

**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

\_\_\_\_\_ \$335.00

**Filing Fee**

\_\_\_\_\_ 5/15-5/29/2026

**Filing Deadline**

\_\_\_\_\_ 7/13/26

**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.*

*Send notices by certified or registered mail between the dates of*

6/13

7/3/26

\_\_\_\_\_ and \_\_\_\_\_.



**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

**Section of zoning ordinance from which request for variance is made:**

1. Section 3-1106(A)(3)(a) RM Zone Rear Yard setback Requirement.
2. Section 3-1106 (B)(1)(b) RM Zone Open and Usable Space Requirements

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Ronnie E. Vassallo, Trustee and Mary Savino, Trustee

Address 9 Potomac Court, Alexandria, Virginia 22314

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 9 Potomac Court, Alexandria, Virginia 22314

3. Assessment Map # 75.03 Block 08 Lot 19 Zone RM

4. Legal Property Owner Name Ronnie E. Vassallo, Trustee and Mary Savino, Trustee

Address 9 Potomac Court, Alexandria, Virginia 22314

**5. Describe request briefly:**

Ronnie Vasallo, Trustee and Mary Savino, Trustee the owners of 9 Potomac Court, Alexandria, Virginia (the Property) are requesting variances from the strict application of RM Zone Rear Yard Setback and Open and Usable Space regulations to construct a second story deck off of the main living space of their home to provide actual usable open space for their use and enjoyment. See their letter submitted with this application setting forth their reasons for the granting of the requested variances.

**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. To be provided on request.

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: Duncan Wardman Blair, Attorney/Agent

Date: 5/26/26

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.

## 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.	Ronnie Vasallo, Trustee	9 Potomac Ct., Alex., Va	50%
2.	Mary Savino, Trustee	9 Potomac Ct., Alex., VA	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 9 Potomac Ct., Alex., VA (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.	Ronnie Vasallo, Trustee	9 Potomac Ct., Alex., Va	50%
2.	Mary Savino, Trustee	9 Potomac Ct., Alex., VA	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. Ronnie Vasallo, Trustee	None	
2. Mary Savino, Trustee	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:  Name: Duncan W. Blair 5 26 2026

## **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 granting of the requested Rear Yard setback and Open and Usable Space variances from the RM zone regulations allows the construction of a second story deck off the main living area of their home increasing the use and enjoyment of their home. The area under the proposed deck while technically open space, it is not useable space as the area is improved by stairs, mechanical equipment and a planter. The proposed deck will provide actual and usable opens space "for the use and enjoyment of the residents" as set forth in the Zoning Ordinance. Due to the irregular shape and existing size of the rear yard, a variance of variable width is required.

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

The Strict application of the Rear Yard setback and Open and Usable Space regulations eliminate an unreasonable restriction on the use of their property without a corresponding demonstrable public benefit if the relief requested is not granted. The existing open space, which is not usable, is in a sunken garden not visible to the public and provides no public benefit. The purpose of a Rear Yards setback is to provide separation for air and light between residences. In this instance, the rear of the property abuts a public park and the granting of the variance is not detrimental to or impact the use and enjoyment of the park by the public. The stict appliction does prevent the reasonable and full enjoyment of the property by the Applicants.

#### **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.**

No. The unreasonable restriction and hardship is unique to the Applicants. The Property is uniquely shaped and sized and abuts a public park characteristics that set the Property apart from other properties in the neighborhood.

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

No. The usual characteristics of the Property are unique to the Applicants.

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

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

Yes. The unique characteristics of the Property existed at the time the Applicant's purchased the Property.

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

Yes. The Applicant's were unaware that a second story deck off the main living area of their home to provide open and usable space could not be constructed. There are numerous such decks on other houses on Potomac Court and throughout the neighborhood.

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

The unique characteristics have existed since the house was constructed in 1966.

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

No.

**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.**

No. The granting of the requested variances will have no impact on the adjacent properties or the neighborhood in general. The addition of a second story deck is a common architectural feature in the neighborhood.

- 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.**

Yes. Copies of letters of support by the most affected property owners are attached to this application. It is anticipated that additional letters of support will be submitted to the Board prior to the hearing.

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

No. Unlike other zones in the City, the zoning regulations do not permit non-ground level open space and usable space to satisfy the open and usable space requirement.

### **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.**

Yes. The Applicants have investigated various options but due to the unusual shape of the lot and the current requirement for at grade open space, none of the options resulted in actual usable and function space for their use and enjoyment.

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

The requested variances which will create actual open and usable space enhancing the use and enjoyment of the Applicant's home and is not detrimental to the neighborhood and adjacent properties nor does the strict enforcement of the ordinance advance a public interest that outweighs the unreasonable restriction on the Applicant's use and enjoyment of their home.

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**\*\*\*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.**

**THE APPLICANTS ARE REQUESTING REAR YARD SETBACK AND OPEN AND USABLE SPACE VARIANCES FROM THE RM ZONE REGULATIONS TO CONSTRUCT A REAR SECOND STORY DECK.**

**BOARD OF ZONING APPEALS APPLICATION**  
**Ron Vassallo and Mary Savino**  
**9 Potomac Court**

**ATTACHMENT INDEX**

1. Applicant's Letter to Board of Zoning Appeals
2. FAR: Floor Area and Open Space Calculation
3. Survey with Proposed Deck
4. AI Generated Proposed Deck Design
5. Photos: Rear of 9 Potomac Court
6. 8 Potomac Court Rear Deck
7. Letters of Support
8. Applicants' Justification Matrix



To the Members of the Board and City Staff,

We appreciate the time and care that has gone into reviewing our request, and we want to share, from a homeowner's perspective, why this small deck would make such a meaningful difference in the daily life of our family and in the practical use of this unusual outdoor space.

When we purchased our home, one of the things we loved most was the possibility of having a quiet outdoor area where we could sit in the evening, share meals with family and friends, read outside, or simply enjoy fresh air and the surrounding trees. Outdoor space is an important part of townhome living in Alexandria, especially in neighborhoods designed around walkability, parks, and shared community spaces.

But the reality of our patio has been much more challenging than we expected because of its unusual shape and configuration.

The current layout makes the space feel fragmented and difficult to use in a comfortable or functional way. The staircase, HVAC equipment, elevation changes, and narrow arrangement leave very little cohesive space where people can actually gather or relax. Although the patio technically exists as outdoor square footage, it does not function in the way most homeowners would reasonably expect outdoor space to function.

The proposed deck would fundamentally change that experience — not by expanding the footprint of the home in any significant way, but by finally making the outdoor area truly usable.

Importantly, the deck would not eliminate the existing space below it. The staircase, HVAC access, and landscaping would remain accessible and functional. In practical terms, the deck creates usable outdoor living space where there currently is very little, while preserving what already exists underneath.

We also believe the proposal reflects the spirit and intent of the City's ordinances and broader planning goals. Alexandria has long valued thoughtful urban living, walkable neighborhoods, quality residential design, and the livability of outdoor spaces. This request is consistent with those values. The deck would allow us to better enjoy and engage with our home while remaining fully compatible with the surrounding neighborhood.

The location of the property also minimizes any potential impact on others. Behind the rear yard sits Union Street and a city park, which creates substantial distance between the proposed deck and homes across the street. In addition, the surrounding tree canopy already shapes the visual character of the space and softens views between properties.

We have also worked intentionally to ensure the deck remains visually light and unobtrusive. The proposed transparent flooring system would allow sunlight, sky views, and views of the mature trees to continue through the structure rather than creating a heavy visual barrier. We

wanted the design to feel open and respectful of both neighbors and the natural environment around us.

Most importantly, this request comes from a very simple desire: to make better use of a uniquely difficult outdoor space in a way that is modest, respectful, and consistent with the character of the community.

We are not seeking an oversized addition or a dramatic change to the property. We are simply asking for the opportunity to create a small, functional outdoor area similar to what many neighboring homeowners already enjoy — a place to sit outside, gather with family, and feel more connected to our home and neighborhood.

We respectfully ask the Board to consider not only the technical dimensions of the request, but also the human side of what this small improvement would mean in our everyday lives.

Thank you for your consideration.

Ron Vassallo and Mary Savino





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

B

### A. Property Information

A1. 9 Potomac Ct  
Street Address

RM  
Zone

A2. 1,541.00 x 1.50  
Total Lot Area Floor Area Ratio Allowed by Zone

= 2,311.50  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area

Basement 544.00  
First Floor 544.00  
Second Floor 544.00  
Third Floor  
Attic 544.00  
Porches  
Balcony/Deck  
Lavatory\*\*\*  
Other\*\*

Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*\* 544.00  
Porches\*\*  
Balcony/Deck\*\*  
Lavatory\*\*\* 145.00  
Other\*\*  
Other\*\*

B1. 2,176.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 689.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 1,487.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

**Comments for Existing Gross Floor Area**

Not change to FAR is proposed.

B1. **Total Gross** 2,176.00 B2. **Total Exclusions** 689.00

### C. Proposed Gross Floor Area

Proposed Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic  
Porches  
Balcony/Deck 72.00  
Lavatory\*\*\*  
Other

Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7\*\*\*  
Porches\*\*  
Balcony/Deck\*\* 72.00  
Lavatory\*\*\*  
Other\*\*  
Other\*\*

C1. 72.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 72.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 72.00 C2. **Total Exclusions** 72.00

### D. Total Floor Area

D1. 1,487.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,311.50 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

### E. Open Space

E1. 408.50 Sq. Ft.  
Existing Open Space

E2. 408.50 Sq. Ft.  
Required Open Space

E3. 297.00 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.

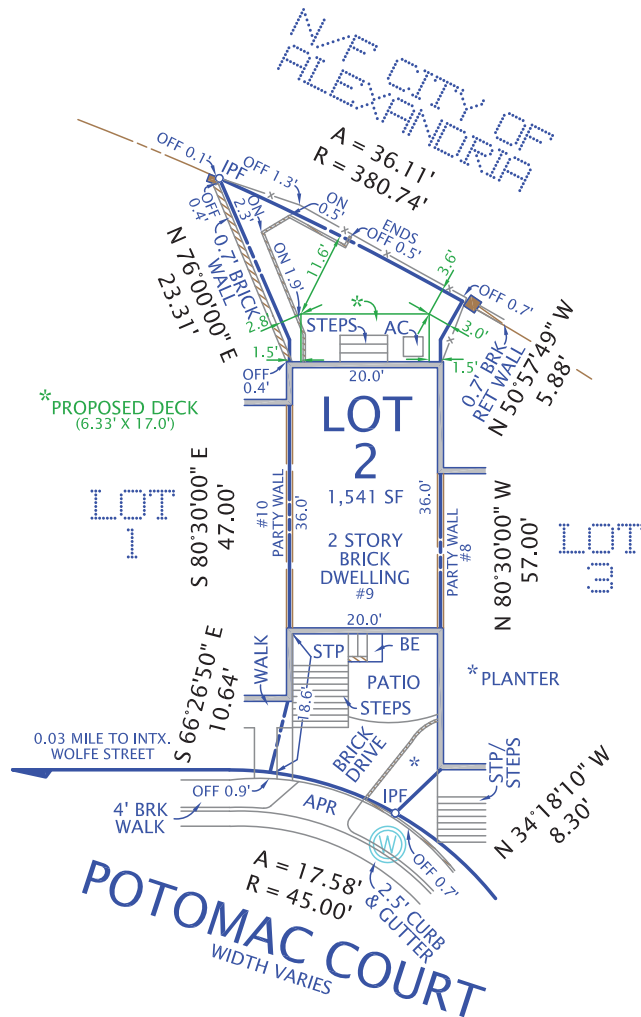
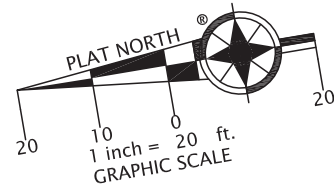
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Agent for owner  
*[Handwritten Signature]*

Date: 8-26-2025



- NOTES: 1. FENCES ARE FRAME.  
 2. UTILITIES ARE UNDERGROUND.  
 3. RETAINING WALLS ARE 0.3' BRICK UNLESS NOTED



PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 2  
**POTOMAC COURT SUBDIVISION**

(DEED BOOK 633, PAGE 187)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'      MAY 7, 2025 (PROPOSED DECK)

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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.

COMMONWEALTH OF VIRGINIA  
*George M. O'Quinn*  
 GEORGE M. O'QUINN  
 05/07/2025  
 LICENSE NO. 2069  
 LAND SURVEYOR  
 DOMINION SURVEYORS®

ORDERED BY:  
 VASSALLO/SAVINO, TR.  
 STEVE BERRY

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







# 9 Potomac Deck Photos















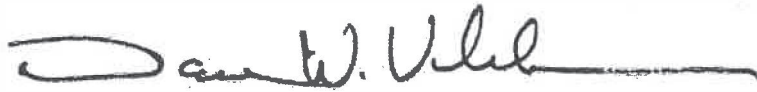
Our next-door neighbor's deck at 8 Potomac Court. Our request is for a much smaller deck.



July 14, 2025

To the City of Alexandria Architectural Review Board,

I support my next-door neighbors' plans to build a deck off the second floor of their townhouse. I live at 8 Potomac Court. They are at 9 Potomac Court. The deck they are planning to build is smaller than the one I added to my home a few years ago. I see no problem with their design and am happy to support it.

A handwritten signature in black ink, appearing to read "Dave W. Vodvarka". The signature is fluid and cursive, with a long horizontal line extending to the right.

Dave Vodvarka  
8 Potomac Court  
Alexandria VA

July 12, 2025

To the City of Alexandria Architectural Review Board,

I support my next-door neighbors' plans to build a deck off the second floor of their townhouse. I live at 10 Potomac Court. They are at 9 Potomac Court. I see no problem with their design and am happy to support it.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer A. Warren". The signature is written in dark ink and is positioned above the printed name and address.

Jennifer Warren  
10 Potomac Court  
Alexandria, VA 22314

**July 24, 2025**

**To: Alexandria Zoning Board**

**RE: 9 Potomac Court – Variance and Deck Request**

Dear Members of the Alexandria Zoning Board,

We are the current owners of **9 Potomac Court** and are writing to formally request your consideration and approval for the installation of a **small second-floor deck (6' x 12')** at the rear of our townhouse.

During this process, we became aware of a longstanding **variance on the lot dating back to the original construction**, something we were not informed of when we purchased the home. This variance has created unexpected limitations, specifically preventing us from utilizing the existing rear door on our second floor, which was built with the home.

The proposed deck will **not impact the open space below**, and we believe it remains in keeping with the character and scale of surrounding properties. Our goal is simply to make functional use of our space and enjoy the outdoor environment that makes Old Town, Alexandria such a special place. Being able to open that door and step out to enjoy the morning and evening air is something we deeply value.

We respectfully ask that you take this into account when reviewing our request. Thank you for your time and thoughtful consideration.

Sincerely,

**Ronnie Vasallo & Mary Savino**

Owners, 9 Potomac Court

Alexandria, VA 22314

To: City of Alexandria, Planning and Zoning

From: Mary Savino and Ron Vassallo

Date: September 17, 2025

Re: 9 Potomac Court

In 1966 the City of Alexandria graciously granted a variance to Mr. Mechanic, a builder, to construct six townhouses at the end of Potomac Court. Actually, we can't be certain a variance was needed for all the townhouses, but it certainly was for ours at 9 Potomac Court. And that is how we ended up with the townhouse we love and have lived in for almost 30 years and it also explains why our back patio is, in the words of the zoning staff, "substandard" and "irregular". But we love it and have done much to improve the property over the last three decades, including planting a garden outside our back gate on city property. After we started our garden, all of our neighbors followed suit and now the property behind Potomac Court, facing Union Street and Windmill Hill Park, is a lovely (and award winning) vista.

Fast forward to 2025 and we are requesting another variance to build a modest deck off the second floor of our property. We are primarily doing this to remedy the situation with the existing quirky patio. That back yard is unlike any property in Old Town (possibly in Alexandria?). It's a Frankenstein of a property.

The official request is for "reducing the required open space". We respect the work the BAR and zoning staff do to keep Alexandria beautiful but think we have a unique case for a few reasons:

- The restriction on decks not counting towards open space is not universally applied. It is a restriction in the RM zone but not the RB zone.
- The deck will not "restrict" the open space, it will add to it. The deck will in no way hinder our use of the patio. It will give us a nicer place to enjoy the outdoors. Again, the patio is "substandard".
- There is a large corkscrew willow behind our property. The deck will be hidden from street level view behind that tree. (see attached photo)
- The requested deck size is quite modest. Please see the attached renderings.

- The addition of a deck does not negatively impact the supply of light and air to the surrounding properties. In fact, it doesn't impact them at all. Our properties are staggered so we don't directly abut our neighbors. There are no side yards. There is no one living behind us. The back of our house opens to a park.
- Granting the open space variance is not detrimental to the adjacent properties. In fact, they support it and have written to the City to express that. Our next-door neighbor already has a deck. And is it much larger than the one we are requesting.
- If there is concern that this will set a precedent, please see the photos below of decks on S. Union Street, S Lee Street, Robinson Landing and at 8 Potomac Court.

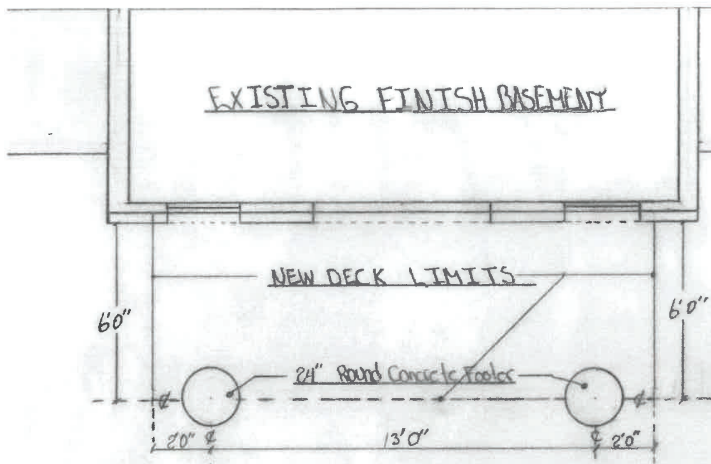
Given the uniqueness of our property, the precedent for decks in our own neighborhood, the fact that it will be hidden behind a large tree and its small size, we think that a request for variance to add a modest deck is a reasonable deviation from the provisions. Thank you for your consideration.



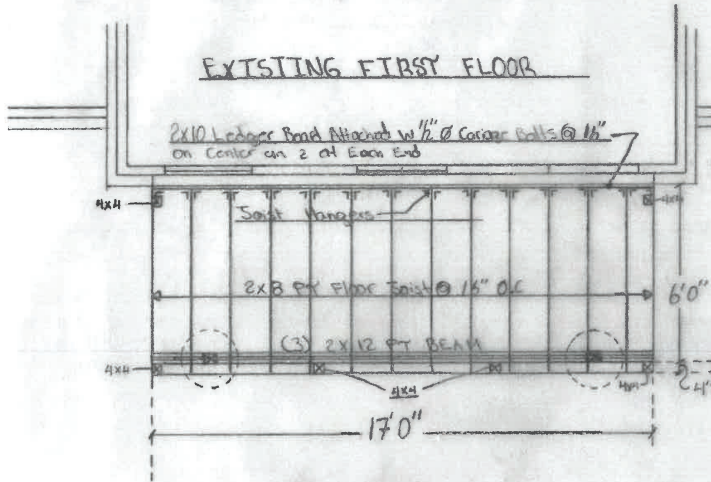
## APPLICANTS' JUSTIFICATIONS FOR APPROVAL

<b>Standards for Variances</b>				
<b>Staff Report Section</b>	<b>Ordinance Section</b>	<b>Standard Description</b>	<b>Criteria Met? Rear Yard</b>	<b>Criteria Met? Open Space</b>
VIII, a-e	11-1103(A)	It meets the definition of a variance as defined in Section 2-201.1;	<b>YES</b>	<b>YES</b>
IX, a.	11-1103(B)	The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property, 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 disability;	<b>YES</b>	<b>YES</b>
IX, b.	11-1103(C)	The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance;	<b>YES</b>	<b>YES</b>
IX, c.	11-1103(D)	The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area;	<b>YES</b>	<b>YES</b>
IX, d.	11-1103(E)	The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance;	<b>YES</b>	<b>YES</b>
IX, e.	11-1103(F)	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; and	<b>YES</b>	<b>YES</b>
IX, f.	11-1103(G)	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 the filing of the variance application.	<b>YES</b>	<b>YES</b>

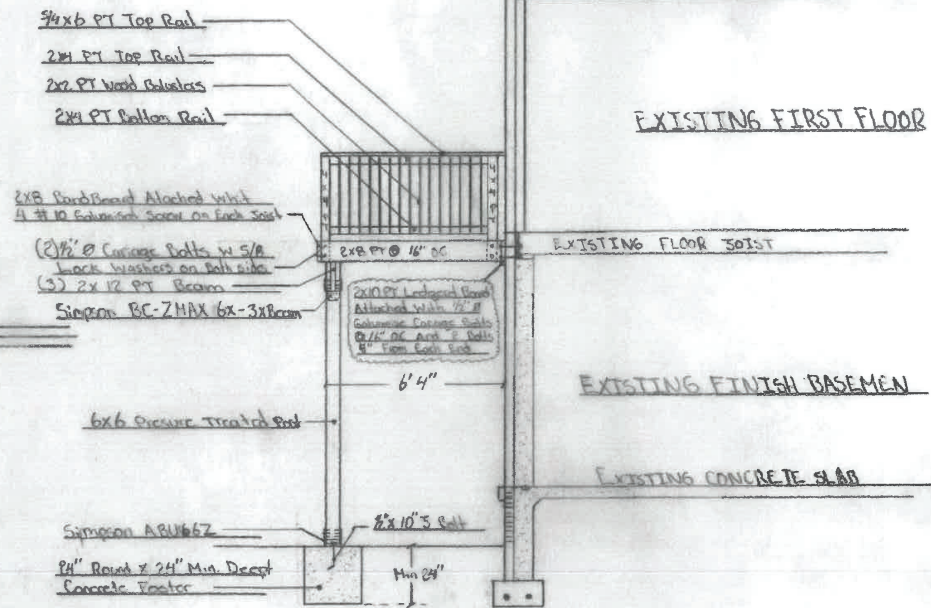




DECK FOUNDATION PLAN  
SCALE - 1/4" = 1'



DECK FRAMING PLAN  
SCALE - 1/4" = 1'



CROSS SECTION DETAIL  
SCALE 1/4" = 1'