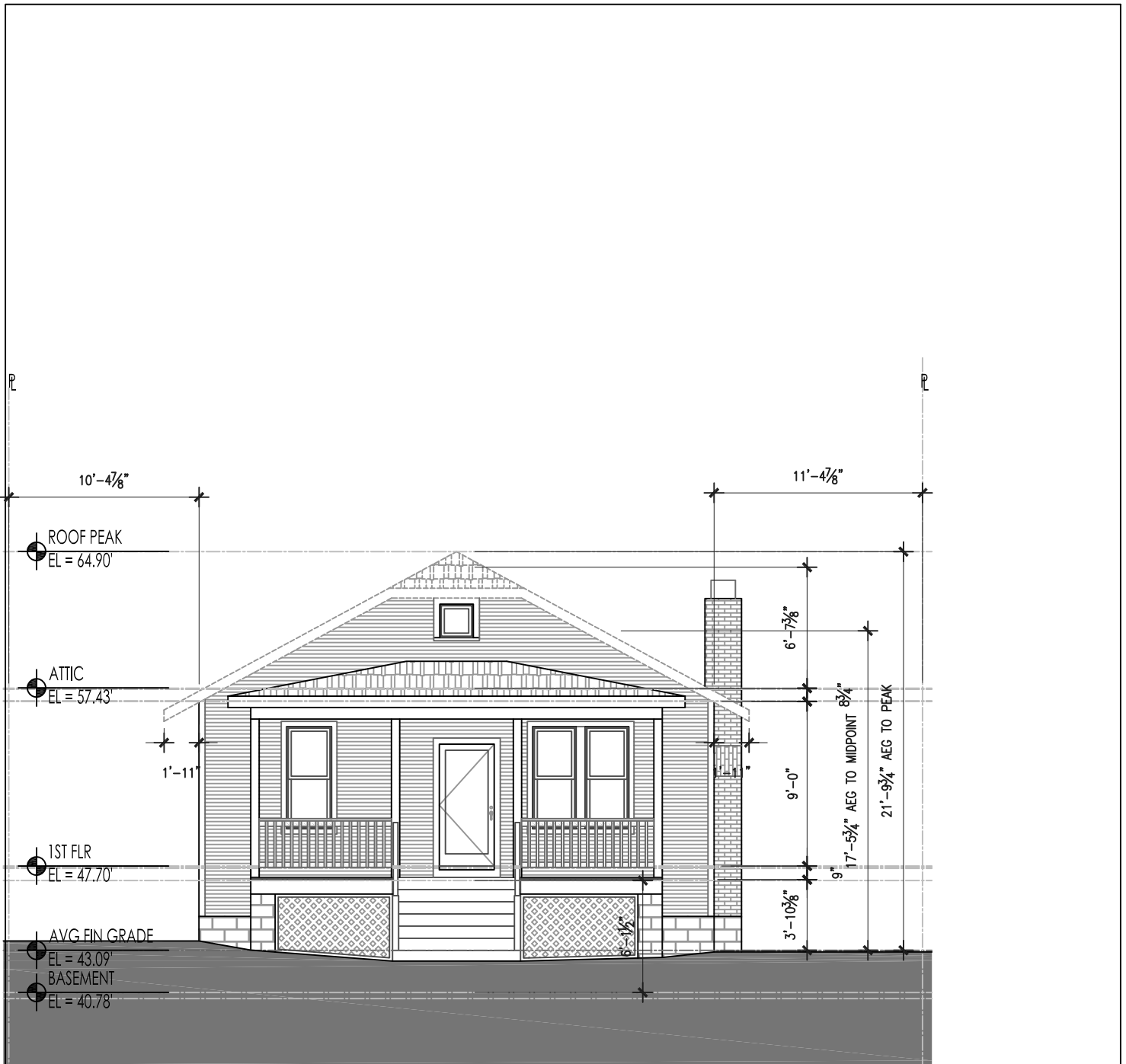
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alexandria, va 22314  
703 . 589 . 4550  
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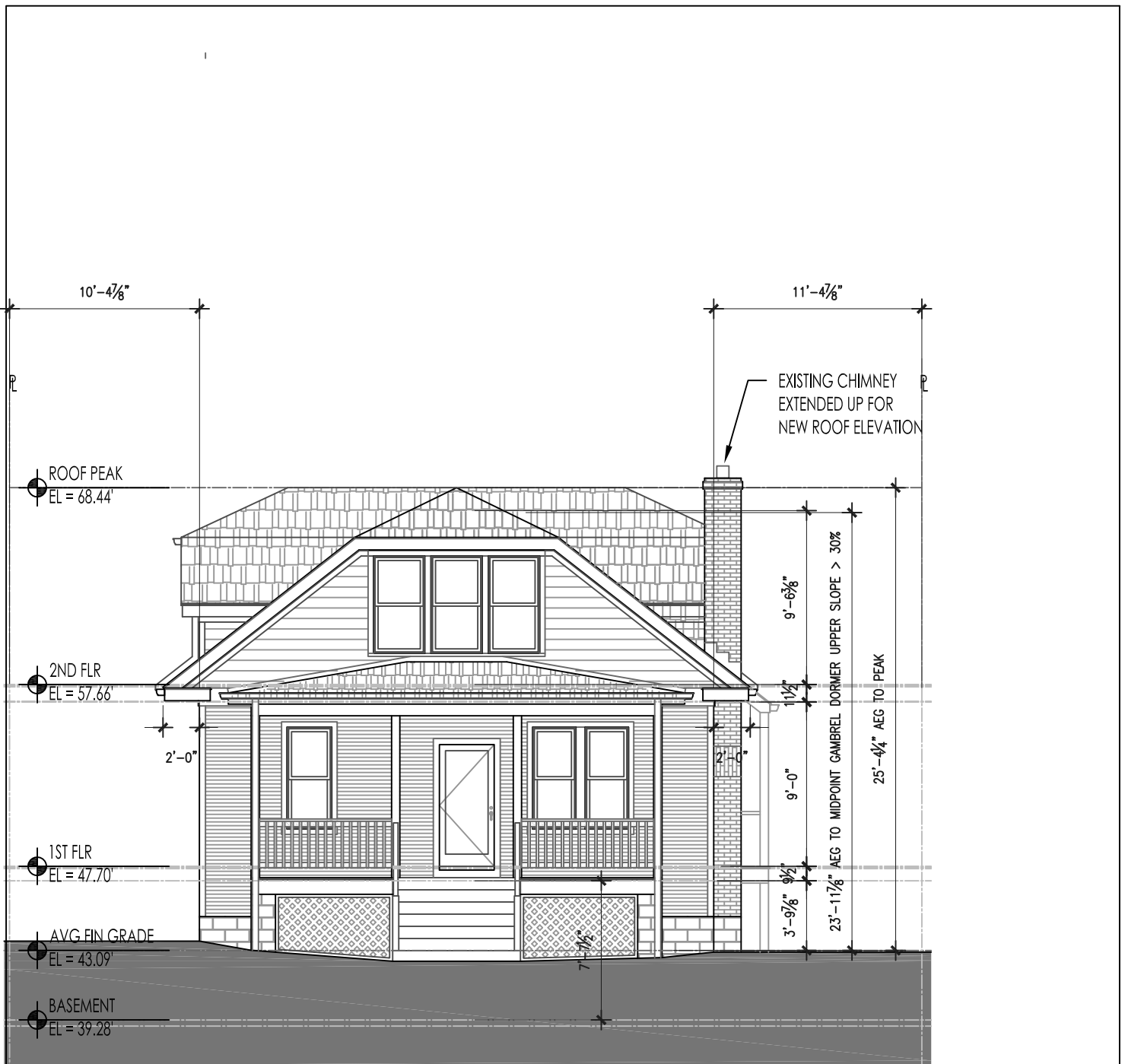
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**2.3A**

NOT FOR CONSTRUCTION

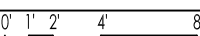


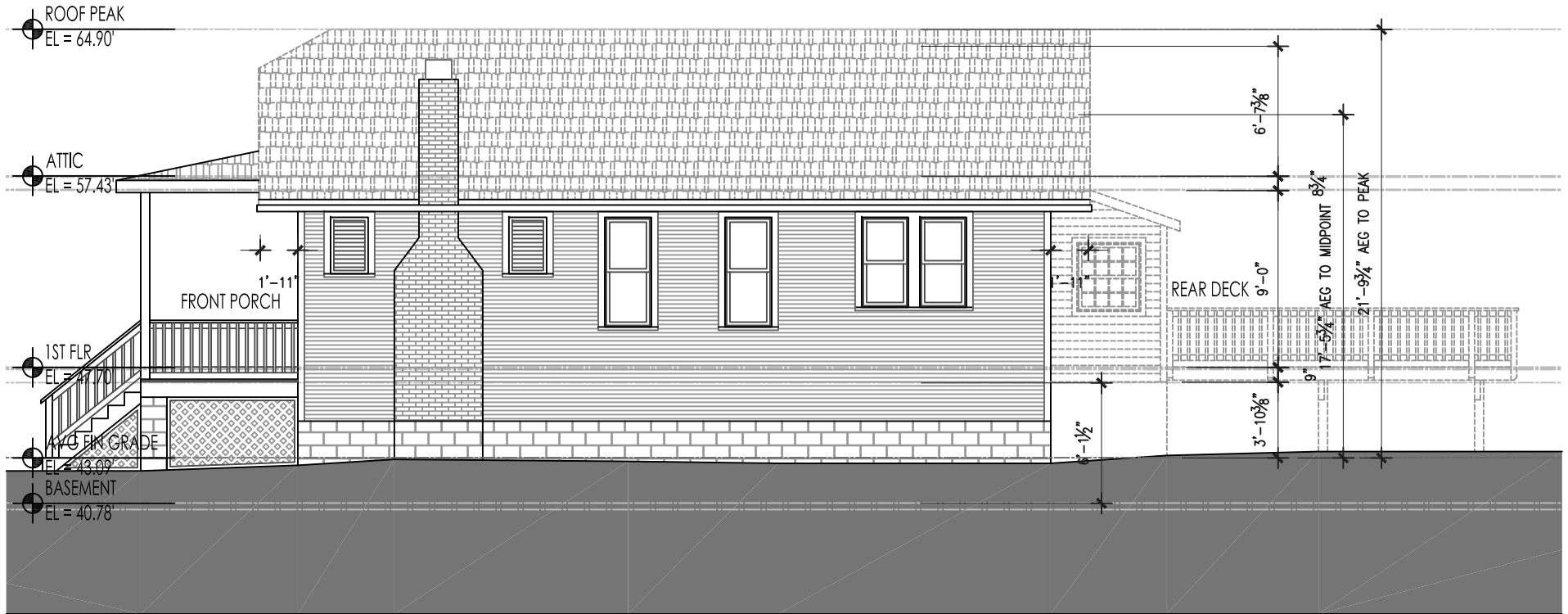
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EXISTING FRONT ELEVATION				COPYRIGHT ©	
CLIENT:		<div><div><div>0'</div><div>1'</div><div>2'</div><div>4'</div><div>8'</div></div><div>SCALE: <math>\frac{1}{8}" = 1'-0"</math></div></div>	ARCHITECT:		325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com
Janene and Dan Neely 7 W. Wyatt Avenue Alexandria, VA 22301			14 APRIL 2023		Conkey   architects
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		14 APRIL 2023		
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			ASK 3.1A NOT FOR CONSTRUCTION	

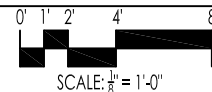


## 7 W. Wyatt Avenue, Alexandria, VA 22301

### EXISTING EAST SIDE ELEVATION

CLIENT:  
**Janene and Dan Neely**  
 7 W. Wyatt Avenue  
 Alexandria, VA 22301

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14 APRIL 2023

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SCHEMATIC DESIGN

**ASK**  
**3.2**

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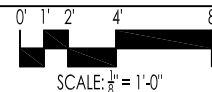


# 7 W. Wyatt Avenue, Alexandria, VA 22301

## PROPOSED EAST SIDE ELEVATION

CLIENT:  
**Janene and Dan Neely**  
7 W. Wyatt Avenue  
Alexandria, VA 22301

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ARCHITECT: 325 north patrick street  
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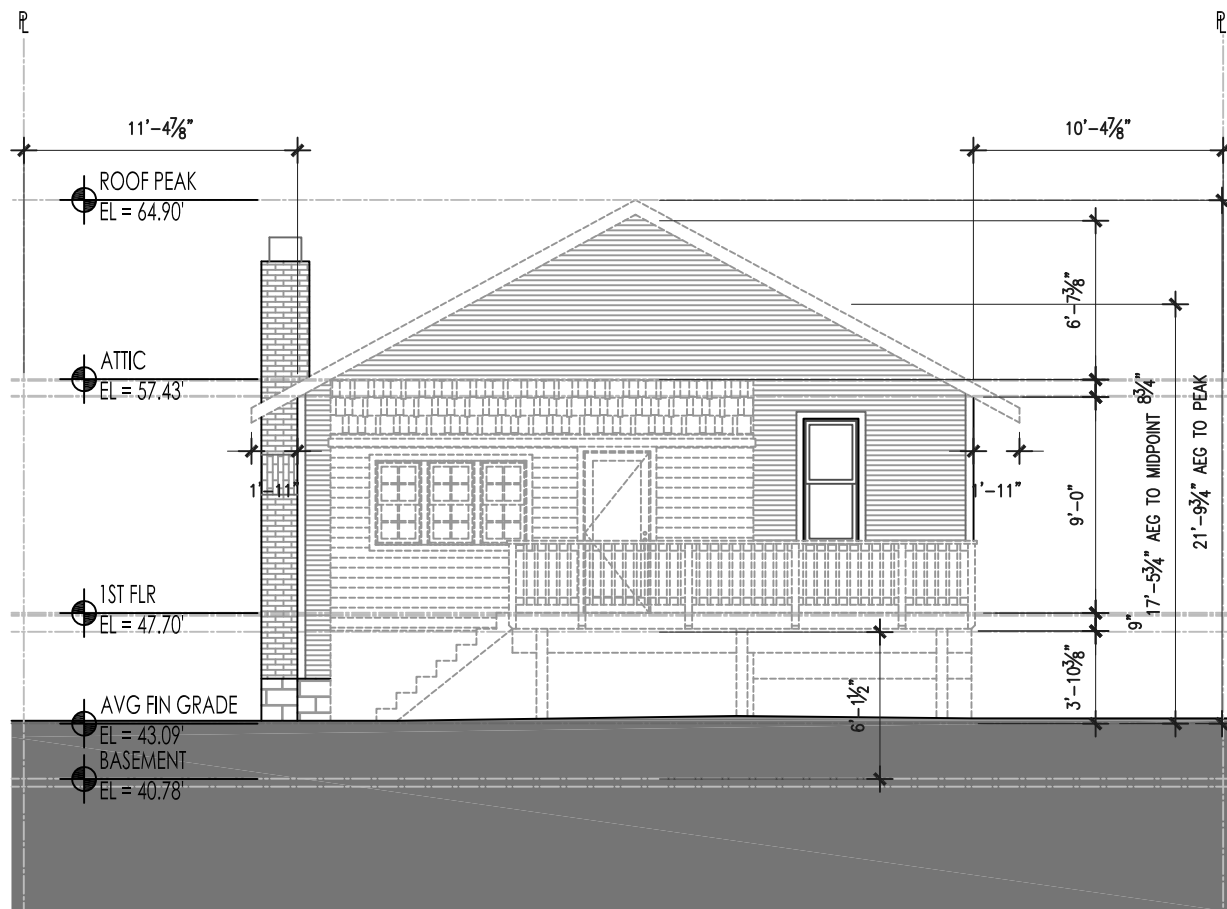
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SCHEMATIC DESIGN

**ASK**  
**3.2A**

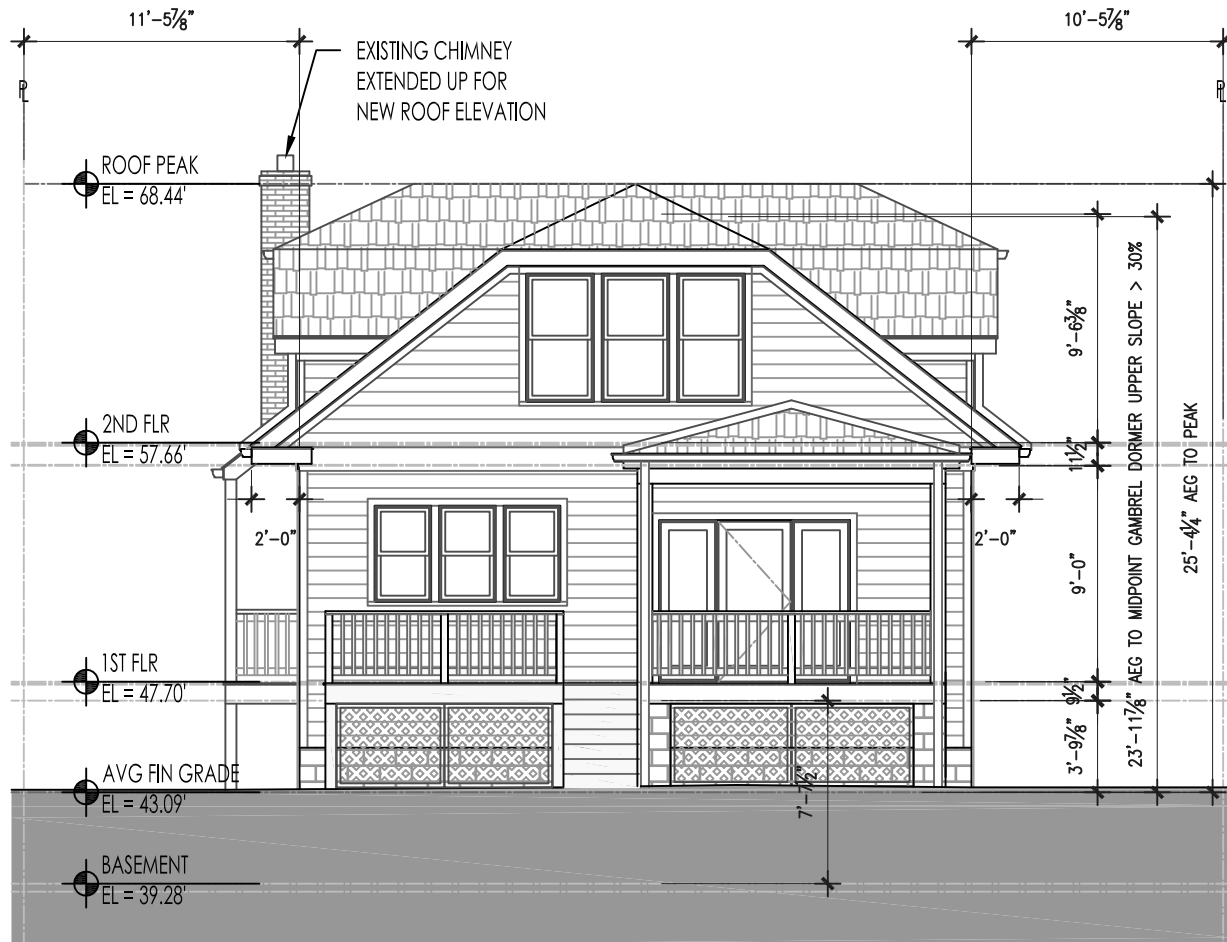
NOT FOR CONSTRUCTION





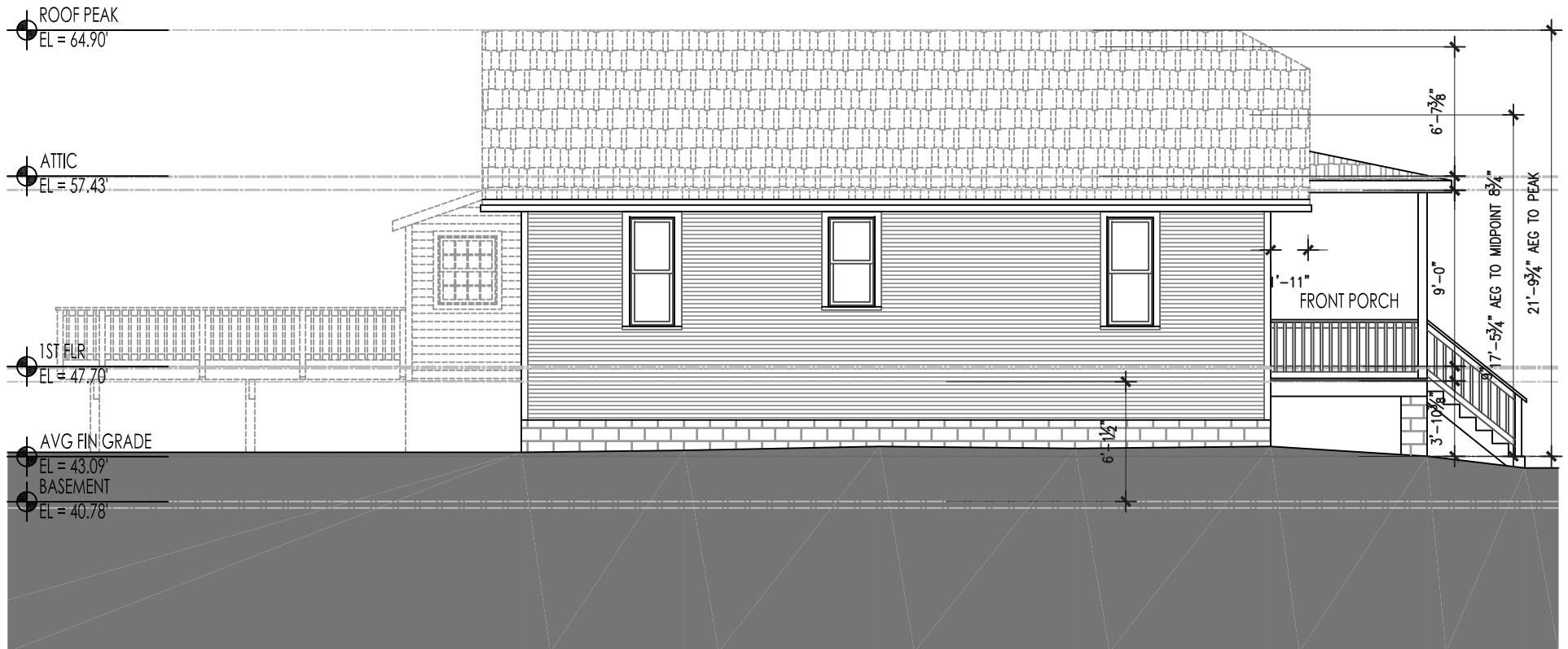
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CLIENT: <b>Janene and Dan Neely</b> <b>7 W. Wyatt Avenue</b> <b>Alexandria, VA 22301</b>		SCALE: 1/8" = 1'-0"	ARCHITECT: <div>                     325 north patrick street                      alexandria, va 22314                      703 . 589 . 4550                      info@conkeyarchitects.com                 </div>	
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14 APRIL 2023				<b>ASK</b> <b>3.3A</b> NOT FOR CONSTRUCTION



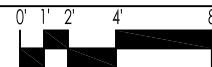
## 7 W. Wyatt Avenue, Alexandria, VA 22301

### EXISTING WEST SIDE ELEVATION

#### CLIENT:

Janene and Dan Neely  
7 W. Wyatt Avenue  
Alexandria, VA 22301

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SCALE:  $\frac{1}{8}" = 1'-0"$

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## 7 W. Wyatt Avenue, Alexandria, VA 22301

### PROPOSED WEST SIDE ELEVATION

#### CLIENT:

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7 W. Wyatt Avenue  
Alexandria, VA 22301

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SCALE:  $\frac{1}{8}" = 1'-0"$

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#### ARCHITECT:

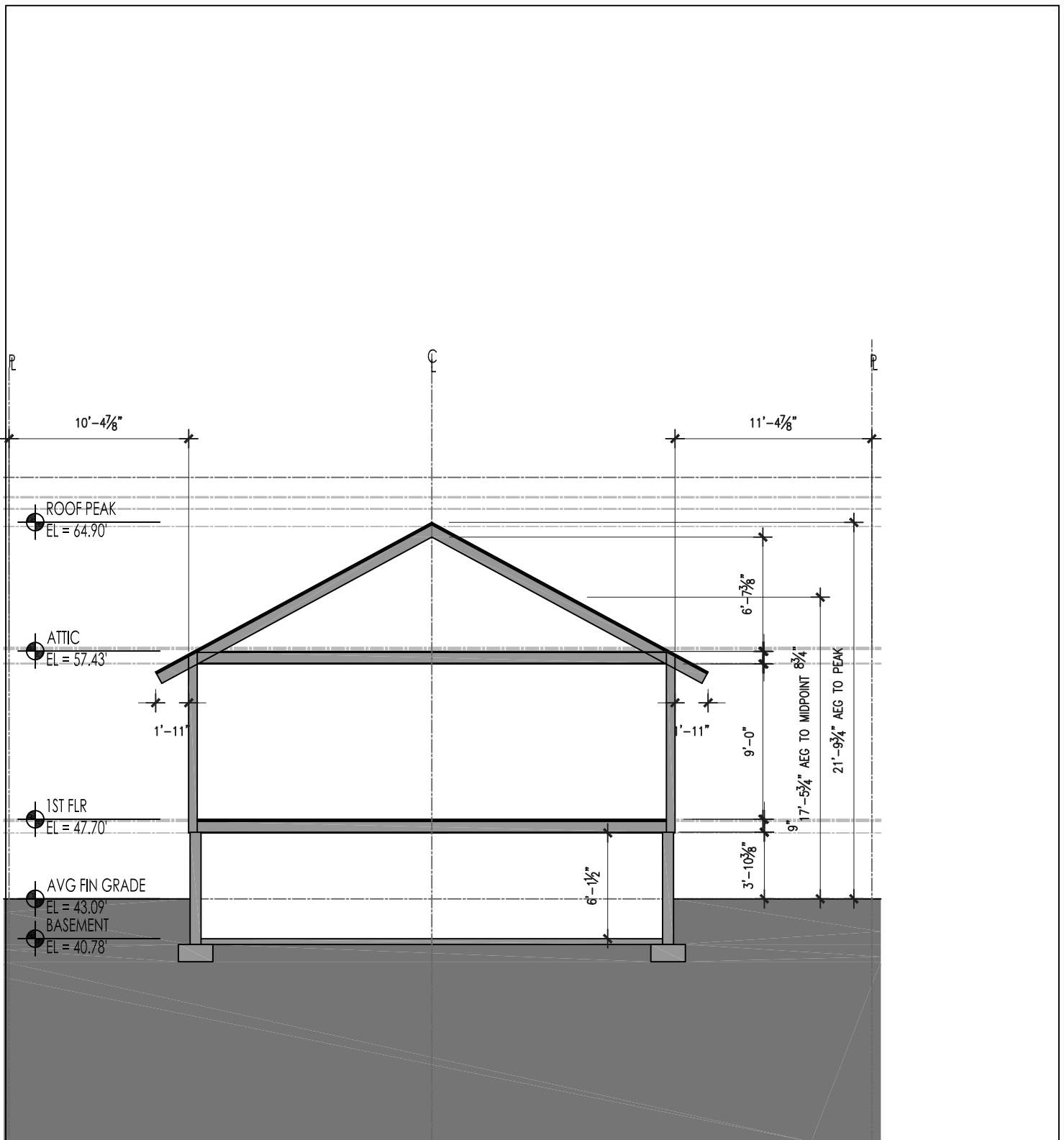
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#### SCHEMATIC DESIGN

**ASK**  
**3.4A**

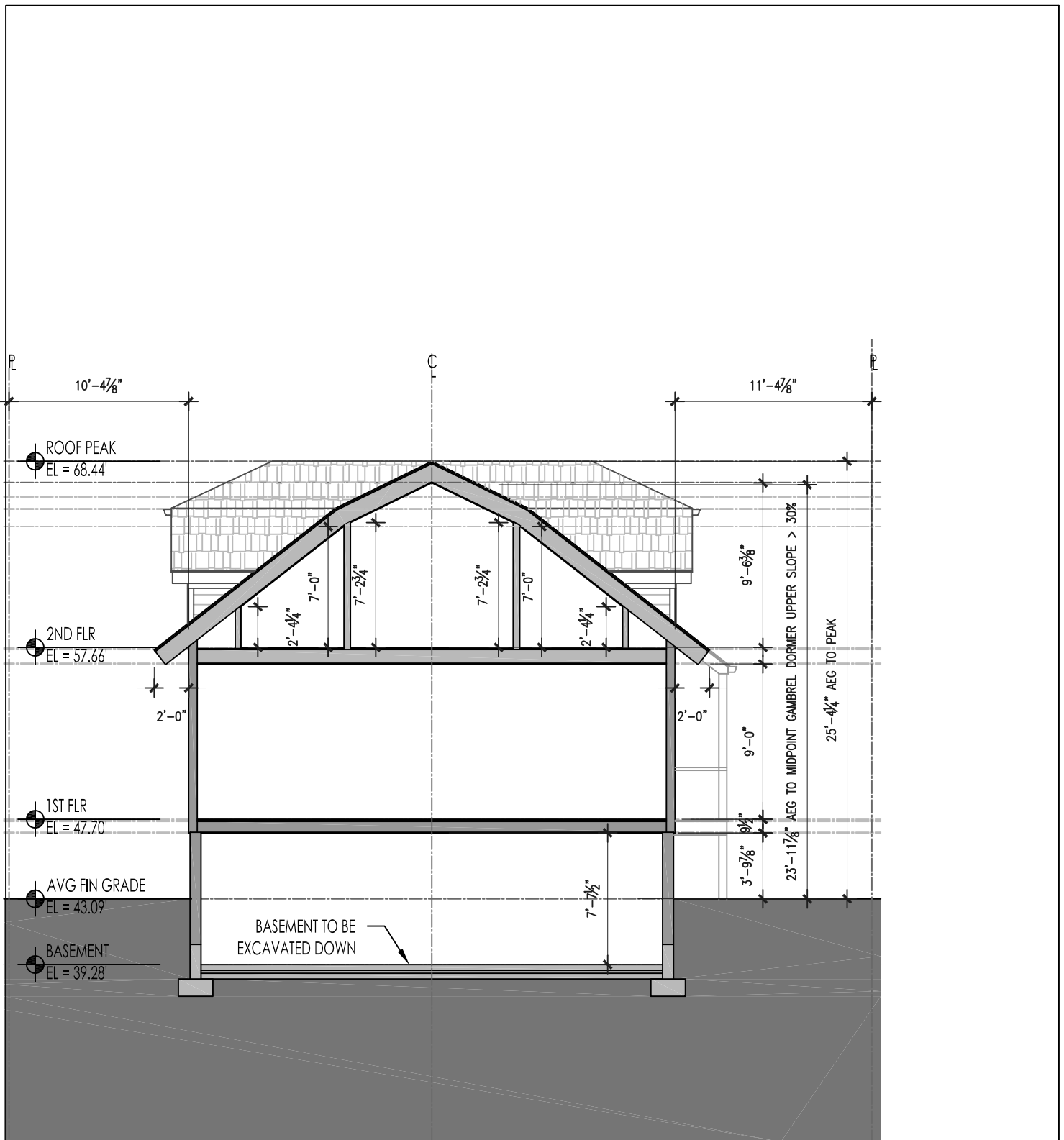
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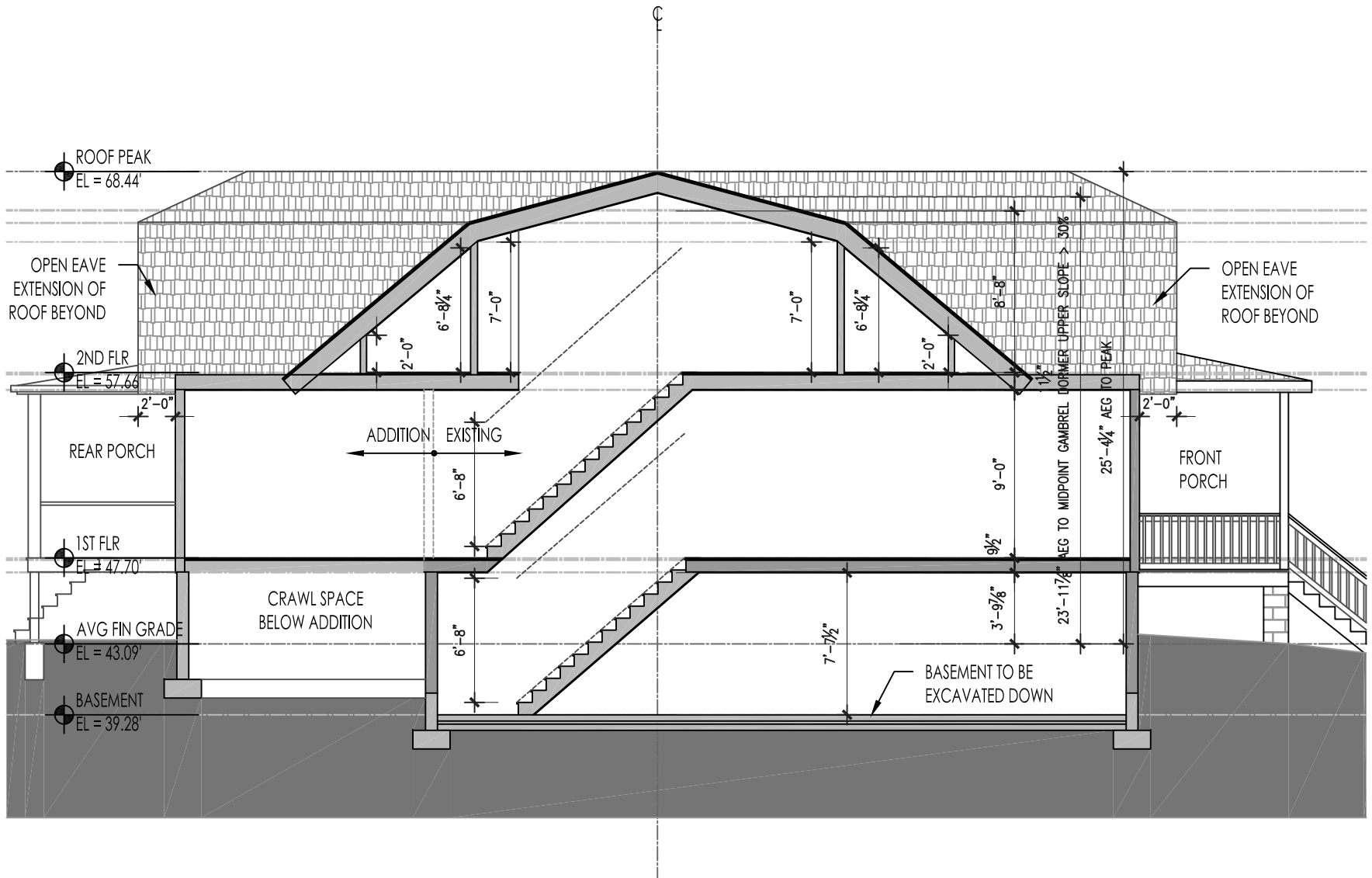
<b>7 W. Wyatt Avenue, Alexandria, VA 22301</b>		SCHEMATIC DESIGN <b>ASK</b> <b>4.1</b> NOT FOR CONSTRUCTION	
EXISTING EAST WEST SECTION		COPYRIGHT ©	
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## 7 W. Wyatt Avenue, Alexandria, VA 22301

### PROPOSED NORTH SOUTH SECTION

#### CLIENT:

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A VIEW OF 5A & 7 W. WYATT AVENUE LOOKING NORTH



B VIEW OF 7 & 9 W. WYATT AVENUE LOOKING NORTH

## 7 W. Wyatt Avenue, Alexandria, VA 22301

PHOTO OF EXISTING CONDITIONS

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22 MAY 2023

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C VIEW OF 8 W. WYATT AVENUE LOOKING SOUTH



D VIEW OF 10 & 12 W. WYATT AVENUE LOOKING SOUTH

## 7 W. Wyatt Avenue, Alexandria, VA 22301

PHOTO OF NEIGHBORING PROPERTIES ACROSS W. WYATT AVE.

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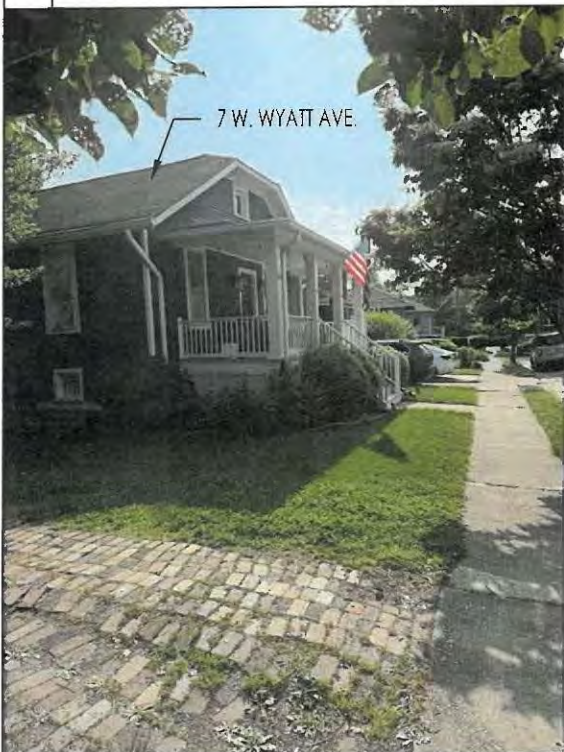
**ASK**  
**1.1B**

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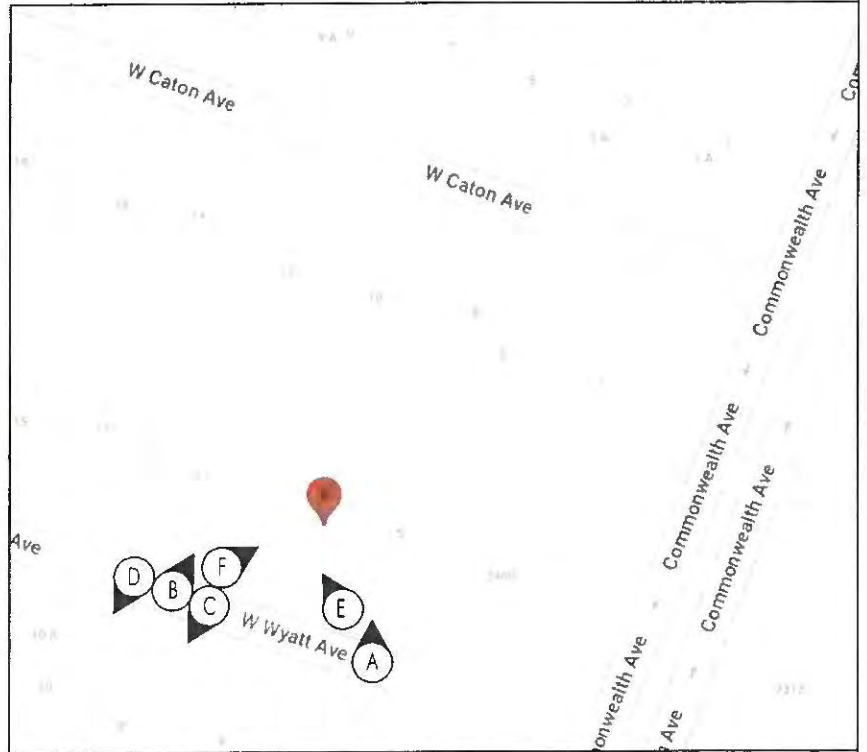




E VIEW OF 7 W WYATT AVE. LOOKING NORTH WEST



E VIEW OF 7 W WYATT AVE. LOOKING EAST



KEY PLAN SHOWING PHOTO LOCATIONS (N.T.S.)

## 7 W. Wyatt Avenue, Alexandria, VA 22301

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**1.1C**

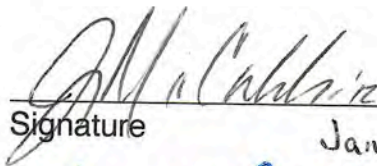
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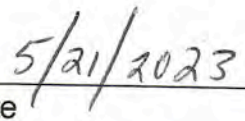



Dear Board of Zoning Appeals,

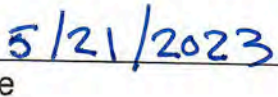
We are the homeowners of 8 W. Wyatt Ave. Our neighbors, Janene and Dan Neely, have informed us of their planned construction to their home at 7 W Wyatt Ave. We have reviewed the drawings and do not oppose this construction. We are excited for our neighbors and hope the enhancements on their home will be an asset to the neighborhood as a whole.

Regards,

  
Signature Janet McCubbin

  
Date

  
Signature STEPHEN M. JORDON

  
Date


Dear Board of Zoning Appeals,

We are the homeowners of 10 W. Caton Ave. Our neighbors, Janene and Dan Neely, have informed us of their planned construction to their home at 7 W Wyatt Ave. We have reviewed the drawings and do not oppose this construction. We are excited for our neighbors and hope the enhancements on their home will be an asset to the neighborhood as a whole.

Regards,

  
\_\_\_\_\_  
Signature

5/22/23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

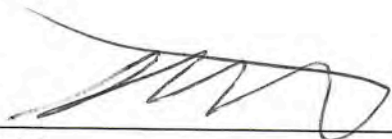
5/22/23  
\_\_\_\_\_  
Date

Dear Board of Zoning Appeals,

We are the homeowners of 5A W. Wyatt Ave. Our neighbors, Janene and Dan Neely, have informed us of their planned construction to their home at 7 W Wyatt Ave. We have reviewed the drawings and do not oppose this construction. We are excited for our neighbors and hope the enhancements on their home will be an asset to the neighborhood as a whole.

Regards,

Signature

A handwritten signature in black ink, consisting of several stylized, overlapping loops and strokes, positioned above a horizontal line.

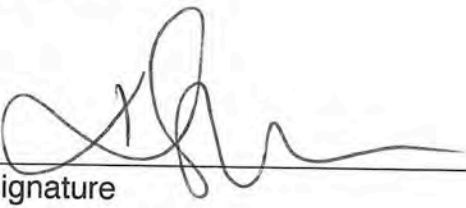
Date

5/22/23

Dear Board of Zoning Appeals,

We are the homeowners of 6 W. Wyatt Ave. Our neighbors, Janene and Dan Neely, have informed us of their planned construction to their home at 7 W Wyatt Ave. We have reviewed the drawings and do not oppose this construction. We are excited for our neighbors and hope the enhancements on their home will be an asset to the neighborhood as a whole.

Regards,

  
Signature

5/20/23  
Date