

ADDRESS: 2410 DAVIS AVENUE
ZONE: R-8/RESIDENTIAL
APPLICANT: GREG OLVING, AGENT
ISSUE: Variance from the required front yard to construct a one-story addition

ORDINANCE SECTION	SUBJECT	ORDINANCE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(1)	Front Yard	22.33 Ft. (min.)*	19.58 Ft.	2.75 Ft.

* Based on the contextual blockface.

Staff **recommends approval** of the request because it meets the variance definition and standards.

If the Board grants the requested variance, the applicant must comply with all requirements of this report's department comments. The applicant must also submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to all final inspections. The variance must be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit.

I. Issue

The applicant requests a variance to construct an addition to an existing single-unit dwelling within the required front yard located at 2410 Davis Avenue.

II. Background

The subject property is a corner lot with 100.86 feet of frontage along Davis Avenue and 134.90 feet of frontage along Circle Terrace. The property contains 5,025 square feet of lot area and is substandard as to the minimum lot size requirements of the R-8 zone.

The lot contains a two-story single-unit dwelling. According to Real Estate Assessment Records, the dwelling was constructed in 1950.



Figure 1: Subject property

The existing dwelling is located 25.10 feet from the front property line along Davis Avenue, 15.10 feet from the front property line along Circle Terrace, and 7.00 feet from the side property line. The dwelling is noncomplying with the side yard requirement and front yard requirement along Circle Terrace.

R-8 Zone	Required/Permitted	Existing	Proposed
Lot Area	9,000 sq. ft.	5,268 sq. ft.	5,268 sq. ft.
Lot Width	65 ft.	80.14 ft.	80.14 ft.
Lot Frontage (Davis Avenue)	40 ft.	100.86 ft.	100.86 ft.
Lot Frontage (Circle Avenue)	40 ft.	134.90 ft.	134.90 ft.
Front Yard (Davis Avenue)	22.33 ft. – 33.00 ft.	25.10 ft.	19.58 ft.
Front Yard (Circle Terrace)	24.90 ft. – ~32.00 ft.)	15.10 ft.	15.10 ft.
Side Yard	1:2, Min. 8 ft.	7.0 ft.	7.0 ft.
Height	30 ft.	23.83 ft.**	14.87 ft.***
Floor Area Ratio (FAR)	1,758.75 sq. ft. (0.35)	1,319 sq. ft. (0.25)	1,374 sq. ft. (0.26)

**Based on the contextual blockface*

***Height of dwelling measured from average pre-construction grade*

****Height of proposed mudroom from average pre-construction grade*

III. Description

The applicant proposes to construct a mudroom and open portico on the front of the dwelling. The proposed open portico would be roughly 35.63 square feet and is a permitted obstruction in the yard. The proposed mudroom would be 55 square feet and 14.87 feet in height. The mudroom would be located 19.70 feet from the front property line along Davis Avenue and 53.75 feet from Circle Terrace and 15.42 feet from the side property line. Based on the range of front yards within the contextual block face along Davis Avenue, the minimum front yard requirement is 22.33 feet. The applicant is requesting a variance of 2.75 feet from the required front yard along Davis Avenue.

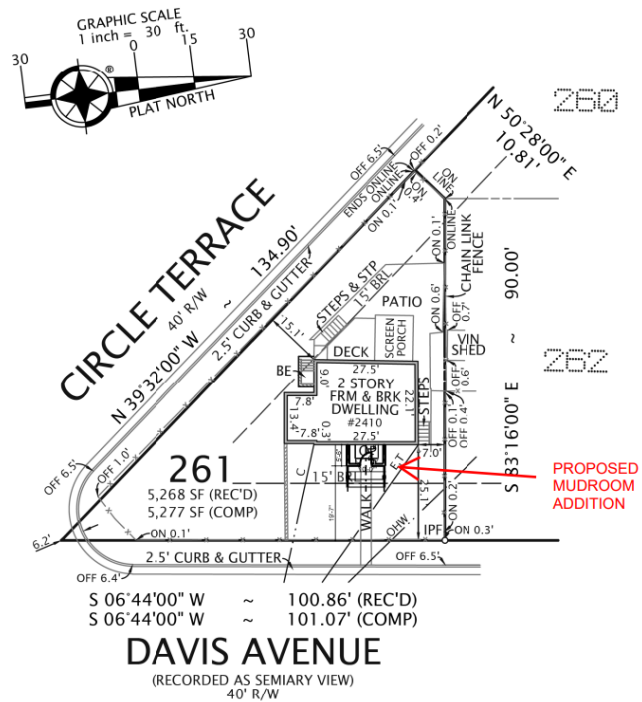


Figure 2: Site plan

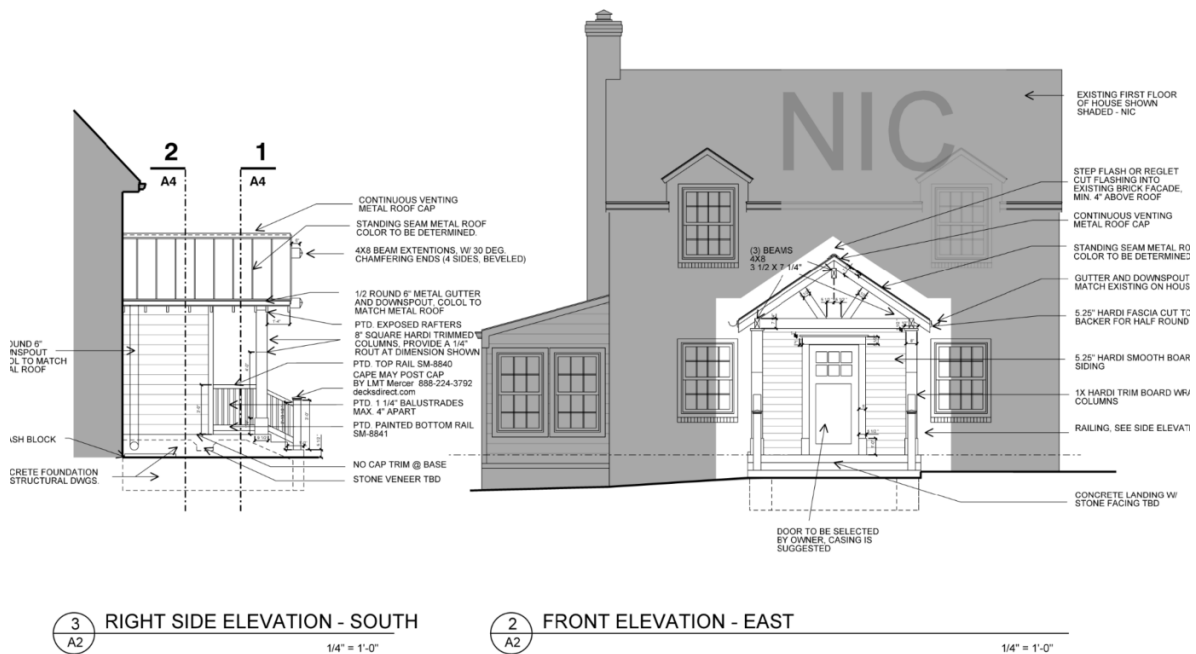


Figure 3: Elevations

IV. Master Plan/Zoning

The subject property is currently zoned R-8/Residential 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 land use.

V. Requested Variance:

Front yard Section 3-306(A)(1)

The R-8 zone requires a front yard setback to be within the range established by the front yards in the contextual block face. The range established along Davis Avenue is between 22.33 feet and 32.00 feet. The applicant is proposing a setback of 19.58 feet. This requires a variance of 2.75 feet from the required front yard.

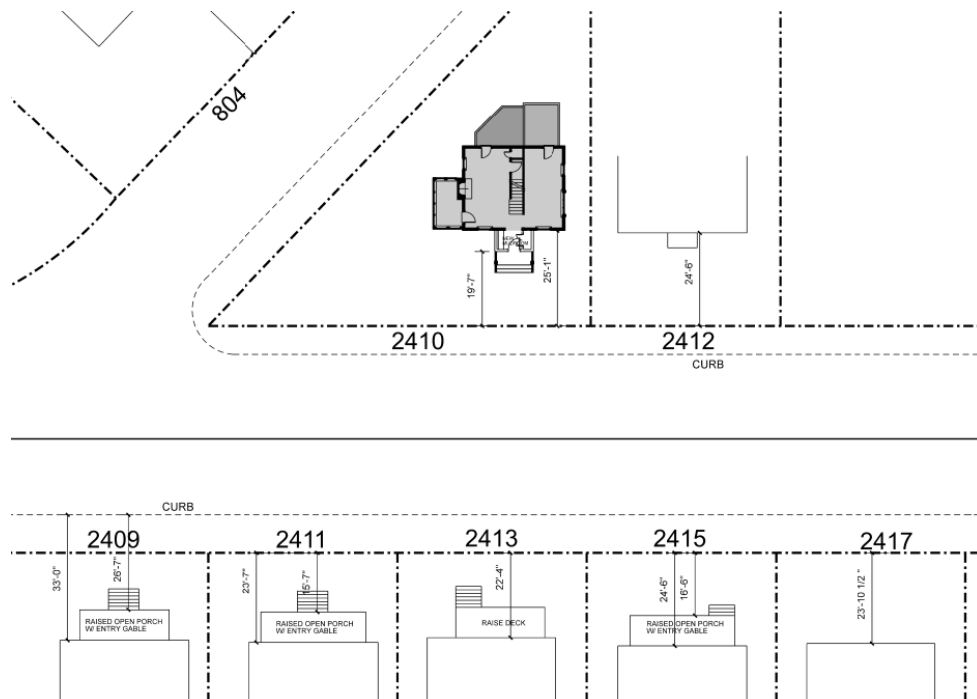


Figure 4: Front yards within the contextual block face

VI. Applicants Justification for Variance

The applicant states that the request is modest and less intrusive than the larger porches in the neighborhood and would not be detrimental to the surrounding properties. The space is needed for their growing family and to make the house more practical. The design is consistent with the neighborhood, minimally visible and respectful of the surrounding

properties. The applicant notes this is the most logical location for an addition as there is no place to build within the side yard, and the front yards are both restrictive.

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 request is a reasonable deviation because of the existing conditions of the lot. The corner lot has two front yards, one side yard, and the lot is substandard as to the regulations of the R-8 zone. The required front yard setbacks are based on the required lot size of 9,000 square feet for a corner lot in the R-8 zone, not on a substandard lot. The front and side yard requirements leave no remaining buildable area on the lot. In addition, the request itself is reasonable and modest, as only 27.5 square feet of the addition would be located within the required front yard.

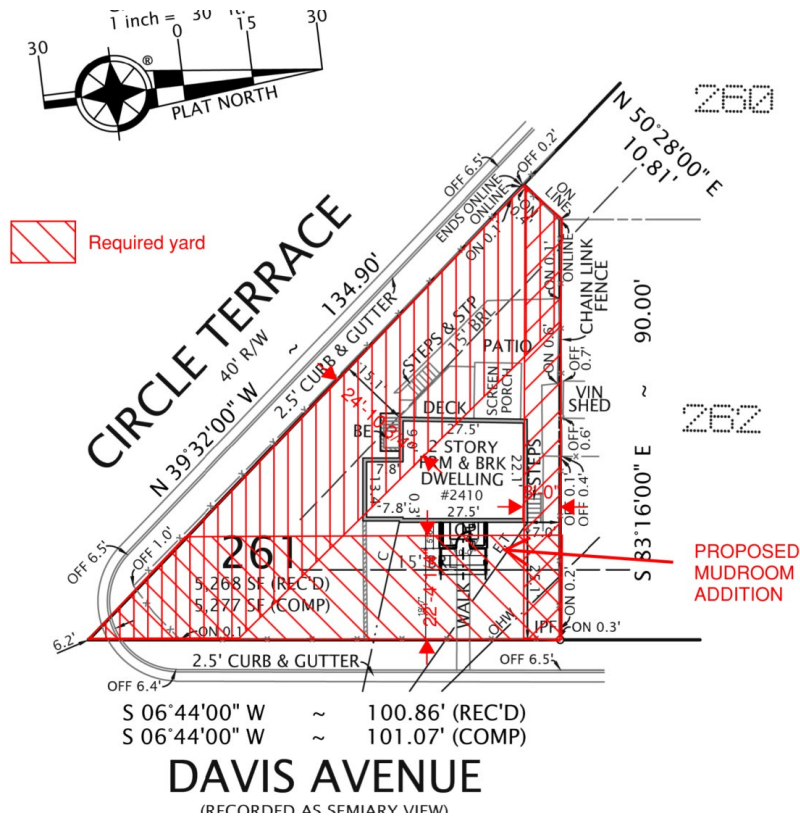


Figure 5: Required yards of subject property

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

The irregular shape of the lot and the required front yards established by the contextual blockface unreasonably restrict the use of the property as these eliminate any additional buildable lot area, despite the dwelling being below the maximum floor area ratio and located within the required side yard.

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

While all properties within the R-8 zone must comply with the front yard setback, the unique lot shape, two front yards, and the substandard lot area create a constrained situation where there is limited buildable area, and this is not shared generally by other properties.

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

The requested variance to reduce the front yard is not contrary to the ordinance. The purpose of the front yard setback is to ensure a dwelling has a similar front yard to the other dwellings around it. While the addition would be closer to the street, the request is modest and the dwelling would continue to be visually similar to the surrounding dwellings.

- 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.

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 criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. 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. Per zoning ordinance Section 11-1100, 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.

The granting of the variance would alleviate hardships due to the irregular lot shape and the two front yard setbacks required due to it being a corner lot. The property is a triangular shaped lot with two front yards and one side yard. Currently, there is no buildable area on the lot.

- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicants for the variance.

The current property owners acquired the property in good faith and did not create the hardship.

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

The one-story addition is extremely modest at only 55 square feet, with only 2.75 feet of the structure encroaching into the front yard. The closest dwelling is roughly 28 feet from the proposed addition. Given the small size and distance from the neighboring dwellings, granting the variance would not be of substantial detriment to the surrounding properties.

- d. 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.

While the front yard setback is required for all properties within the R-8 zone, the unique triangular lot with two front yards setbacks results in no buildable area on the lot. This lot shape is not a recurring condition of properties within the R-8 zone.

- 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 property would continue to be used as a residence.

- 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 the filing of the variance application.

There is no other process for modification of a zoning ordinance.

IX. Staff Conclusion

In conclusion, staff **recommends approval** of the request variance because the applicant's request meets all the standards and definition for a variance as outlined above.

Staff

Rachel Drescher, Urban Planner, Land Use + Preservation Division,
rachel.drescher@alexandriava.gov

Mary Christesen, Principal Planner, Land Use + Preservation Division,
mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, Land Use + Preservation Division,
anthony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

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

Transportation and Environmental Services:

- 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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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):

F-1 According to historic maps and aerial photographs, the property at 2410 Davis Ave. remained vacant until the current dwelling was built in the 1940s. The property has potential to contain information about the growth of suburban Alexandria in the mid-twentieth century.

C-1 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. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

C-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

C-3 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:
Section 3-306(A)(1)

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Greg Olving

Address

[Redacted Address]

Daytime Phone 571-969-9396

Email Address olving@somaarchitects.com

2. Property Location [Redacted]

3. Assessment Map # 33.01 Block 03 Lot 16 Zone R-8

4. Legal Property Owner Name Jodie Rubenstein and Alex Whitaker

Address [Redacted]

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. Jodie Rubenstein		100%
2. Alex Whitaker		100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2410 Davis Avenue Alexandria Virginia 22302 (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. Jodie Rubenstein		100%
2. Alex Whitaker		100%
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. Jodie Rubenstein	none	none
2. Alex Whitaker	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: **John Gregory Olving**
Digitally signed by John Gregory Olving
 DN: C=US, E=oliving@somaarchitects.com, O=Soma Architects,
 CN=John Gregory Olving
 Date: 2020.02.24 13:08:13-0500'

Date: 02/24/26

5. Describe request briefly:

We are submitting for a variance from Section 3-306(A)(1) in the R-8 Residential Section of the City of Alexandria Zoning Ordinance. We are asking for a 2.75' reduction to install a small mudroom into the Contextural Block Face front yard of 2410 Dave Avenue.

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.

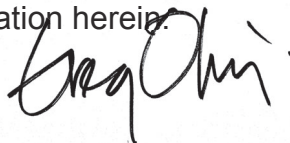
THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by 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: Greg Olving



Date: 02/24/26

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.

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.**

Answer is in B below.

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

Granting a variance for the Owners here would greatly alleviate the hardship of everyday modern life with a young family. I know by the zoning guidelines a hardship is black and white. But all families want to improve the lives of their families but also remain in place. This is a modest request.

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.**

The restriction here is an unreasonable restriction. The variance request is modest at best. The reality of this mudroom and its allowed portico is so much smaller and less intrusive into the Contextural Blockface Front than all of the porches and decks in the neighborhood. This hardship is shared by some of the neighbors in this area and others have large porches protruding from their houses, which are a much larger visual element projecting off the front of the main house, affecting the look and feel of 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?**

This situation does apply to some of the other properties in the neighborhood. But most properties, especially in the Contextural Block Face of this house quite large. We know that open porches have finally been approved by the City, up to 8' in depth without affecting the FAR. They are all fronting this property. This addition is diminutive in scale to those.

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

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

No. the lot is triangulated with two front yards. Regardless, the condition that existed was a 15 BRL which would make any lay person who was purchasing the property think that is the guiding setback if any additions were to be added in the future.

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

Yes, when purchased by the home owner, the plat that they received showed a 15' Building Restriction Line. So their property, as well as anything they might want to do with the property was understood to be behind that restriction line.

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

This restrictive condition came to light what the property Owners decided to provide for themselves a simple entry mud room last April behind the BRL. This addition was investigated with the previous architect and there was a depth agreed to in principle which incorporated the Contextual Block Face Restriction now in place. It comes to light now, that that distance, was incorrect. The Owners are now in the difficult position to have ask for a variance to create this entry mudroom.

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.

The proposed variance will absolutely not be detrimental to the adjacent properties. In fact the adjacent neighbors welcome it and are in agreement with this addition. See accompanying list of supportive neighbors. In addition to size and feel of this neighborhood, many of the adjacent houses have larger porches, steps, retaining walls, etc. that are much larger in scale than what is being proposed here.

- 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.**

The applicant has shown these design plans to the surrounding neighbors:

Carly and Grant Marcks, 2415 Davis Avenue

Annie and Kevin McCoulough, 2407 Davis Avenue,

Sallie Dehler and Jason Farr, 2411 Davis Avenue

Chris and Abby Wacek, 2409, Davis Avenue

Pat and Hillary Lawless, 2412 Davis Avenue

Statements will be provided at the hearing or prior to it. +

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

No.

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.**

The logical place to construct a mudroom is at the entry to the house. The side yard with its setbacks does not allow the room and the other side yard with its diagonal shape is a front yard with restrictive setback. If a mudroom would not be constructed here as one would have to walk to the left side of the house to enter it and then proceed through the sunroom and then the living room to get into the house. It would not make pragmatic sense.

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

The mudroom addition is well below the FAR allowed on the site. The mudroom is well behind the older 15' building restriction line on the Plat. The mudroom is designed to be as small as possible to respect the Contextural Block Face of the neighborhood, It encroaches less into the front yard than the existing surrounding houses with large decks and roofed porches. The enclosed mudroom will project 5'-6" beyond the face of the house but only 2.75' into the Contextural Block Face. This variance request is for this 2.75'.

*****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. Street Address R-8
 Zone

A2. Total Lot Area \times 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="600.00"/>	Basement**	<input type="text" value="600.00"/>	B1. <input type="text" value="2,178.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="713.00"/>	Stairways**	<input type="text" value="120.00"/>	B2. <input type="text" value="859.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="608.00"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="1,319.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7***	<input type="text"/>	Comments for Existing Gross Floor Area <input style="width: 100%; height: 50px;" type="text" value="Other - Front Portico"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text" value="118.00"/>	Balcony/Deck**	<input type="text" value="117.00"/>	
Balcony/Deck	<input type="text" value="117.00"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text" value="22.00"/>	Other***	<input type="text" value="22.00"/>	
B1. Total Gross	<input type="text" value="2,178.00"/>	B2. Total Exclusions	<input type="text" value="859.00"/>	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="55.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="55.00"/>	Stairways**	<input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="55.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
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"/>	
C1. Total Gross	<input type="text" value="55.00"/>	C2. Total Exclusions	<input type="text" value="0.00"/>	

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

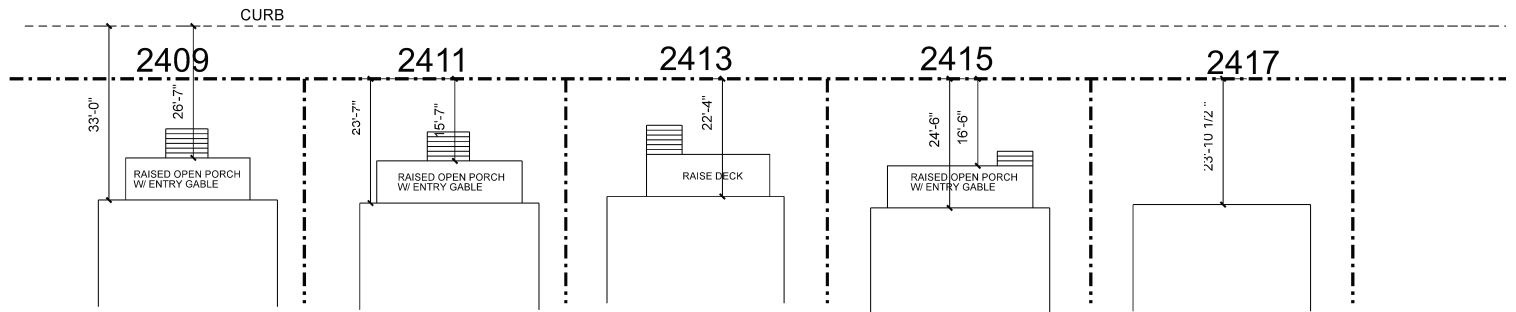
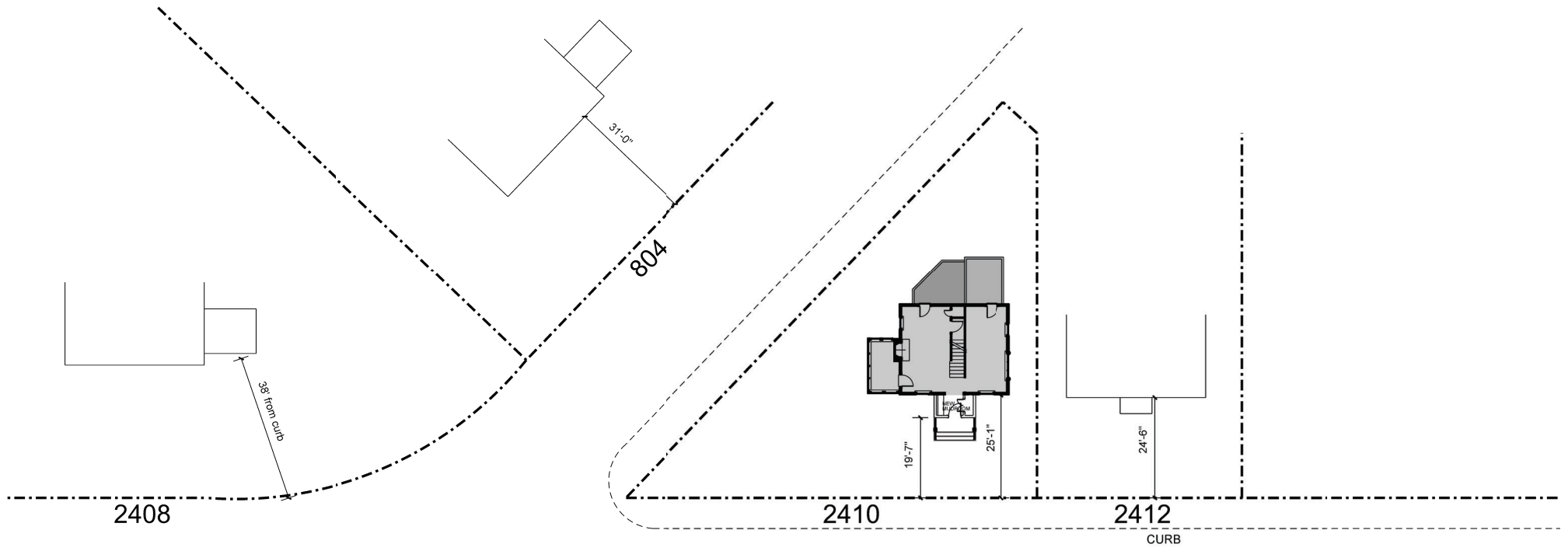
E2. Sq. Ft.
Required Open Space

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.

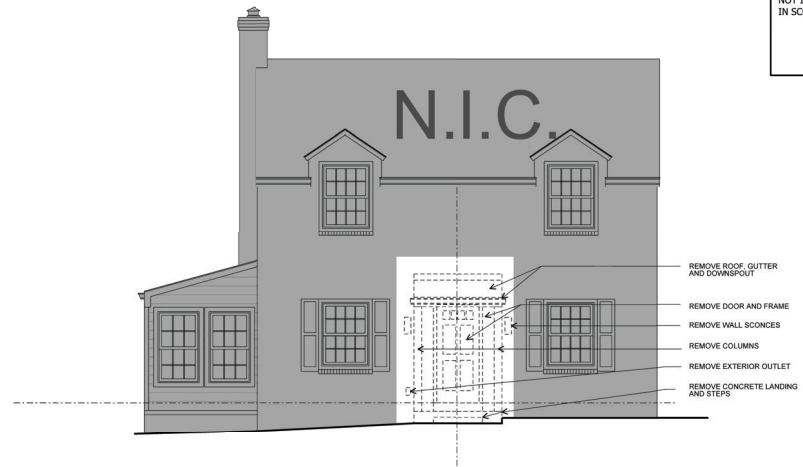
Signature: John Gregory Olving
Digitally signed by John Gregory Olving
 DN: C=US, E=olving@jgmaarchitects.com, O=Soma Architects,
 CN=John Gregory Olving
 Date: 2026.02.24 13:08:13-05'00'

Date: 02/24/26



STREET DIAGRAM OF CONTEXTURAL BLOCK FACE HOUSES

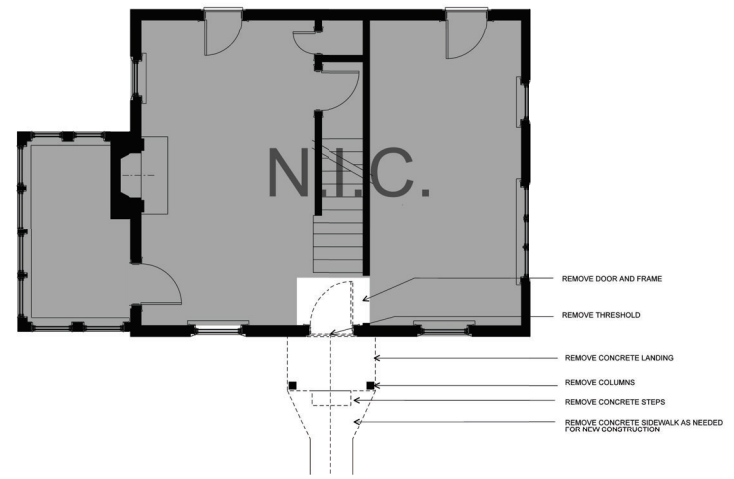
WALL LEGEND	
EXISTING WALLS	—
WALLS TO BE REMOVED	- - - -
AREA OF HOUSE NOT INCLUDED IN SCOPE OF WORK	■



2
A2 DEMOLITION - ELEVATION

EAST

1/4" = 1'-0"



1
A2 DEMOLITION - FIRST FLOOR PLAN

EAST

1/4" = 1'-0"

soma
ARCHITECTS

2204
Commonwealth
Avenue
Alexandria
Virginia 22301
(703) 683-5228

**RUBENSTEIN/
WHITAKER**
R e s i d e n c e

2410 Davis Avenue
Alexandria, Virginia 22302

Title

Demolition Floor
Plan and Elevation

Scale
1/4"=1'-0"

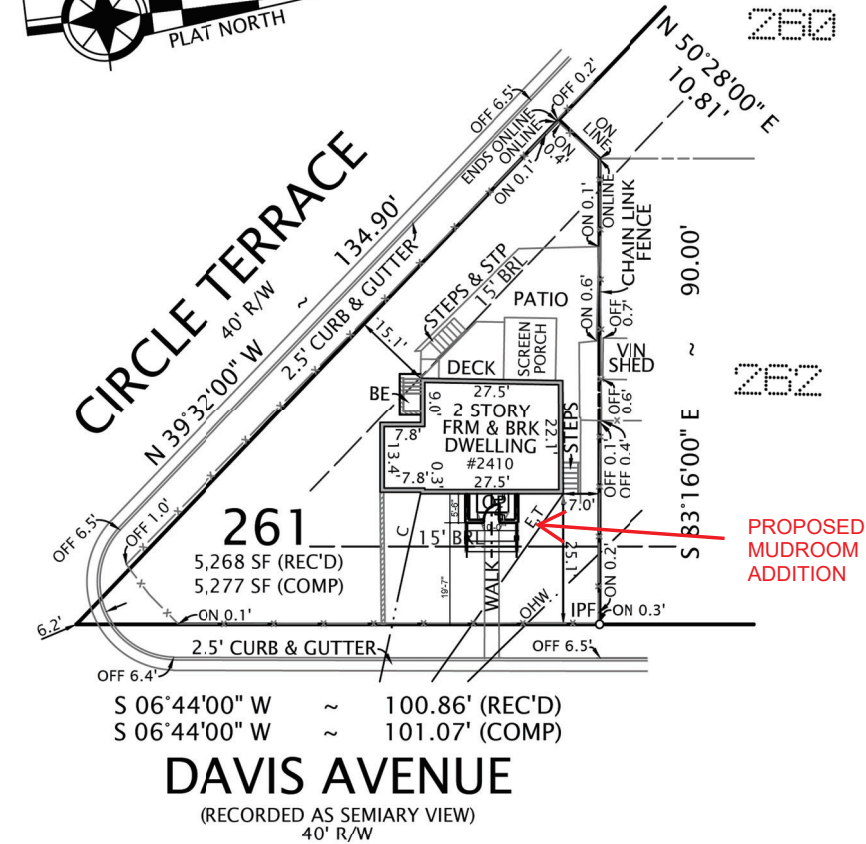
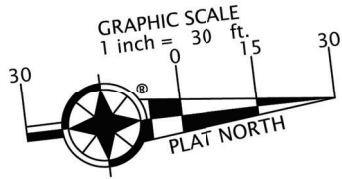
Date
1.28.26

Revisions

Drawing

A1

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. RETAINING WALLS ARE 0.7' CONCRETE.



DAVIS AVENUE

(RECORDED AS SEMIARY VIEW)
 40' R/W

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 261, SECTION TWO
BRADDOCK HEIGHTS

(ARLINGTON COUNTY DEED BOOK 217, PAGE 548)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' APRIL 3, 2025

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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.



ORDERED BY:

JODIE RUBENSTEIN

DOMINION Surveyors Inc.®

3808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 www.dominionsurveyors.com



2409 DAVIS AVENUE



2408 DAVIS AVENUE

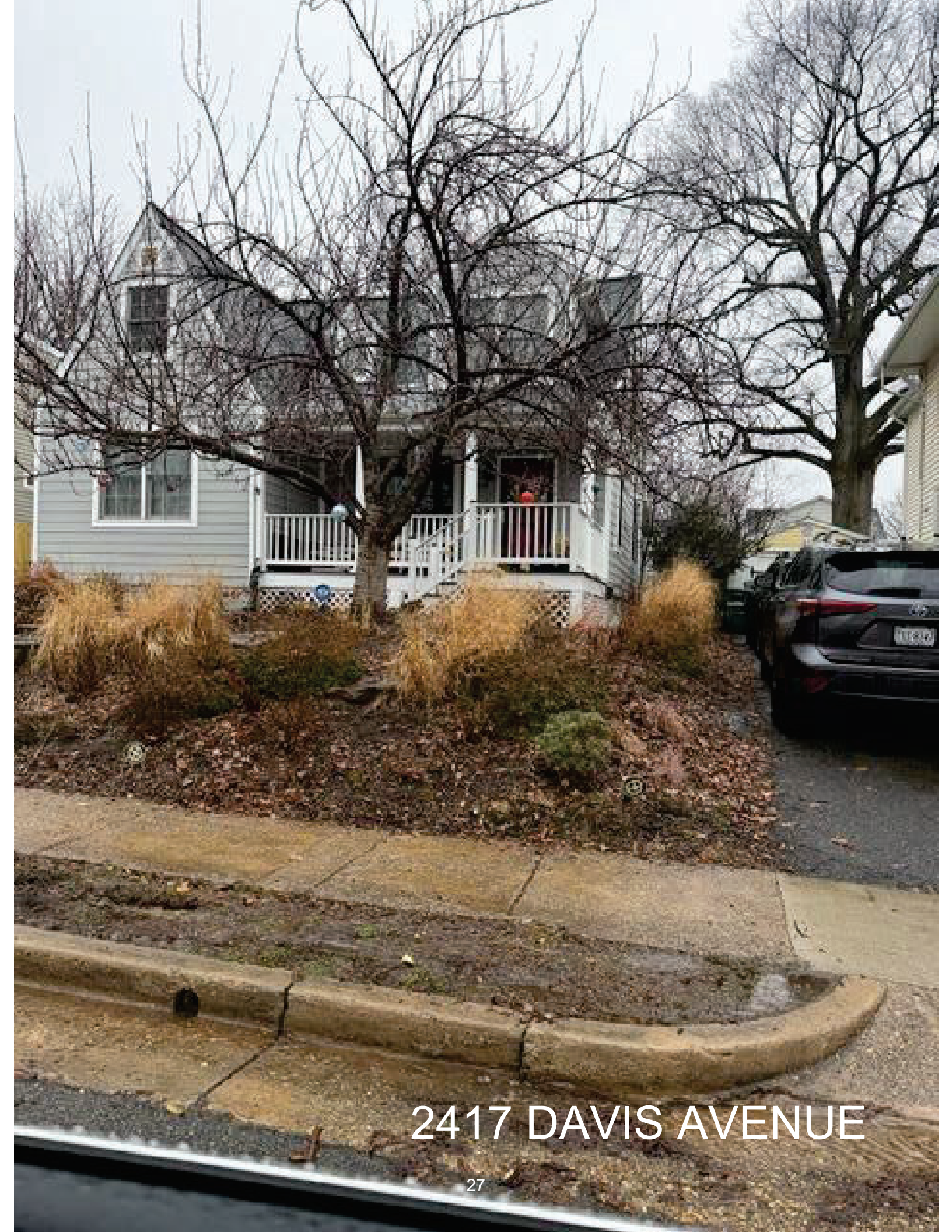


WESTMINSTER
WEEKDAY
PRESCHOOL
GROW, PLAY
AND LEARN

2412 DAVIS AVENUE



2413\DAVIS AVENUE



2417 DAVIS AVENUE



2415 DAVIS AVENUE



2410 DAVIS AVENUE



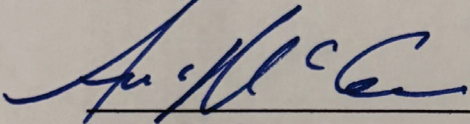
2411 DAVIS AVENUE

March 2, 2026

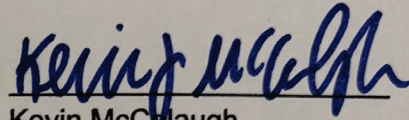
To Whom It May Concern:

We, Andrea and Kevin McColaugh, of 2407 Davis Avenue, support Jodie Rubinstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,



Andrea McColaugh



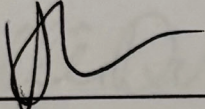
Kevin McColaugh

Feb 28, 2026

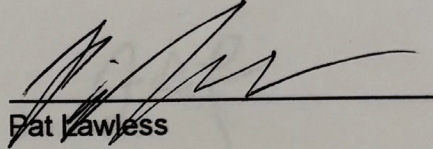
To whom it may concern:

We, Pat and Hilary Lawless, of 2412 Davis Avenue, support Jodie Rubenstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,



Hilary Lawless



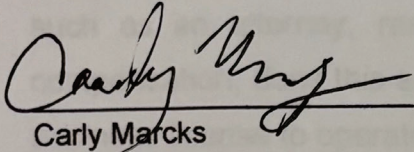
Pat Lawless

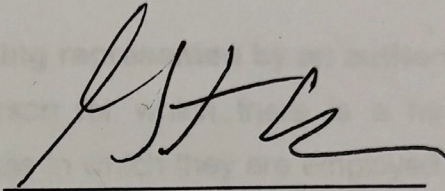
Feb 28, 2026

To whom it may concern:

We, Carly and Grant Marcks, of 2415 Davis Avenue, support Jodie Rubenstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,


Carly Marcks


Grant Marcks

- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to this application.

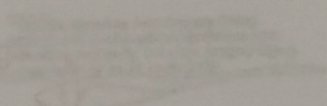
THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by 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 submission 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: Greg Oving Jodie Rubenstein Date: 02/24/26

Signature: John Gregory Oving  2/26

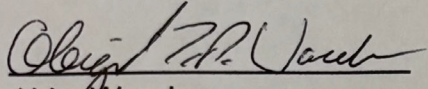
Pursuant to Section 11-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,000 or both. It may also constitute grounds to revoke the permit applied for with such information.

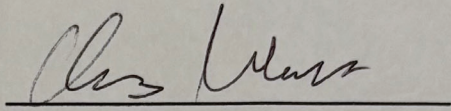
Feb 28, 2026

To whom it may concern:

We, Chris and Abby Wacek, of 2409 Davis Avenue, support Jodie Rubenstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,


Abby Wacek


Chris Wacek