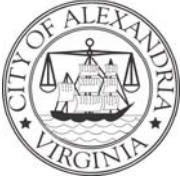


BZA Case # _____



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

PART A

1. Applicant: Owner Contract Purchaser Agent

Name _____

Address _____

Daytime Phone _____

Email Address _____

2. Property Location _____

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name _____

Address _____

5. Describe request briefly:

We are requesting a special exception for the relief of R 2-5 side-setback requirements for a 7'-0" wide portion of a proposed rear covered porch, allowing the porch roof to align with the right-edge of the home.

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:

Rachel DeBaun

Print Name

703-960-0253

Telephone



Signature

7/25/25

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.**
- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**
- 3. Explain how the proposed addition will affect the light and air to any**

BZA Case # _____

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

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

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

- 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.**

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 |
|------------------|---------------------------|----------------------|
| 1. Rachel DeBaun | 913 Duke St AIX, VA 22314 | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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 |
|-------------------|----------------------------|----------------------|
| 1. Barbara Chase | 105 E Howell AIX, VA 22301 | 100% |
| 2. Andrew Mickley | 105 E Howell AIX, VA 22301 | 100% |
| 3. | | |

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 require 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 indicated 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.) |
|--------------------------|---|---|
| 1. n/a | n/a | n/a |
| 2. | | |
| 3. | | |

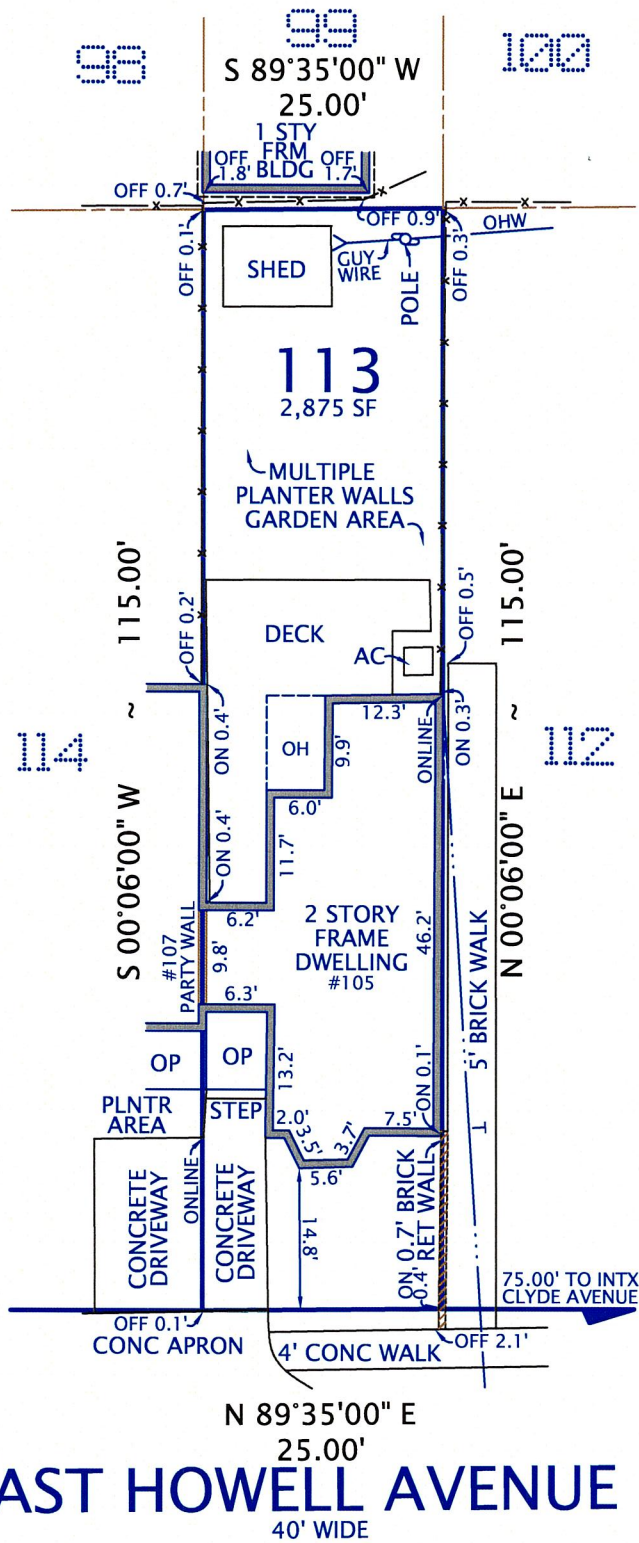
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

8/1/25 Rachel DeBaun
Date Printed Name


Signature

- NOTES: 1. FENCES ARE FRAME.
2. ELECTRIC IS UNDERGROUND.



EAST HOWELL AVENUE
40' WIDE

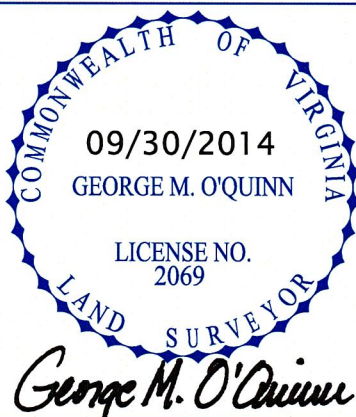
PLAT
SHOWING HOUSE LOCATION ON
LOT 113
DEL RAY
(ARLINGTON COUNTY DEED BOOK O-4, PAGE 402 & 440)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 30, 2014

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

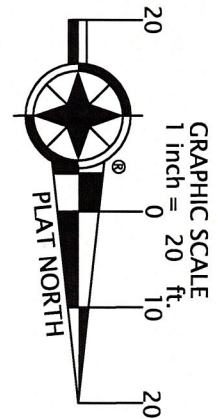
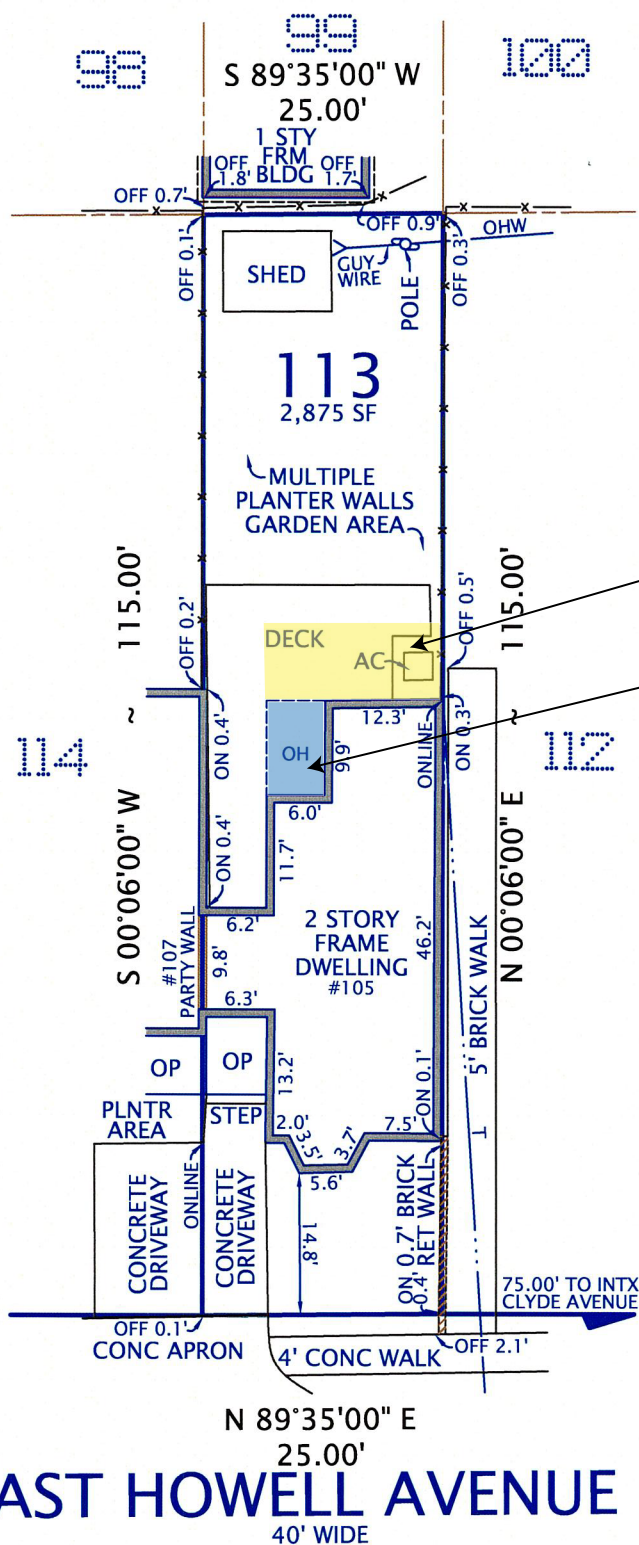
KERSHNER ~ MICKLEY/CHASE

HOMETOWN TITLE & ESCROW, LLC

DOMINION Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

NOTES: 1. FENCES ARE FRAME.
2. ELECTRIC IS UNDERGROUND.



PROPOSED COVERED PORCH

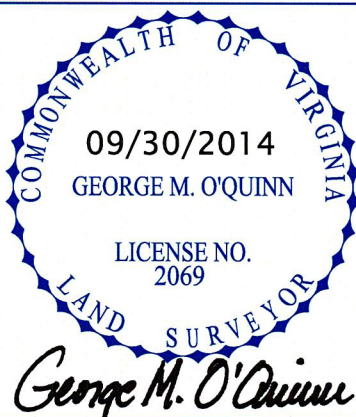
TO BE ENCLOSED

N 89°35'00" E
25.00'
EAST HOWELL AVENUE
40' WIDE

PLAT
SHOWING HOUSE LOCATION ON
LOT 113
DEL RAY
(ARLINGTON COUNTY DEED BOOK O-4, PAGE 402 & 440)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 30, 2014

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



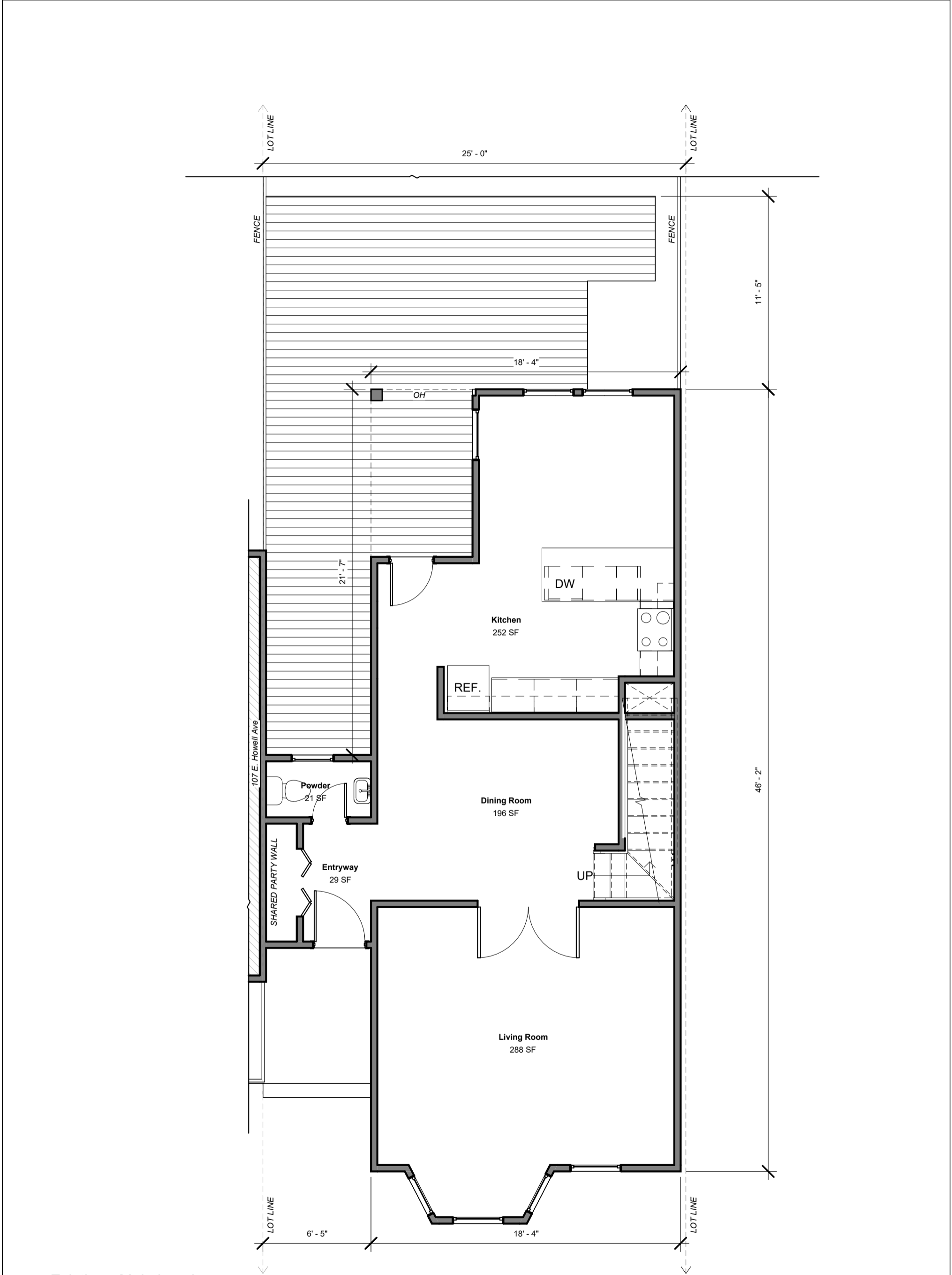
ORDERED BY:

KERSHNER ~ MICKLEY/CHASE

HOMETOWN TITLE & ESCROW, LLC

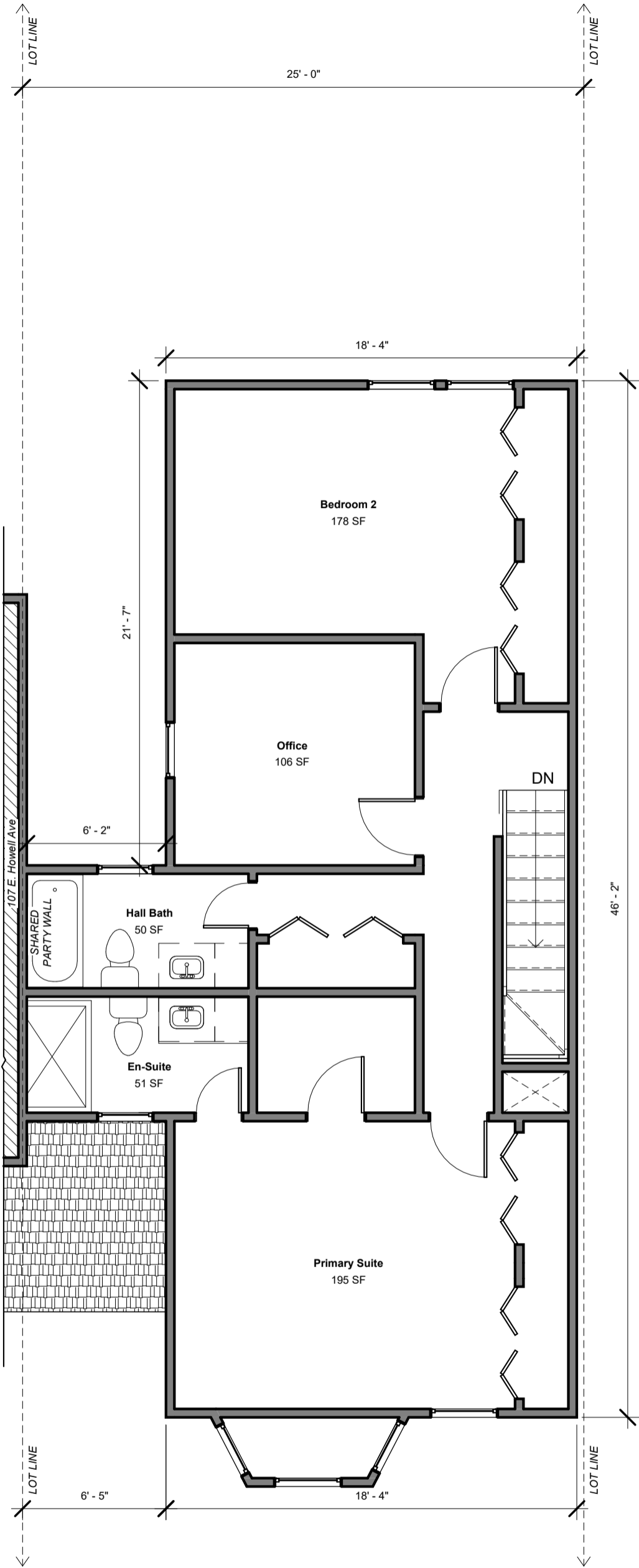


8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
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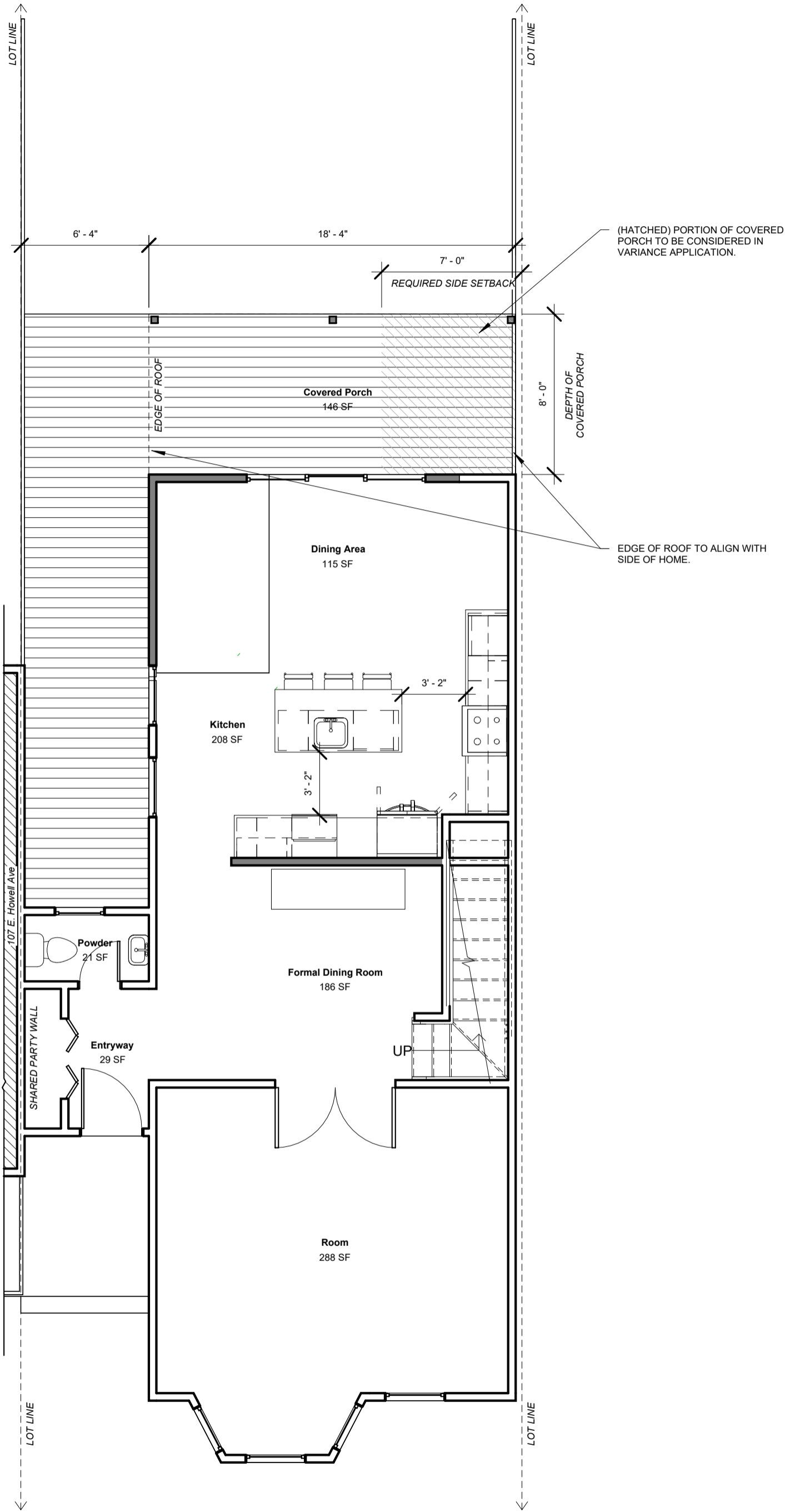
1 Existing - Main Level
3/16" = 1'-0"

| | | | | | |
|---|---|---|-----------------------|---------|---------------------|
| Special Exception Application DRAWING STATUS: | Moore Construction Group 3335 Duke St Alexandria VA, 22314 CONTRACTOR: | Babs & Andy 105 E Howell Ave Alexandria, VA OWNER: | Existing - Main Level | | A101 |
| | | | | | Scale 3/16" = 1'-0" |
| | | | Date | 7/24/25 | |
| | | | Drawn by | RAD | |
| | | | | | |
| 8 | | | | | |
| 105 E Howell Ave Alexandria, VA 22301 | | | | | |



1 Existing - Upper Level
3/16" = 1'-0"

| | | | | | |
|---|---|---|------------------------|--|---------|
| Special Exception Application DRAWING STATUS: | Moore Construction Group 3335 Duke St Alexandria VA, 22314 CONTRACTOR: | Babs & Andy 105 E Howell Ave Alexandria, VA OWNER: | Existing - Upper Level | | A102 |
| | | | Date | | 7/24/25 |
| | | | Drawn by | | RAD |
| | | | | | |
| | | | 9 | | |
| | | | Scale 3/16" = 1'-0" | | |
| 105 E Howell Ave Alexandria, VA 22301 | | | | | |



1 Renovation - Main Level
3/16" = 1'-0"

Special Exception
Application

DRAWING STATUS:

Moore Construction Group
3335 Duke St
Alexandria VA, 22314

CONTRACTOR:

Babs & Andy
105 E Howell Ave
Alexandria, VA

OWNER:

Renovation - Main Level

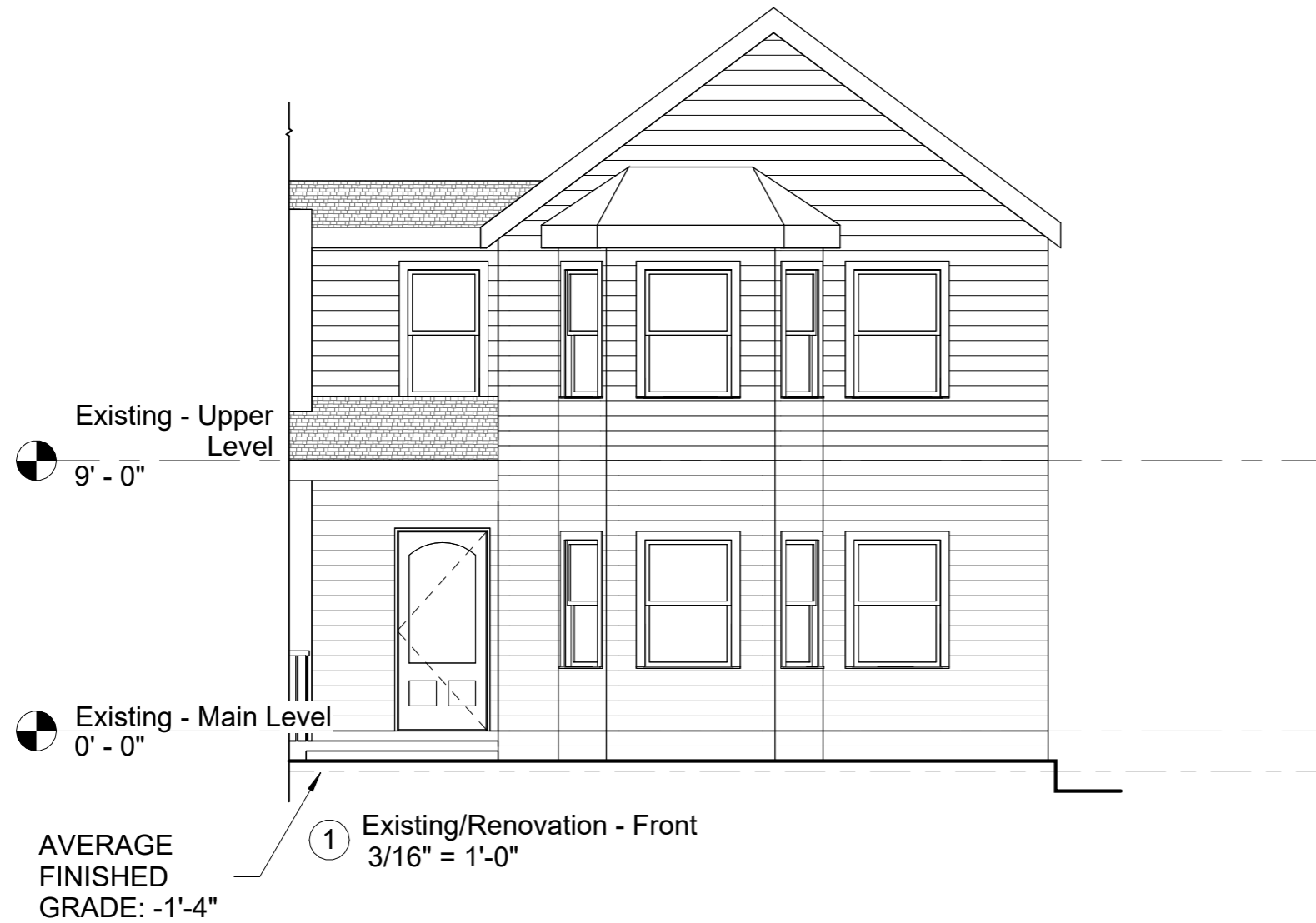
A201

| | | |
|----------|---------|---------------------|
| Date | 7/24/25 | Scale 3/16" = 1'-0" |
| Drawn by | RAD | |
| | | |

10

105 E Howell Ave

Alexandria, VA 22301



105 E Howell Ave
Alexandria, VA 22301

Existing/Renovation - FrontA301

| | | | |
|----------|---------|-------|---------------|
| Date | 7/24/25 | Scale | 3/16" = 1'-0" |
| Drawn by | RAD | | |

OWNER:

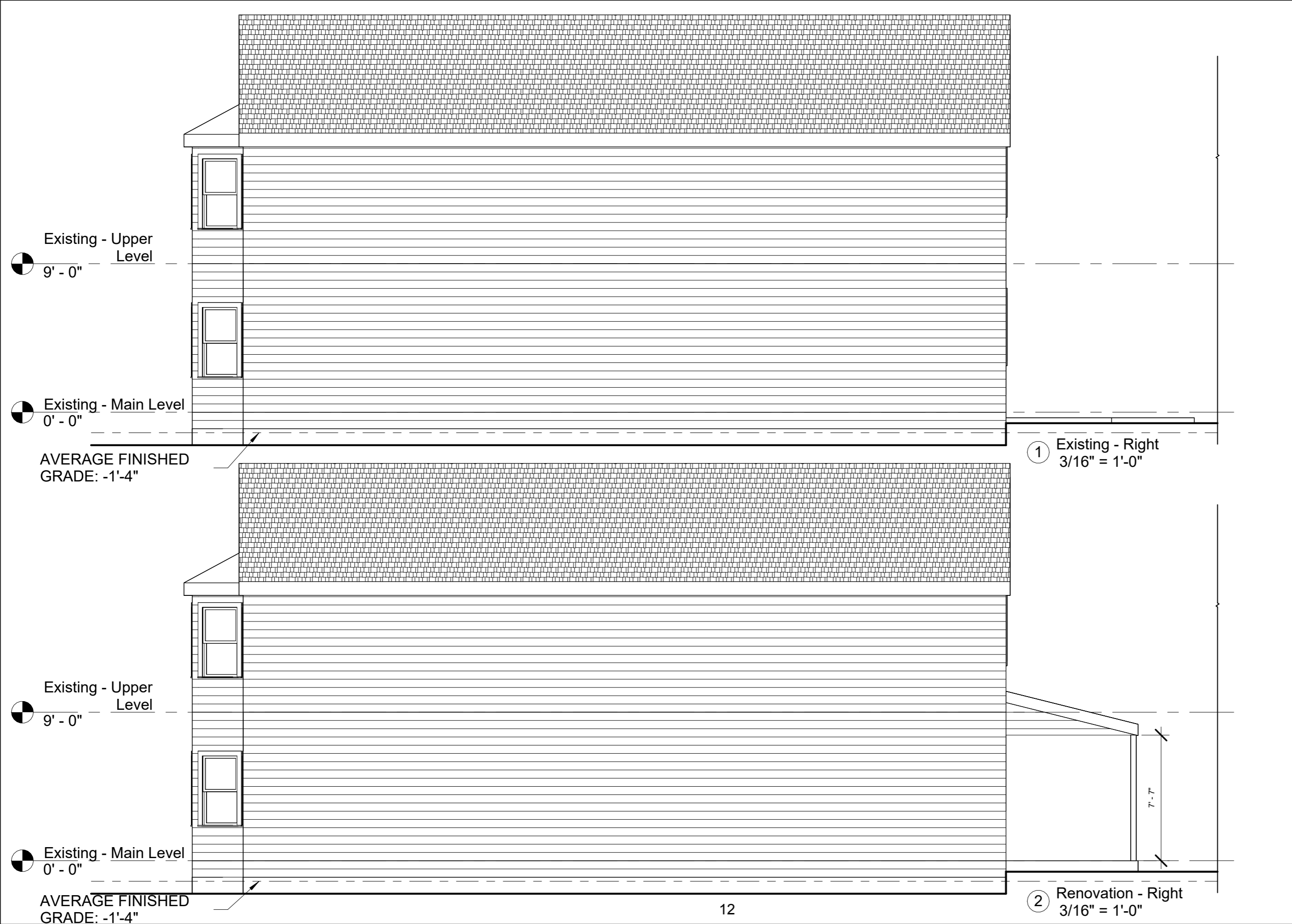
Babs & Andy
105 E Howell Ave
Alexandria, VA

CONTRACTOR:

Moore Construction Group
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Special Exception
Application



105 E Howell Ave
Alexandria, VA 22301

Existing/Renovation - Side A302

| | | | |
|----------|---------|-------|---------------|
| Date | 7/24/25 | Scale | 3/16" = 1'-0" |
| Drawn by | RAD | | |

OWNER:

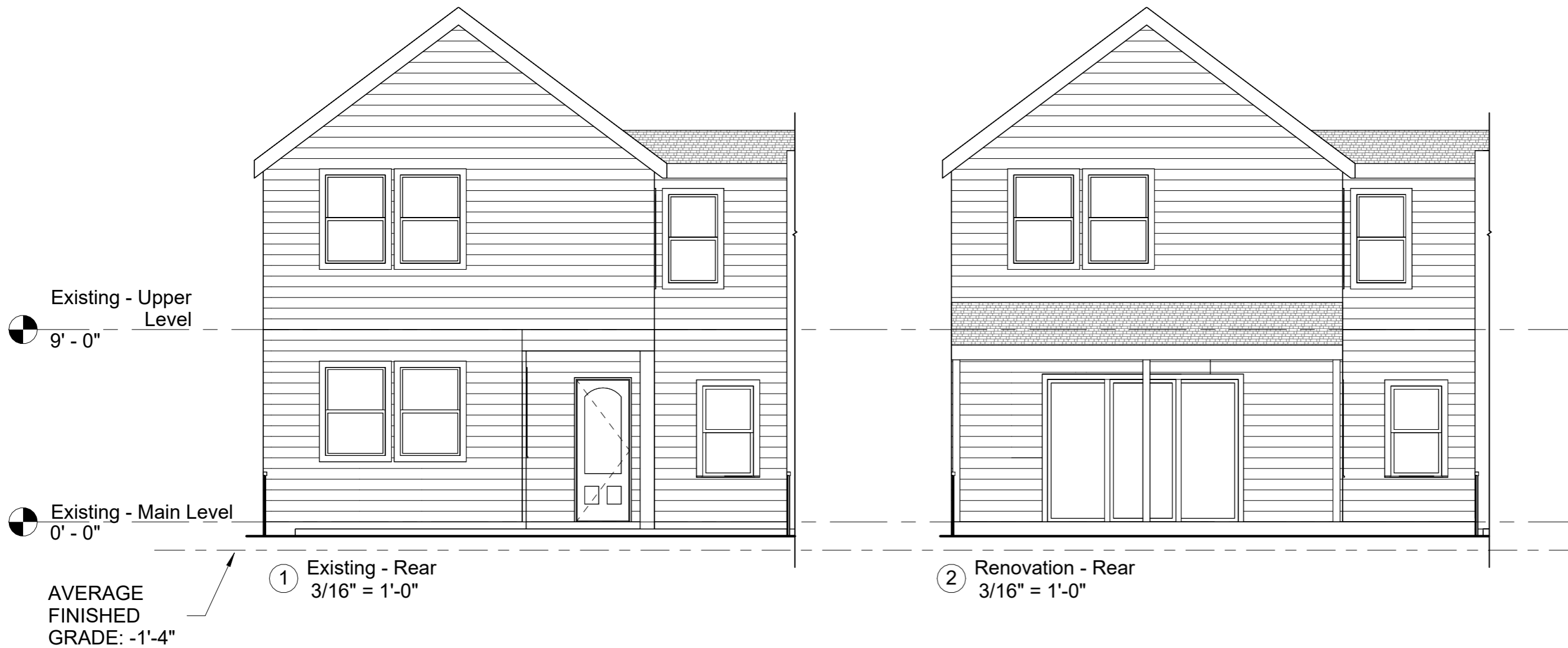
Babs & Andy
105 E Howell Ave
Alexandria, VA

CONTRACTOR:

Moore Construction Group
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Special Exception
Application



Existing/Renovation - Rear A303

| | | |
|----------|---------|---------------------|
| Date | 7/24/25 | Scale 3/16" = 1'-0" |
| Drawn by | Author | |

OWNER:

Babs & Andy
105 E Howell Ave
Alexandria, VA

CONTRACTOR:

Moore Construction Group
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Special Exception
Application

105 E Howell Ave
Alexandria, VA 22301



105 E Howell Ave
Alexandria, VA 22301

Existing/Renovation - Left Side

| | | | |
|----------|---------|-------|---------------|
| Date | 7/24/25 | Scale | 3/16" = 1'-0" |
| Drawn by | Author | | |

OWNER:

Babs & Andy
105 E Howell Ave
Alexandria, VA

CONTRACTOR:

Moore Construction Group
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

Special Exception
Application

105 E Howell – Front



(A) Property from sidewalk. (via listing photos)



(B) View showing property and connected neighboring property. (via Street View)



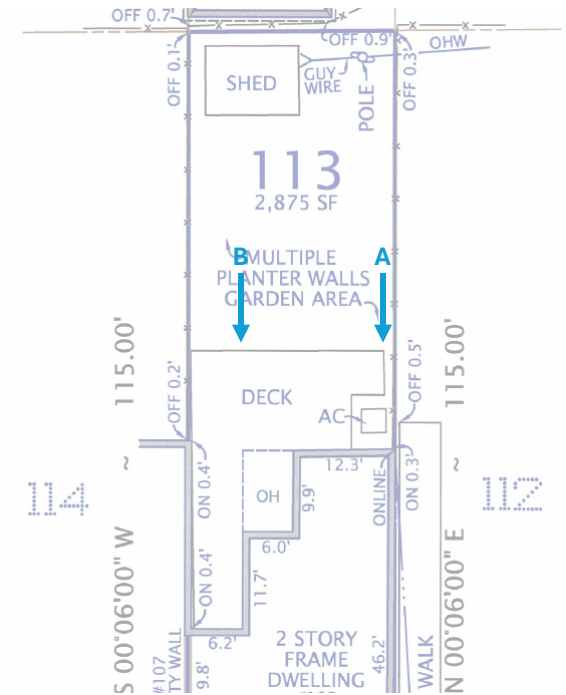
105 E Howell – Rear Yard



(A) Right-side lot line from rear.

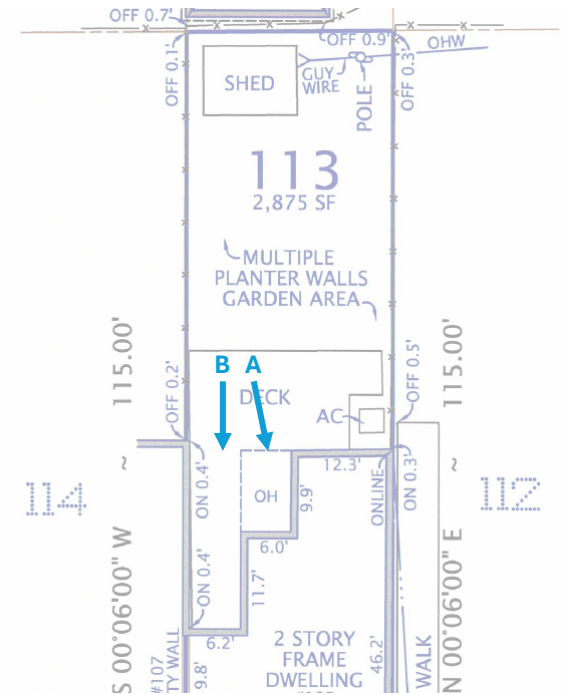


(B) Home from rear.



The image consists of two side-by-side photographs of a modern backyard patio. Both photos show a wooden deck under a white pergola structure. In the left photo, a small dog is standing near a white console table with potted plants. In the right photo, the same dog is standing near a white Adirondack chair. The background features a house with light-colored siding and a dark blue wall. String lights are visible in both photos.

(B) Deck between properties.



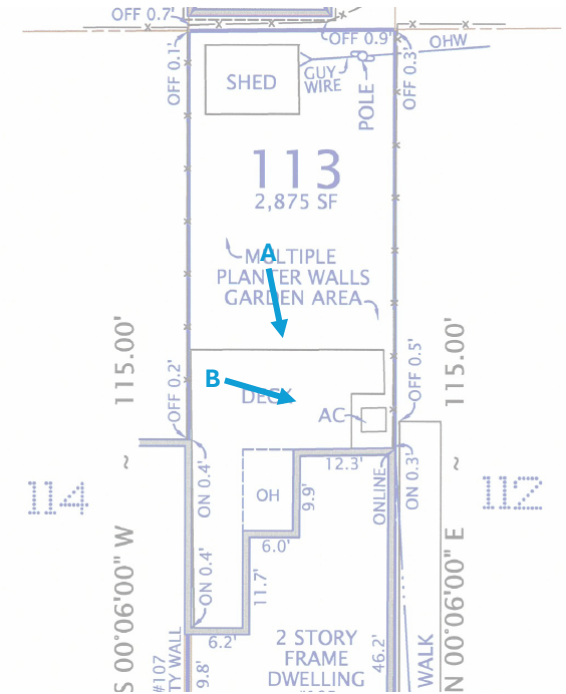
105 E Howell – Rear Deck



(A) Main deck area from rear yard.



(B) Main deck area.



Fairfax County
 Dept. Tax Administration,
 12000 Government Center Pkwy
 Suite 223
 Fairfax, VA 22035

MOORE CONSTRUCTION GR,LLC
 00913 DUKE ST
 ALEXANDRIA VA 22314

2025 BUSINESS LICENSE INFORMATION

| | | | |
|------------------------|-----------|------------------------|--------------------------------------|
| ACCOUNT #: | 000110269 | CLASSIFICATION: | CONTRACTOR & CONTRACTING |
| ORDINANCE CODE: | 47224-01 | LOCATION: | THROUGHOUT COUNTY THROUGH OUT COUNTY |
| NAICS: | 238110 | LICENSE NUMBER: | 2512900 |

Business licensing is a form of local taxation of gross receipts generated from business activity in Fairfax County.

Business licenses must be renewed annually by March 1st. For any questions concerning this license, please call 703-222-8234 between the hours of 8:00 a.m. and 4:30 p.m. Monday - Friday (Hearing impaired persons may call TTY: 711), or send us e-mail through our website, www.fairfaxcounty.gov/taxes (<https://www.fairfaxcounty.gov/taxes>)

Detach Along this perforation

FAIRFAX COUNTY BUSINESS PROFESSIONAL & OCCUPATIONAL LICENSE

12000 Government Center Parkway Fairfax, VA 22035, Phone: 703-222-8234

BUSINESS LOCATION:
THROUGHOUT COUNTY
THROUGH OUT COUNTY 00000

BUSINESS OWNER:
MOORE CONSTRUCTION GR,LLC

TRADE NAME:
MOORE CONSTRUCTION GR,LLC

BUSINESS MAILING ADDRESS:
00913 DUKE ST
ALEXANDRIA VA 22314



LICENSE NUMBER:
2512900

LICENSE TAX PERIOD:
January 01,2025 TO December 31,2025
THIS LICENSE IS VALID THRU MARCH, 01 2026

CLASSIFICATION:
CONTRACTOR & CONTRACTING

Young Tarry, Director
 Personal Property & Business License Division
 Department of Tax Administration

Jay Doshi, Director
 Department of Tax Administration

The issuance of this license does not relieve the business owner of the responsibility of complying with all County and other legal requirements.