

Docket Item #3  
BZA Case #2022-00018  
Board of Zoning Appeals  
October 17, 2022

**ADDRESS:** 306 WEST MASONIC VIEW AVENUE  
**ZONE:** R-5/RESIDENTIAL SINGLE FAMILY  
**APPLICANT:** HARRY BRASWELL, INC.

**ISSUE:** Special Exception to construct a dormer in the required west side yard.

---

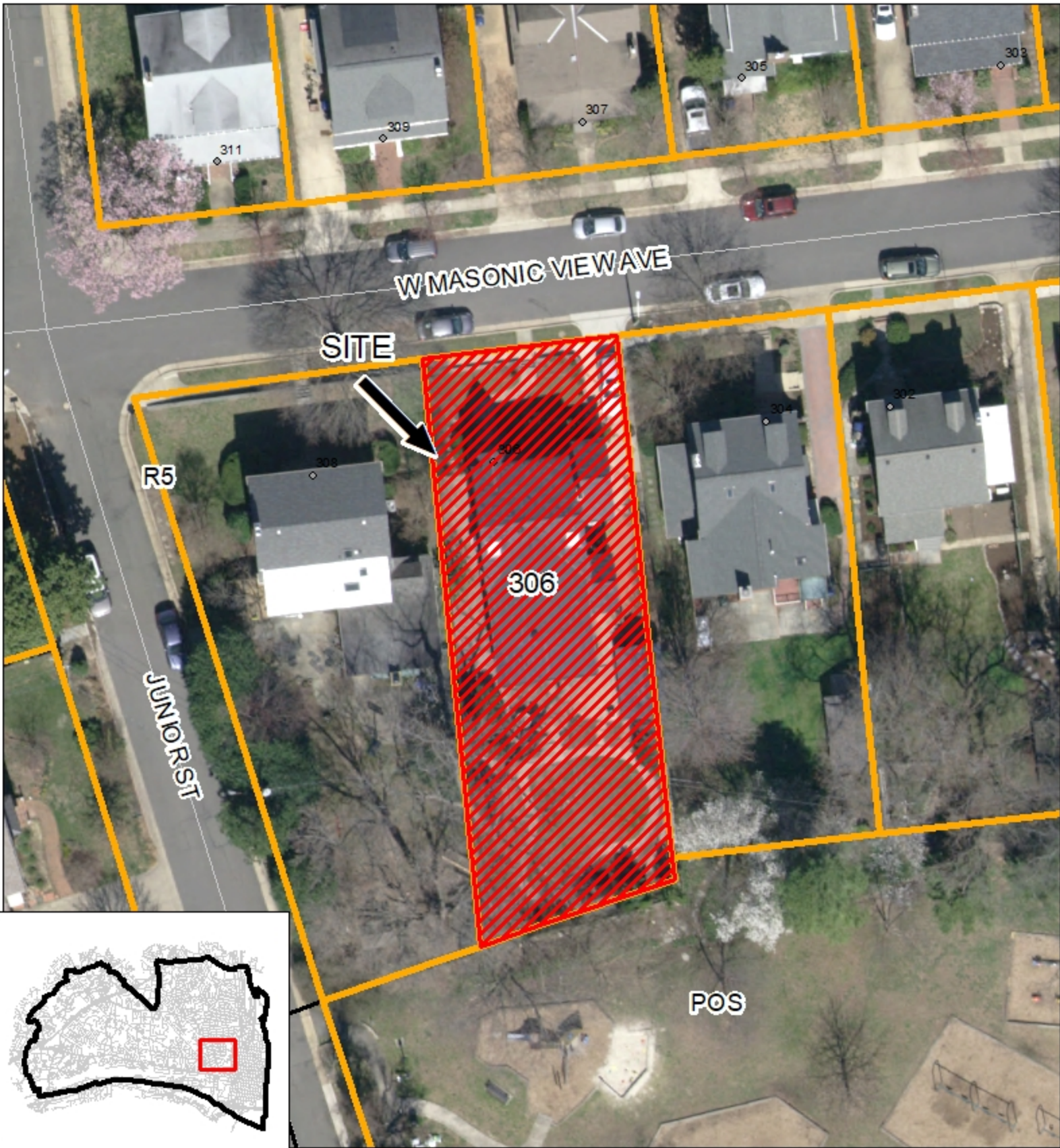
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard	9.86 feet*	7.08 feet	2.78 feet

---

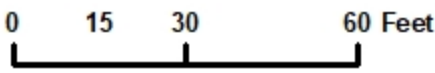
\* Based on the dormer height of 29.58 feet measured from average pre-construction grade to the midpoint of the gable end of the dormer facing the west side yard.

Staff **recommends approval** of the request because it meets 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. The special exception must be recorded in the City’s Land Records Office prior to the release of the building permit.



**BZA #2022-00018**  
**306 West Masonic View Avenue**





**I. Issue**

The applicant requests a special exception to construct a dormer at 306 West Masonic View Avenue. The dormer will be located in the required west side yard, set in slightly from the existing non-complying wall, which will require a special exception.

**II. Background**

The subject property is an interior lot of record with 50.00 feet of frontage facing West Masonic View Avenue, 152.17 feet of depth along the west side property line, 142.76 feet of depth along the east side property line and 51.39 feet across the rear property line. According to Real Estate Assessment records the lot contains 7,500 square feet of lot area. The lot meets lot size, lot width, and frontage requirements of the R-5 zone.



Figure 1: Subject Property

The lot is developed with a two-story dwelling, which according to Real Estate Assessment records was constructed in 1940.

The existing dwelling is located 25.00 feet from the front property line facing West Masonic View Avenue, 6.30 feet from the west side property line, 8.40 feet from the east side property line, and 64.80 feet from the rear property line.

<b>R-5 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed*</b>
Lot Area	5,000 sq. ft.	7,500 sq. ft.	7,500 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 setback	25.00 ft.*	25.00 ft.	25.00 ft.
Side Yard (West)	9.86 ft. (1:3, 7 ft. min.)	7.08 ft.	2.78 ft.
Side Yard (East)	7.00 ft. (1:3, 7 ft. min.)	8.40 ft.	17.40 ft. (dormer)
Rear Yard	29.58 ft. (1:1, 7 ft. min.)	64.80 ft.	64.80 ft.
Height	30 ft. maximum	29.58 ft.	29.58 ft.
Floor Area Ratio (FAR)	3,375 sq. ft. maximum (.45)	3,088 sq. ft. (.41)	3,148 sq. ft. (.42)

\*Based on contextual blockface.

**III. Description**

The applicant proposes to construct a dormer addition in the required west side yard, set in slightly from the existing non-complying west side wall of the front portion of the existing dwelling. The first floor's west-facing building wall is located between 6.30 feet and 6.80 feet (due to the slight angle of the house to the property line) from the west property line, 0.20 to 0.70 feet less than the required seven-foot minimum side yard for the R-5 zone. As such, the plane established by the west-facing building wall is noncomplying.

The proposed dormer addition would accommodate a bathroom and additional attic recreation area. The dormer will be set in slightly from the existing east and west side walls to be located symmetrically across the rear of the roof of the front portion of the dwelling. The dormer will be located 17.04 feet from the east side yard and 7.08 feet from the west side property line. The height of the proposed dormer measures 29.58 feet to midpoint of the gable roof measured from average pre-construction grade and requires side setbacks of 9.86 feet based on a setback ratio of 1:3. The dormer will comply the required side yard setback on the east side, but the applicant must request a special exception of 2.78 feet to construct the dormer in the required west side yard, 7.08 feet from the west side property line.

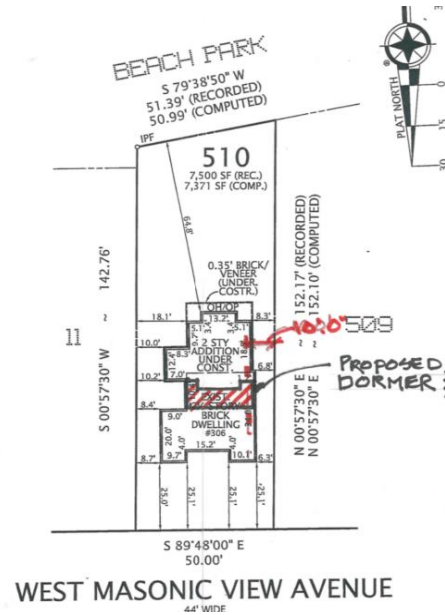


Figure 2: Site Plan

The proposal would comply with all other zoning regulations. There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is currently zoned R-5, single-family and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The North Ridge / Rosemont Small Area Plan identifies the property for residential use.

**V. Requested Special Exception:**

3-306(A)(2) Side Yard (West)

The applicant requests a special exception of 2.78 feet from the required 9.86-foot side yard based on setback ratio of 1:3 and a building height of 29.58 feet measured from average existing grade to the midpoint of the dormer gable facing the west side yard to construct the dormer 7.08 feet from the west side property line.



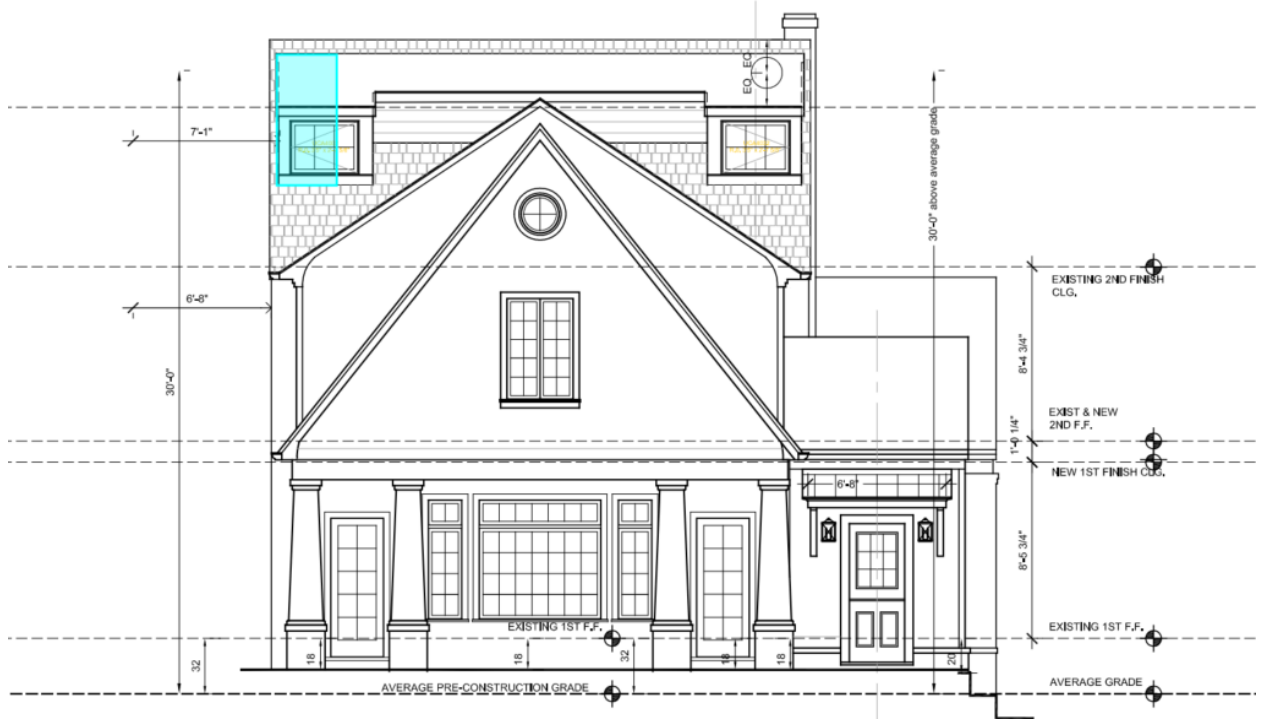


Figure 3: Portion of proposed dormer located in required west side yard.

**VI. Special Exception 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 proposed dormer would be located on the rear of the front portion of the dwelling and will not be visible from the street. Only a small portion of the dormer will be located in the required west side yard, and it will be located slightly setback from the existing noncomplying west wall, therefore it will not be detrimental to the public welfare, the neighborhood, or adjacent 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.

**Due to the modest size and height of the dormer and its location behind the roof of the dwelling, it is unlikely to impact light and air supply to adjacent properties, cause or substantially increase traffic congestion or increase fire risks.**

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

**Because the proposal represents a modest change to the roof facing the rear yard, it would not alter the essential character of the area or zone. The proposed dormer would be minimally visible from the street.**

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

**The proposed modest rear dormer would not affect the existing dwelling's compatibility with development in the surrounding neighborhood. Several homes in the neighborhood have rear dormers or additions.**

- 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.

**Due to the location of the existing dwelling on the lot, the slight angle of the existing dwelling in relation to the west side property line and the roof line of the existing rear addition, the proposed location is the only reasonable location to construct a symmetrical dormer across the rear roof of the front portion of the dwelling.**

## **VII. Staff Conclusion**

### Neighborhood Impact

The dormer will be located to the rear of the front portion of the dwelling and will be minimally visible from the street. The dormer will be located centrally within the footprint of the dwelling unlikely to negatively impact surrounding properties.

### Light and Air

Due to the height, size and location of the proposed dormer it is unlikely to impact the light or air supply to adjacent properties. The proposed dormer will meet all other yard requirements limiting the impact upon the adjacent neighbors.

### Lot Constraints

The existing dwelling is located within the required west side yard setback and at a slight angle to the side lot line, making it difficult to construct a symmetrical dormer across the roof while gaining the small amount of desired interior square footage.

Staff Conclusion

In conclusion, staff believes that the applicant's request for a dormer in the required west side yard is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

Staff

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, Division Chief, Land Use Services, [tony.lacolla@alexandriava.gov](mailto:tony.lacolla@alexandriava.gov)



**DEPARTMENTAL COMMENTS**

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

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

Transportation and Environmental Services:

- R-1 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)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- 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-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

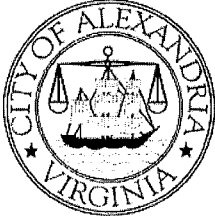
C-1 A building permit is required.

Recreation (City Arborist):

No comments.

Historic Alexandria (Archaeology):

No comment.



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

\_\_\_\_\_ **Filing Fee**  
September 2, 2022 **Filing Deadline**  
October 17, 2022 **Board of Zoning Appeals Hearing**

Applicants must send written notice of public hearings by certified or registered mail to all adjoining and facing property owners at least 10 days prior to the Board of Zoning Appeals hearing, and not more than 30 days prior to the hearing.

Board of Zoning Appeals hearing October 17, 2022

Send notices by certified or registered mail between the dates of  
September 22, 2022 and October 7, 2022.



## INSTRUCTIONS

All materials are required to be uploaded to APEX for a complete submission.

- FILING DEADLINE INSTRUCTIONS:** Board of Zoning Appeals applications, with required plans, must be submitted to the Department of Planning and Zoning at least 30 working days prior to the hearing date. Failure to submit all required information and plans by the filing deadline will result in the application being deferred to a later hearing date.
- FORMS:** Please ensure all forms have been filled to completion with signatures and contact information.
  - ✓ **APPLICATION:** Complete the form titled "Application for Special Exception for Additions: Board of Zoning Appeals."
  - FLOOR AREA RATIO FORMS:** Complete form **A** for single and two-family residences outside the historic districts. ~~Complete form B for all other properties.~~ **NOT INCUMBENT.**
- PDF PLANS:** Supporting materials are to be submitted with each application. Plans, drawings, photos, or other materials should not exceed 11" x 17" and should not be smaller than 8.5" x 11". All plan sets must be to scale. Applications without the required supporting materials will be deemed incomplete and will not be scheduled for hearing by the BZA. **Prior Submission.**
- PHOTOGRAPHS:** Applicants must submit photographs of the property in the location where the special exception is requested. **Prior Submission.**
- FILING FEE:** Application fees are to be paid online through the CSS Portal. Once an application is submitted, staff will invoice the applicant with payment instructions. The application will not be processed until payment is received.
- PROPERTY OWNER NOTIFICATION:** Applicants must send written notice to all adjoining and facing property owners; notices must be sent by certified or registered mail **at least ten days** prior to the Board of Zoning Appeals public hearing (not counting the date of the hearing) and **not more than 30 days** prior to the hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification shall be given again.  
The following must be submitted to the Department of Planning and Zoning no later than **five calendar days** prior to the public hearing:
  - a copy of the notice letter sent
  - a list of the names and addresses of those persons to whom notice was sent
  - a copy of the post office receipts for the certified or registered mail
  - "Certification of Notice" form found at the back of this application.

**Failure to send accurate or correct notices will result in deferral of the application to a later hearing date.** Property ownership information is to be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street or online at [www.alexandriava.gov/city/realestate](http://www.alexandriava.gov/city/realestate).

# BOARD OF ZONING APPEALS PROCESS

## **PUBLIC HEARINGS – BOARD OF ZONING APPEALS**

The Board of Zoning Appeals meets on the second Monday of each month in the City Council Chambers, City Hall, at 7:00 P.M. Meeting dates should be verified by the applicant prior to the hearing as they are subject to change. **The applicant or a representative must attend the meeting.**

## **DEFINITION OF SPECIAL EXCEPTION**

A special exception is a request for a minor adjustment to the requirements of the zoning ordinance where, owing to special conditions of the property, the exception is necessary and desirable and would not adversely affect adjacent property owners.

## **STANDARDS FOR SPECIAL EXCEPTION**

The Board of Zoning Appeals may grant a special exception if it finds that strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property, outweighing the material zoning purpose for which the specific provision of the ordinance was designed. In making a determination, the Board shall consider the following issues:

- a. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood character, neighboring properties or existing building architecture.
- b. Whether approval of the special exception will impair an adequate supply of light or air to 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.
- c. Whether approval of the special exception will alter the essential character of the area or the zone.
- d. Whether the proposal will be compatible with neighboring properties in the surrounding neighborhood.
- e. Whether the proposed porch represents the only reasonable means and location on the lot to accommodate the proposed porch given the natural constraints of the lot or the existing development on the lot.
- f. In the case of fences, whether the size, configuration or other unusual characteristic of the lot requires an exception from the zoning requirements in order to provide a reasonable fenced area without creating significant harm to adjacent properties or the neighborhood.

## **EFFECTIVE PERIOD OF SPECIAL EXCEPTION**

Any special exception granted by the Board of Zoning Appeals is valid for a period of one year from the date the special exception is approved. If no construction or operation has commenced within one year from the date of approval, the special exception becomes null and void.

**APPEAL OF THE BOARD OF ZONING APPEALS DECISION**

Any person jointly or severally aggrieved or affected by a decision of the Board of Zoning Appeals may appeal such decision by filing a petition in the Circuit Court of the City. The petition shall set forth the alleged illegality of the Board's action, and shall be filed within 30 days from the date of the decision of the Board.

**RECONSIDERATION OF AN APPLICATION**

If an application for a special exception is denied, the Board of Zoning Appeals shall not consider an application for the same special exception on the same site again for one year unless the new application differs in a substantial and material way from the old one, in which case it may be reconsidered after six months.

**ONLY ONE SPECIAL EXCEPTION PER DWELLING**

Approval of one special exception per dwelling is authorized under the provisions of Section 11-1302(B)(4). Once a special exception is approved for a property, no future special exception applications for the property will be accepted.

**For assistance with any of these procedures or processes, please call the Department of Planning and Zoning at 703-746-4333.**





**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

**Section of zoning ordinance from which request for special exception is made:**  
Section 3-400-r5/single family zone // 3-406 Bulk Space requirements // (A) Yard requirements (2) Side Yards

ARTICLE II. - DEFINITIONS 2-154 - Height of building. D)

**PART A**

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

**Name** Harry Braswell, Inc.

**Address** 4307 Wheeler Ave.

Alexandria, VA 22304

**Daytime Phone** 571-436-3974

**Email Address** gretchen@harrybraswell.com

2. **Property Location** 306 W. Masonic View Ave.

3. **Assessment Map #** 053 **Block** 03 **Lot** 01 **Zone** 04

4. **Legal Property Owner Name** R. Graham & Sue Setliff

**Address** 306 W. Masonic View Ave.

Alexandria, VA 22302

# 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.	Sue Setliff	306 W. Masonic View Ave	50%
2.	ROBERT SETLIFF	306 W. Masonic View Ave	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 306 W. Masonic View Ave. (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.	SUE SETLIFF	306 W. MasoniView Ave.	50%
2.	ROBERT SETLIFF	306 W. Masonic View Ave.	50%
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.	none	none
2.	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.**

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.

9-3-22 \_\_\_\_\_  
Date Printed Name

Gretchen N Brown

  
 \_\_\_\_\_  
 Signature

**5. Describe request briefly:**

Request that the proposed dormer on the west side of the roof be inside the required setback. This will allow the dormer to match the east permitted dormer. It is requested that the west dormer be allowed to sit within the required setback and in line with existing west facing side wall of the house. The proposed dormer will not be beyond the existing side building face or exist gable face.

**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.

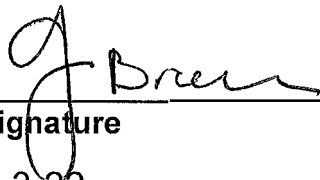
**APPLICANT OR AUTHORIZED AGENT:**

Gretchen Brown

Print Name

571-436-3974

Telephone



Signature

9-3-22

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.**

By NOT allowing the west dormer to be inline with the existing west building face, it can not provide needed headroom at the attic stair landing. The existing head room at the top of the stair is low. Aesthetically, it forces the dormers to be asymmetrical.

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

It will not harm adjoining properties.

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

It will not affect any light & air to adjacent property.

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

Many of the homes in that vicinity have roof lines, dormers and gables that infringe slightly into existing required setbacks. Additionally the proposed dormer will not be readily visible.

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

The perceived size of the home will not change. The incursion into the side setback is not easily visible from surrounding properties due to the density of the homes in that area. Many of the homes in that vicinity have roof lines, dormers and gables that infringe slightly into existing required setbacks.

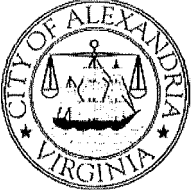
**6. Explain how this plan represents the only reasonable location on the lot to**

All other options make the dormers asymmetrical and would not improve the headroom at the stairs. Moving the stair of the home would be highly complicated and is untenable

**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.**

Yes, they have shown plans to affected neighbor and have a statement in support from the neighbor.

**\*\*\*Applicant to mail this notice by certified or registered mail to adjoining and abutting property owners between 30 and 10 days prior to the hearing.\*\*\***



**NOTICE OF PUBLIC HEARINGS**

**BOARD OF ZONING APPEALS**

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the Board of Zoning Appeals on the issues described below.

**BOARD OF ZONING APPEALS PUBLIC MEETING DATE:** October 17, 2022

**AT  
7:00 PM, CITY HALL  
301 KING STREET  
COUNCIL CHAMBERS, SECOND FLOOR  
ALEXANDRIA, VIRGINIA 22314**

**ISSUE DESCRIPTION:**

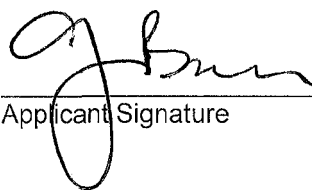
Request that the proposed dormer on the west side of the roof match the east permitted dormer and within the required setback at the roof level. Aesthetically, it forces the dormers to be asymmetrical. To do this, it is requested that the west dormer be allowed to sit within the required setback and inline with existing west facing side wall of the house. The proposed dormer will not be beyond the existing side building face or beyond the existing side gable face.

**PROPERTY ADDRESS:** 306 W. Masonic View Ave.

**TAX ASSESSMENT MAP NUMBER:** *Map* 0 53 *Block* 03 *Lot* 01-04

As a citizen and party of interest, you are invited to attend the meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at \_\_\_\_\_.

Sincerely,

  
\_\_\_\_\_  
Applicant Signature

Gretchen N Brown  
\_\_\_\_\_  
Applicant Printed Name



**CERTIFICATION OF NOTICE**

**BOARD OF ZONING APPEALS**

- BOARD OF ZONING APPEALS
- SPECIAL USE PERMIT
- SUBDIVISION PLAT
- VACATION OF RIGHT-OF-WAY
- ENCORACHMENT IN RIGHT-OF-WAY
- REZONING
- OTHER

**TO: DIRECTOR OF PLANNING AND ZONING  
301 KING STREET, ROOM 2100  
ALEXANDRIA, VIRGINIA 22314**

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director with:

- a) a copy of the notice sent
- b) a list of the names of those persons to whom notice has been given
- c) copies of the post office receipts for registered or certified mail
- d) a certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.

The applicant shall use the records and maps maintained by the city's office of real estate assessments to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section 11-301(A).

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, Section 11-301(A)(3) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent to the attached list of property owners concerning the following issue on (DATE) September 22, 2022.

**PROPERTY ADDRESS:** 306 W. Masonic View Ave.

**ISSUE DESCRIPTION:**

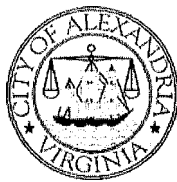
Request that the proposed dormer on the west side of the roof match the east permitted dormer and within the required setback at the roof level. Aesthetically, it forces the dormers to be asymmetrical. To do this, it is requested that the west dormer be allowed to sit within the required setback and inline with existing west

  
Signature

Gretchen N Brown  
Print Name

571-436-3974  
Telephone

9-3-22  
Date



**PROPERTY OWNERS LIST**  
**BOARD OF ZONING APPEALS**

306 W. Masonic View Ave.  
**SUBJECT ADDRESS**

053 03 01-04  
**TAX ASSESSMENT MAP NUMBER**

Adjoining property owner names and addresses can be obtained by visiting the City website at [www.alexandriava.gov](http://www.alexandriava.gov) and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER'S NAME & MAILING ADDRESS		TAX ASSESSMENT MAP NUMBER
<b>Property Address</b>	306 W. Masonic View Ave.	<u>053</u> <u>03</u> <u>01-05</u>
<b>Owner Name</b>	Patrick & Marjorie Mulloy	
<b>Mailing Address</b>	304 W. Masonic View Ave.	
<b>City, State, Zip</b>	Alexandria, VA 22301	
<b>Property Address</b>	308 W. Masonic View Ave.	<u>052</u> <u>04</u> <u>09-04</u>
<b>Owner Name</b>	William & Emily Jones	
<b>Mailing Address</b>	308 W. Masonic View Ave.	
<b>City, State, Zip</b>	Alexandria, VA 22301	
<b>Property Address</b>	307 W. Masonic View Ave.	<u>053</u> <u>03</u> <u>01-01</u>
<b>Owner Name</b>	David Brooks & Kathryn Kay	
<b>Mailing Address</b>	307 W. Masonic View Ave.	
<b>City, State, Zip</b>	Alexandria, VA 22301	
<b>Property Address</b>	309 W. Masonic View Ave.	<u>052</u> <u>02</u> <u>08-19</u>
<b>Owner Name</b>	Nathan McKenzie & Sharla Draemel	
<b>Mailing Address</b>	309 W. Masonic View Ave.	
<b>City, State, Zip</b>	Alexandria, VA 22301	

Property Address	311 W. Masonic View Ave.	052_02_08-02
Owner Name	Anthony & Janice Clark	
Mailing Address	311 W. Masonic View Ave.	
City, State, Zip	Alexandria, VA 22301	

Property Address	800 Junior St.	052_02_06-32
Owner Name	Patrick Sheahan & Craig Balderston	
Mailing Address	800 Junior St.	
City, State, Zip	Alexandria, VA 22301	

Property Address	305 W. Masonic View Ave.	053_03_01-02
Owner Name	Phyllis Gilmore	
Mailing Address	305 W. Masonic View Ave.	
City, State, Zip	Alexandria, VA 22301	

Property Address	402 W. Masonic View Ave.	052_04_09-03
Owner Name	Brian Hopkins & Karen Marrongelle	
Mailing Address	402 W. Masonic View Ave.	
City, State, Zip	Alexandria, VA 22301	

Property Address	708 Junior St.	052_04_09-13
Owner Name	Allen & Louise Heinz	
Mailing Address	708 Junior St.	
City, State, Zip	Alexandria, VA 22301	

**NOTE:** Applicant to return all notice documents at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.





# Department of Planning & Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1.  Street Address       Zone

A2.  Total Lot Area      x  Floor Area Ratio Allowed by Zone      =  Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="1,656.00"/>	Basement**	<input type="text" value="1,656.00"/>	B1. <input type="text" value="5,609.00"/> Sq. Ft.
First Floor	<input type="text" value="1,581.00"/>	Stairways**	<input type="text" value="204.00"/>	Existing Gross Floor Area*
Second Floor	<input type="text" value="1,456.00"/>	Mechanical**	<input type="text"/>	B2. <input type="text" value="2,521.00"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text" value="661.00"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="841.00"/>	Porches**	<input type="text"/>	B3. <input type="text" value="3,088.00"/> Sq. Ft.
Porches	<input type="text" value="75.00"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
<b>B1. Total Gross</b>	<input type="text" value="5,609.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="2,521.00"/>	

**Comments for Existing Gross Floor Area**

revised 08/29/2022 Variance for dormer

#### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="0.00"/>	Basement**	<input type="text" value="0.00"/>	C1. <input type="text" value="137.00"/> Sq. Ft.
First Floor	<input type="text" value="0.00"/>	Stairways**	<input type="text"/>	Proposed Gross Floor Area*
Second Floor	<input type="text" value="0.00"/>	Mechanical**	<input type="text"/>	C2. <input type="text" value="77.00"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text" value="77.00"/>	Allowable Floor Exclusions**
Attic	<input type="text" value="137.00"/>	Porches**	<input type="text"/>	C3. <input type="text" value="60.00"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
<b>C1. Total Gross</b>	<input type="text" value="137.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="77.00"/>	

#### 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.

#### D. Total Floor Area

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

D2.  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

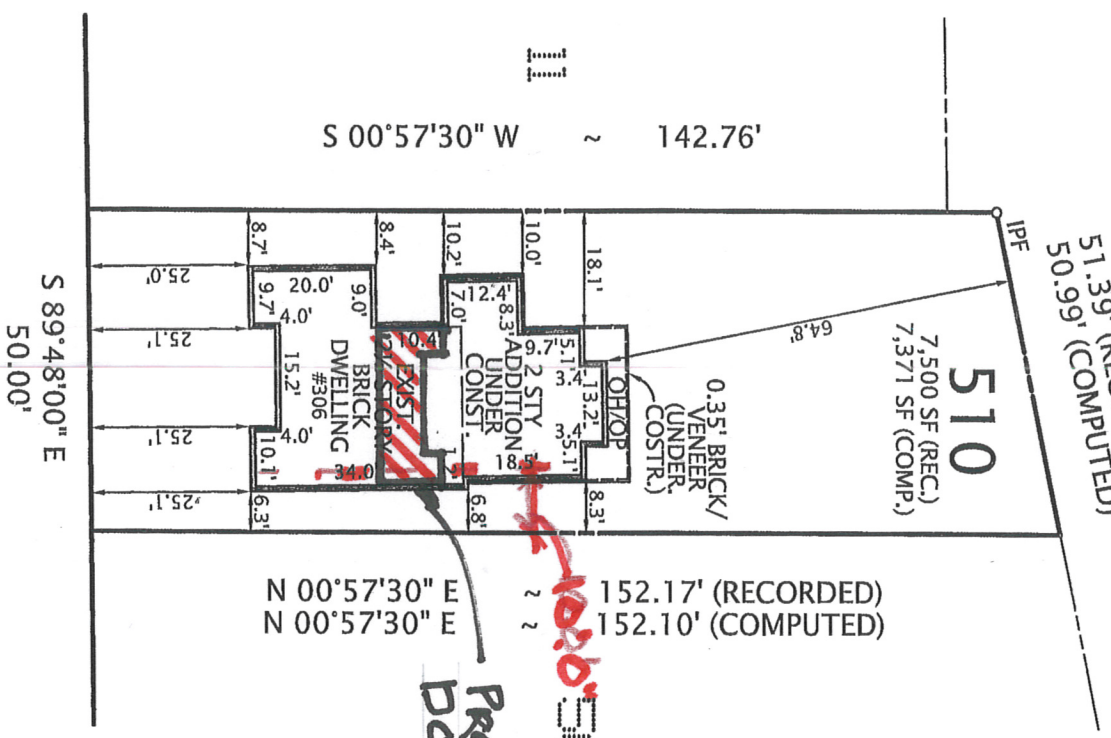
E3.  Sq. Ft.  
Proposed Open Space

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.  
2. UTILITIES ARE UNDERGROUND.

**PERIOD PARK**  
S 79°38'50" W  
51.39' (RECORDED)  
50.99' (COMPUTED)



**WEST MASONIC VIEW AVENUE**  
44' WIDE

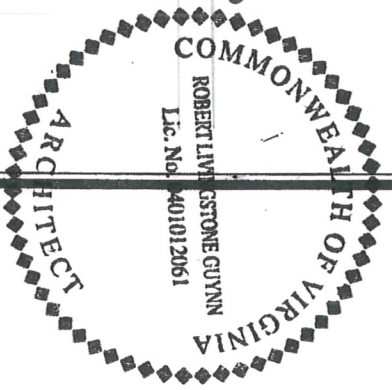
**PLAT**  
SHOWING WALL CHECK ON  
LOT 510, SECTION No. 7  
A REDIVISION OF  
LOTS 8, 9, & 10  
**ROSEMONT**  
(DEED BOOK 221, PAGE 302)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30'  
DECEMBER 28, 2007

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



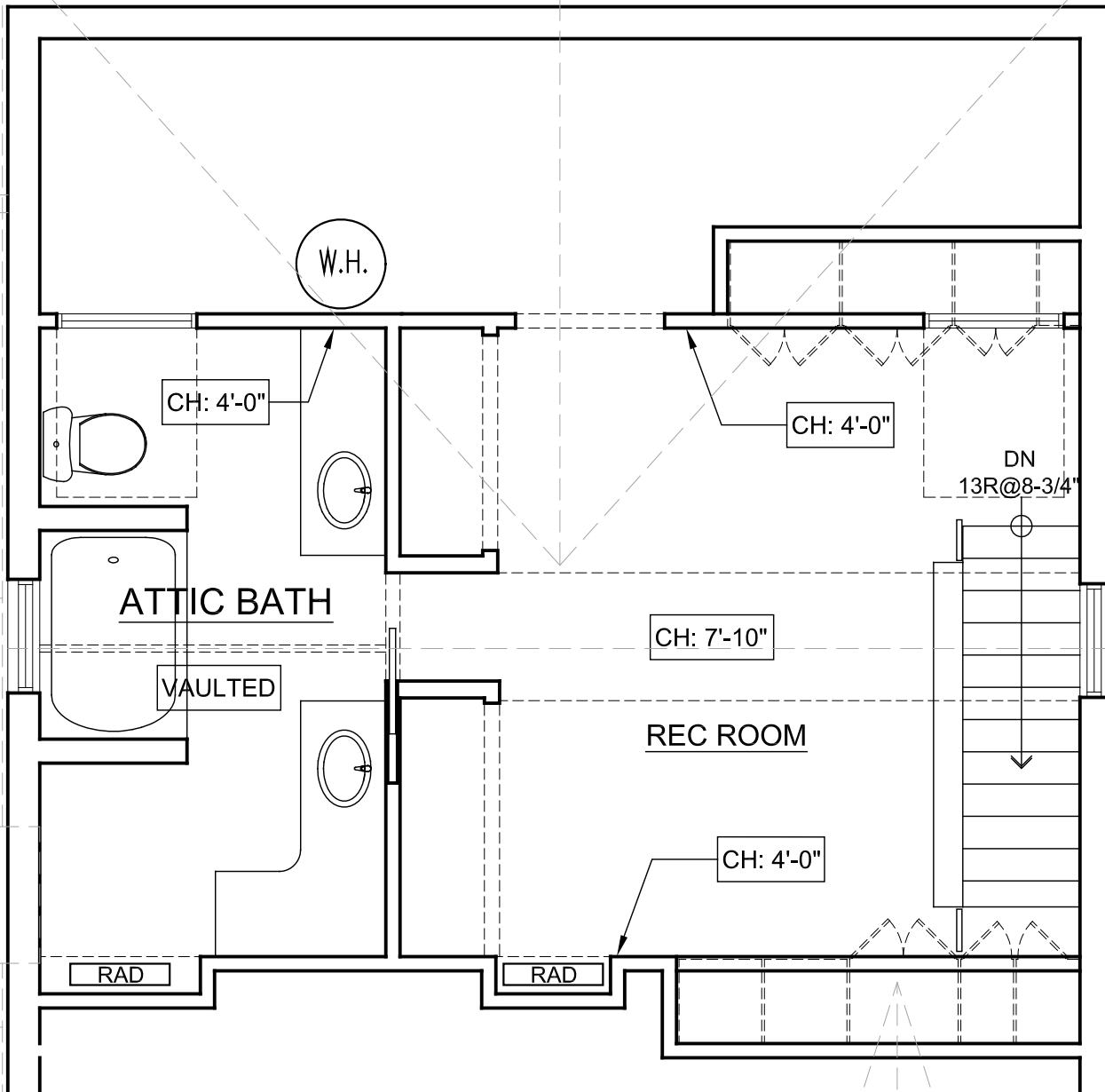
CASE NAME:  
SETLIFE  
HARRY BRASWELL, INC.

**DOMINION** Surveyors Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



CASE NAME: SETLIFE

#71226008



**braswell**  
design+build

HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
© 2022 Harry Braswell, Inc.

EXISTING ATTIC FL PLAN

1

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/4" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



**braswell**  
design+build

HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
© 2022 Harry Braswell, Inc.

EXISTING FRONT ELEVATION - NO CHANGE

2

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/8" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



**braswell**  
design+build

HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
© 2022 Harry Braswell, Inc.

PERMITTED LEFT SIDE ELEVATION  
NO CHANGE FOR PROPOSED VARIANCE

3

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/8" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



**braswell**  
design+build

HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
C 2022Harry Braswell, Inc.

PERMITTED RIGHT SIDE ELEVATION  
NO CHANGE FOR PROPOSED VARIANCE

4

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/8" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



a	30
b	36
c	38
d	66
e	56
f	52
g	50
h	52
i	42
j	20
k	18
l	18
m	18
n	18
o	18
p	18
q	22
r	22
s	22
t	24
<b>average</b>	<b>32</b>

GRADE AVERAGE CALCULATIONS



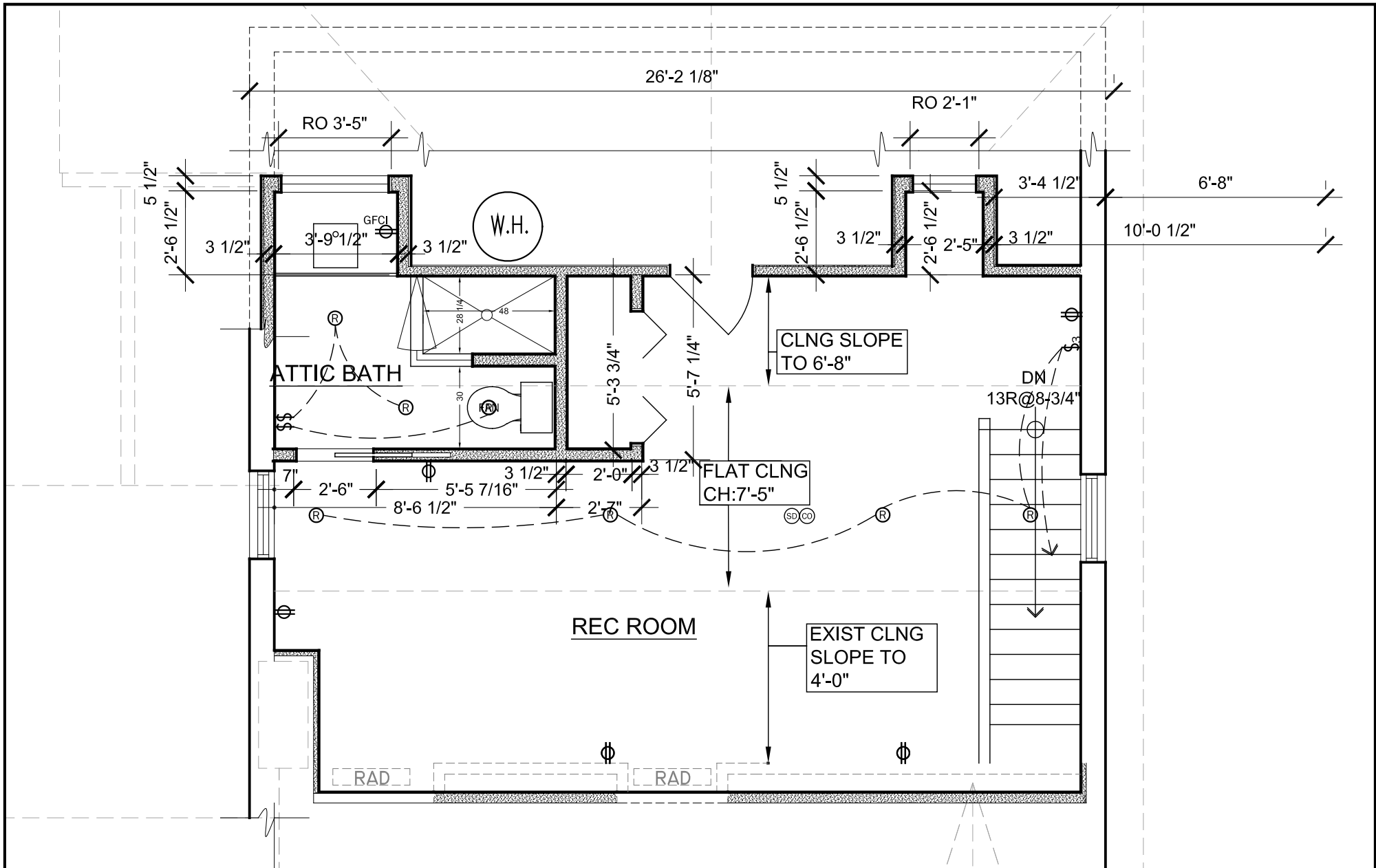
HARRY BRASWELL, INC.  
 4307 CALVERT AVE  
 ALEXANDRIA, VIRGINIA 22304  
 703.836.1776  
 www.harrybraswell.com  
 C 2022Harry Braswell, Inc.

PERMITTED REAR ELEVATION

5

SETLIFF RESIDENCE  
 306 W. MASONIC VIEW AVE.  
 ALEXANDRIA, VA 22301

1/8" = 1'-0"  
 DATE: 08/22/2022  
 REV 1: 09/08/2022



**braswell**  
design+build

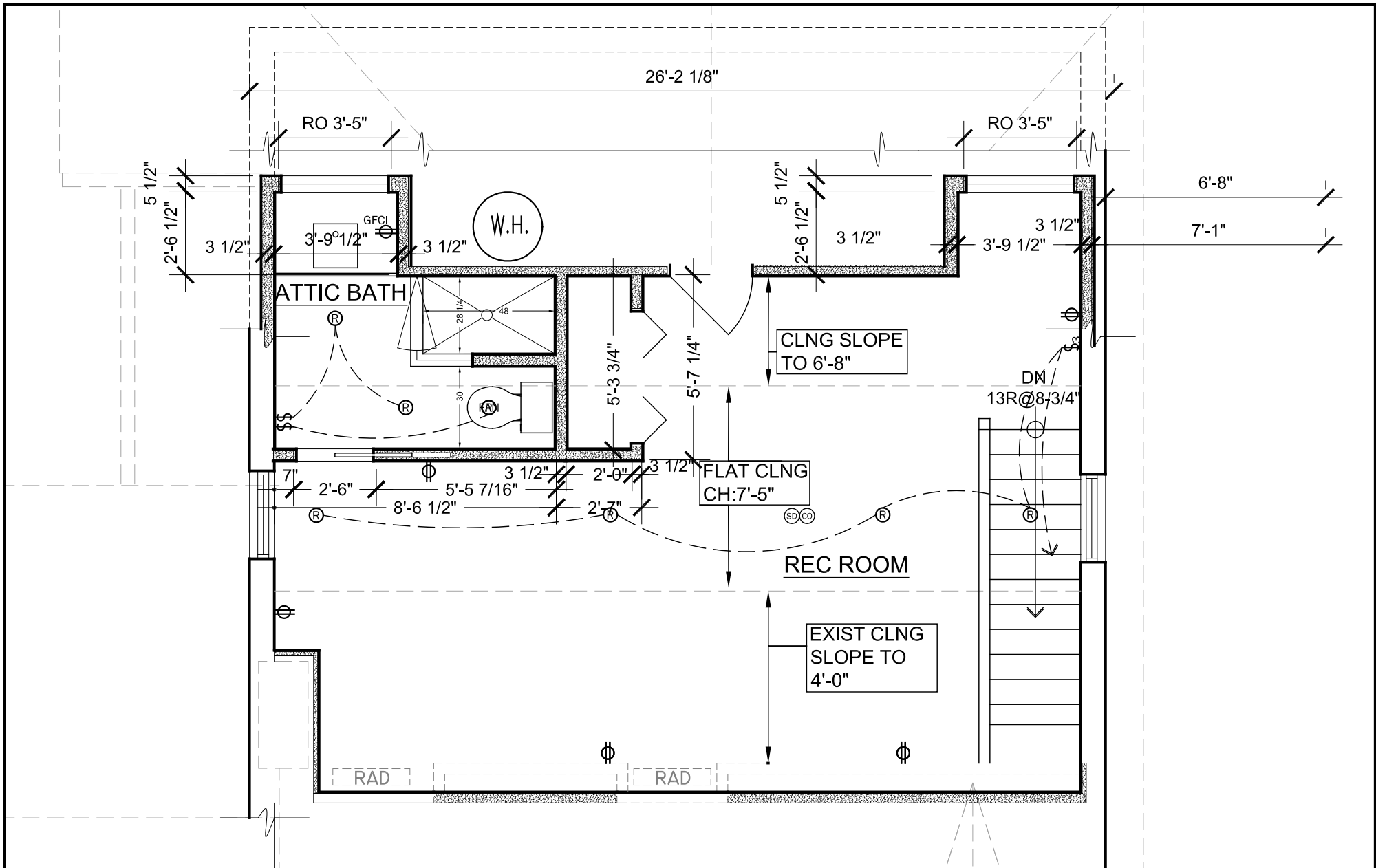
HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
© 2022 Harry Braswell, Inc.

PERMITTED ATTIC FL PLAN

6

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/4" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



**braswell**  
design+build

HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
© 2022 Harry Braswell, Inc.

PROPOSED ATTIC FL PLAN

7

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/4" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



**braswell**  
design+build

HARRY BRASWELL, INC.  
4307 CALVERT AVE  
ALEXANDRIA, VIRGINIA 22304  
703.836.1776  
www.harrybraswell.com  
© 2022 Harry Braswell, Inc.

PROPOSED REAR ELEVATION

8

SETLIFF RESIDENCE  
306 W. MASONIC VIEW AVE.  
ALEXANDRIA, VA 22301

1/8" = 1'-0"  
DATE: 08/22/2022  
REV 1: 09/08/2022



















