

Docket Item # 4  
BZA CASE #2013-00015

Board of Zoning Appeals  
July 11, 2013

**ADDRESS:** 223 EAST DEL RAY AVENUE  
**ZONE:** R-2-5, RESIDENTIAL  
**APPLICANT:** LEE PERNA AND MEREDITH SIMS, OWNERS

**ISSUE:** Special exception to construct a one-story addition in the required west side yard.

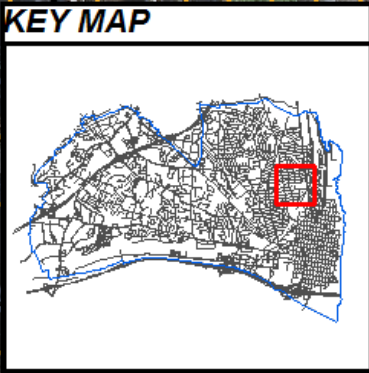
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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard(west)	7.00 feet	1.89 feet	5.11 feet

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**STAFF RECOMMENDATION:** The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception, the development must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception or variance must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**BZA #2013-0015**  
**223 E Del Ray Av**



**I. ISSUE**

The applicants propose to construct a one and two-story addition and to open and expand the existing enclosed wraparound front porch at 223 East Del Ray Avenue. Only the one story portion of the addition requires a special exception.



**II. BACKGROUND**

The subject property is a corner lot, comprised of two lots of record with a total of 50.00 feet of frontage facing East Del Ray Avenue and 115.00 feet of frontage facing Dewitt Avenue. The property contains 5,750 square feet of lot area and is noncomplying as to the 6,500 square feet of lot area and 65.00 feet of lot width as required for corner lots in the R-2-5 zone. The property complies with the minimum lot frontage.

The property is currently developed with a freestanding, two and one-half story, foursquare single family dwelling with a front located 6.90 feet from the front property line facing East Del Ray Avenue, 20.50 feet from the front property line facing Dewitt Avenue, 47.50 feet from the south 70.00 side property line and 1.00 feet from the east side property line. The property is also developed with a detached garage, 1.00 feet from the south side property line, 1.50 feet from the west side property line and 26.50 feet from the front property line facing Dewitt Avenue.

The dwelling is identified as a contributing resource within the Town of Potomac National Register Historic District. According to the National Register nomination, this house was constructed in 1907.

**III. DESCRIPTION**

The applicant proposes the following improvements to the existing dwelling at 223 East Del Ray Avenue:

1. Open the existing enclosed front wraparound porch and expand the porch to the south along the front building wall facing Dewitt Avenue. According to the applicant’s research and the Sanborn Insurance map from 1921 (figure 2), the original wraparound porch was slightly larger than what is proposed by the applicants. The open porch will continue to be located 6.90 feet from the front property line facing East Del Ray Avenue. The proposed porch will be located 14.75 feet from the front property line facing Dewitt Avenue in compliance with the established blockface along Dewitt Avenue. The existing enclosed porch is located in the required vision clearance area. The new open porch will continue to be located in the required vision clearance area, but no variance is required because by opening the porch the applicants are reducing the obstruction in the vision clearance.

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2. Construct one-story addition in line with the existing west side wall, 1.89 feet from the west side property line, 54.50 feet from the south side property line and 19.50 feet from the front property line facing Dewitt Avenue. The applicants' research and the Sanborn Insurance Map from 1921 indicate there was a one story portion of the dwelling located in the approximate location of this proposed addition. The addition will measure 9.50 feet in height to the eaves facing the west side yard and will be 27.75 feet by 15.50 feet, a total of 430.13 square feet. A special exception is required to extend the existing noncomplying west side wall.

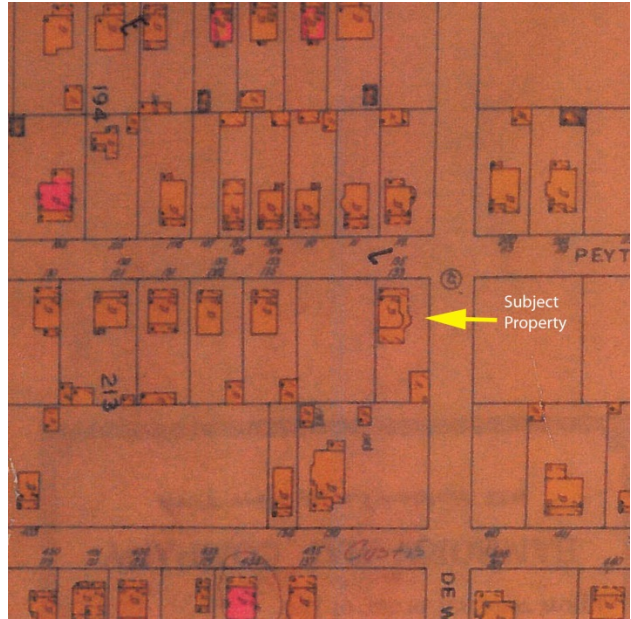


Figure 2

3. Construct a modest second story addition 10.39 feet from the west side property line, 63.00 feet from the south side property line and 28.00 feet from the front property line facing Dewitt Avenue. The addition will measure 19.88 feet to the midpoint of the gable roof facing the south side property line and will measure 7.04 feet by 11.29 feet, for a total of 79.48 square feet.

4. Add an open portico facing the south side property line off of the one-story addition. The portico will be located 7.00 feet from the west side property line, 51.00 feet from the south side property line and 38.00 feet from the front property line the front property line facing Dewitt Avenue.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements.

There have been no variances or special exceptions previously granted for the subject property.

**IV. MASTER PLAN/ZONING**

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

**V. REQUESTED SPECIAL EXCEPTION:**

Section 3-506(A)(2) Side Yard (west)

The applicants request a special exception from the required 7.00 foot side yard setback requirement, based on the proposed building height of 9.50 feet measured to the roof eave facing the west side property line. The applicants request a special exception of 5.11 feet.

**VI. NONCOMPLYING STRUCTURE/ SUBSTANDARD LOT**

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Vision Clearance	100.00 feet	68.00 feet	32.00feet
Lot Width	65.00 feet	50.00 feet	15.00 feet
Lot Area	6, 500 square feet	5,750 square feet	750 square feet

**VII. SPECIAL EXCEPTIONS STANDARDS UNDER SECTION 11-1304:**

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.

- a. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- b. 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.
- c. Whether approval of the special exception will alter the essential character of the area or zone.
- d. Whether the proposal will be compatible with the development in the surrounding neighborhood.
- e. 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.

**VIII. STAFF ANALYSIS:**

Neighborhood Impact

Many homes in the immediate neighborhood have one or two-story additions. Based on the historical evidence presented by the applicant and the review by historic preservation staff, the proposed restoration and expansion of the wrap around porch and rear addition will not threaten the historic integrity of this contributing property.

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Light and Air

The portion of the addition located in the required west side yard is only one-story. The most affected property to the west has a modest one-story addition off the rear that projects to approximately the same depth as the proposed addition.

Lot Constraints

The placement of the existing dwelling and the substandard nature of the lot limit where an addition can be located on the subject property.

**IX. STAFF CONCLUSION:**

Staff **recommends approval** of the requested special exception to locate the proposed addition in line with the existing west side building wall in the required west side yard because the application meets the criteria for a special exception as outlined above.

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**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 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (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)
- R-4 The building permits must be approved and issued prior to the issuance of any permit for demolition. (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 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-3 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-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

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C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

F-1 The applicant has provided a most interesting background history of the property. The house on the lot was built in the first decade of the twentieth century for Richard H. Roberts. The original structure included a sizeable wrap-around porch, part of which was removed in the 1940s. The applicant would like to restore the appearance of the original house with the full porch.

R-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.

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, 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.

Board of Architectural Review Planning Staff:

C-1 The BAR Staff reviews and evaluates proposed exterior alterations and changes to existing buildings based upon their compatibility with the existing historic structure on the subject property and their surrounding neighbors within the Town of Potomac historic district.

F-1 The freestanding, two and half story, foursquare with a front porch is identified as a contributing resource within the Town of Potomac National Register Historic District. According to the National Register nomination, this house was constructed c. 1907.

F-2 Based on the historical evidence presented by the applicant, the proposed restoration of the wrap around porch and rear addition will not threaten the historic integrity of this contributing property.

Other Requirements Brought to the Applicant's Attention:

C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

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

Section 3-506 (A) (2)

**PART A**

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

**Name** Lee Perna and Meredith Sims

**Address** 223 East Del Ray Avenue, Alexandria, VA 22301

**Daytime Phone** 202 905 5133

**Email Address** LeePerna@yahoo.com

2. **Property Location** 223 East Del Ray Avenue, Alexandria, VA 22301

3. **Assessment Map #** 034.02 **Block** 12 **Lot** 13 **Zone** R2-5

4. **Legal Property Owner Name** Lee Perna or Meredith Sims

**Address** 223 East Del Ray Avenue, Alexandria, VA 22301

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.		
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 223 East Del Ray Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Lee Perna	223 E. Del Ray Ave.	50
2. Meredith Sims	223 E. Del Ray 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. Lee Perna	None	None
2. Meredith Sims	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.

29 MAY 2013      MEREDITH SIMS  
 Date                      Printed Name

*Meredith Sims*  
 Signature

**5. Describe request briefly:**

Seeking a special exception for setbacks from property line in order to restore the historic footprint of the house,  
including restoring a wrap around porch, enclosing cellar stairs for security and accessibility, and adding a master  
bath ensuite to the second story for a more modern and useful layout.

**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:**

Meredith Sims

**Print Name**

202 905 5133 (Lee Perna cell)

**Telephone**

Meredith G. Sims

**Signature**

29 MAY 2013

**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.**

It restores the historic footprint of the home and provides necessary space on the rear of the house in order to open up the wrap around porch. It also provides interior access to cellar.

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

No harm to adjacent properties is anticipated. Positive impact to the neighborhood by restoration of wraparound porch, which will restore the historic character of the house.

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

Proposed addition has been designed to minimize impact on light and air to adjacent property by limiting the second story addition and keeping the bulk of square feet on ground floor. Sightlines to skyline have been maintained in a way that the neighbors are happy with.

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

Proposed addition restores original features of house which were removed in 1920. By expanding porch space, it improves the way the house fits in the neighborhood.

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

Restoring the porch is consistent with the prevalence of porches in the neighborhood such as 217 East Del Ray Ave., 311 East Howell Ave., or 2001 LaGrande Ave.

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

As a corner lot, any move away from the property line would decrease setback to the street. Reducing the ground floor square footage in favor of a larger second floor square footage would negatively impact the neighbor's light and air flow.

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**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.**

We have shown the plans to the most affected neighbor and obtained verbal approval.

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## DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

### A. Property Information

A1. Street Address 223 East Del Ray Ave, Alexandria, VA 22301 Zone R2-5

A2.  $\frac{5750}{\text{Total Lot Area}} \times \frac{.45}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2587.5}{\text{Maximum Allowable Floor Area}}$

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement *1	642.2	Basement**	642.2
First Floor *2	1288.5	Stairways**	92.4
Second Floor *2	1071.9	Mechanical** FP	16.0
Third Floor	642.2	Porch/Garage**	129.9
Porches/Other	129.9	Attic less than 5*** *2	872.9
<b>Total Gross*</b>	<b>3774.7</b>	<b>Total Exclusions</b>	<b>1753.4</b>

B1. Existing Gross Floor Area \*  
3774.7 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
1753.4 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
2021.3 Sq. Ft.  
(subtract B2 from B1)

\*1-Portions unexcavated \*2-Includes garage

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	456.7	Basement**	456.7
First Floor	427.6	Stairways**	35.2
Second Floor	79.5	Mechanical**	0
Third Floor	0	Porch/Garage**	111.4
Porches/Other	184.8	Attic less than 5***	0
<b>Total Gross*</b>	<b>1148.6</b>	<b>Total Exclusions</b>	<b>603.3</b>

C1. Proposed Gross Floor Area \*  
1148.6 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
603.3 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 545.3 Sq. Ft.  
(subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2566.6 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2587.5 Sq. Ft.

\*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. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

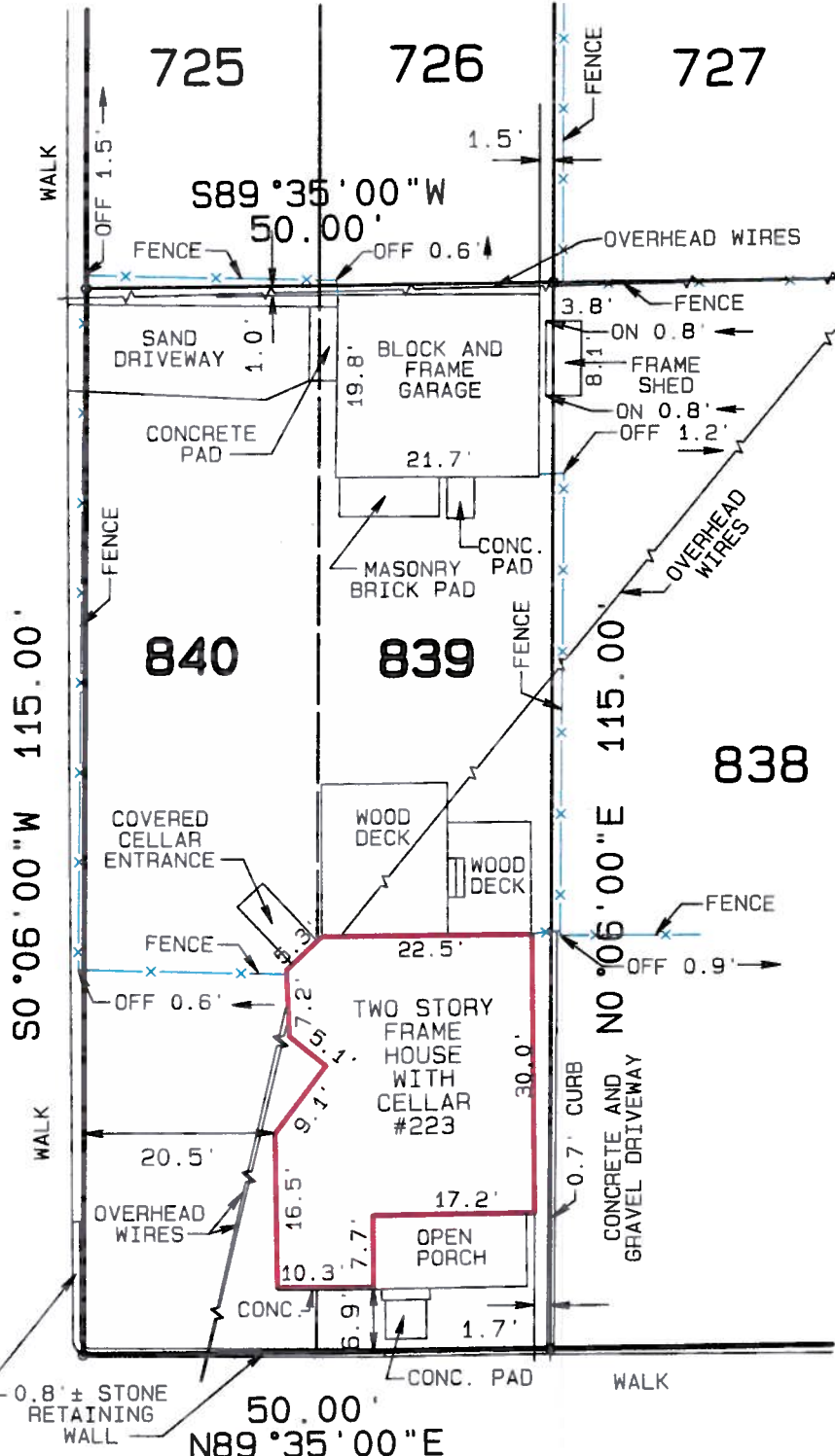
### E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: Meredith M. Smith Date: 29 MAY 2013

**DEWITT AVENUE**  
40' R/W



**EAST DEL RAY AVENUE**  
40' R/W

**HOUSE LOCATION SURVEY**  
LOTS 839 AND 840, BLOCK 12

**DEL RAY**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'      DATE: APRIL 14, 2004



NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD  
OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND  
DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: KEHNEMUI TO PERNA/SIMS (TWO403079)  
MBH SETTLEMENT GROUP, L.C.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING  
IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY  
A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,  
THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS  
THE PROPERTY LINE

**LARRY N. SCARTZ**  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA

TELEPHONE: WOODBRIDGE (703) 494-4181  
METRO (703) 690-4955  
FAX (703) 690-3999

CERTIFIED LAND SURVEYOR

DR83984012

Proposal for  
Special Exception for Additions  
May 2013

223 East Del Ray Avenue



Historic Restoration  
and Addition Project

Lee Perna  
703-683-5993  
leeperna@yahoo.com

Objectives:

- 1) Restore wrap around porch and rear portion of house removed in the 1920s.
- 2) Restore historic footprint, appearance and character of house.
- 3) Enclose cellar stairs for security and accessibility
- 4) Add a master bath ensuite to second story for a more modern/useful layout.

Issue:

Replacing the historic structure requires a special exception due to changes in the zoning codes with regard to property line setbacks.

Findings:

- 1) The historic footprint of the house is 1.7 feet off the property line with 221 E. Del Ray Ave.
- 2) The historic footprint of the house has a 22 foot setback off the curb on De Witt Ave. and a 14 foot setback off the property line on DeWitt Ave, which is less than the average setback of neighboring properties.

Action Items:

- 1) Seeking a special exception for setbacks from property lines
- 2) Confirm plans meet zoning setback requirements from DeWitt Ave.

## Meeting Zoning Requirements:

### Setback from next door neighbor:

A Special Exception is requested to allow the restoration of the rear portion of the house to its historic location, which is only 1.7 feet off the property line. Although this is not within current zoning standards, we are committed to restoring the historic footprint and character of the house due to its historical significance. In order to limit impact on our next door neighbor's light and sky visibility, we propose limiting the addition near the property line to one story in height, and maintaining an additional six feet of setback on the second story. We also propose to limit the depth of the second story addition.

### Setback from DeWitt Ave:

We are proposing the restoration of a side porch facing DeWitt Ave. Restoration of an 8.3 foot deep porch would be consistent with the historic footprint. However, this would reduce the setback to 22 feet, which is feet less than the average setback of neighboring properties (but still more setback than 300 E. Del Ray Ave.). We propose to reduce the planned side porch to 6.5 feet in depth. At 6.5 foot depth, the side porch would reduce the setback from the curb to the average of 23.8 feet. We share the block of DeWitt Ave between Del Ray Ave and Custis Ave with three other houses. To expand the sample setback set, we have included the adjoining houses on the next block of DeWitt Ave giving five neighbors for calculating the average setback. The 23.8 foot new setback would be greater than three out of the five sample houses. The 23.8 foot set back is equal to the average setback of the five sampled houses and is more than 10% greater than the least setback (21.5 feet) at 300 E. Del Ray Ave.

222 E. Custis	22.75 foot setback
300 E. Custus	23.0 foot setback
222 E. Del Ray	27.9 foot setback
300 E. Del Ray	21.5 foot setback
301 E Del Ray	23.9 foot setback

## Floor Area Ration calculations

The existing house is on a 5750 square foot corner lot in an R2-5 zone. The maximum allowable square footage for living space on this lot is 2587 square feet. The existing house and garage have a total of 2176 countable square feet, and an addition of 564 countable square feet is proposed. In order to meet the FAR requirements, we propose to reduce the countable square footage of the garage by 170 square feet by reducing the existing attic headroom to less than 5 feet. We note that we have not excluded any garage square footage because of our intention to make it into a two-car garage.

### FAR square footage:

House main floor	642.2 square feet
House enclosed side porch	216.6 square feet
House 2 <sup>nd</sup> floor	642.2 square feet
House stairs/chimney exclusion	-91.9 square feet
House attic over 5 feet high	199 square feet
House front porch (excludable)	(129.9 square feet)
House cellar (excludable)	(437 square feet)
<b>Total House countable sq footage</b>	<b>1608.1 square feet</b>
Garage main floor	429.7 square feet
Garage attic over 5'	0 square feet
Garage fixed stairs exclusion	-16.5 square feet
<b>Total Garage countable sq footage</b>	<b>413.2 square feet</b>
<b>Total countable square footage</b>	<b>2021.3 square feet</b>

### Proposed changes to square footage:

House main floor addition	427.6 square feet
House main floor stairs exclusion*	-35.2 square feet
House 2 <sup>nd</sup> floor addition	79.5 square feet
House side porch addition	184.8 square feet
House porch exclusion increase-	110.1 square feet
Basement (excludable)	(456.7 square feet)
<b>Total proposed countable changes</b>	<b>546.6 square feet</b>

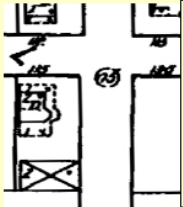
\*stairway to cellar/basement is currently external to house but will be enclosed in the new addition.

Total proposed new countable floor area = 2567.9 square feet  
 Total allowable floor area under FAR = 2587.5 square feet

## Supporting documentation

### Historical significance

## Richard Henry Roberts House



The Sanborn Insurance Company map of Del Ray in 1921 (left) shows this house on the southwest corner with the wrap-around porch and one story rear structure as well as a 2-story barn on DeWitt Ave.

Richard H. Roberts purchased the lot at 223 E. Del Ray Ave. on October 8, 1904, from John G. Gosseling of 2216 Mt. Vernon Ave. Richard used a local architect to construct a 3 bedroom house similar to the ones at 409 411 E. Bellefonte Ave. or 411 and 413 Clifford Ave. An apparent kitchen fire around 1910 led to the reconstruction of the rear portion and roof into its current configuration. It also had a one story enclosed porch on the rear and a wrap-around porch facing both streets, the rear portion of which was removed sometime in the 1940s. In the early 1970s, the foundation was rebuilt and the remaining side porch was enclosed. However, the main part of the house has not changed since Richard H. Roberts lived in it.

Richard Henry Roberts, the youngest son of English immigrants Edward J. and Annie C. Roberts, was born in Florence, NY, in May 1854. The family moved to Alexandria from Occoquan, Virginia sometime in the 1860s. Richard and his brothers lived in the family home near 409 E. Bellefonte Ave. until his mother's death in 1879. Richard married Annie M. Cleveland of Falls Church on April 3, 1879, and they lived next to his closest brother, Edward J. Roberts, Jr., at St. Asaph Junction, near the intersection of Powhatan St. and Slater's Lane. The 1904 construction of Potomac Yards forced them to move to Del Ray. Richard built this house while his brother purchased the house at 201 E. Windsor Ave. Richard quickly became a community leader, serving on a variety of juries and participating in other civic activities. When the Town of Potomac was formed, Richard was chosen as the interim Town Sergeant in the first town government. Annie passed away in 1920, and Richard married Ruth Cawman, who had lived up the street. They sold this property in 1922 and moved in with Ruth's parents where Richard passed away on August 11, 1927.

The bill authorizing the incorporation of the town provides for a mayor, clerk, sergeant, treasurer, and six councilmen, and names the following, who shall hold their respective offices until September 1, 1908, when officials to be chosen by the voters of the town will succeed them: Mayor, J. E. Supplée; clerk, George W. Zachary; sergeant, Richard H. Roberts; treasurer, Walter L. Varney; councilmen, William E. Kidwell, Charles A. Campbell, H. H. Powell, W. T. Emerson, J. V. Barrett, and J. A. Carpenter.

The Washington Post - March 14, 1908

Richard H. Roberts' nephew, Richard B. Roberts (right), lived with his uncle during his teenage years. After serving in WW I with the 318<sup>th</sup> Infantry Regiment, he married and had two daughters who still live in the area.



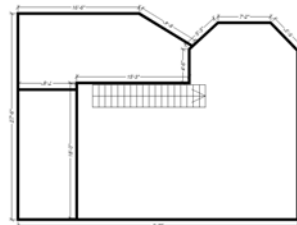
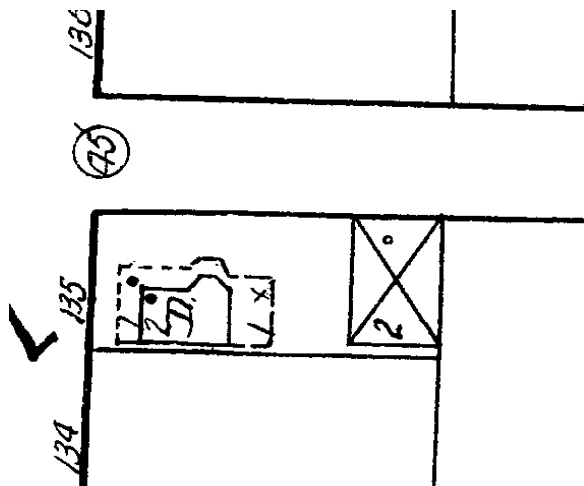
1908

Town of Potomac

1929

By Lee Perna

### 1921 Sandborn Insurance Map compared to current layout



Issue 1 – setback from neighbor – impact study

Existing view from street



Expected view with addition from street



Existing view from neighbor's living room window



Expected view with addition from neighbor's living room window



Existing view from neighbor's dining room window



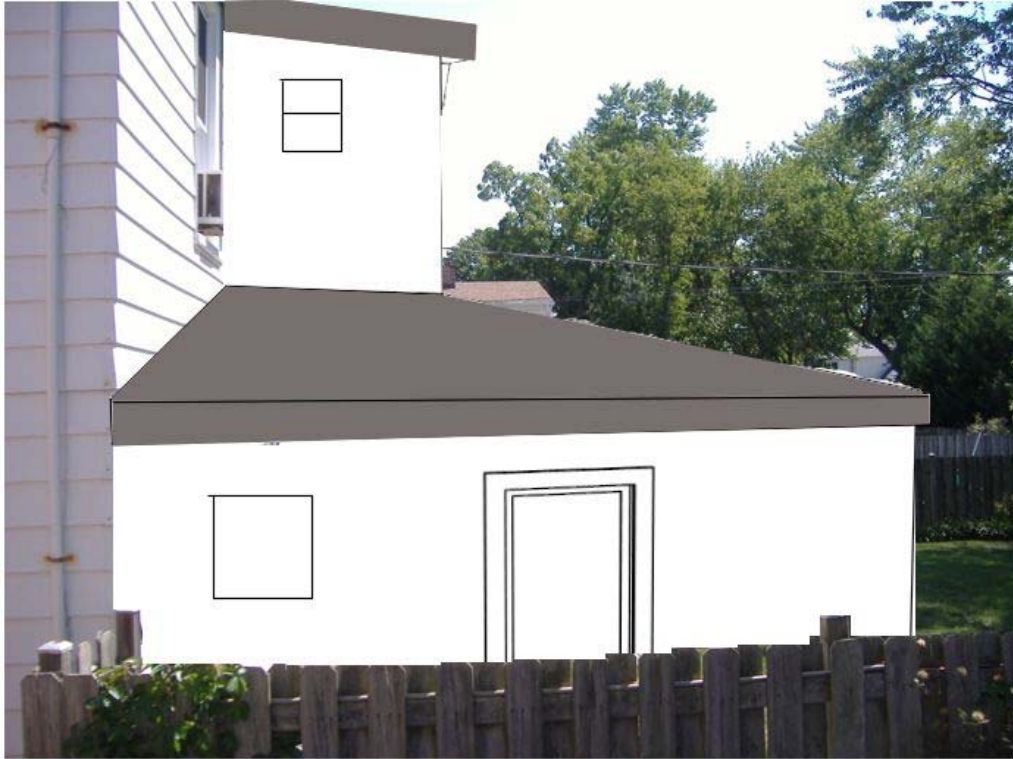
Expected view with addition from neighbor's dining room window



Existing view from neighbor's back porch



Expected view with addition from neighbor's back porch



Existing view from driveway



Expected view with addition from driveway



Existing view from DeWitt Ave

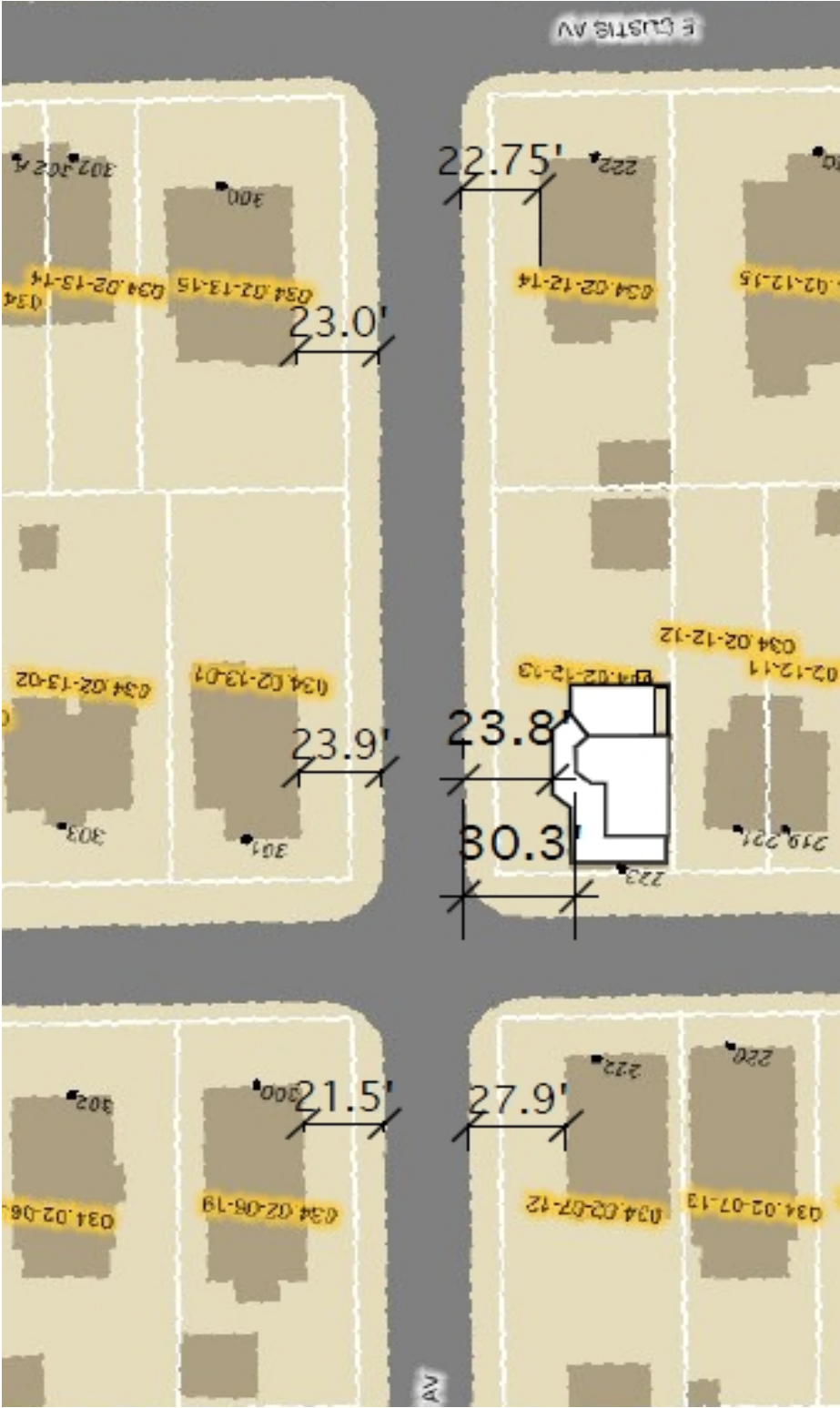


Expected view with addition from DeWitt Ave

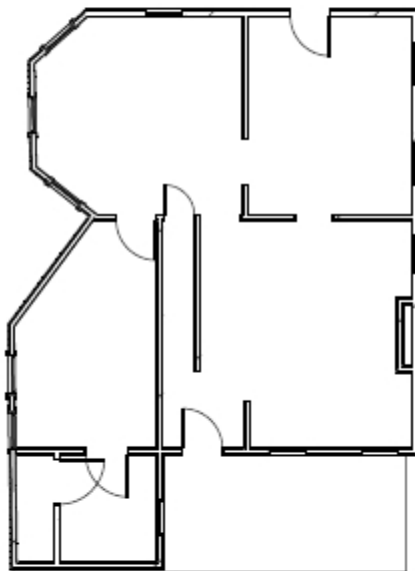




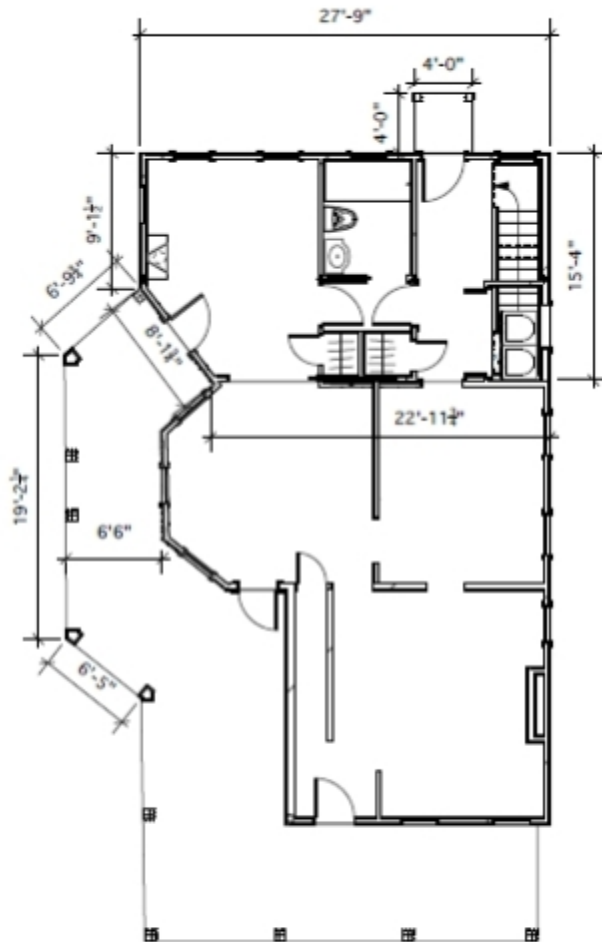
The current setback from the curb on DeWitt Ave will be reduced from 30.3 feet to 23.8 feet to allow for a wrap-around porch. The new setback to the front of the porch will be 23.8 ft, which equals the average setback of neighboring properties.



Current house has a setback to DeWitt Ave (to the left of below drawings) of 30.3 feet, which we plan to reduced to 23.8 feet by the addition of a 6.5 foot porch.



EXIST FIRST FLOOR PLAN  
1/8" = 1'-0"



FIRST FLOOR PLAN  
1/8" = 1'-0"



Although this is a reduction of setback, this part of the addition will be open porch space maintaining the greater setback to enclosed space. This space must permanently remain open as it is part of the porch exclusion under FAR restrictions.

Existing view of 223 E. Del Ray Ave



Expected view of 223 E. Del Ray Ave with addition

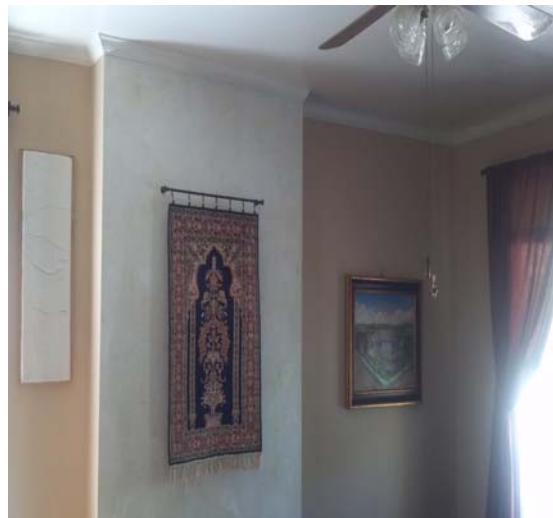
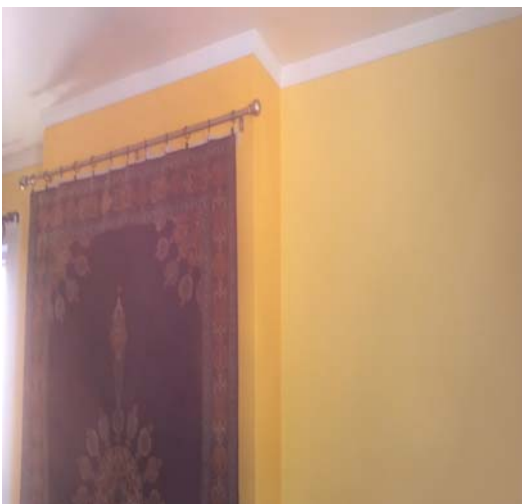


## Floor Area Ratio calculations

The floor area calculations include the exclusion of the garage attic, which is crossed braced to reinforce the structure leaving less than 5 foot headroom.

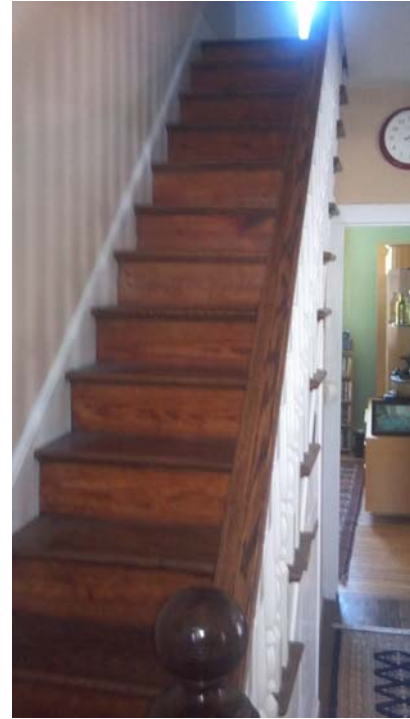
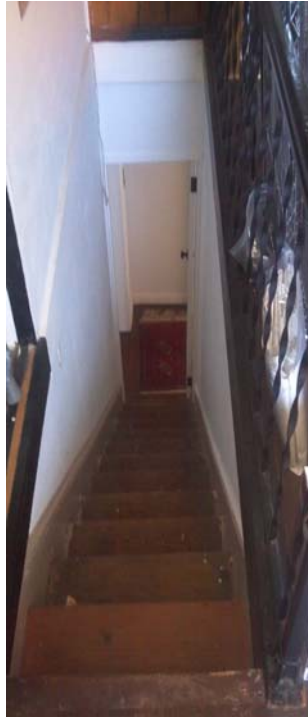


The calculation also exclude 16 square feet where the chimney is boxed out

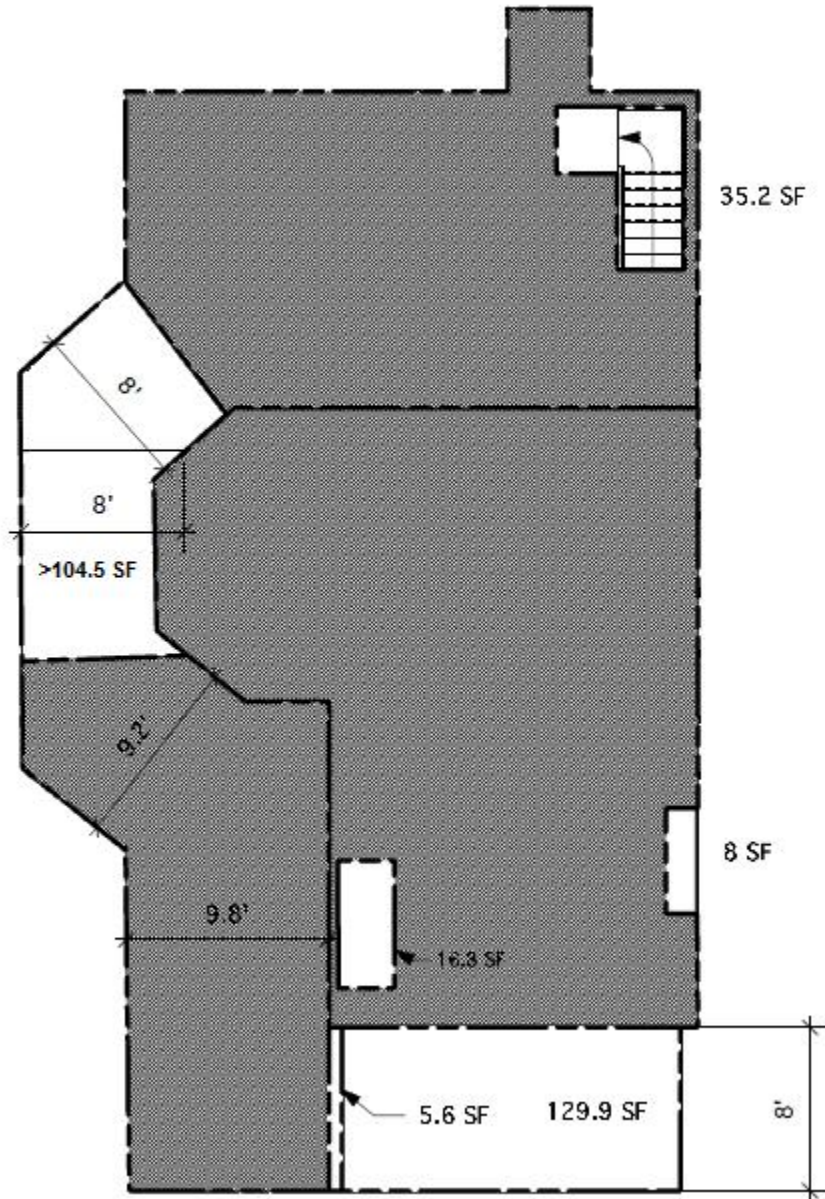


and a total of 127.6 square feet of stairways as follows:

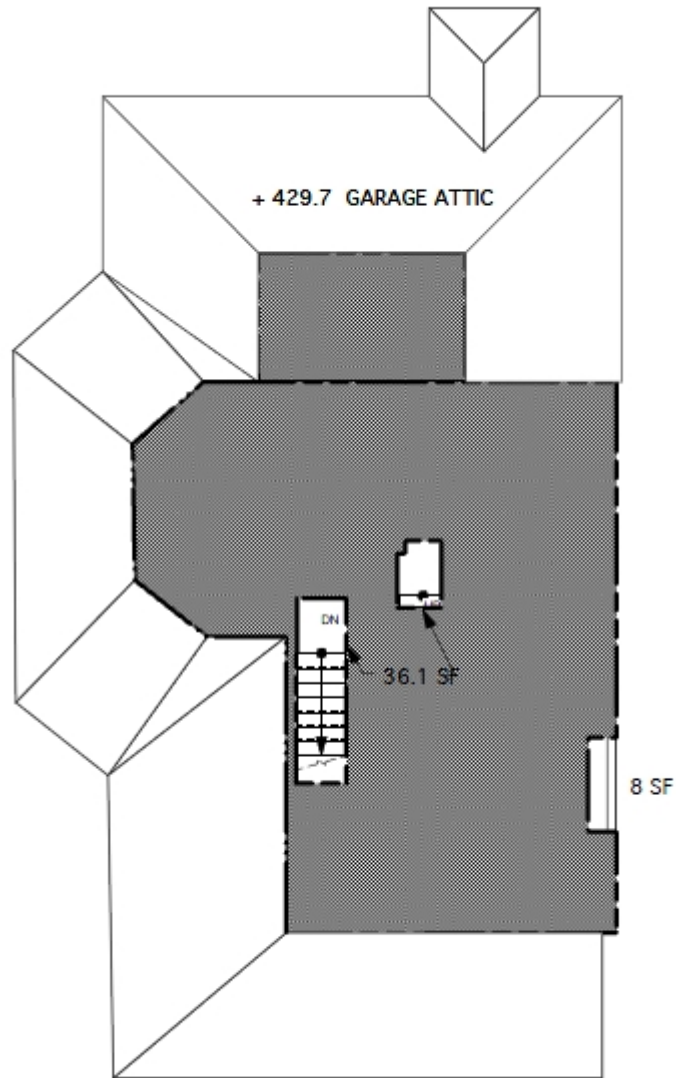
Fixed stairs in garage	= 16.5 SF
Stairway to attic	= 31.0 SF
Stairway to second floor	= 44.9 SF
Part of stairway to new basement	= 35.2 SF



First floor (exclusions in white)



Second floor (exclusions in white)



Third floor (exclusions in white)

