

Docket Item #2
BZA Case #2026-00008
Board of Zoning Appeals
July 22, 2026

ADDRESS: 2500 DEWITT AVENUE
ZONE: R-2-5/RESIDENTIAL
APPLICANT: GEOFF JACOBI & ANDREA DEFEITAS KIRK

ISSUE: Variance to allow an after-the-fact pergola to remain in the vision clearance area.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-801	Vision Clearance	30.00 ft.	23.89 ft.	6.11 ft.

Staff **recommends denial** of the requested variance because the request does not meet all the variance standards.

If the Board decides to grant the requested variance, staff recommends a condition that the pergola must remain open on the sides and the roof must remain 80% open as constructed. The project is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department’s comments. The variance must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.

I. Issue

The applicants request an after-the-fact variance to allow a pergola to remain in the vision clearance area at 2500 Dewitt Avenue.

II. Background

The subject property is a corner lot of record with 94.09 feet of frontage on Dewitt Avenue, 128.95 feet of frontage on East Mount Ida Avenue, 46.88 feet of depth on the west side property line and 120.00 feet of depth on the north side property line. The property contains 8,458 square feet of lot area and meets all the lot requirements of the R-2-5 zone. The subject property is located in the Town of Potomac National Register District and is listed as a contributing structure.



Figure 1: Subject Pergola from Primary Front

The property is developed with a two-story, single-unit dwelling and an accessory dwelling unit (ADU) which was approved by variance in 2025. According to Real Estate Assessment Records, the dwelling was constructed in 1930. The existing primary dwelling is located 19.33 feet from Dewitt Avenue, 14.00 feet from East Mount Ida Avenue and 6.10 feet from the north side property line. The ADU is currently under construction and is located 15.00 feet from the front property line on East Mount Ida Avenue, 2.50 feet from the west side property line and 1.50 feet from the north side property line.

The following table provides zoning analysis of the subject property:

R-2-5 Zone	Required/Permitted	Existing Dwelling	Pergola
Lot Area	6,500 sq. ft.	8,458 sq. ft.	8,458 sq. ft.
Lot Frontage	40.00 ft.	94.09 ft.	94.09 ft.
Lot Width	65.00 ft.	69.00 ft.	69.00 ft.
Primary Front Yard	Contextual Blockface	19.33 ft.	1.00 ft.*
Secondary Front Yard	Contextual Blockface	14.00 ft.	4.65 ft.*
Side Yard (West)	1:3, 7.0 ft. min.	41.60 ft.	112.60 ft.*
Side Yard (North)	1:3, 7.0 ft. min.	7.10 ft.	70.90 ft.*
Height	30.00 ft.	25.00 ft.	9.00 ft.*
Floor Area Ratio (FAR)	3806.10 sq. ft. (.45)	3618 sq. ft. (.43)	3618 sq. ft. ** (.43)
Vision Clearance	30.00 ft.	> 30.00 ft.	23.89 ft.

*Sec. 7-202 (A)(5) allows pergolas to be located in all required yards.

**Pergolas can be excluded from floor area

III. Description

The applicants propose to maintain a 126.26 square foot pergola within the required 30.00-foot vision clearance area. The pergola is located 1.00 foot from the primary front property line facing Dewitt Avenue, 4.65 feet from the secondary front property line facing East Mount Ida Avenue, 112.60 feet from the west side property line and 70.90 feet from the north side property line. Based on a height of 9.00 feet, measured from average preconstruction grade to the top of the structure, the pergola complies with Zoning Ordinance Section 7-202(A)(5) which permits pergolas in all required yards. While the pergola is a permitted obstruction in required yards, it must also comply with the 30.00-foot required vision clearance area. The pergola currently reduces the vision clearance area to 23.89 feet and the applicant is requesting a variance of 6.11 feet to allow the pergola to remain.



Figure 2: Subject Pergola Secondary Front

IV. Master Plan/Zoning

The subject property is currently zoned R-2-5 and has been so zoned since the adoption of the Third Revised Zoning Map in 1951 and is identified for residential use in the Potomac West Small Area Plan.

V. Requested Variances:

Vision Clearance Section 7-801

The applicants request a variance from the required 30.00-foot vision clearance requirement to allow a pergola to remain as constructed, reducing the vision clearance to 23.89 feet. The applicants request a variance of 6.11 feet.

VI. Applicants Justification for Variance

The applicants' justification for the variance is that the Zoning Ordinance requirements restrict the use of the full property. They believe the openness of the pergola meets the intention of the vision clearance requirement and is less of an obstruction in the vision clearance area than the maple tree that previously existed in this location.

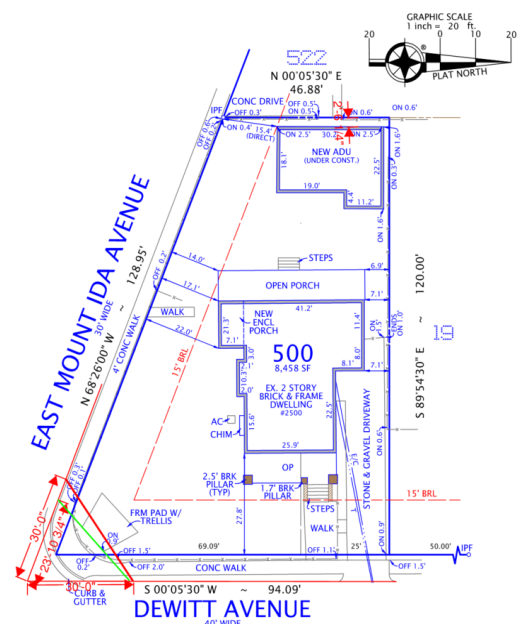


Figure 2: Proposed Vision Clearance Area

VII. Analysis of Variance Definition

Per Zoning Ordinance Section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per Zoning Ordinance Section 2-201.1 as follows:

- a. The request is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

The property is a large complying corner lot with ample area in both front yards to construct a pergola outside of the vision clearance area. The Zoning Ordinance would permit this pergola in any of the required yards, which would allow is to placed somewhere on the property outside of the vision clearance area. The request for a variance from the vision clearance requirement is not a reasonable deviation from the Zoning Ordinance requirement related to structures not being placed in the vision clearance..

- b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Strict application of the Zoning Ordinance would not restrict the use of the property. The applicants could relocate the pergola outside of the vision clearance area and keep the structure within the required primary or secondary front yard.

- c. The need for a variance is not shared generally by other properties.

All corner lots in the City have two required front yards with a vision clearance area requirement. While this corner lot is more narrowly shaped where the streets intersect than some other corner lots, the shape is not unique and the same vision clearance requirements would apply to similarly configured lots.

- d. The variance is not contrary to the purpose of the ordinance.

The requested variance to have an accessory structure within the vision clearance requirement is contrary to the ordinance. The intent of the vision clearance requirement is to ensure safety of travel by requiring openness at the intersection of two streets for increased visibility. The pergola creates sight distance challenges for drivers and pedestrians along the two narrow and intersecting streets. While the structure itself is mostly open, it is likely to become a gathering place or a place for outdoor furniture which would further reduce visibility. The granting of this variance would reduce the openness at the corner of Dewitt Avenue and East Mount Ida Avenue, thus potentially reducing the safety of travel at this intersection.

- e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

The requested variance does not change the use as the property will continue to be used residentially.

VIII. Analysis of Variance Standards

A variance allows a property owner to do what is otherwise not allowed under the ordinance. Per Zoning Ordinance Section 11-1005(B) the BZA hears and decides applications for variances and any application must meet the standards under Zoning Ordinance Section 11-1103. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1100 can be considered in making a variance decision. The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. Per Zoning Ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, or alleviate a hardship by granting a reasonable modification to a property or improvements thereon requested by, or on behalf of, a person with a disability.

The strict application of the Zoning Ordinance would not unreasonably restrict the utilization of the property as the ordinance currently allows pergolas within all required yards. The pergola can be relocated out of the vision clearance in any other yard on the lot.

- b. The property for which the variance is being requested was acquired in good faith and a hardship was not created by the applicant for the variance;

The property was likely acquired in good faith. The hardship was created by the applicants, as the pergola could have been constructed outside of the vision clearance area and in allowed within any required yard due to the structure having no required setbacks. This is due to the structure complying with the permit obstruction section of the Zoning Ordinance 7-202(A)(5).

- c. The granting of a variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;

The reduction in the required vision clearance would be detrimental to nearby properties because it will reduce visibility and travel safety.

- d. The condition or situation of the property concerned is not so general or reoccurring a nature to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;

All corner lots in the City have two required front yards with a vision clearance requirement. The narrow intersection resulting in the shape of this corner lot is not unique in the City and any similarly shaped corner lot requesting an accessory structure within the vision clearance would require a variance.

- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

The variance request would not change the use of the property as it will continue to be used residentially.

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of filling of the variance application.

Relief from the vision clearance area requirement is only available through a variance.

IX. Staff Conclusion

In conclusion, staff **recommends denial** of the requested variance as it does not meet all the standards for a variance as outlined above.

Staff

Sean Killion, Urban Planner, Land Use + Preservation Division

sean.killion@alexandriava.gov

Mary Christesen, Principal Planner, Land Use + Preservation Division,

mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, Land Use + Preservation Division,

tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

Transportation and Environmental Services (Transportation Planning):

- C-1 Staff are not supportive of the request to allow the pergola to remain beyond the vision clearance triangle as this will create sight-distance challenges for drivers along the two narrow and intersecting streets. Relocate the structure behind the vision clearance triangle to maintain adequate sight distance. (Transportation Planning)

Development Right of Way (Planning and Zoning):

- C-1 Staff are not supportive of the request to allow the pergola to remain beyond the vision clearance triangle.

Code Administration:

- C-1 A building permit is required.

Recreation (City Arborist):

Historic Alexandria (Archaeology):

- F-1 According to a review of historic maps and aerial photographs, the lot at 2500 Dewitt Ave. remained vacant until the early-twentieth century. Although the property is unlikely to yield significant archaeological information about the history and culture of Alexandria, we ask that the applicant adhere to a few simple recommendations.

Archaeology Recommendations

- R-1 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 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.
- R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Historic Preservation (Planning and Zoning):

- F-1 The subject property is located in the Town of Potomac National Register District and is listed as a contributing structure.



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:
Section 7-801 (Vision Clearance Required)

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Geoff Jacobi and Andrea de Freitas Kick

Address 2500 Dewitt Avenue, Alexandria, VA 22301

Daytime Phone

Email Address

2. Property Location 2500 Dewitt Avenue, Alexandria, VA 22301

3. Assessment Map # 34 Block 02 Lot 05 Zone 18

4. Legal Property Owner Name Geoff Jacobi and Andrea de Freitas Kick

Address 2500 Dewitt 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
1. Geoff Jacobi	2500 Dewitt Avenue, Alexandria, VA 22301	50%
2. Andrea de Freitas Kick	2500 Dewitt Avenue, Alexandria, VA 22301	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2500 Dewitt 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
1. Geoff Jacobi	2500 Dewitt Avenue, Alexandria, VA 22301	50%
2. Andrea de Freitas Kick	2500 Dewitt Avenue, Alexandria, VA 22301	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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 ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

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. Geoff Jacobi	NONE	NONE
2. Andrea de Freitas Kick	NONE	NONE
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.

Signature:  Date: 5.17.26

5. Describe request briefly:

A variance, pursuant to Section 7-801 of the Zoning Ordinance, to allow an existing 9-foot-tall open-frame pergola to remain partially within the required vision clearance area at the corner of Dewitt Avenue and East Mount Ida Avenue, at 2500 Dewitt Avenue. The pergola is supported by four 5.5"×5.5" wood posts, is slightly more than 80% open at the top, and is not used for vehicle parking. Approximately 25% of the

6. If 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:

☒ I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

☒ Yes ☐ No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Geoff Jacobi

Date: May 17, 2026

Signature:



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.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please **attach** additional pages where necessary.)

1. Please answer A or B:

A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.

The request reasonably deviates from location requirements applicable to a corner lot structure. Strict application of Section 7-801 would unreasonably restrict use of the property by requiring removal/alteration of an open-frame pergola whose two 6"×6" posts within the vision clearance triangle present a much smaller obstruction than the mature white maple that historically occupied the same corner. The need for relief is not generally shared by other properties in the R-2-5 zone, and the variance is not contrary to the purpose of the ordinance. +

B. Explain how the variance, if granted, would alleviate a hardship, as defined above.

2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

Most R-2-5 zone properties are interior lots, not corner lots, and therefore not subject to a vision clearance requirement. While most corner lots would have the same vision clearance zone restrictions, most of them would not have replaced a mature, decades-old tree with a significantly smaller structure that drastically improves the sightlines at the corner intersection.

B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?

Probably not. The condition may be unique to this property because it is one of few corner lots in the R-2-5 zone where (a) much of the buildable area has been consumed by an approved ADU and existing dwelling, (b) the geometry of the property is such that the 'corner position' of the pergola is the most ideal, and (c) the corner historically supported a mature shade tree of much greater diameter than the two pergola posts. +

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

To the best of our knowledge, the Section 7-801 vision clearance zone restriction did exist when we purchased the property. At that time, the massive white maple tree occupied the corner of the property, at the intersection, and we did not have any plans to build a pergola in that corner of the lot near the intersection.

B. Did the applicant purchase the property without knowing of this restriction or hardship?

The restriction of hardship was not an issue when we purchased the property. The massive white maple tree occupied the corner of the property, and we had no reason to believe we would need to take the tree down to avoid potential damage to people and property. So we would not have considered the Section 7-801 vision

C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?

The decades old white maple (which was beyond its safely useful life according to several certified arborists) lost a significant branch in May 2023. The tree was then structurally compromised and needed to be taken down. We built the replacement for the tree, the significantly less obtrusive pergola, between October and December 2025. We were aware of (and complied with) Section 7-202(A)(5), but were not aware of Section 7-801.

D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?

We acquired the property in good faith and built the pergola between October and December 2025 with the understanding that it qualified as an open-frame structure under Sec. 7-202(A)(5). We became aware of the vision clearance triangle when we received a Warning Notice on February 3, 2026. The hardship arises from the unusual geometry of the corner lot and the location of the vision clearance triangle, not from any intentional act to evade the ordinance.

4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

The pergola is an open-frame structure of 9' and 80% open at the top, supported by four 6"×6" posts. Only two of those posts lie within the vision clearance triangle. The structure is materially less visually obstructive than: the mature white maple it effectively replaces; some corner landscaping/fencing in the neighborhood; and parked vehicles regularly observed at this and other intersections. No adjoining or nearby property will suffer any detriment, and vehicle sight lines remain functionally

B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.

We informally discussed the plans to build the pergola with some, but not all of our immediate neighbors. No one objected, and in fact all were supportive. Ironically, it took us longer to build, because so many passers-by would stop us to inquire what we intended to use it for. Our first intended 'formal' use (beyond personal enjoyment with friends and neighbors), is for a fundraiser for our scholarship at the Scholarship Fund of Alexandria. No one has objected to that!

5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?

The relief sought is not available through any special exception process or administrative modification authorized under the Zoning Ordinance. As confirmed by Alexandria Planning & Zoning, the only available avenue for retaining the pergola in its as-built location is a variance from the Board of Zoning Appeals.

PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

Our primary request, and our goal, is to retain the pergola as built. We hope that the requested variation is reasonable and a significant improvement in sightlines from the previous white maple tree that existed at the intersection for decades. Nevertheless, we have considered how we could modify the pergola, if we do not receive a variance. That could include reducing the height of the two posts with the vision clearance zone to 4', then installing two new 9' posts on the sides of the pergola deck (about 2' from those two existing posts that would be shortened to 4'), and then shifting/shortening the top of the pergola away from the intersection (approx 2') to align with the two new posts, outside of the vision clearance zone. In sum, we would basically shift those parts of the pergola that are within the vision clearance zone approximately 2' such that they are no longer in the vision clearance zone. This is not an ideal solution, but would certainly be better than trying to move the entire pergola to another place on the property (there really is not another place that would be satisfactory).

2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.

While not specifically addressing whether this requested variance meets the required standards, since we purchased the property at 2500 Dewitt Avenue, we have made significant efforts to discuss plans before (and during) projects with Alexandria Planning & Zoning.

During the remodel of our main dwelling, P&Z helped us resolve a significant issue that our Builder and architect could not. They worked with us when we wanted to replace our old concrete driveway with a more permeable driveway. They directed me to the right team to replace hazardous sections of our sidewalk. And they helped us work through the new ADU regulations and our specific plans and questions.

We appreciate P&Z's time, their efforts, and their willingness to work with us on the many questions we've had over the last few years!

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



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. 2500 Dewitt Avenue R-2-5
 Street Address Zone

A2. 8,458.00 x 0.45 = 3,806.10
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	728.00	Basement**		B1. 4,353.00 Sq. Ft.
First Floor	1,295.00	Stairways**		Existing Gross Floor Area*
Second Floor	1,094.00	Mechanical**		B2. 1,139.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	541.00	B3. 3,214.00 Sq. Ft.
Porches	638.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract B2 from B1)
Garage		Other***		
Other***	598.00	Other***	598.00	
B1. <u>Total Gross</u>	4,353.00	B2. <u>Total Exclusions</u>	1,139.00	

Comments for Existing Gross Floor Area

This variance request is for relief from Section

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 0.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract C2 from C1)
Garage		Other***		
Other***		Other***		
C1. <u>Total Gross</u>	0.00	C2. <u>Total Exclusions</u>	0.00	

D. Total Floor Area

D1. 3,214.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 3,806.10 Sq. Ft.
 Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 5,232.00 Sq. Ft.
 Existing Open Space

E2. 2,960.00 Sq. Ft.
 Required Open Space

E3. 5,232.00 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:

15

Date: 5.17.26



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 2500 Dewitt Avenue R-20
Street Address Zone

A2. 8,458.00 x 0.45 = 3,806.10
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	728.00	Basement**		B1. 4,353.00 Sq. Ft.
First Floor	1,295.00	Stairways**		Existing Gross Floor Area*
Second Floor	1,094.00	Mechanical**		B2. 1,139.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	541.00	B3. 3,214.00 Sq. Ft.
Porches	638.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**	598.00	
B1. <u>Total Gross</u>	4,353.00	B2. <u>Total Exclusions</u>	1,139.00	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 0.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. <u>Total Gross</u>	0.00	C2. <u>Total Exclusions</u>	0.00	

D. Total Floor Area

D1. 3,214.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,806.10 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 5,232.00 Sq. Ft.
Existing Open Space

E2. 2,960.00 Sq. Ft.
Required Open Space

E3. 5,232.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

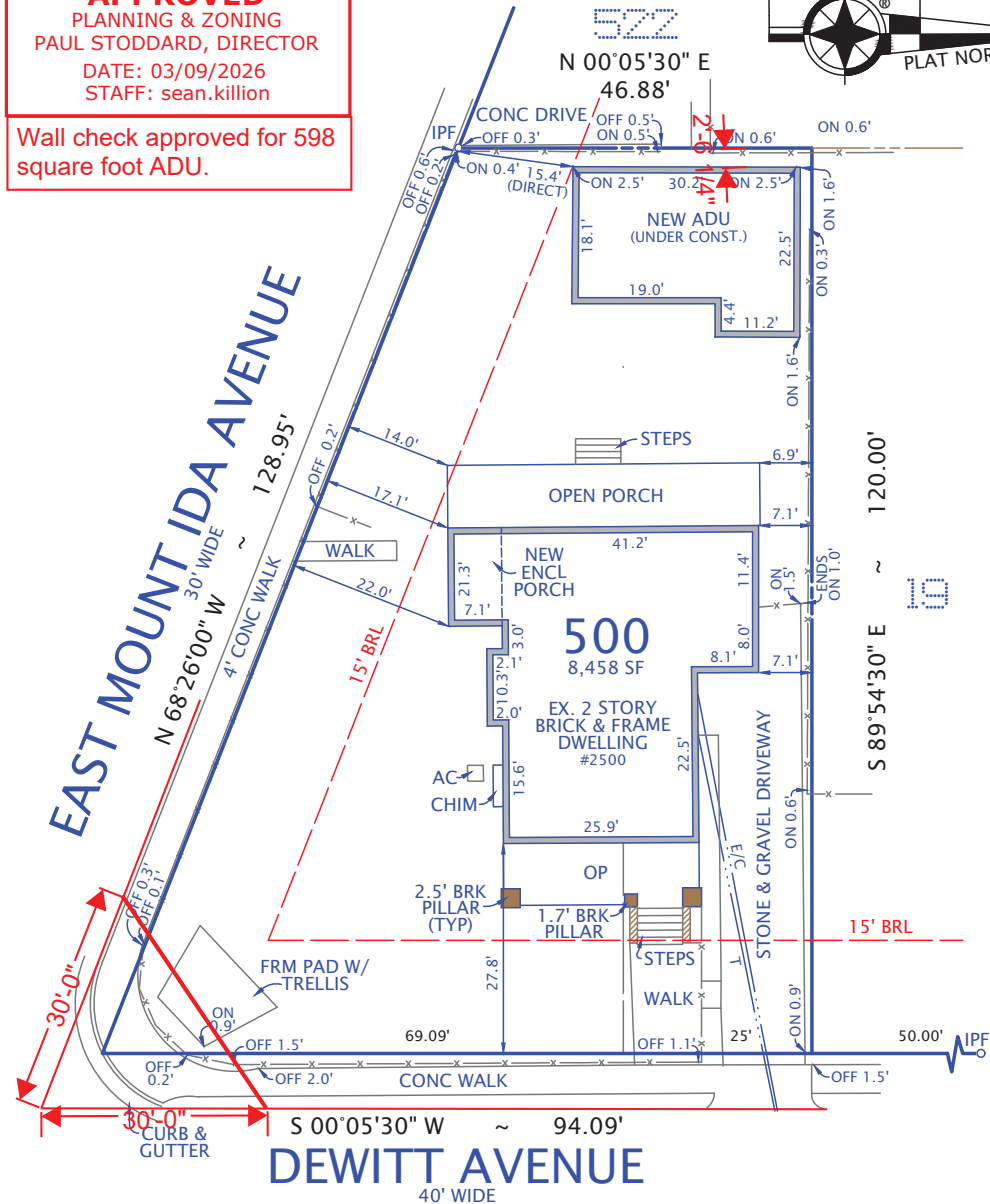
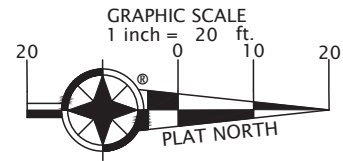
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____

NOTES: 1. FENCES ARE FRAME.

**WALL CHECK
APPROVED**
PLANNING & ZONING
PAUL STODDARD, DIRECTOR
DATE: 03/09/2026
STAFF: sean.killion

Wall check approved for 598
square foot ADU.



DEWITT AVENUE
40' WIDE

PLAT
SHOWING HOUSE LOCATION ON
LOT 500, BLOCK 1
OF A CONSOLIDATION OF LOTS 20 & 21
ABINGDON
(INST. #240011306)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' FEBRUARY 26, 2026 (WALL CHECK)

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:

OAKWOOD
CONSTRUCTION & REMODELING

Ph: 703-407-2022
Web: www.oakwoodva.com

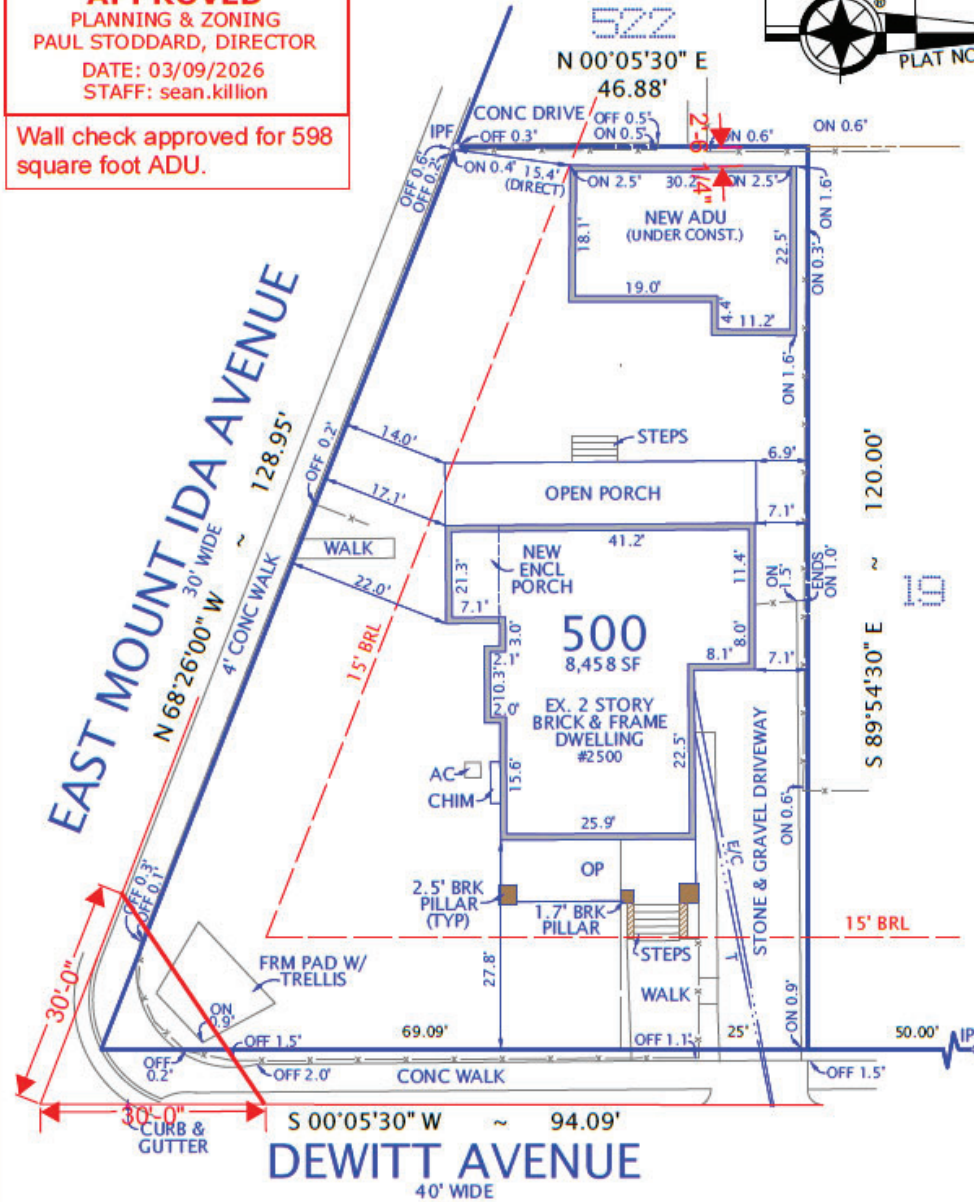
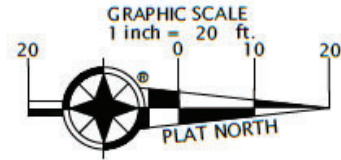
DOMINION Surveyors
Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

NOTES: 1. FENCES ARE FRAME.

**WALL CHECK
APPROVED**

PLANNING & ZONING
PAUL STODDARD, DIRECTOR
DATE: 03/09/2026
STAFF: sean.killion

Wall check approved for 598
square foot ADU.



Plat showing David Sharon's Vision Clearance Calculation (Red Triangle)

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.
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Previous White Maple Tree at the corner of the lot / intersection, taken after the second of three major branched trunks fell. The remainder of the entire tree was taken down soon after this picture was taken.

The remaining trunk (out of three original trunk branches) is significantly larger than both of the two pergola posts within the vision clearance zone.

ARCHITECTURAL DRAWING SET FOR EXISTING PERGOLA

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

PROJECT DATA

Property address:	2500 Dewitt Avenue, Alexandria, VA 22301
Legal description:	Lot 500, Block 1; consolidation of Lots 20 & 21; Inst. #240011306
Lot area:	8,458 SF
Existing principal structure:	2-story brick & frame dwelling #2500
Additional structure shown on plat:	New ADU under construction
Pergola description:	Existing open wood pergola on raised wood deck
Overall height:	Approx. 106 in. above grade = 8'-10" < 10'-0"
Deck elevation:	8 1/2 in. from grade to top of deck
Reference Plat:	Dominion Surveyors, Inc., Wall Check Plat dated 02/26/2026; approved 03/09/2026. The Plat included with this submission has been updated by David Sharon, with Alexandria Planning & Zoning, to reflect the proper Vision Clearance Zone.

OPEN-STRUCTURE SUMMARY - SEC. 7-202(A)(5)

The existing pergola is shown as an arbor/trellis/pergola open structure. It does not exceed 10 feet in height, is not used for parking or storage of motor vehicles, and the roof plane remains at least 80 percent open and uncovered. Calculated roof openness: 84.7 percent open using actual dressed top-face widths; conservative nominal-width check: 80.7 percent open. See Sheet A2.1 for calculation.

No vehicle parking beneath the structure, existing or proposed.

Plants/seedlings in photographs are not part of the structure.

Fence elements visible in photographs are not part of this drawing set.

SHEET INDEX

A0.0	Cover Sheet & Project Data	N/A
A1.0	Survey Reference Note	N/A
A2.0	Pergola Deck Plan	3/8" = 1'-0"
A2.1	Pergola Roof Framing Plan (with Openness Calculation)	3/8" = 1'-0"
A3.0	Front Elevation (long side, revised beam overhangs)	3/8" = 1'-0"
A3.1	Right Side Elevation	3/8" = 1'-0"
A3.2	Rear Elevation (short side) & Left Side Elevation	3/8" = 1'-0"
A4.0	Typical Post Foundation Detail	1-1/2" = 1'-0"

MATERIAL SCHEDULE

ITEM	QTY	SIZE / LENGTH	MATERIAL	NOTES
Posts P1-P4	4	Nominal 6x6	PT pine	Embedded directly in cast-in-place concrete
Front beam	1	Nominal 4x8 x 190 1/2 in.	Cedar	Long side; 6 in. overhang beyond each post
Rear beam	1	Nominal 4x8 x 119 1/2 in.	Cedar	Short side; 6 in. overhang beyond each post
Rafters	11	Nominal 2x6 x 134 in.	Cedar	Approx. 7 in. front tails; rear ends flush with outside face of rear beam
Decking	varies	5/4 x 6, various lengths	PT pine	Boards run parallel to front/rear beams
Deck joists	shown	2x8 @ approx. 16 in. O.C.	PT pine	Standard support framing shown below decking
Blocking	shown	2x8 solid blocking	PT pine	Between joists for added support
Footings	4	Concrete pier/footing	Cast-in-place concrete	Extend min. 24 in. below grade

GENERAL NOTES

- Materials: posts, deck framing and decking are pressure-treated pine; beams and rafters are cedar.
- Existing pergola qualifies as an open arbor/trellis/pergola with roof openness at least 80 percent and overall height below 10 feet.
- No automobile parking or motor-vehicle storage occurs beneath the structure, existing or proposed.
- Site plan base information references the Dominion Surveyors, Inc. Wall Check Plat dated 02/26/2026 and Planning & Zoning approval dated 03/09/2026.
- Post labels: P1 and P2 are front posts outside the vision clearance triangle; P3 and P4 are rear posts within the vision clearance triangle.
- A1.0 intentionally does not redraw the site plan; refer to the updated survey included with the submission for lot, pergola and vision-zone location.

EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE
COVER SHEET & PROJECT DATA

SCALE

N/A

DATE: 05/03/2026

SHEET

A0.0

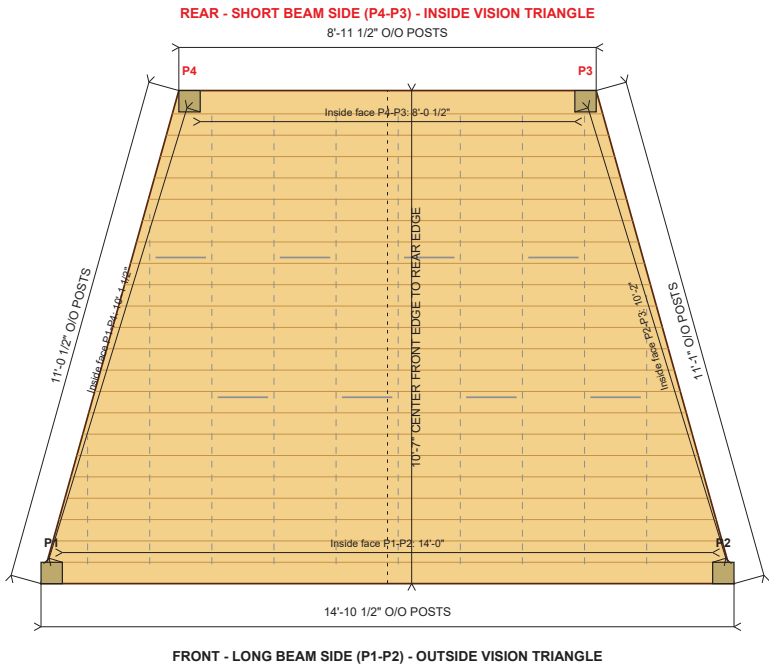
A1.0 - Survey Reference Note

Refer to the survey for 2500 Dewitt Avenue, which has been updated by Dominion Surveyors, Inc. to incorporate the existing Pergola, and shows the Vision Clearance Zone, as calculated and drawn by David Sharon, with Alexandria Planning and Zoning.

No separate site plan is drawn on this sheet.

EXISTING PERGOLA - BZA VARIANCE EXHIBIT 2500 DEWITT AVENUE, ALEXANDRIA, VA 22301 For Alexandria BZA variance application - existing open pergola	SHEET TITLE SURVEY REFERENCE NOTE	SCALE N/A DATE: 05/03/2026	SHEET A1.0
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DECK PLAN - EXISTING TRAPEZOIDAL PLATFORM



POST KEY

- P1** Front-left post; outside vision clearance triangle
- P2** Front-right post; outside vision clearance triangle
- P3** Rear-right post; inside vision clearance triangle
- P4** Rear-left post; inside vision clearance triangle

DECK FRAMING SHOWN

- 5/4 x 6 PT pine decking boards run parallel to front/rear beams; side edge boards frame the deck outline.
- 2x8 PT pine joists shown below decking at approx. 16 in. O.C.
- 2x8 PT pine solid blocking shown between joists in staggered rows for added support.
- Deck is elevated approx. 8 1/2 in. above grade.

GRAPHIC SCALE: 3/8" = 1'-0"



EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE

PERGOLA DECK PLAN

SCALE

3/8" = 1'-0"

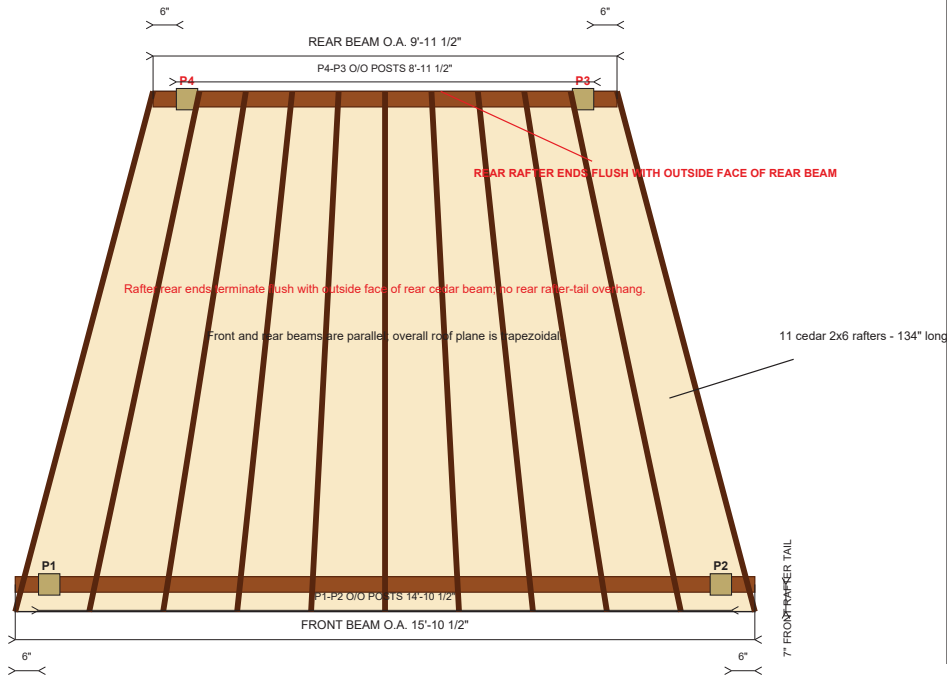
DATE: 05/03/2026

SHEET

A2.0

A2.1 - Pergola Roof Framing Plan (with Openness Calculation)

ROOF FRAMING PLAN - 11 RAFTERS / OPEN ROOF



ROOF OPENNESS CALCULATION

Sec. 7-202(A)(5): roof/open structure remains >= 80% open

- Roof plane dimensions include 6 in. beam overhangs beyond posts:
- Front roof edge / front beam = 190.5 in. (15'-10 1/2")
 - Rear roof edge / rear beam = 119.5 in. (9'-11 1/2")
 - Rafter length / roof depth = 134 in. (7 in. front tail; rear end flush to outside face of rear beam)

Total roof-plane area
= ((190.5 in. + 119.5 in.) / 2) x 134 in.
= 20,770.0 sq. in. = 144.2 sq. ft.

Solid-material projected area - actual dressed widths
4x8 cedar beams: (190.5 + 119.5) x 3.5 = 1,085.0 sq. in.
2x6 cedar rafters: 11 x 134 x 1.5 = 2,211.0 sq. in.
Subtract overlaps: 11 rafters x 2 beams x 3.5 x 1.5 = 115.5 sq. in.
Net solid area = 1,085.0 + 2,211.0 - 115.5 = 3,180.5 sq. in.

Open-sky area
= 20,770.0 - 3,180.5 = 17,589.5 sq. in. = 122.1 sq. ft.

Percent open
= 17,589.5 / 20,770.0 x 100 = 84.7% OPEN

RESULT: >= 80% OPEN

Conservative nominal-width check: net solid area = 4,012 sq. in.;
open area = 16,758 sq. in.; percent open = 80.7% OPEN.

OPEN-STRUCTURE CRITERIA SHOWN

- Roof openness: 84.7% by actual widths; 80.7% by nominal-width check
- Height: approx. 8'-10" above grade (< 10'-0")

EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE

PERGOLA ROOF FRAMING PLAN (WITH OPENNESS CALCULATION)

SCALE

3/8" = 1'-0"

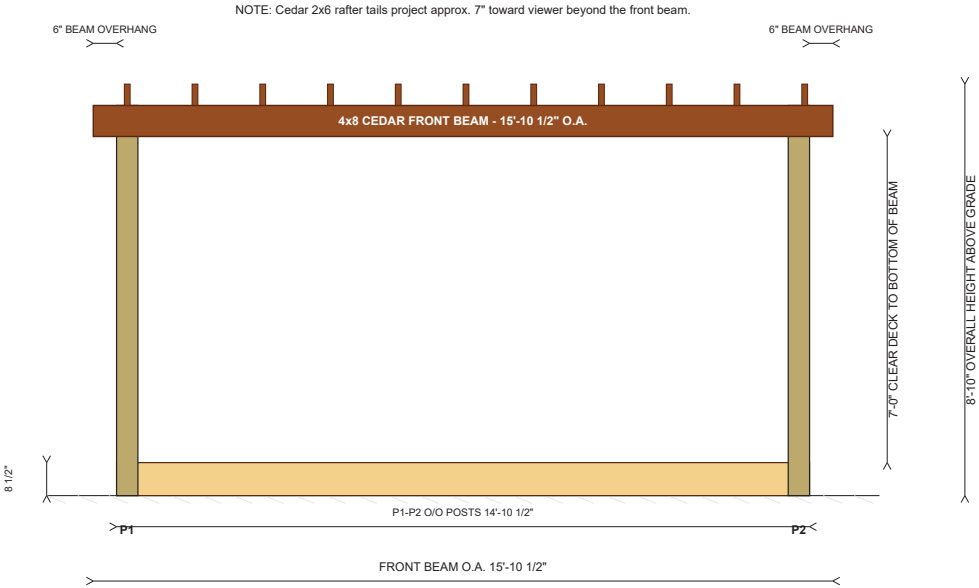
DATE: 05/03/2026

SHEET

A2.1

A3.0 - Front Elevation (Long Side, 190 1/2 in. Beam)

FRONT ELEVATION - LONG BEAM SIDE (P1-P2)



ELEVATION NOTES

1. Front elevation shows long 190 1/2 in. cedar beam supported by P1 and P2.
2. Beam extends 6 in. beyond each 6x6 PT pine post.
3. Bottom of beam is 7'-0" above finished deck surface.
4. Deck surface is approx. 8 1/2 in. above grade.
5. Overall height is approx. 106 in. above grade, below 10'-0".
6. Front posts P1/P2 are outside the vision clearance triangle.

EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE

FRONT ELEVATION (LONG SIDE, 190 1/2 IN. BEAM)

SCALE

3/8" = 1'-0"

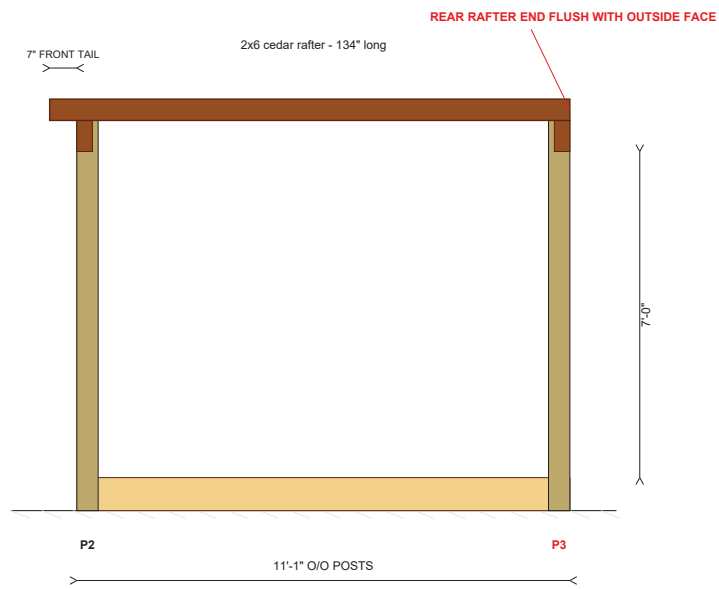
DATE: 05/03/2026

SHEET

A3.0

A3.1 - Right Side Elevation

RIGHT SIDE ELEVATION - P2 TO P3



SIDE ELEVATION NOTES

- 1. Right side outside-face post-to-post dimension: 11'-1".
- 2. Front and rear cedar beams each extend 6 in. beyond the 6x6 posts at this side.
- 3. Rafter front tail projects approx. 7 in. beyond front beam.
- 4. Rafter rear end is flush with the outside face of the rear cedar beam; no rear rafter-tail overhang beyond beam.
- 5. Rear post P3 is within the vision clearance triangle.
- 6. Front post P2 is outside the vision clearance triangle.

EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE
RIGHT SIDE ELEVATION

SCALE
3/8" = 1'-0"

DATE: 05/03/2026

SHEET
A3.1

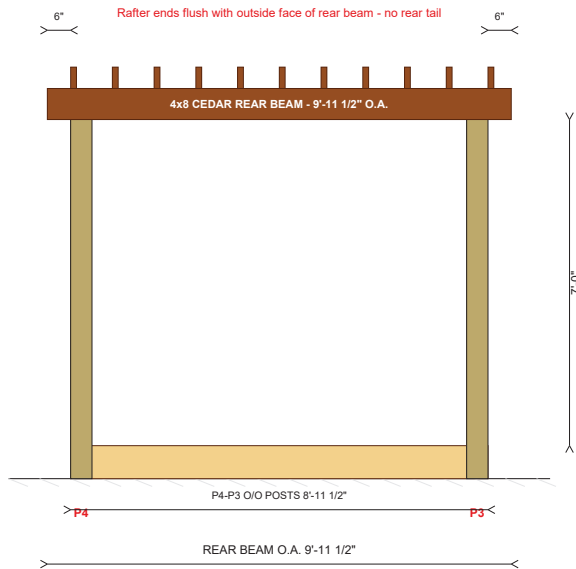
A3.2 - Rear Elevation (Short Side) & Left Side Elevation

REAR ELEVATION AND LEFT SIDE ELEVATION

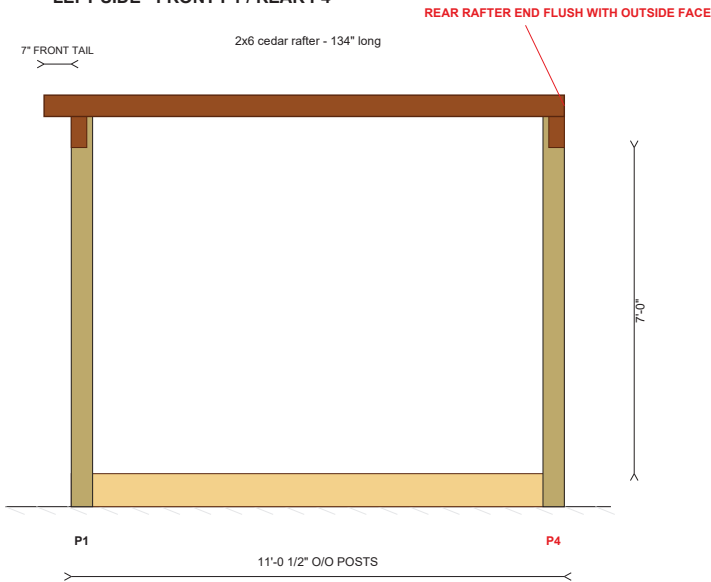
SHEET NOTES

- 1. Rear elevation shows the short 119 1/2 in. cedar beam supported by P3 and P4; both rear posts are inside the vision clearance triangle.
- 2. Rear cedar beam extends 6 in. beyond each rear 6x6 PT pine post.
- 3. Left side outside-face post-to-post dimension is 11'-0 1/2"; rafter front tails project approx. 7 in.; rear rafter ends are flush with the outside face of the rear cedar beam, with no rear tail overhang.
- 4. Deck surface is approx. 8 1/2 in. above grade; bottom of beams is 7'-0" above deck; overall height is approx. 8'-10" above grade.

REAR ELEVATION - SHORT BEAM SIDE (P4-P3)



LEFT SIDE - FRONT P1 / REAR P4



EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE
REAR ELEVATION (SHORT SIDE) & LEFT SIDE
ELEVATION

SCALE
3/8" = 1'-0"

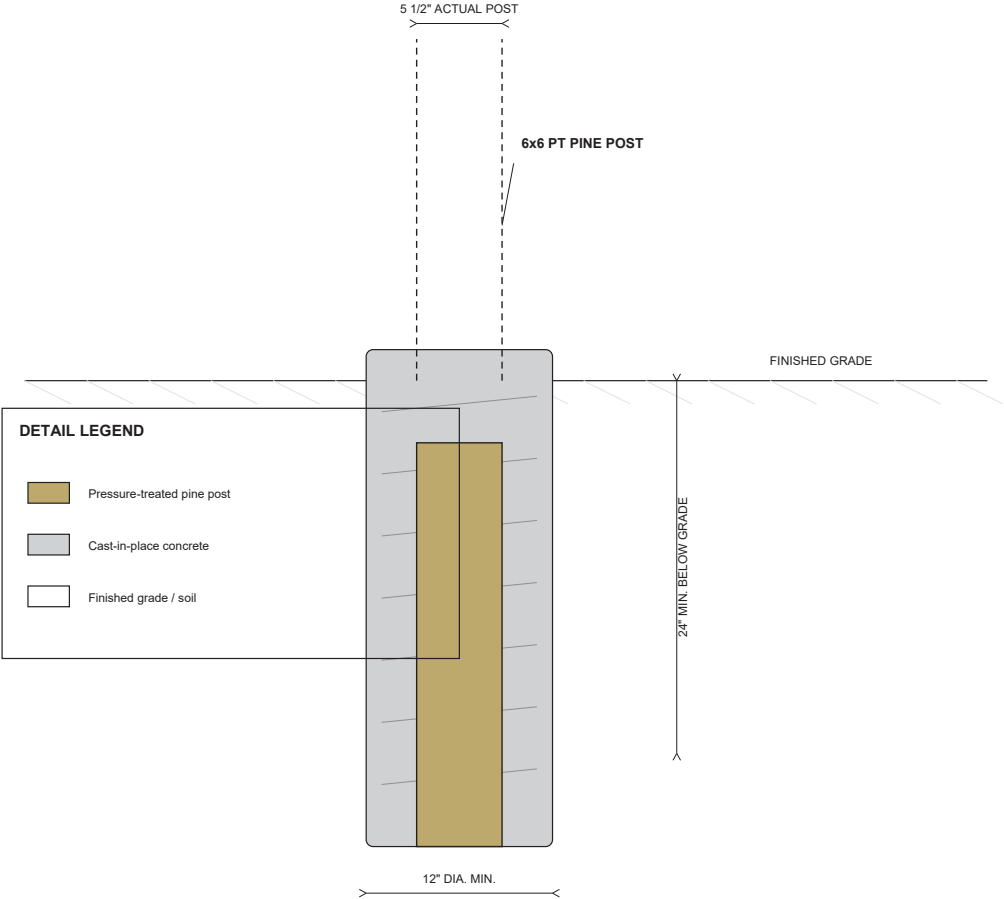
DATE: 05/03/2026

SHEET

A3.2

A4.0 - Typical Post Foundation Detail

TYPICAL 6x6 POST EMBEDDED IN CAST-IN-PLACE CONCRETE FOOTING



FOUNDATION NOTES

- 1. Typical for posts P1, P2, P3 and P4.
- 2. Nominal 6x6 PT pine post shown embedded directly in cast-in-place concrete footing.
- 3. Concrete footing extends not less than 24 in. below finished grade, consistent with the requested Alexandria frost-line design assumption.
- 4. Top of concrete to be crowned/sloped to shed water away from post.
- 5. Footing diameter shown as 12 in. minimum for exhibit purposes.

EXISTING PERGOLA - BZA VARIANCE EXHIBIT

2500 DEWITT AVENUE, ALEXANDRIA, VA 22301

For Alexandria BZA variance application - existing open pergola

SHEET TITLE
TYPICAL POST FOUNDATION DETAIL

SCALE
1-1/2" = 1'-0"

DATE: 05/03/2026

SHEET
A4.0













