

BZA Case # BZA2026-00004



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

Section 3-306-A2

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Rebekah Vinal Clenance

Address [REDACTED]

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 219 West Mount Ida Avenue, Alexandria, VA 22305

3. Assessment Map # 024.03 Block 02 Lot 04 Zone R8 (Corner)

4. Legal Property Owner Name Rachel V Check and Adam R Check

Address 219 West Mount Ida Avenue, Alexandria, VA 22305

BZA Case # BZA2026-00004

5. Describe request briefly:

Special exception for a rear addition to build inline with the existing house, which already encroaches into the required side yard setback.

6. If the property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

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

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Rebekah Vinal Clenance

Print Name

888-486-6673

Telephone

Rebekah Vinal Clenance

Signature

2/25/26

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.**

The existing house has 2 bedrooms and 1 bathroom on the 1st and 2nd floors combined. While the tax records show an additional bedroom and bathroom accounted for in the basement, these spaces are not compliant to the IRC 2021 code. To accommodate a growing family, this project seeks to add an addition that looks cohesive, works with existing interior circulation in a meaningful and conservative way and doesn't look like an obvious tacked on addition. A special exception allowing the addition to follow the original wall and angle at the side set back will alleviate multiple architectural and alignment issues, resulting in a better project all around. Considering the encroachment of the existing house, this exception seems the most straightforward solution with the least number of implications for both property owners and the city. It would also be a seemingly minor resolution to help alleviate the large zoning restrictions on a uniquely undersized lot.

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

The special exception seeks relief on adhering to the side yard 8ft minimum setback. The existing house already encroaches over the setback line by 8 inches at its rear corner. The proposed addition follows this line and angle and would only encroach by one additional inch for a total of 9" into the setback at the new back corner. The existing encroachment does not harm the adjoining properties and the visual continuity of the proposed addition is not seen as detrimental. Due to the minor continued encroachment stemming from the existing conditions of the house, the neighboring party's verbal approval of the project (see question 7), the lack of affect on air flow and light (see question 3), and the continued cohesiveness of the neighborhoods aesthetic (see question 4), we do not foresee any harm to the community by the completion of this project as proposed.

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

The property this will almost exclusively affect, 221 W Mt Ida Ave, is uniquely set on an angled corner. This creates 4 separate corridors in which airflow can easily travel and the addition the applicant is proposing will not close off any of these pathways. The proposed addition would affect light and shading on in the morning, when most of 221's rear yard is already shaded. Therefore, we do not foresee this addition having an affect on any adjoining properties airflow or shading.

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

The immediate neighborhood consists of a mix of Colonial cottage, Federalist, and Craftsman style homes with some Tudor and Dutch revival sprinkled throughout. 219 W Mt Ida Ave has Tudor cottage elements that can be spotted on the surrounding streets. It's classic Tudor elevation with the sweeping rooflines can also be seen mirrored by it's immediate neighbor, 221 W Mt Ida. The proposed design pays attention to the existing house's rooflines, materials and proportions in order to better blur the lines between the old and the new. The addition will use the same materials already on the existing house, such as red brick, lap siding and classic white trimwork which can be seen throughout the neighboring properties as well. Additional architectural elements such as windows with matching grid patterns, a bay window and a call back to more classic Tudor look through the use of composite shingles and perhaps boards and panels to create a half-timbered look, pending further design development of the finish selections.

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

All buildings in the immediate area are zoned for single family homes. The proposed addition enlarges the square footage of an existing residential building while also maintaining the original and surrounding aesthetic of a colonial neighborhood, per the description of materials and architectural elements in question 4.

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

See attached page

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.

The proposed plans have been discussed and given to 221 W Mt Ida Ave, as well as the other direct neighbors. 221 W Mt Ida Ave has given emphatic verbal support for the addition, and we expect to receive a letter of support during the Notice of Public Hearing period. Interactions with the other neighbors have been supportive with no voiced objections made to the applicant.

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

This property is uniquely and significantly constrained by disproportionate setback ratios due to the nature of it being an undersized, grandfathered in lot with more contemporary zoning regulations. Minimum size requirements for R-8 corner lots are 9,000 SF with a minimum width of 80ft. This is important to take into consideration because setback ratios are created with those minimums in mind to allow property owners a reasonable amount of buildable space while protecting neighboring properties. The applicant's property is just over half the minimum size at 4,984 SF and 56ft wide. This in tandem with the 2 contextual front yard setbacks greatly restricts the buildable space. Any addition can only be built back to the rear of the property, and even then, both "side" setbacks encroach inward past the existing house's walls to further reduce the buildable space which would otherwise visually feel like the natural spot for addition to align. Building in line with existing walls helps maintain unity through both the exterior and interior designs of the project, helps to blur the lines between old and new and creates better living spaces within. The largest offset of the existing wall line would be the secondary front yard as the contextual front yard set back pushes the set back 13" inward. Asking to build here would require a variance that would not be supported by staff, so the design was modified, with guidance from zoning, to adhere to this constraint and push a little further toward the rear. Pushing further toward the rear to attempt to relieve the left side setback pushes up against FAR allowable area and rear setback height restrictions. By receiving a special exception at the side setback, the addition would be able to be more efficient and economical in terms of space needed for the desired living areas and would be able to maintain more of a rear yard.

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. Rachel V Check	219 W Mt Ida Ave Alexandria, VA 22305	N/A
2. Adam R Check	219 W Mt Ida Ave Alexandria, VA 22305	N/A
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 219 W Mt Ida Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Rachel V Check	219 W Mt Ida Ave Alexandria, VA 22305	50%
2. Adam R Check	219 W Mt Ida Ave Alexandria, VA 22305	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

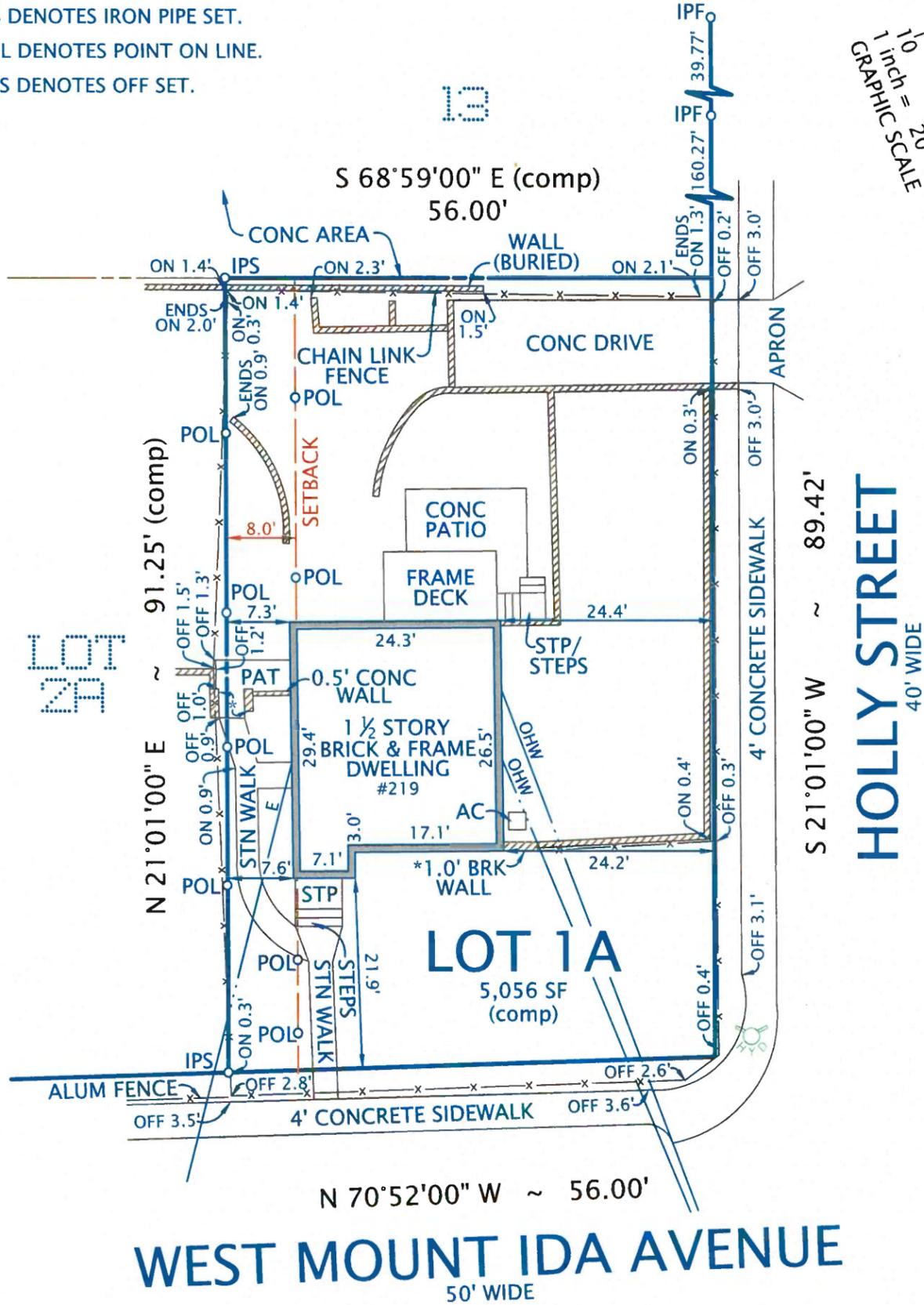
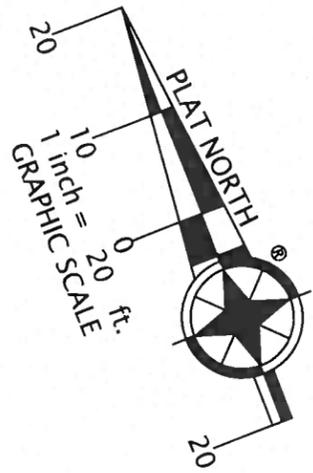
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	None
2.		
3.		

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.

<u>3/6/26</u> Date	<u>Rebekah Vinal Clenance</u> Printed Name	<u><i>Rebekah Vinal Clenance</i></u> Signature
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- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.
 3. IPF DENOTES IRON PIPE FOUND.
 4. IPS DENOTES IRON PIPE SET.
 5. POL DENOTES POINT ON LINE.
 6. O/S DENOTES OFF SET.



WEST MOUNT IDA AVENUE
50' WIDE

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 1A, BLOCK 12
 OF A RESUBDIVISION OF
 LOTS 1, 2, 3, 5, 6, 7 & 14, BLOCK 12
**GROVE'S SUBDIVISION OF
 MOUNT IDA**
 (DEED BOOK 132, PAGE 136)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' APRIL 17, 2020
 JANUARY 20, 2026 (STAKED PER OWNER)

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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.



DOMINION SURVEYORS®

Ordered by:

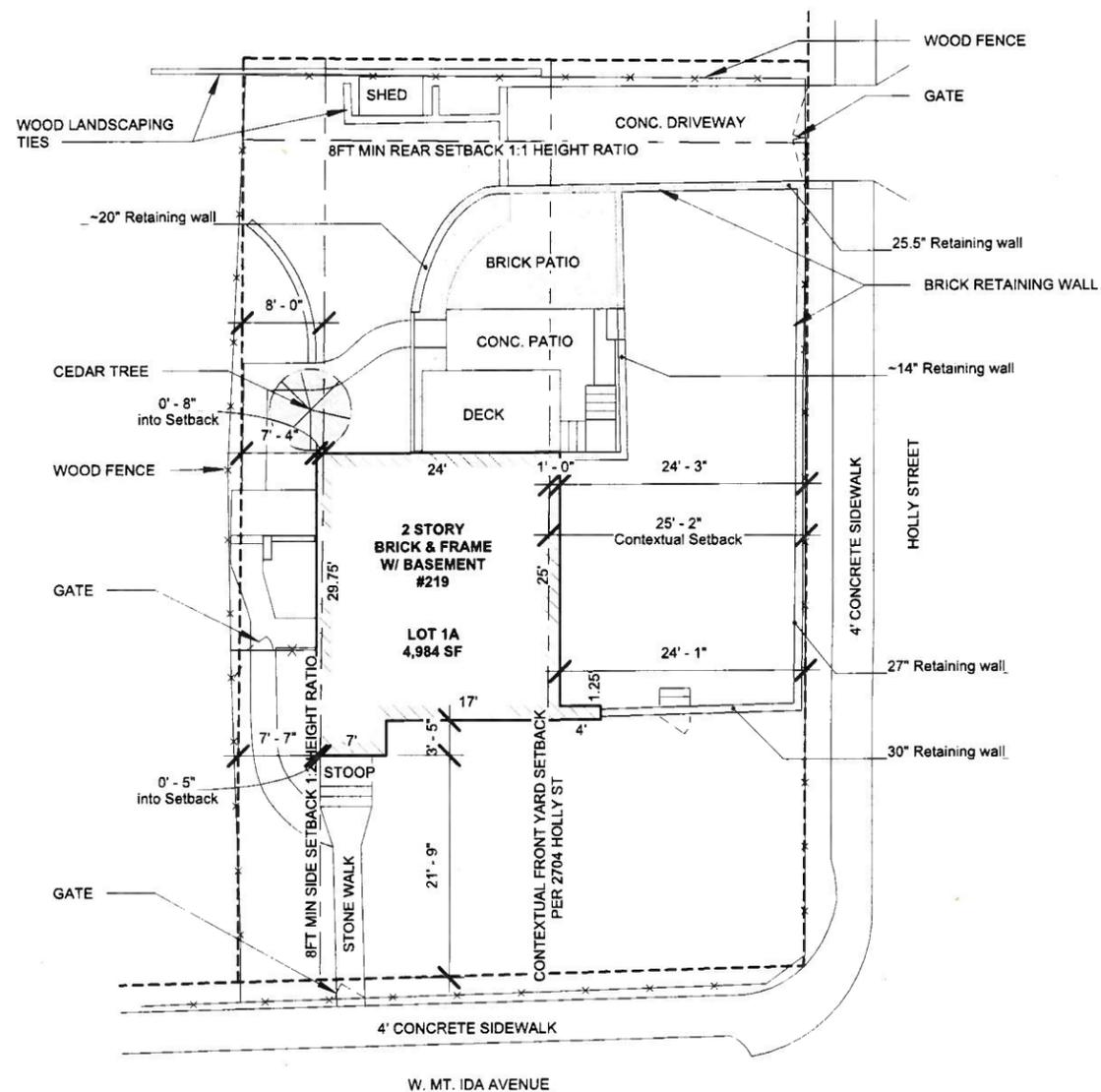


913 Duke Street
 Alexandria, VA 22314
 Phone: 703-960-0253

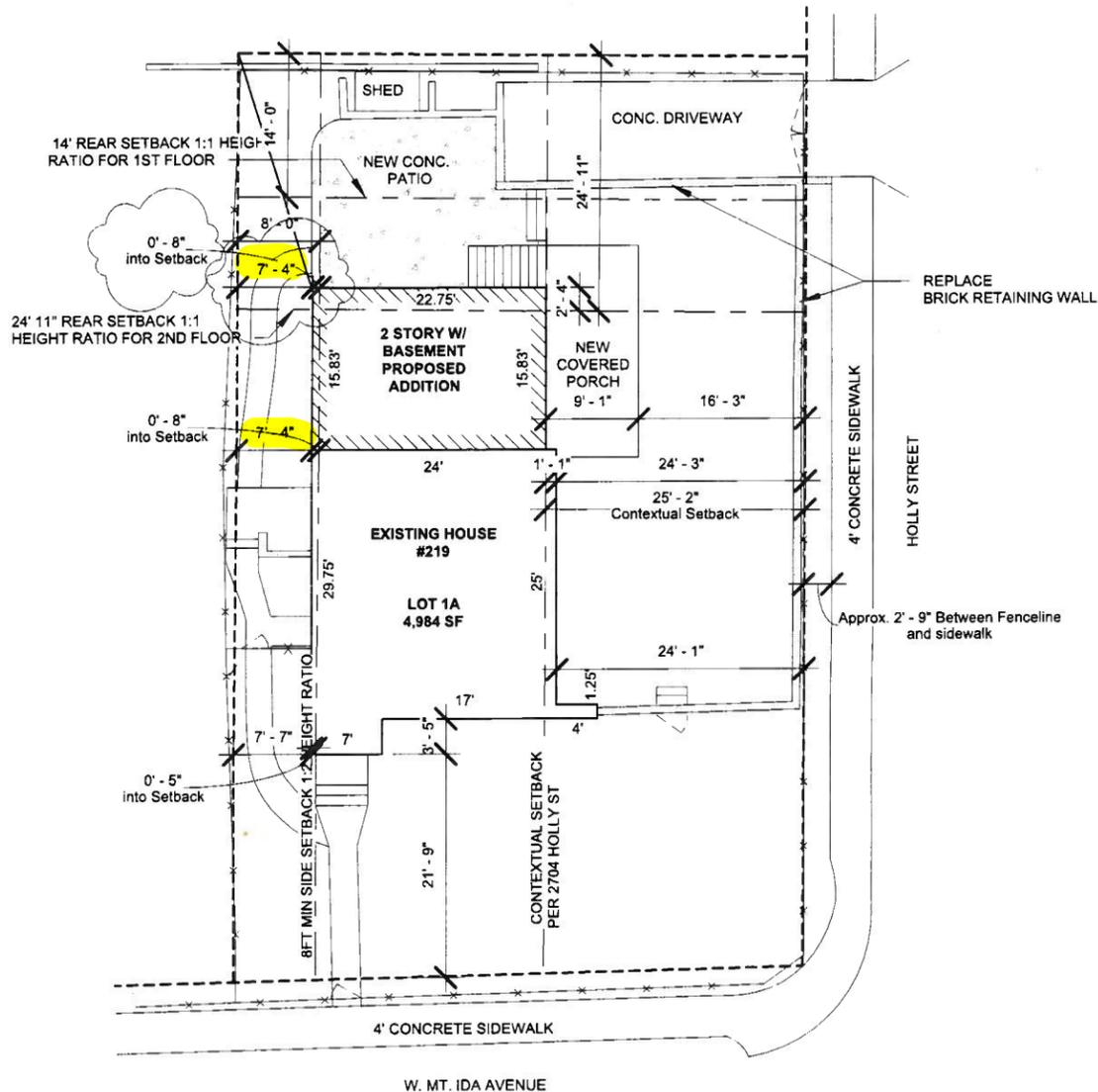


8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 www.dominionsurveyors.com

219 W. Mount Ida Avenue



1 EXISTING SITE PLAN
1/16" = 1'-0"



2 PROPOSED SITE PLAN
1/16" = 1'-0"

SITE PLANS A001

Scale 1/16" = 1'-0"

Date 3/19/26
Drawn by RVC

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

219 W. Mount Ida Avenue

GRADE CALCULATION: AVERAGE AND PRE-CONSTRUCTION GRADE
POINTS NOTED ON PLAN TO THE RIGHT

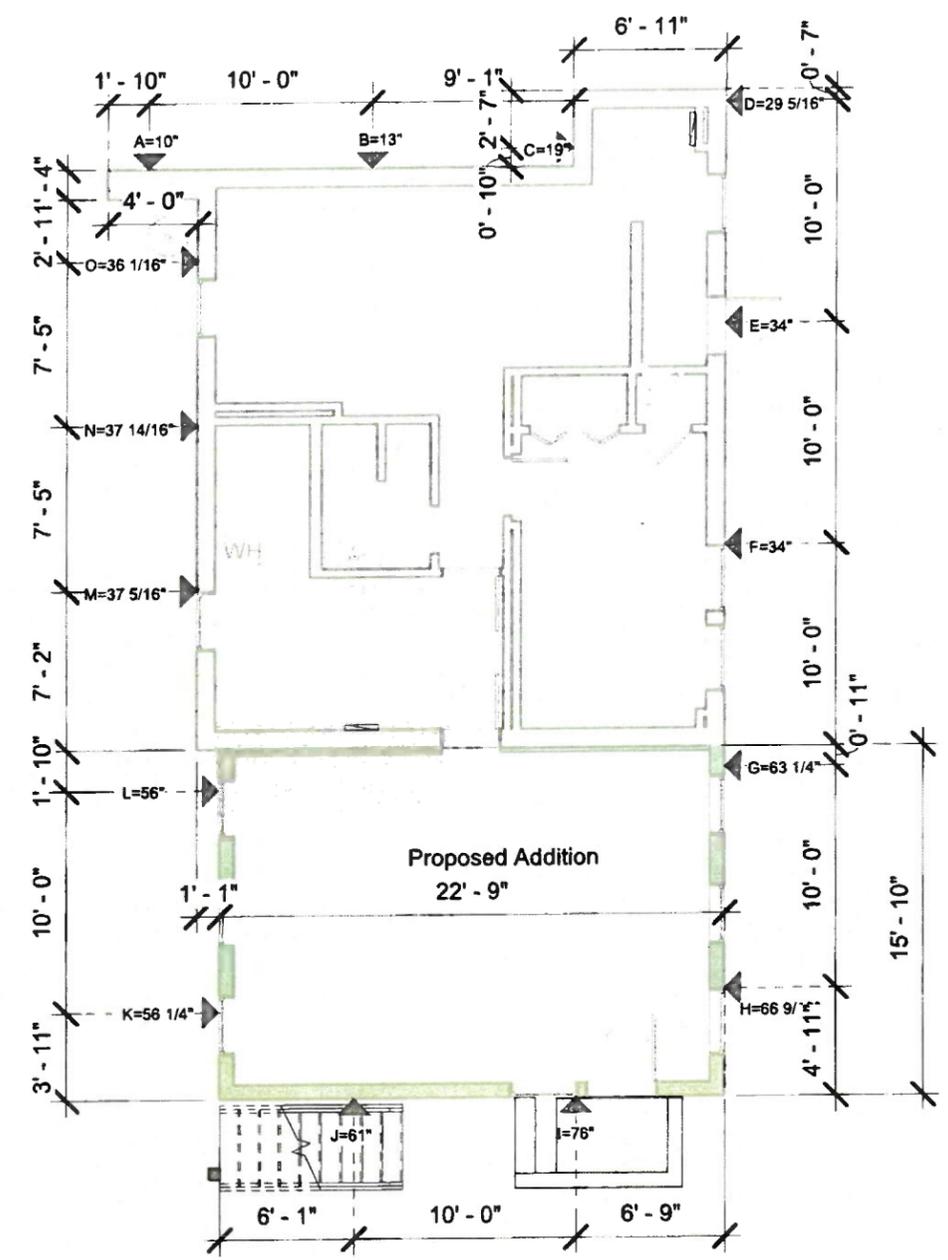
A= 10"
B=13"
C=19"
D=29 5/16"
E=34"
F=34"
G=63 1/4"
H=66 9/16"
I= 76"
J= 61"
K= 56 1/4"
L= 56"
M=37 5/16"
N=37 14/16"
O= 36 1/16"

**Grade average is less than 48"
Basement would remain excluded from the FAR calculations.*

Total: 629.875' / 15 = 42"

EXCLUSION BREAK DOWN FOR FAR SHEET =

Basement- 649 SF
Exclusions- All- Per Average Grade
1st floor- 649 SF
Exclusions- Stairs/Landings- 51.70 SF
2nd Floor- 621.48 SF
Exclusions- Stairs/Landings- 31.94 SF
-Ceiling under 5' - 125.13 SF



1 BASEMENT AVERAGE GRADE
1/8" = 1'-0"

AVERAGE GRADE	A002
	Scale 1/8" = 1'-0"
Date 2/25/26	Drawn by RVC

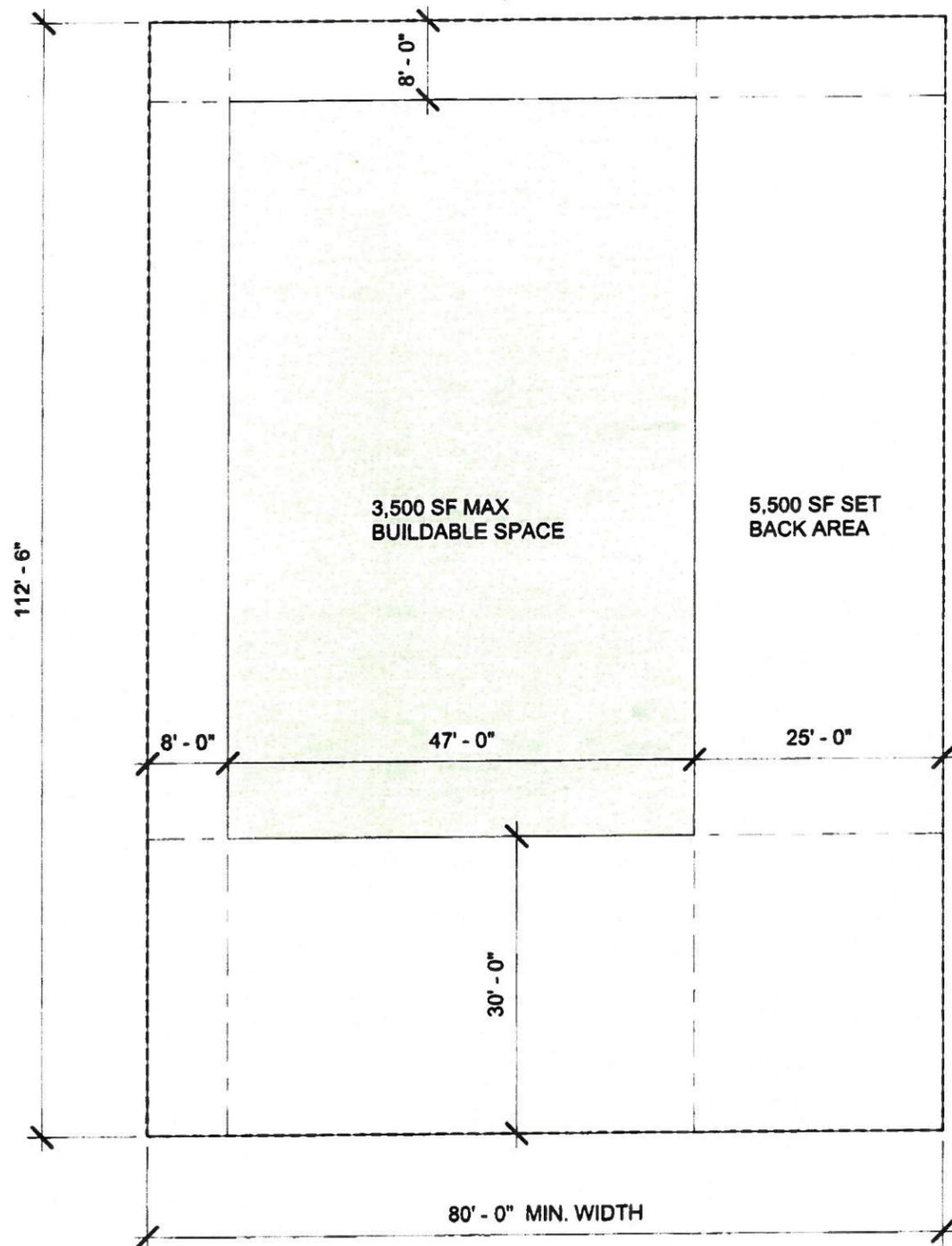
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

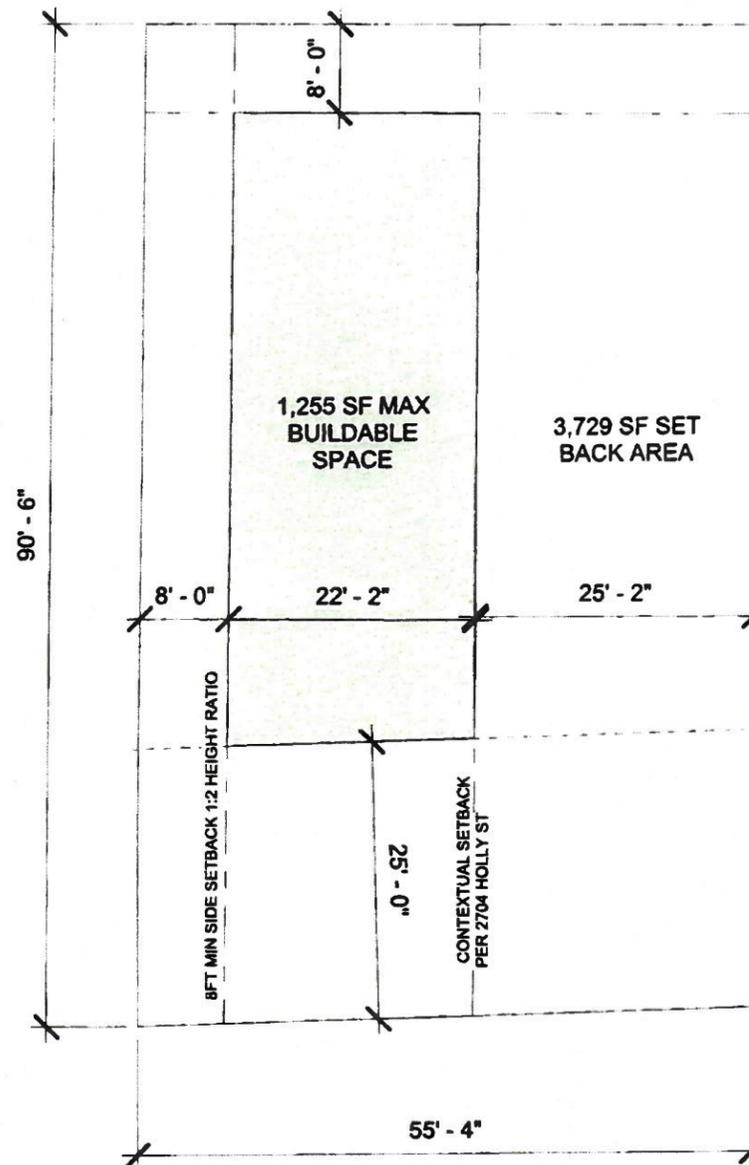
MINIMUM R-8 CORNER LOT PER ZONING 3-305-306

MIN. 9,000 SF CORNER LOT



GRANDFATHERED IN / UNDERSIZED R-8 CORNER LOT

219 W MT. IDA AVENUE
4,984 SF LOT



219 W. Mount Ida Avenue

R-8 CORNER ZONING A003

Scale 1/16" = 1'-0"

Date 2/25/26

Drawn by RVC

OWNER:

Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA

219 W. Mount Ida Avenue

BASEMENT PLANS A101

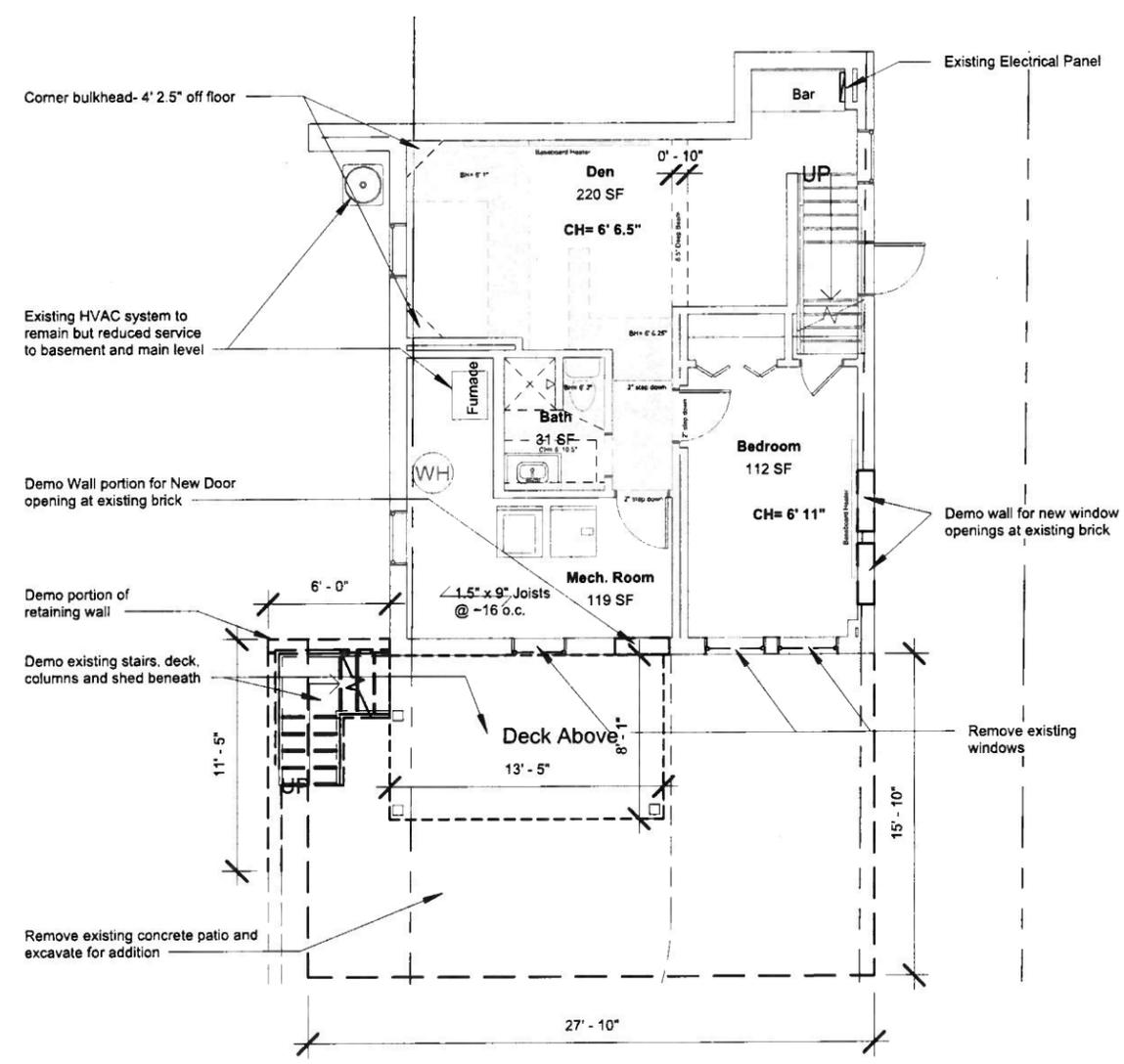
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Date 3/19/26
 Drawn by Rebekah Vinal

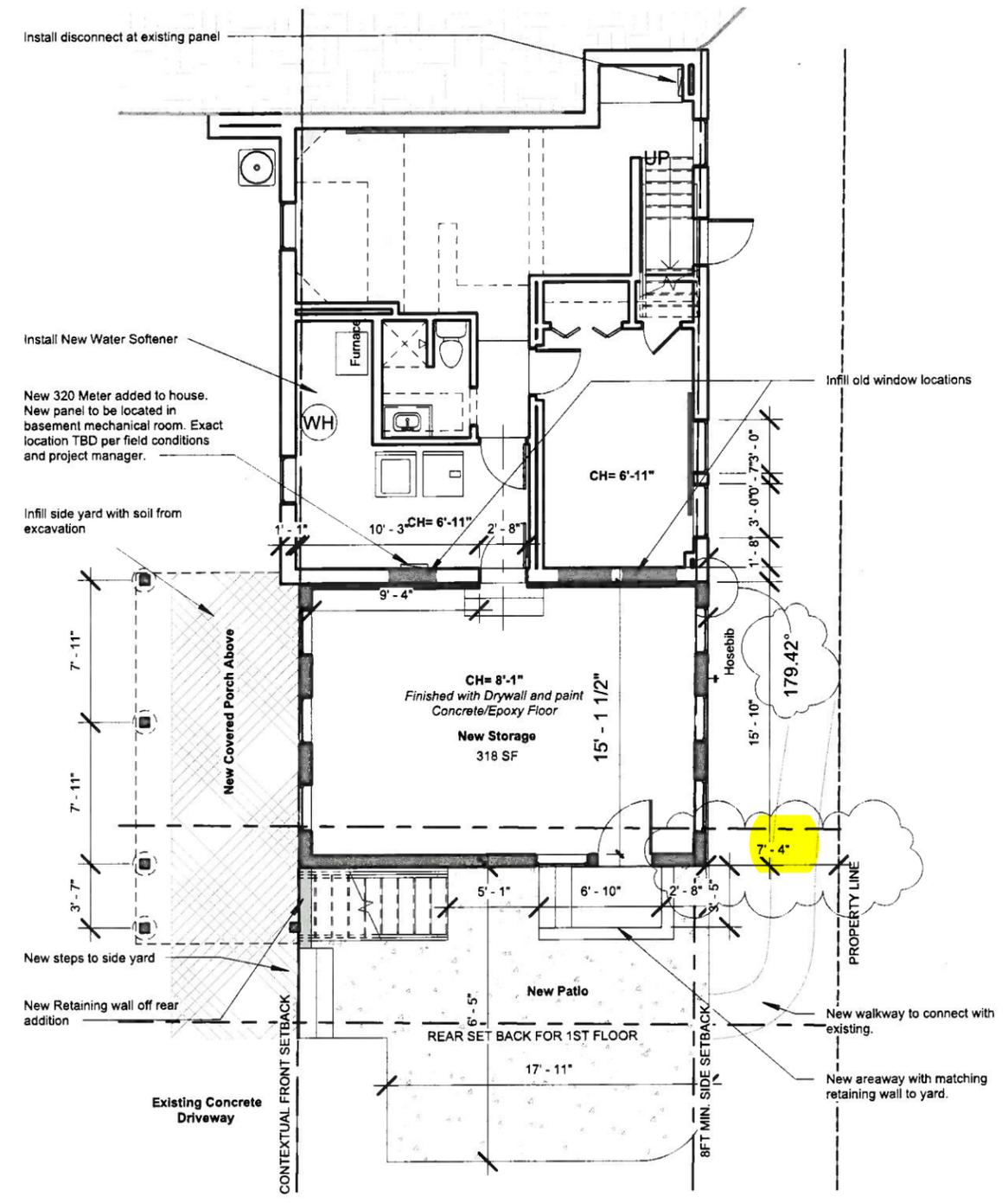
OWNER:
 Rachel Check
 219 W. Mount Ida Avenue
 Alexandria, VA 22305

CONTRACTOR:
 Moore Construction Group
 913 Duke St
 Alexandria VA, 22314

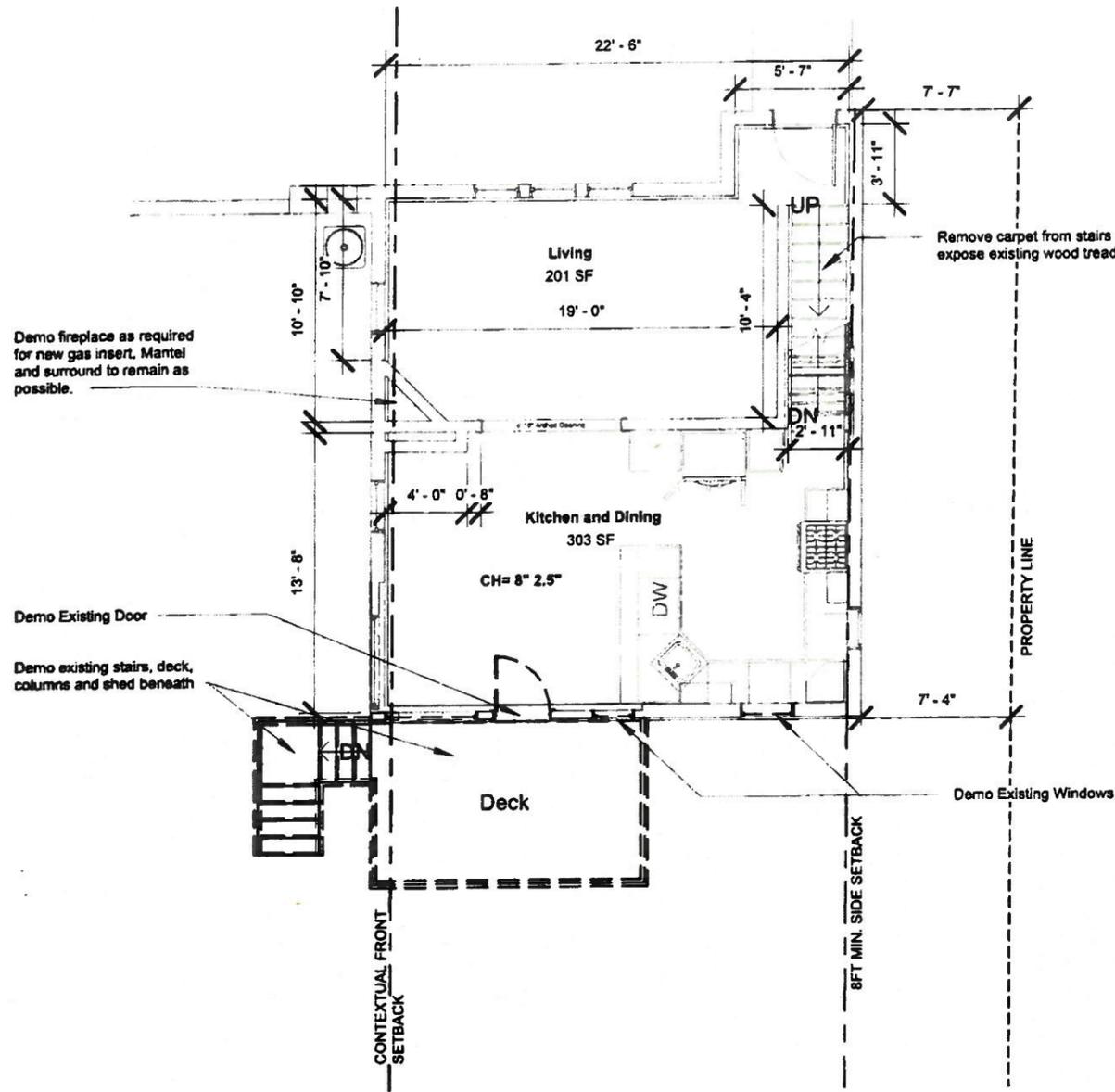
DRAWING STATUS:
 BZA



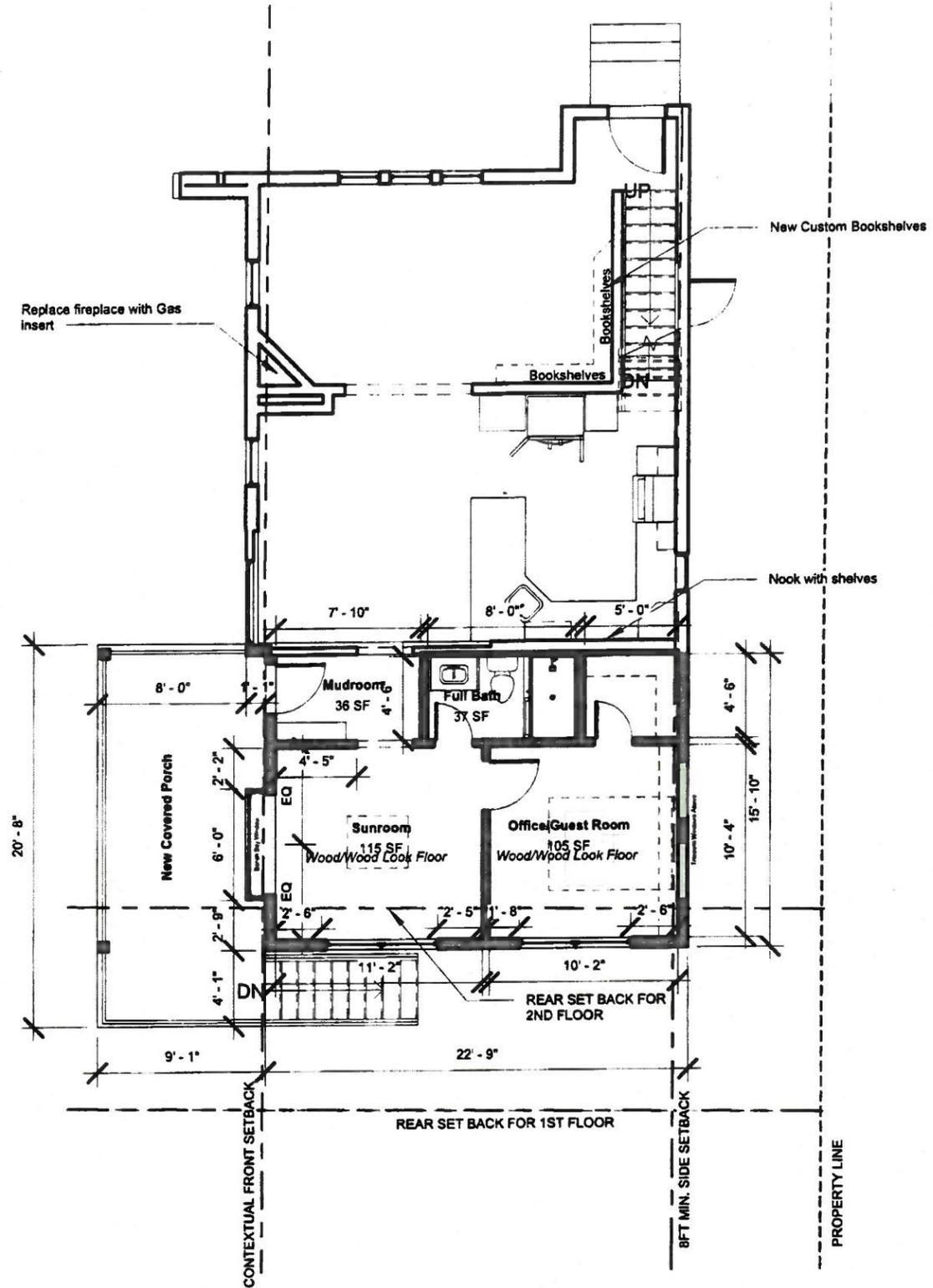
① Basement Level (Existing + Demo)
 1/8" = 1'-0"



② Basement Level (New)
 1/8" = 1'-0"



① Main Level (Existing + Demo)
1/8" = 1'-0"



② Main Level (New)
1/8" = 1'-0"

MAIN LEVEL PLANS A102

Scale 1/8" = 1'-0"

Date 2/25/26

Drawn by Rebekah Vinal

OWNER:

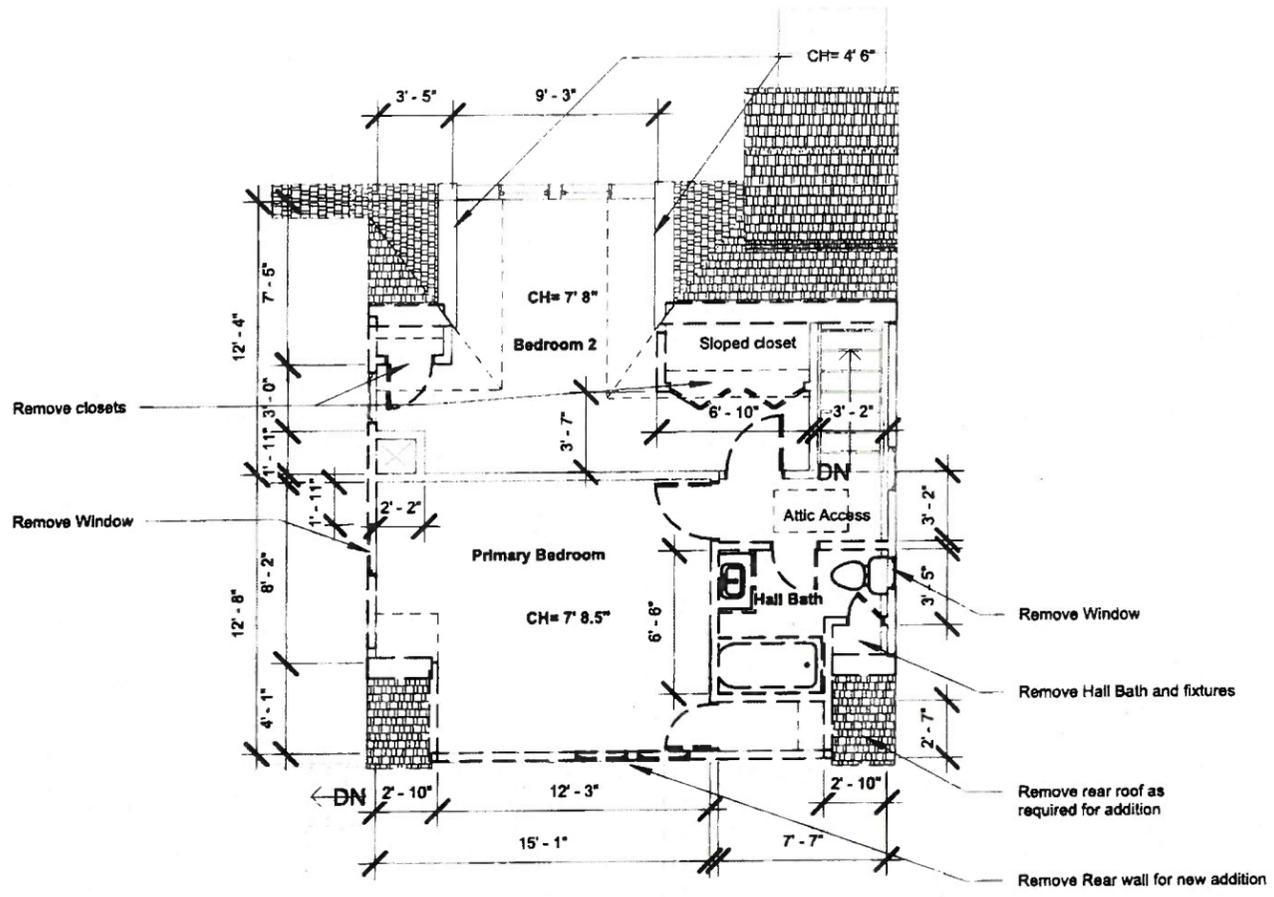
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

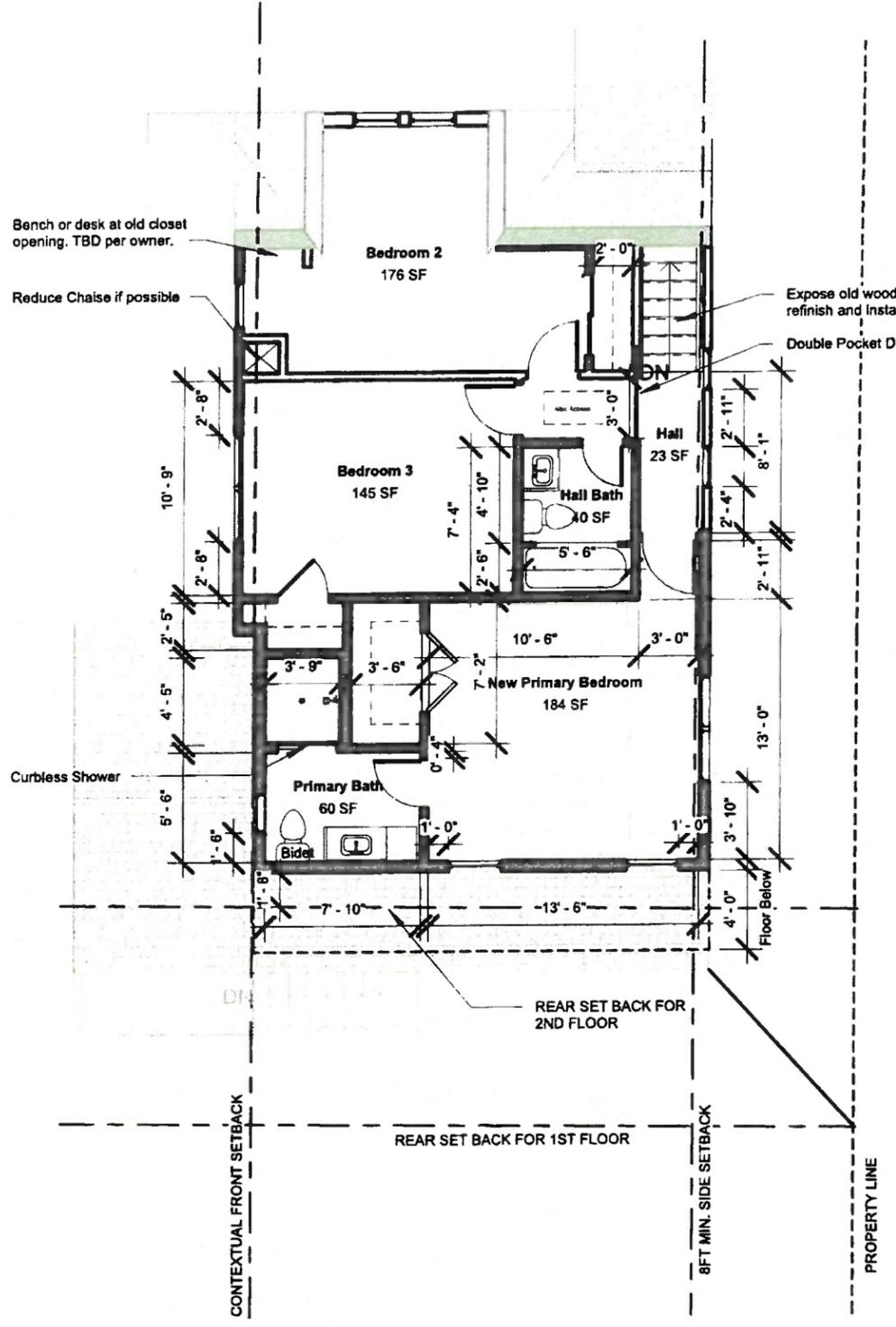
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA



① Upper Level (Existing + Demo)
1/8" = 1'-0"



② Upper Level (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

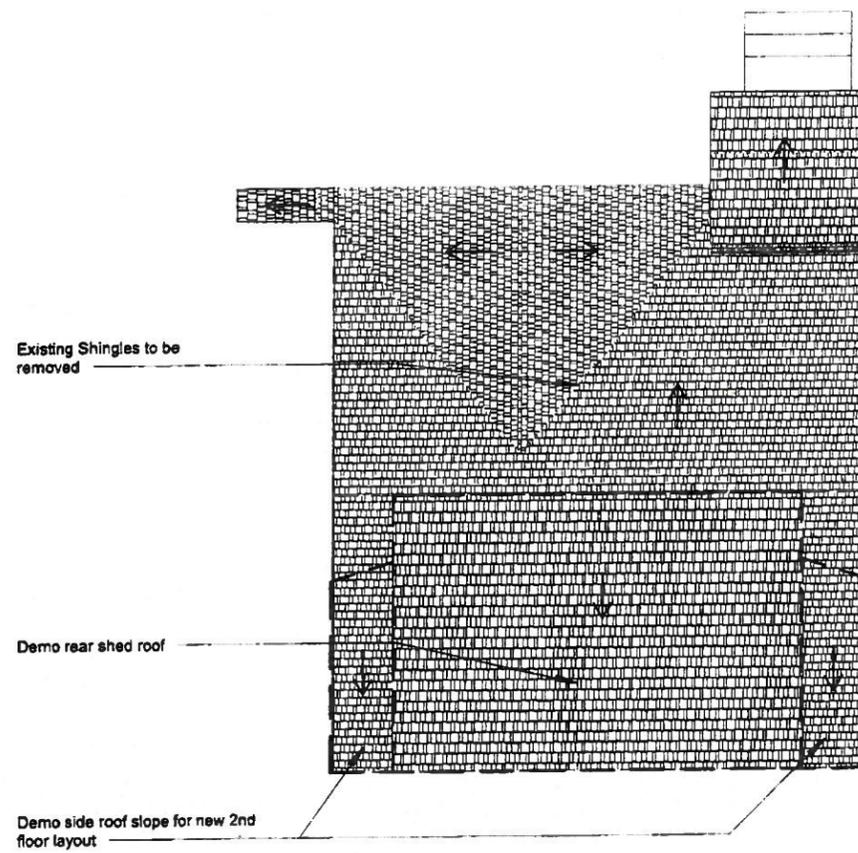
2ND FLOOR PLANS A103

Date 2/25/26
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Drawn by RVC

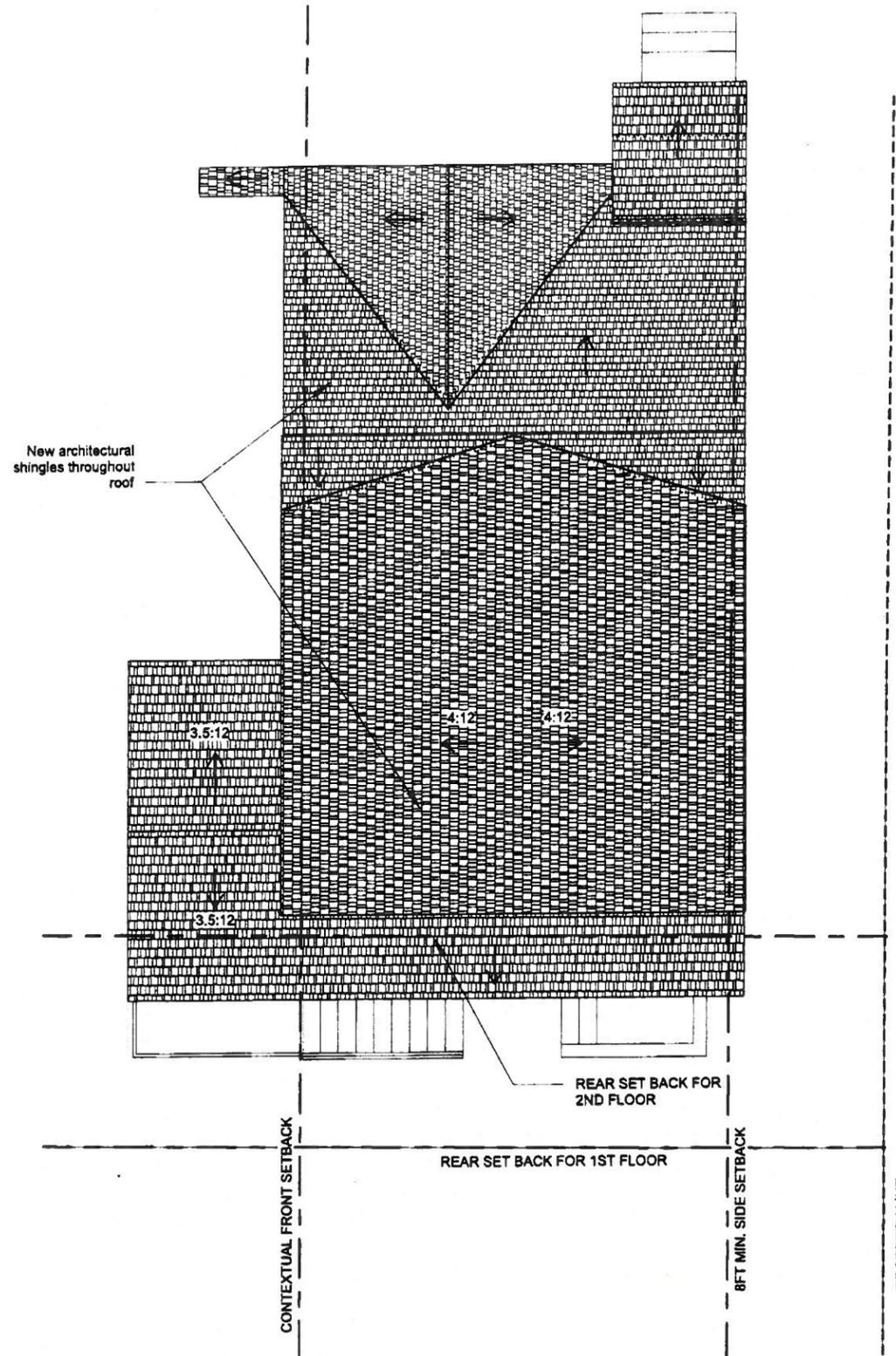
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



① Roof Level (Existing + Demo)
1/8" = 1'-0"



② Roof Level (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

ROOF PLANS A104

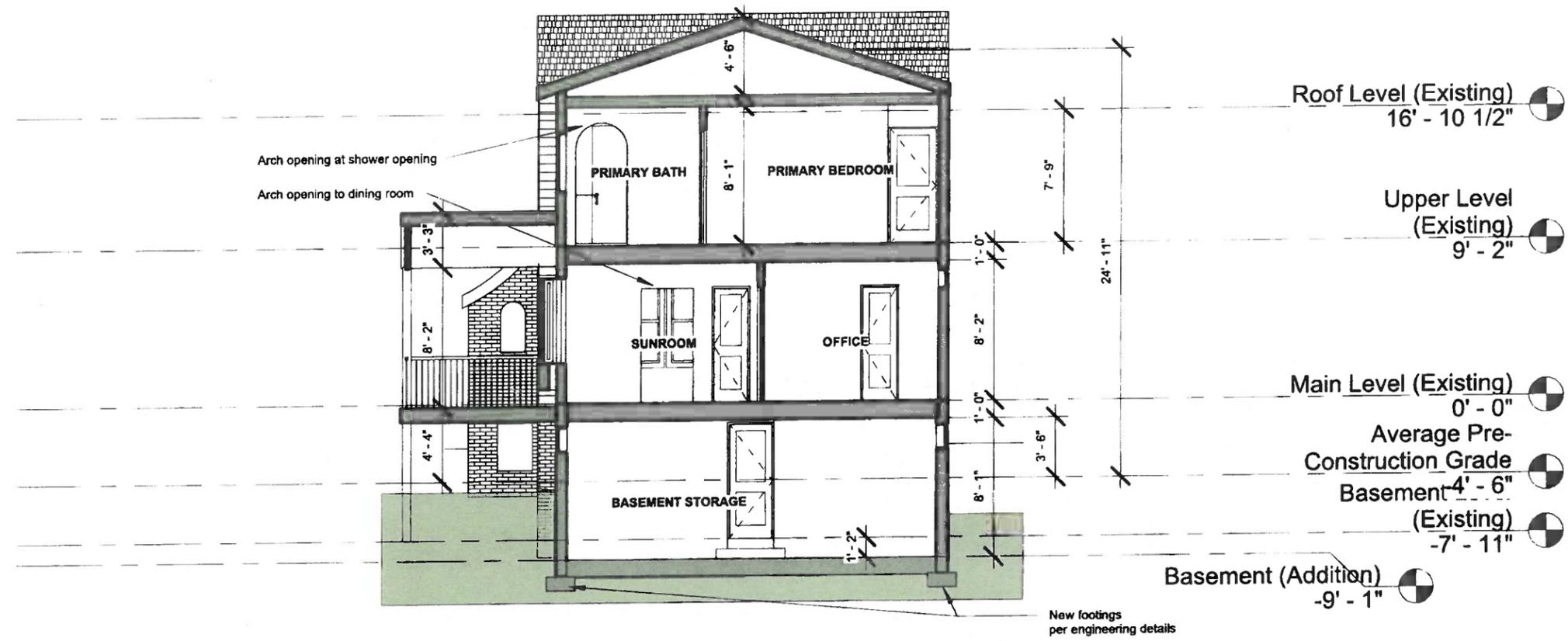
Scale 1/8" = 1'-0"

Date 2/25/26
Drawn by RVC

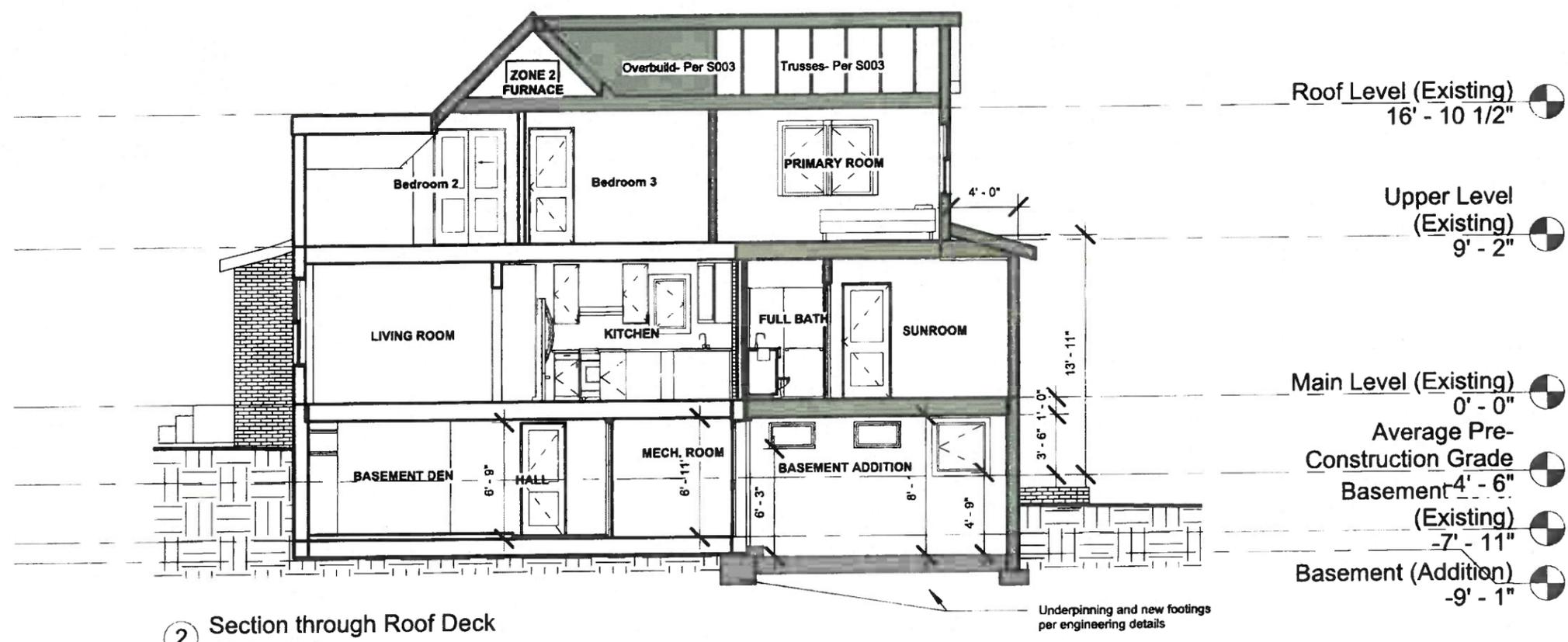
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



1 Section Through Rear Addition
1/8" = 1'-0"



2 Section through Roof Deck
1/8" = 1'-0"

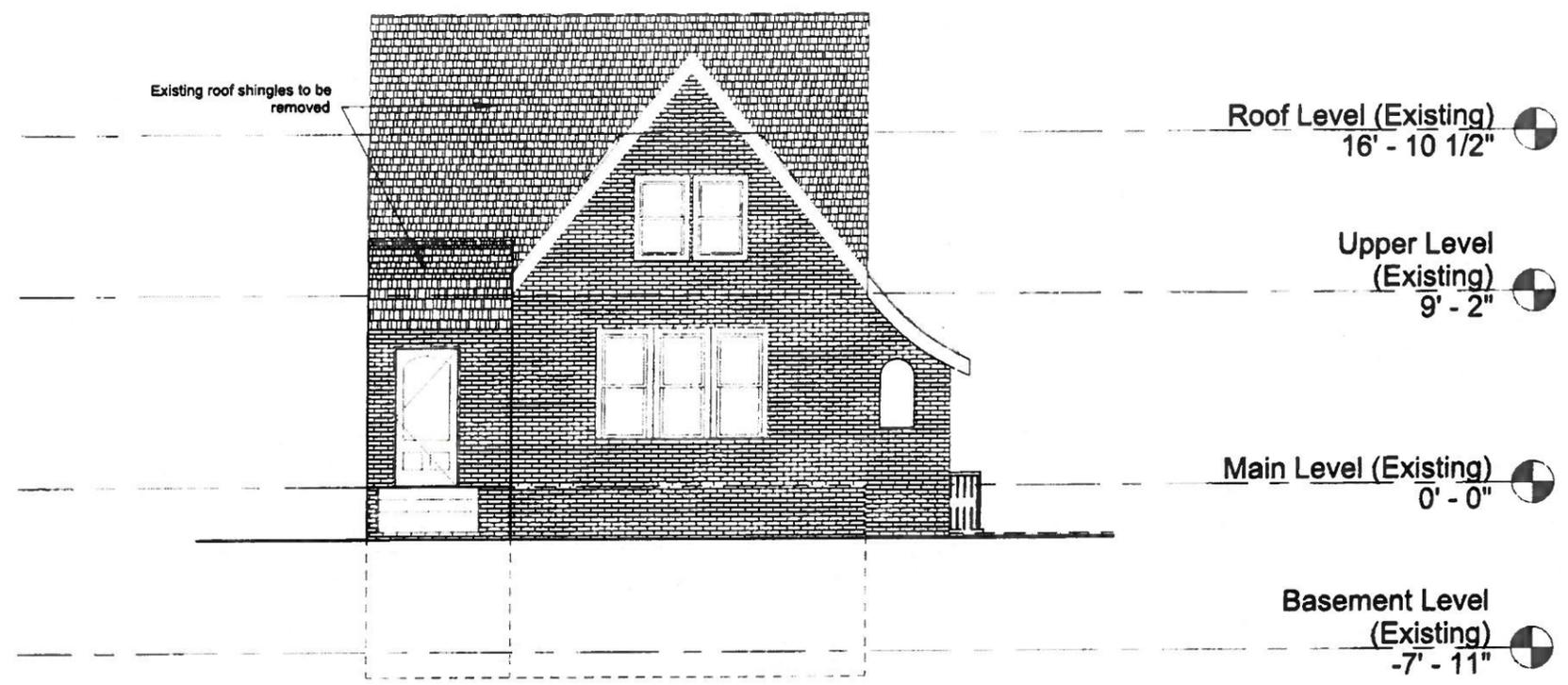
SECTIONS	A105	
	Date 2/25/26	Scale 1/8" = 1'-0"
	Drawn by RVC	

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

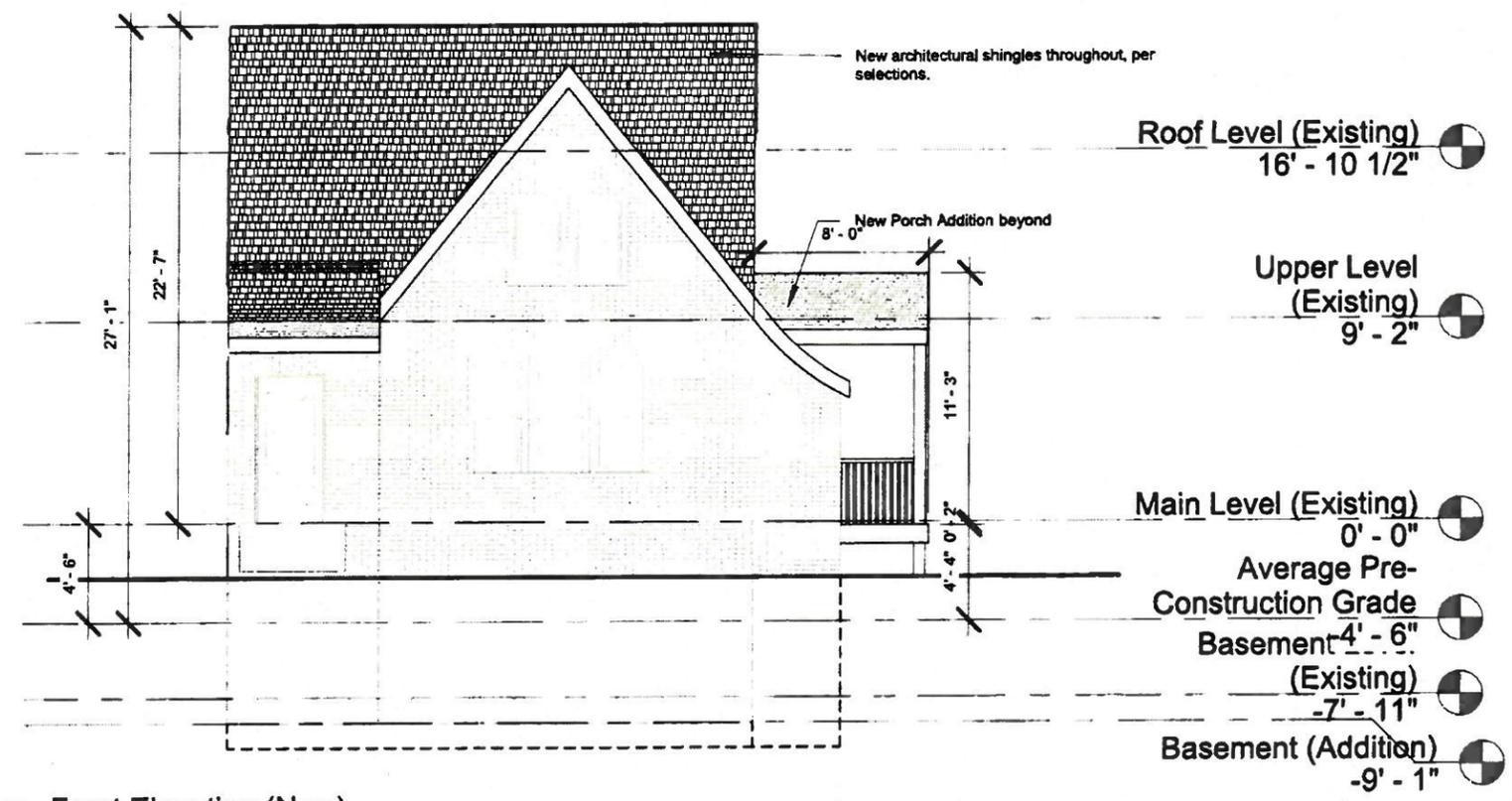
CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

219 W. Mount Ida Avenue



① Front Elevation (Existing)
1/8" = 1'-0"



② Front Elevation (New)
1/8" = 1'-0"

FRONT ELEVATIONS A106

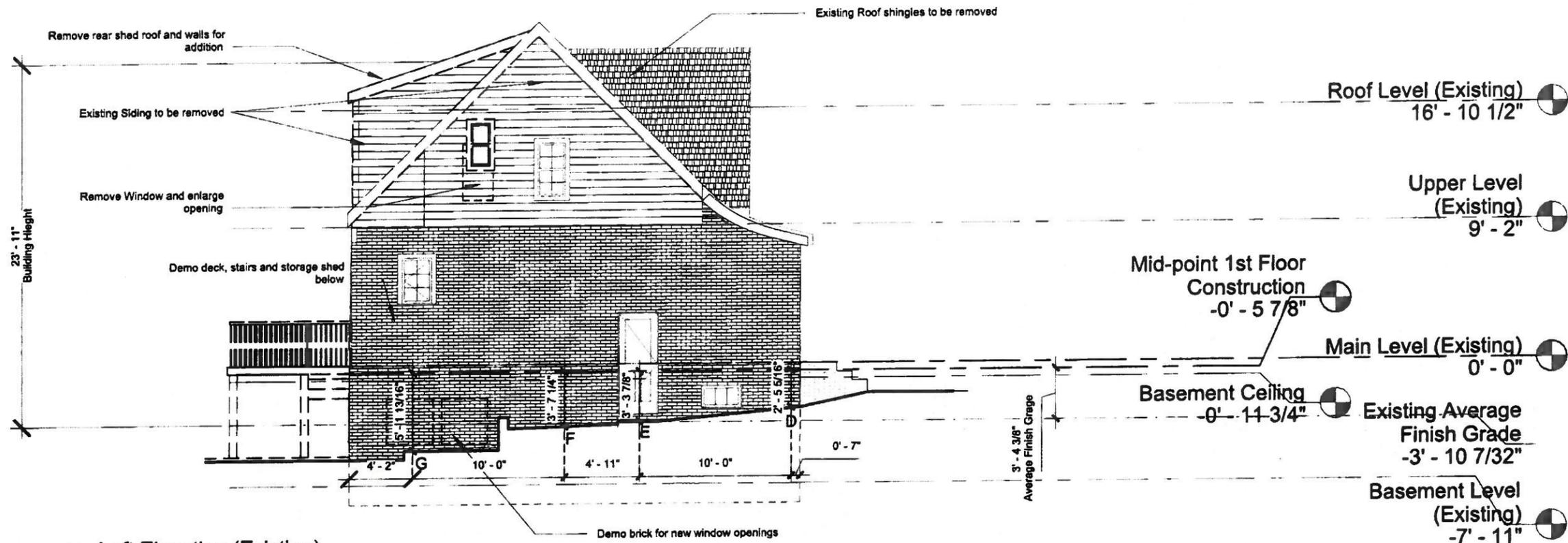
Scale 1/8" = 1'-0"	
Date	2/25/26
Drawn by	RVC

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

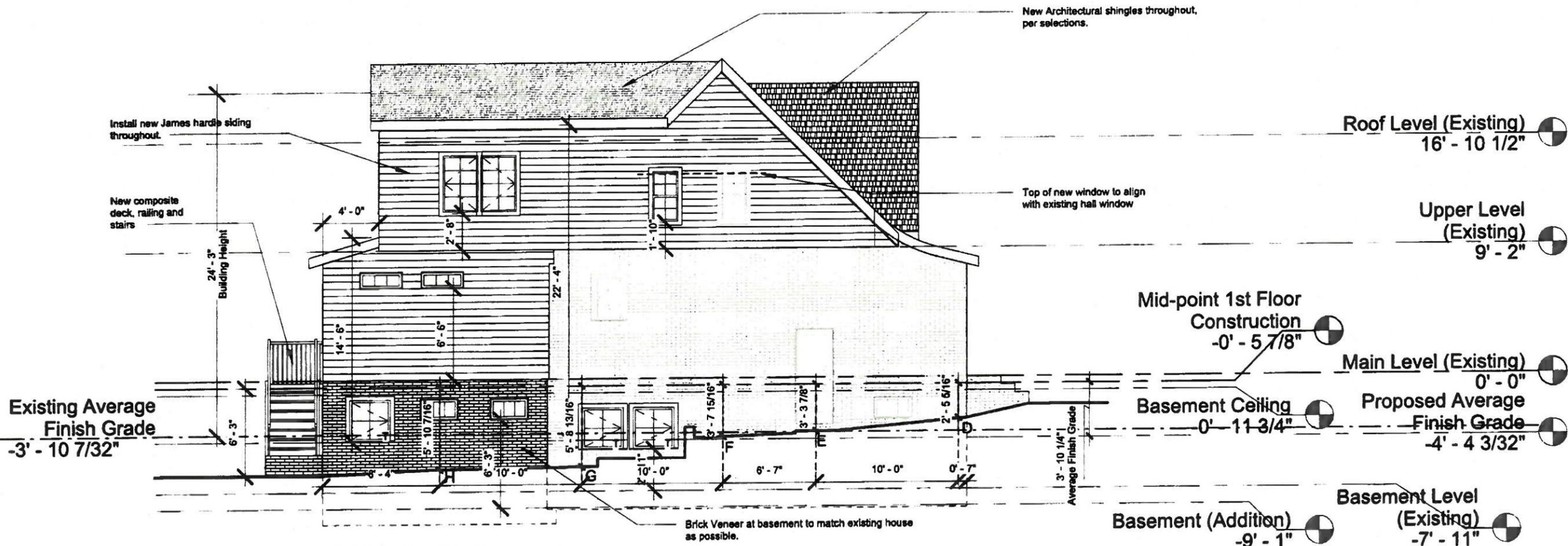
CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

219 W. Mount Ida Avenue



1 Left Elevation (Existing)
1/8" = 1'-0"



2 Left Elevation (New)
1/8" = 1'-0"

LEFT ELEVATIONS A107

Scale 1/8" = 1'-0"

Date 3/5/26

Drawn by RVC

OWNER:

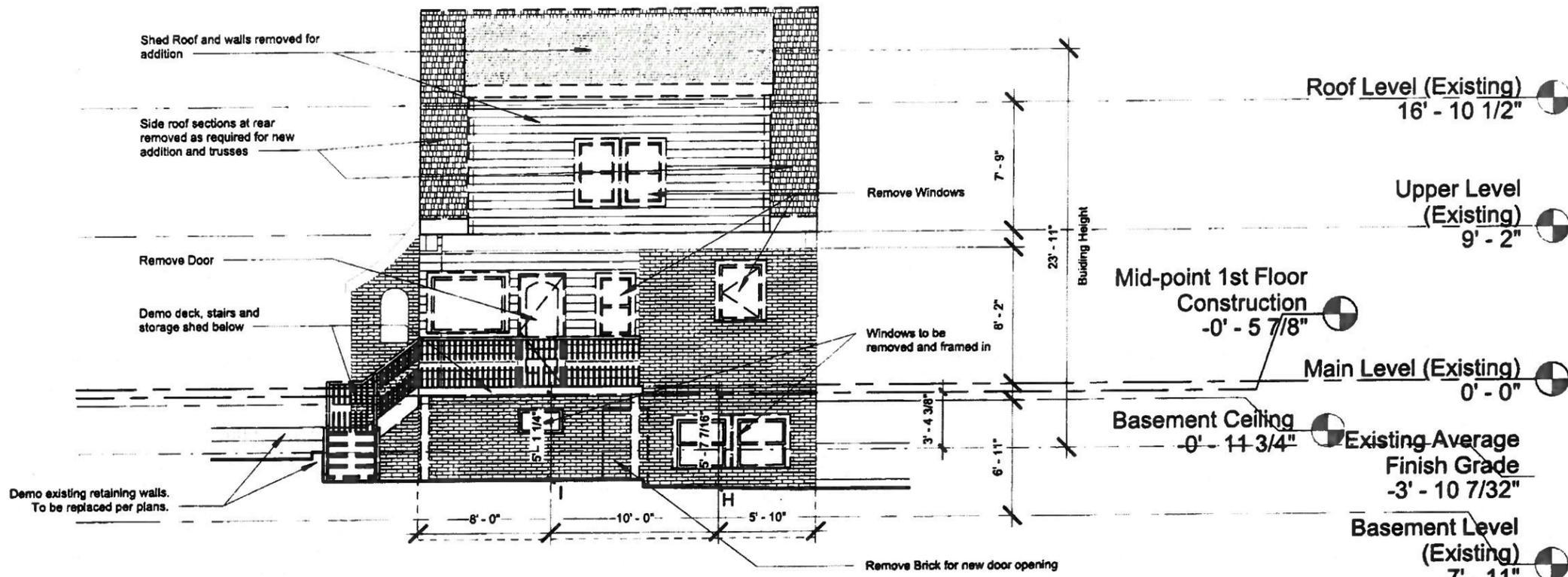
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

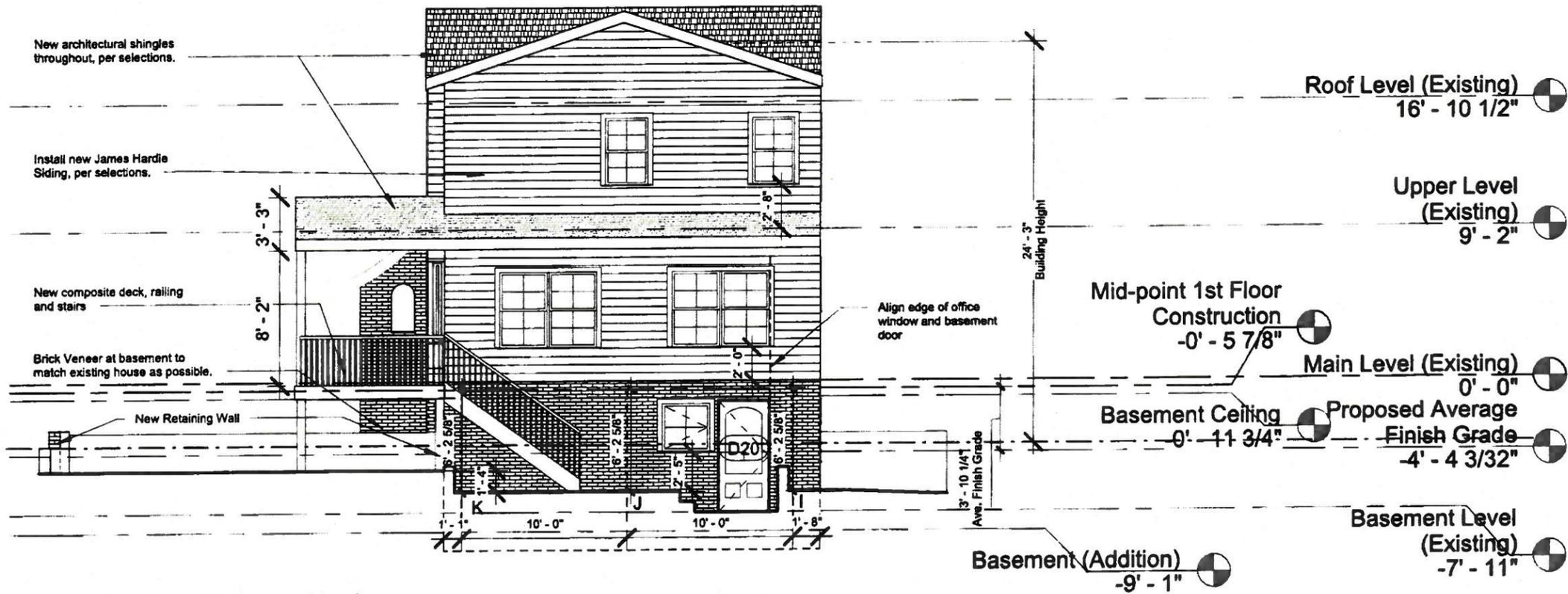
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA



① Rear Elevation (Existing)
1/8" = 1'-0"



② Rear Elevation (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

REAR ELEVATIONS A108

Scale 1/8" = 1'-0"

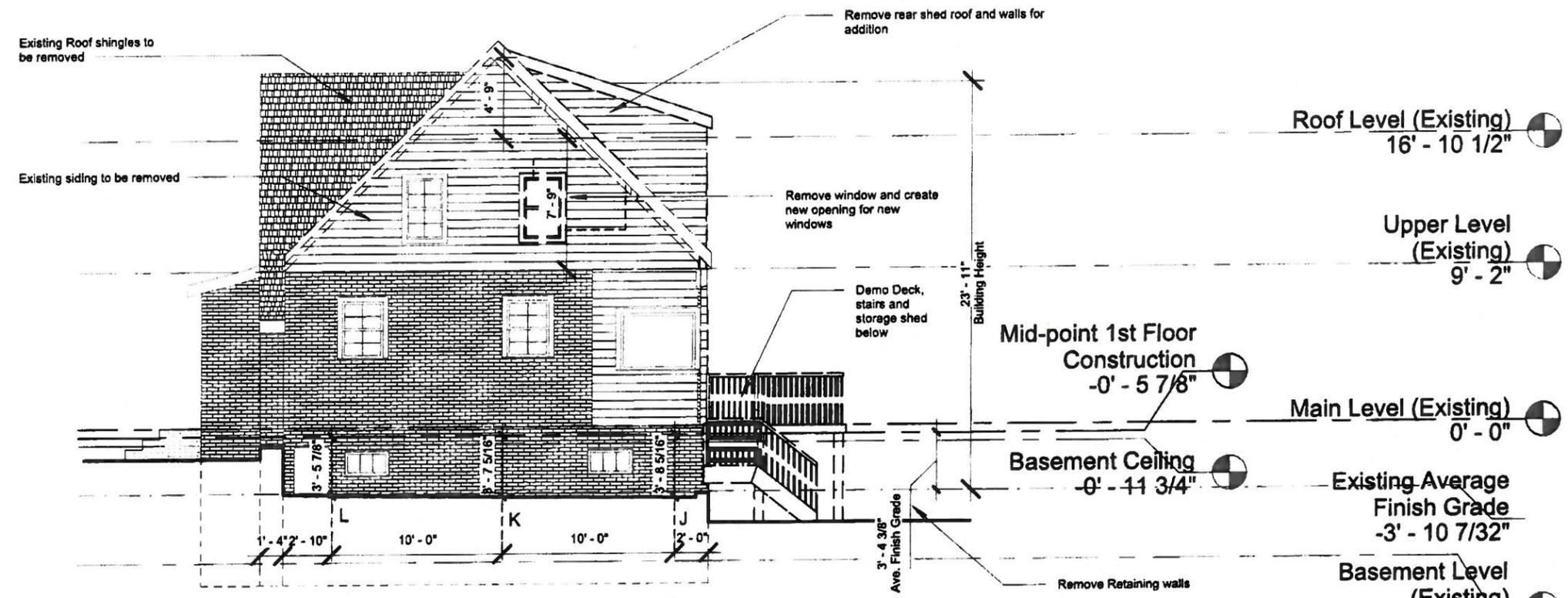
Date 3/5/26
Drawn by RVC

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

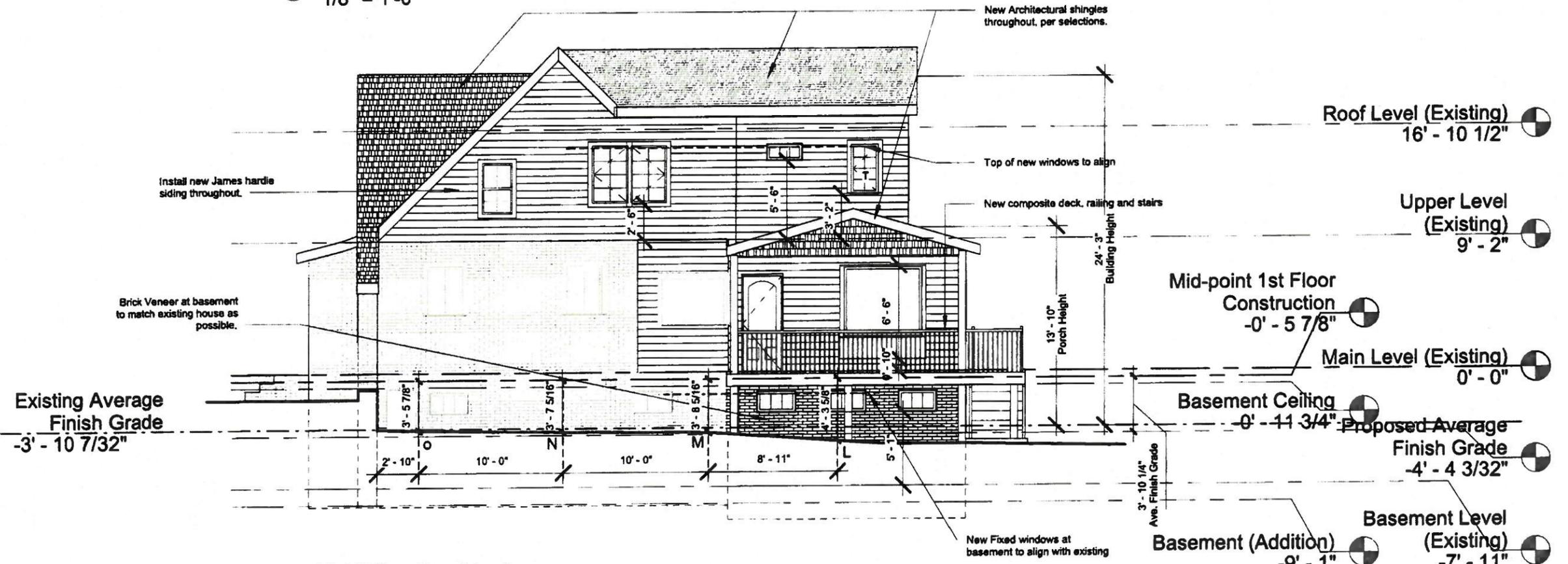
CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

219 W. Mount Ida Avenue



① Right Elevation (Existing)
1/8" = 1'-0"



② Right Elevation (New)
1/8" = 1'-0"

RIGHT ELEVATION	A109	
	Date 3/5/26	Scale 1/8" = 1'-0"
	Drawn by RVC	

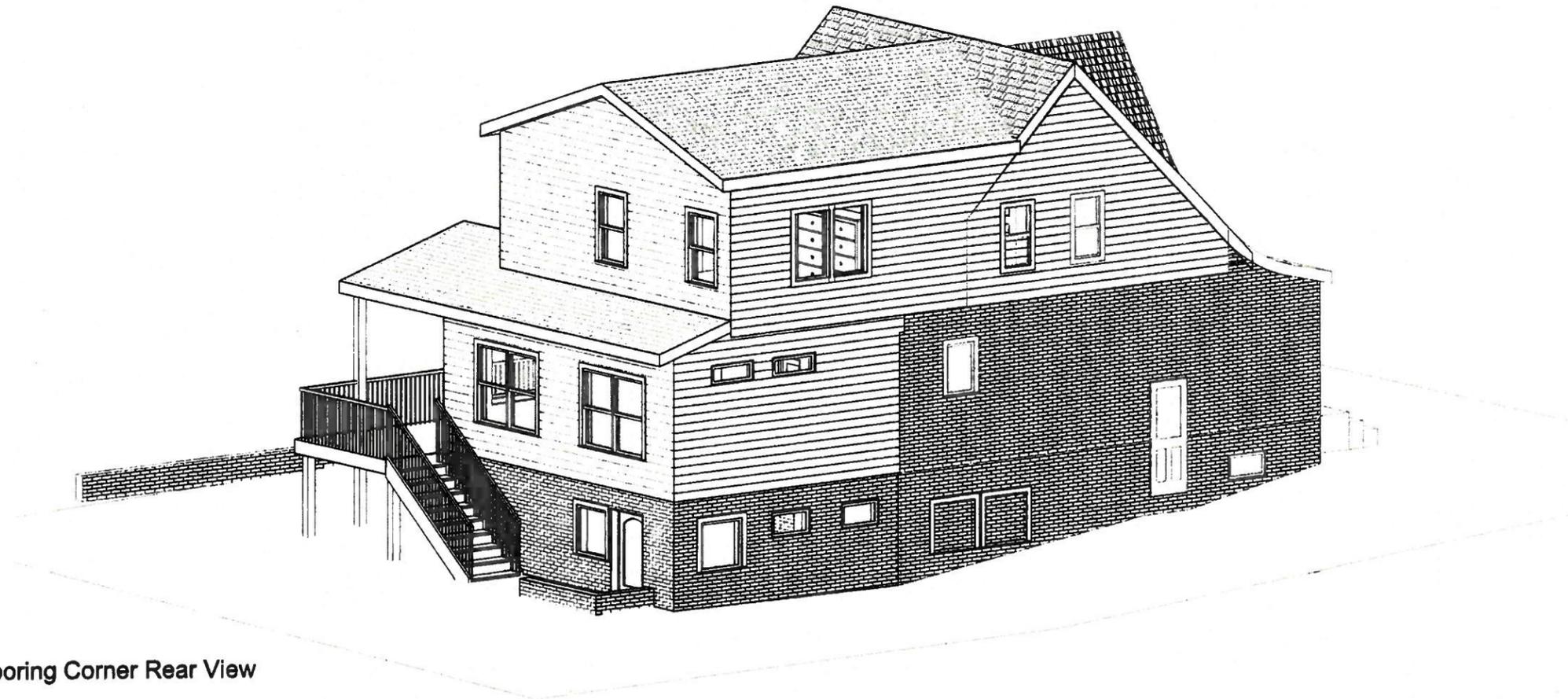
OWNER:
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CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



① Holly St Rear View



② Neighboring Corner Rear View

219 W. Mount Ida Avenue

3D Views	A110	
	Date 2/25/26	Scale
	Drawn by RVC	

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



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. 219 W. Mt. Ida Street Address R-8 Zone

A2. 5,056.00 Total Lot Area x 0.35 Floor Area Ratio Allowed by Zone = 1,769.60 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 649.48

First Floor 637.88

Second Floor 542.97

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement** 649.49

Stairways** 114.95

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Garage**

Other***

Other***

B1. 1,830.33 Sq. Ft. Existing Gross Floor Area*

B2. 764.44 Sq. Ft. Allowable Floor Exclusions**

B3. 1,065.89 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,830.33 B2. Total Exclusions 764.44

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 361.55

First Floor 381.67

Second Floor 271.76

Third Floor

Attic 271.76

Porches 178.93

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement** 361.55

Stairways**

Mechanical**

Attic less than 7*** 271.76

Porches**

Balcony/Deck** 157.92

Garage**

Other***

Other***

C1. 1,465.67 Sq. Ft. Proposed Gross Floor Area*

C2. 791.23 Sq. Ft. Allowable Floor Exclusions**

C3. 674.44 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

portions of porch 8' or < in depth

C1. Total Gross 1,465.67 C2. Total Exclusions 791.23

D. Total Floor Area

D1. 1,740.33 Sq. Ft. Total Floor Area (add B3 and C3)

D2. 1,769.60 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space

E2. Required Open Space

E3. Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Revised

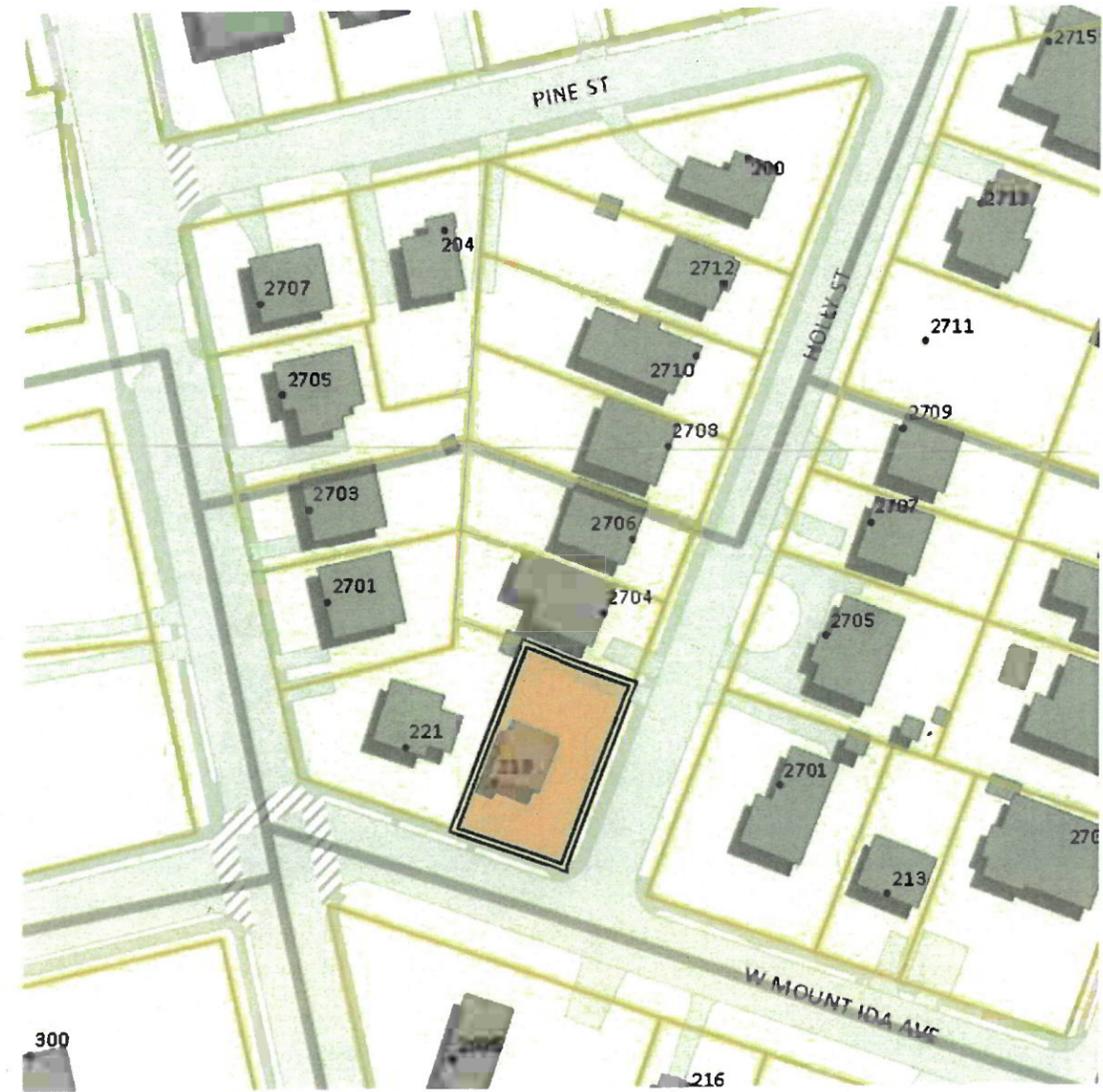
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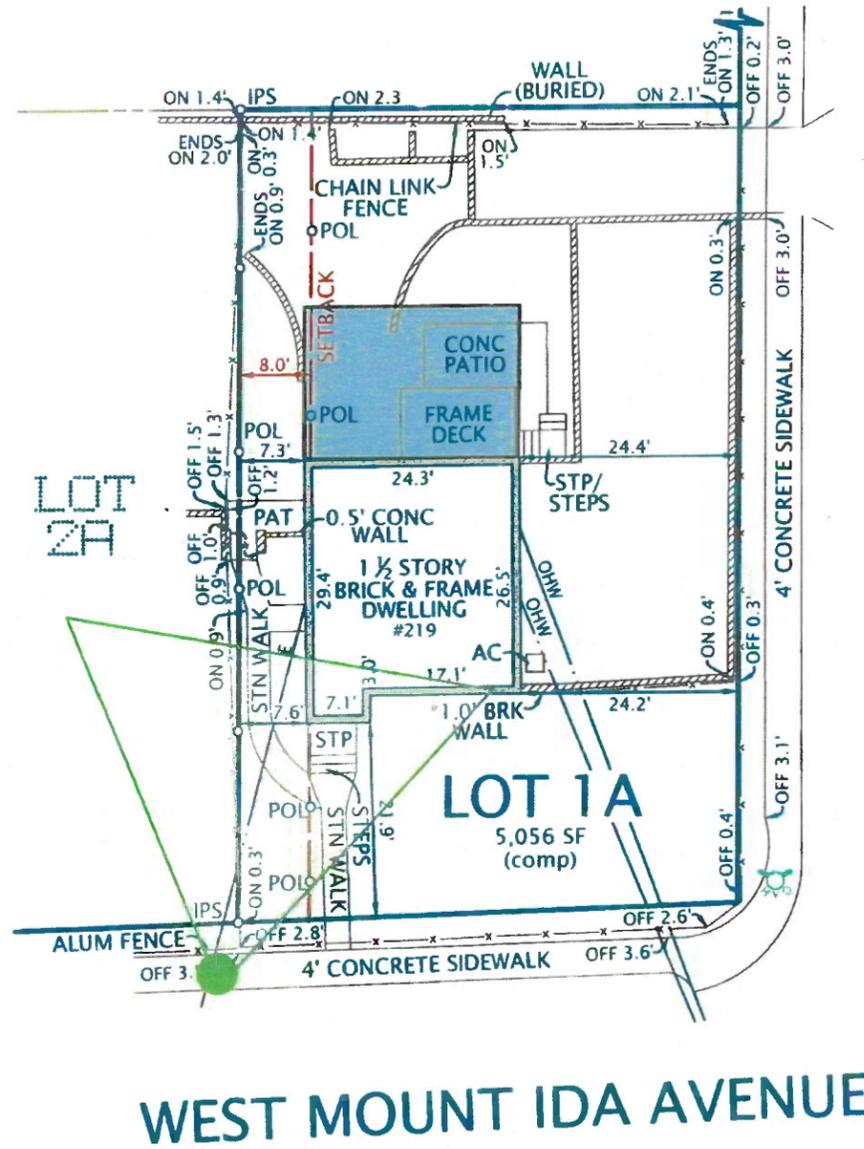
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219 W. Mount Ida Avenue

Surrounding Context for Side Setback at
Existing House and Neighboring Property

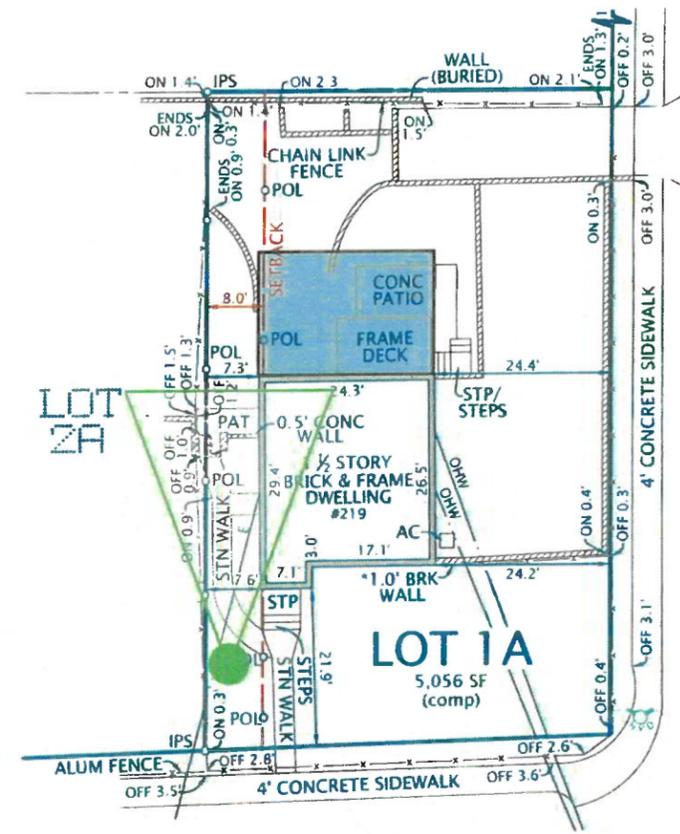
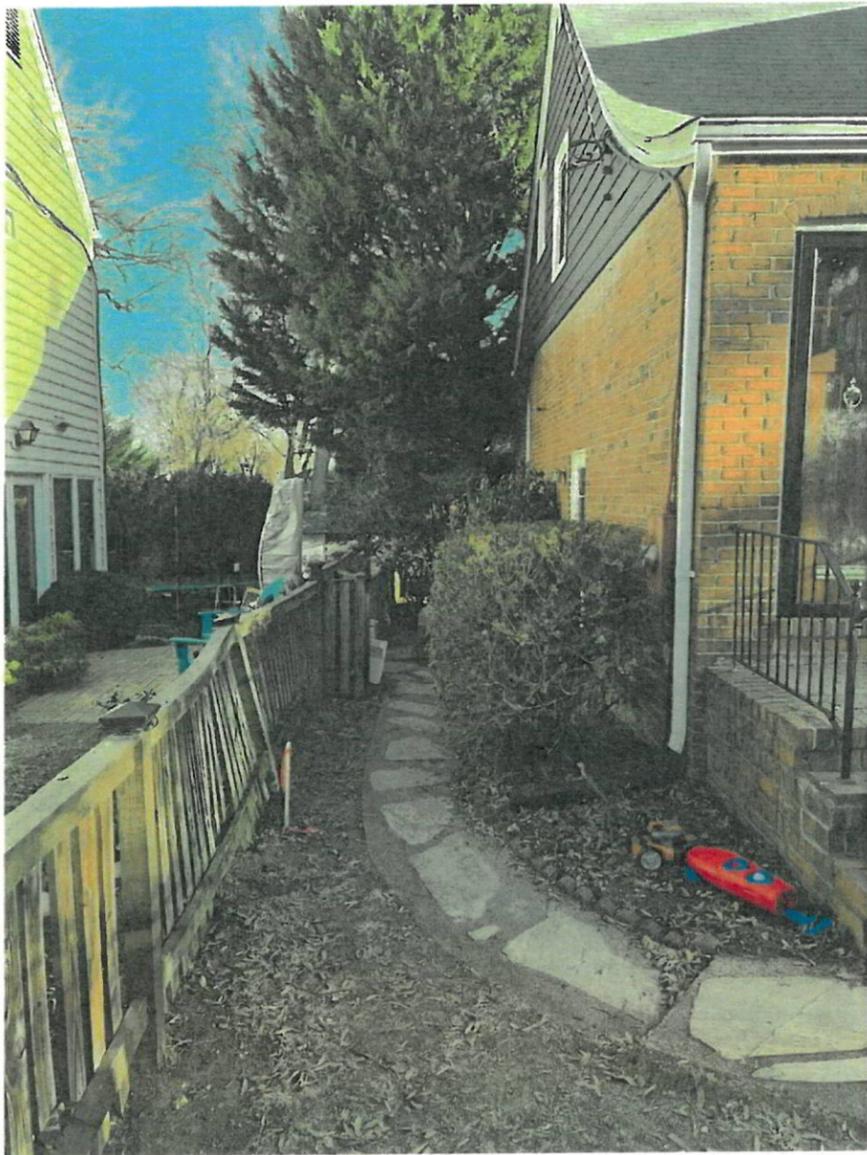


Project | 219 W. Mount Ida Avenue



- Proposed Addition; to continue off existing line of house
- Location/angle of Camera view

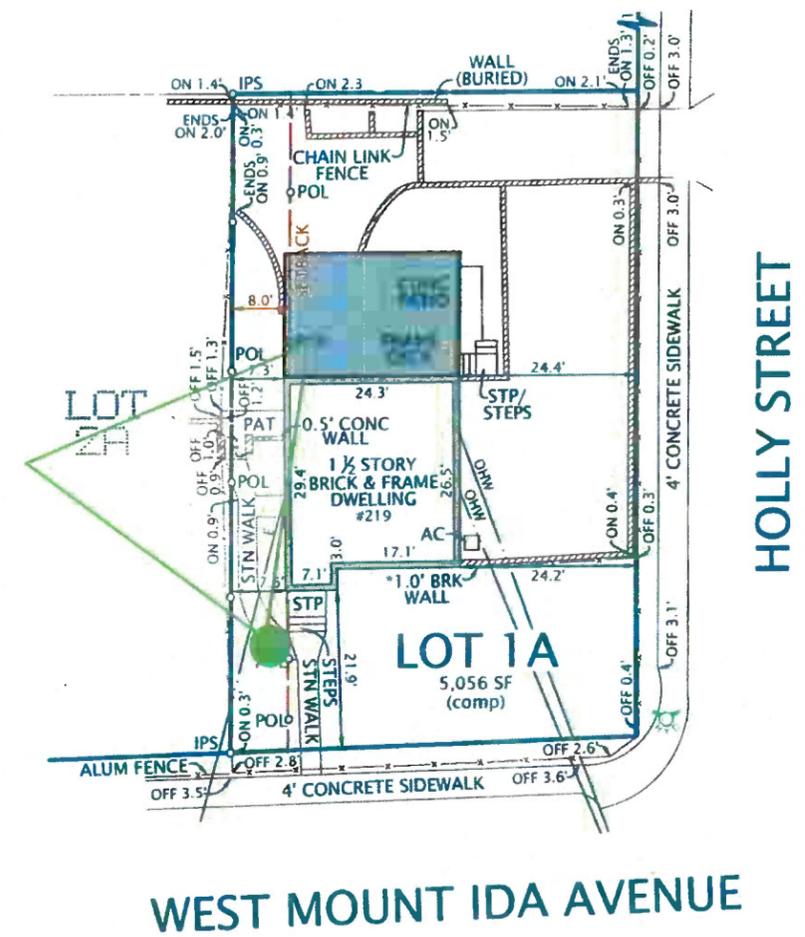
Front view of shared property line of side setback in question



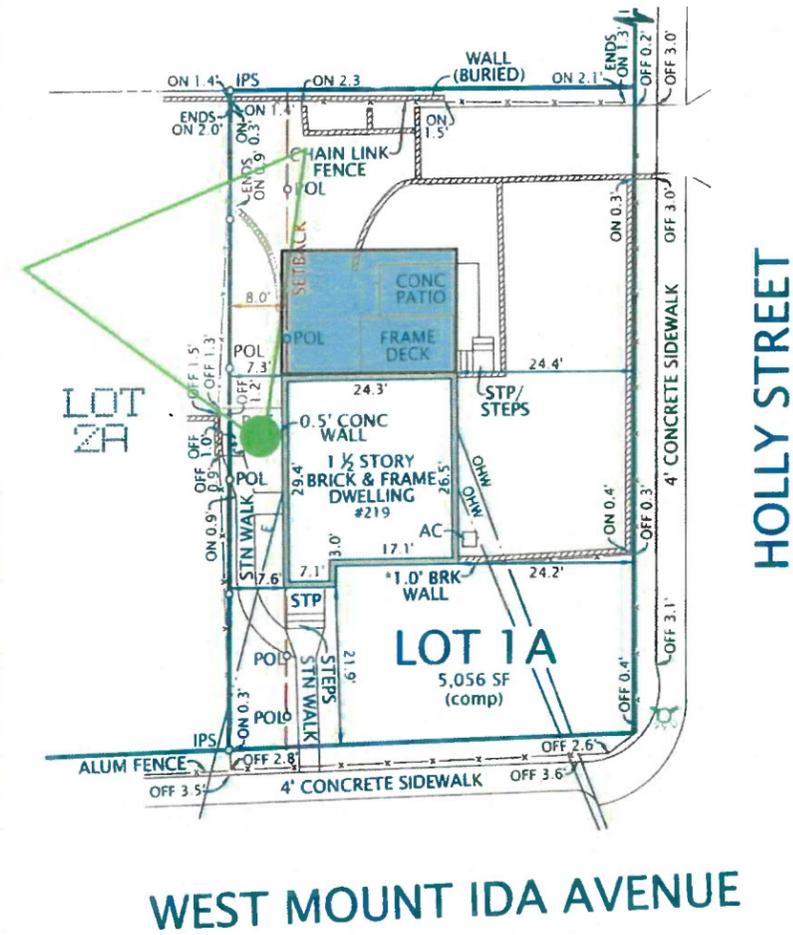
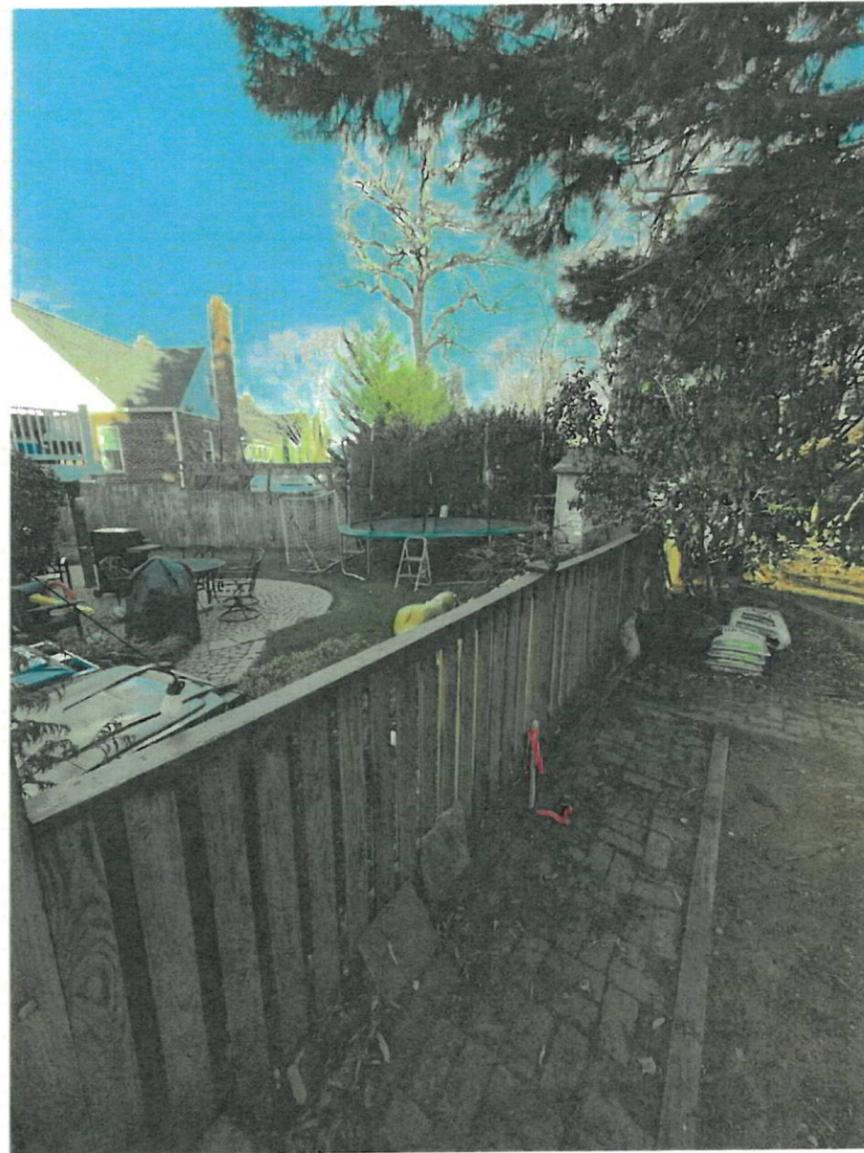
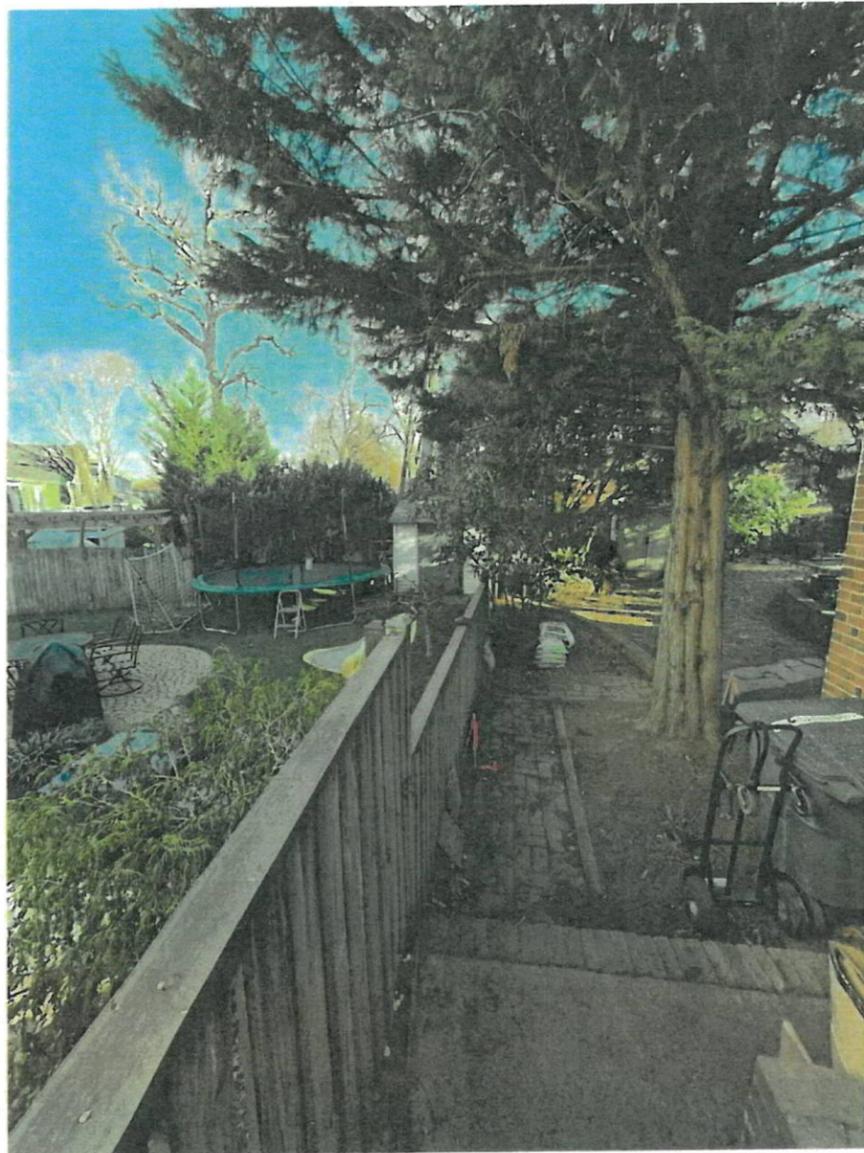
HOLLY STREET

WEST MOUNT IDA AVENUE

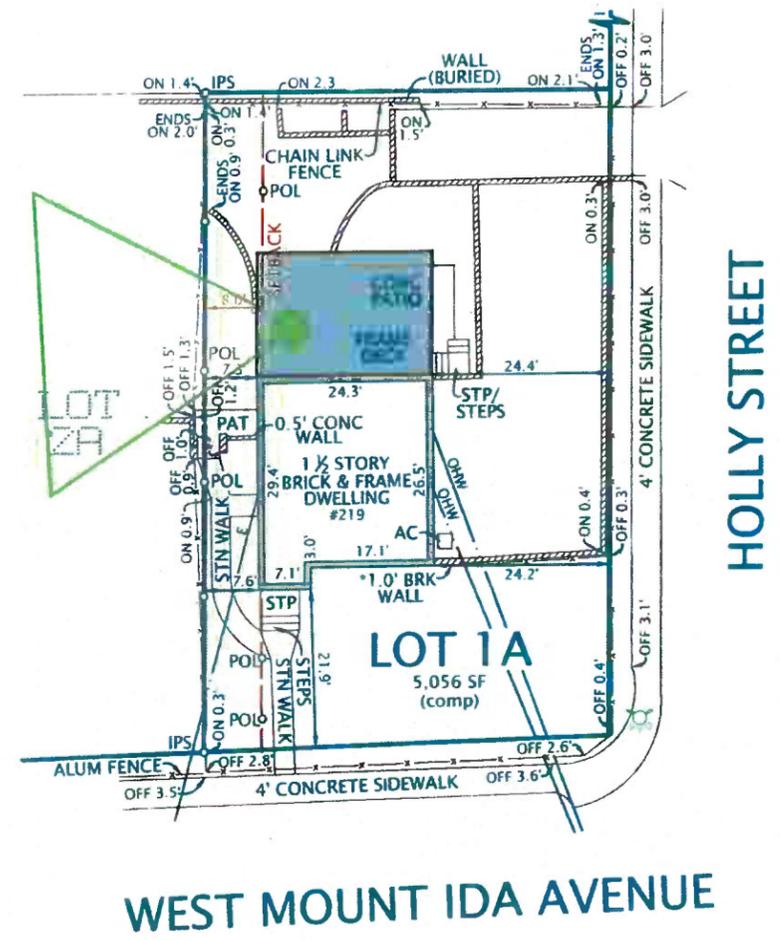
Views walking front to back along the shared property line with 221 W Mount Ida Avenue



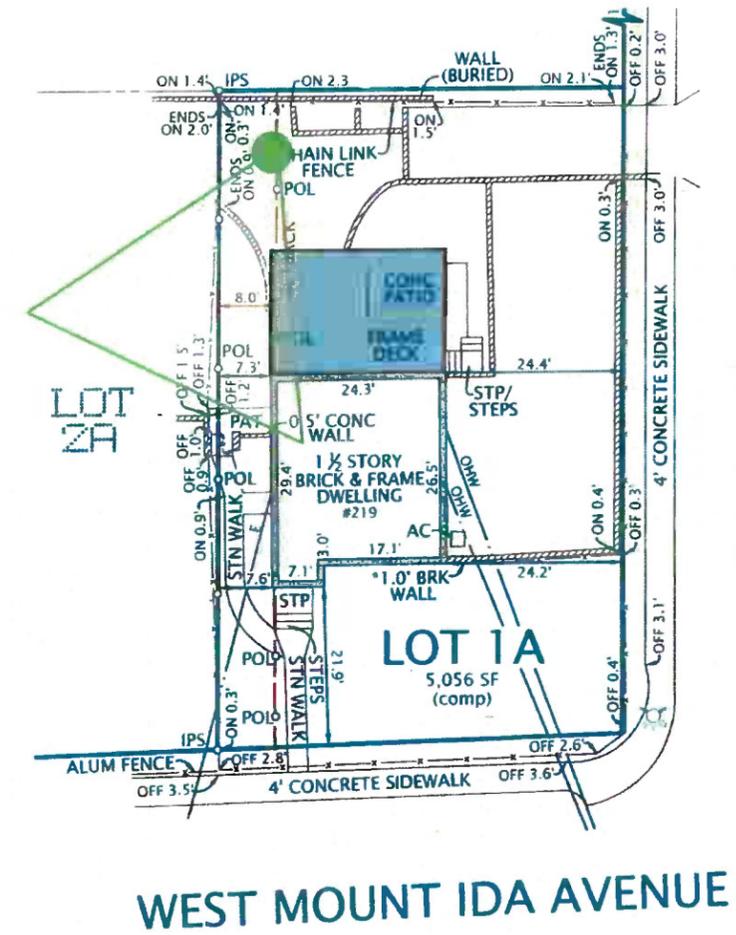
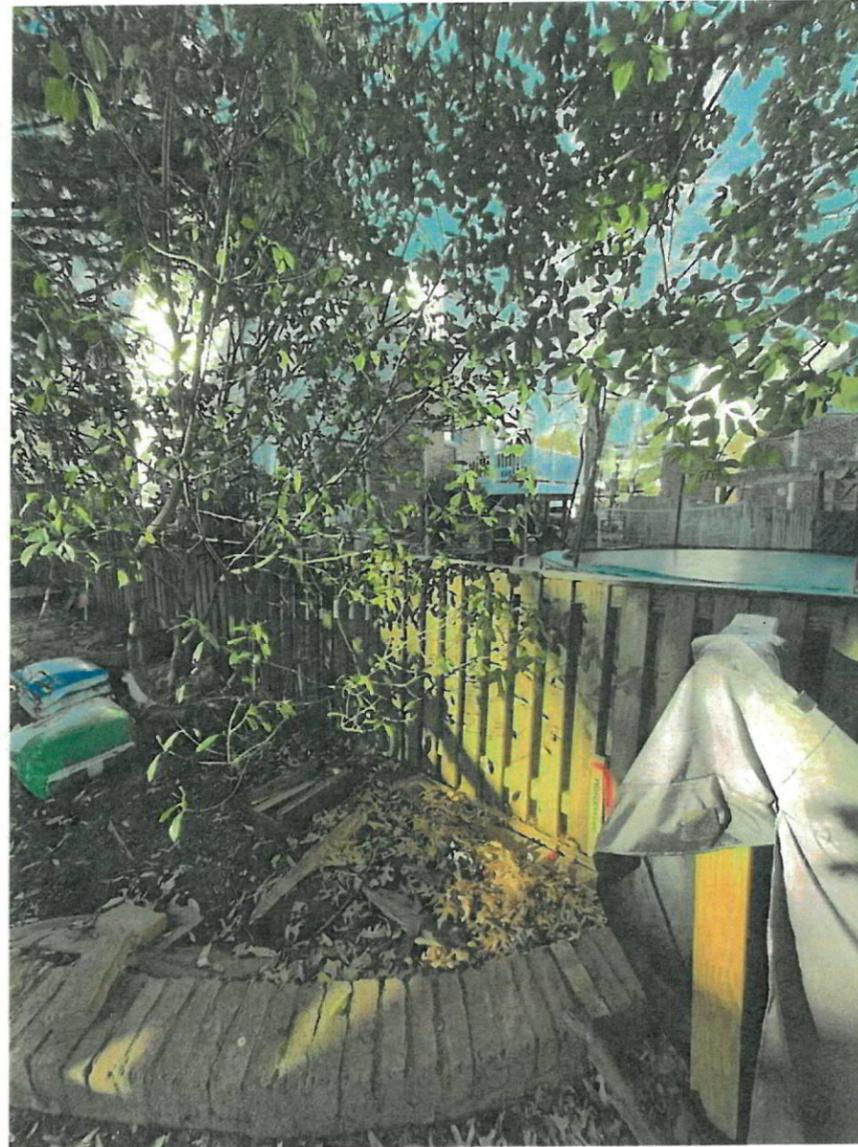
View walking front to back along the shared property line with focus on neighboring lot.



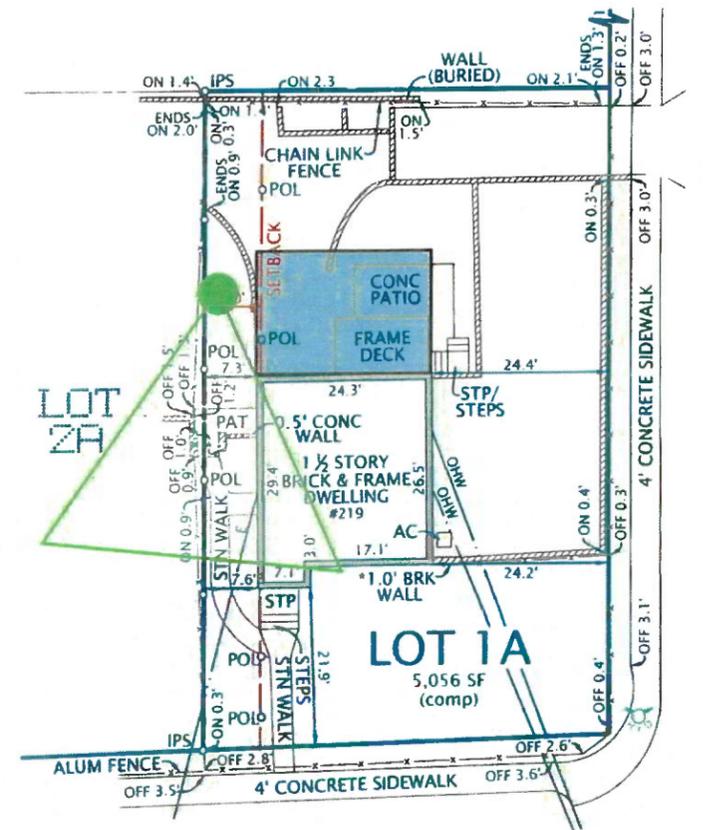
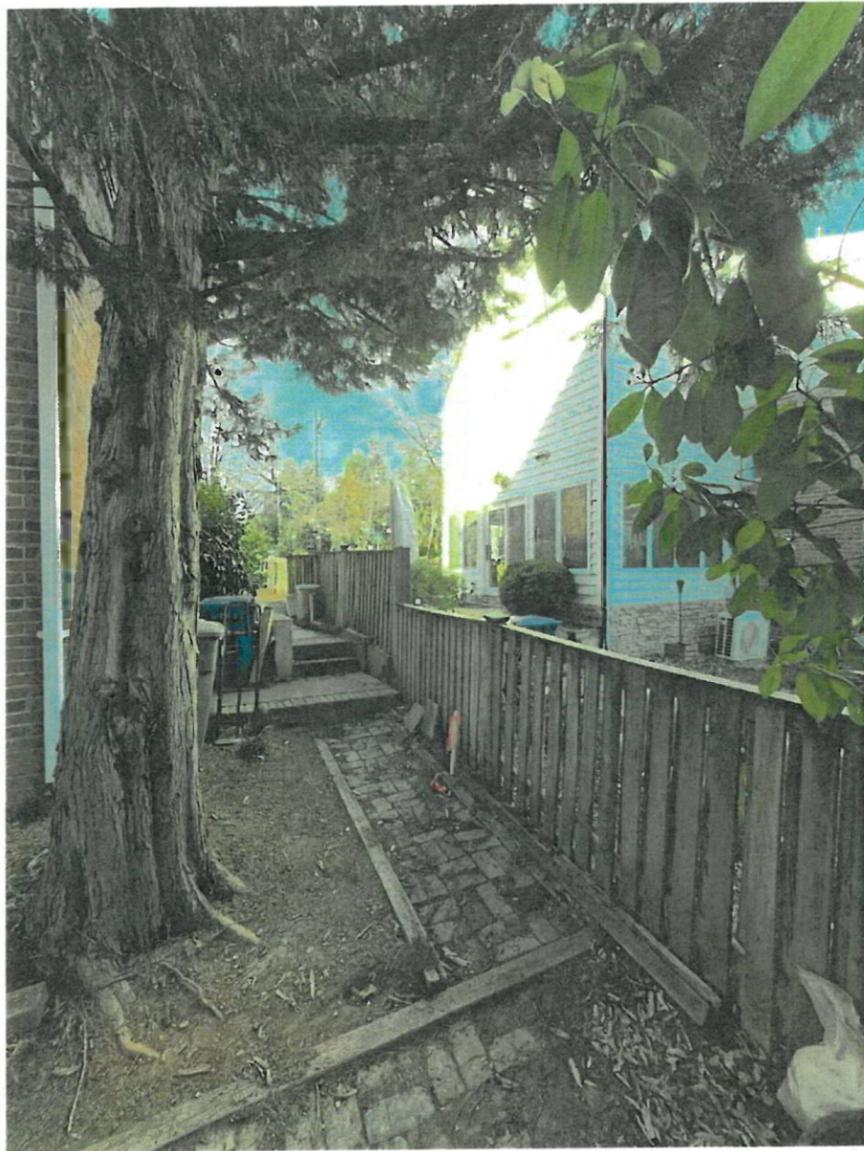
View walking front to back along the shared property line with focus on the neighbor's lot where the proposed addition will be parallel to.



View of the neighboring lot where the proposed addition will be parallel to.



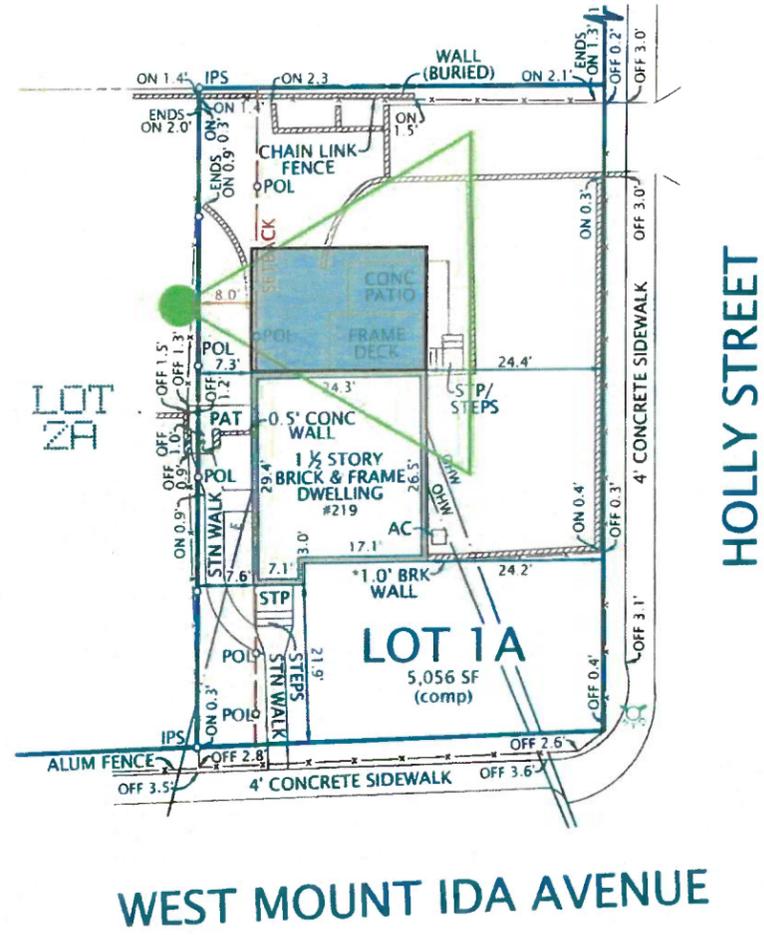
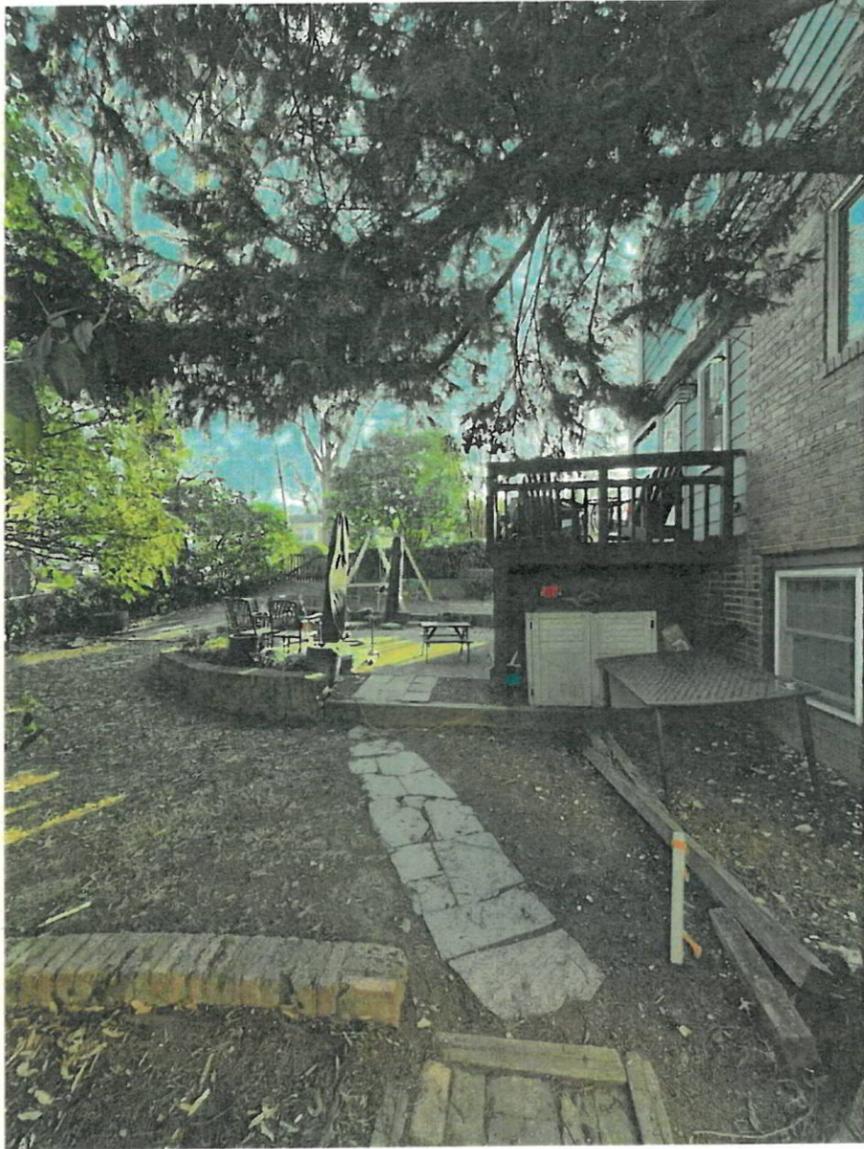
View from rear of property following proposed line of addition (Visual in Orange), property line and side setback area.



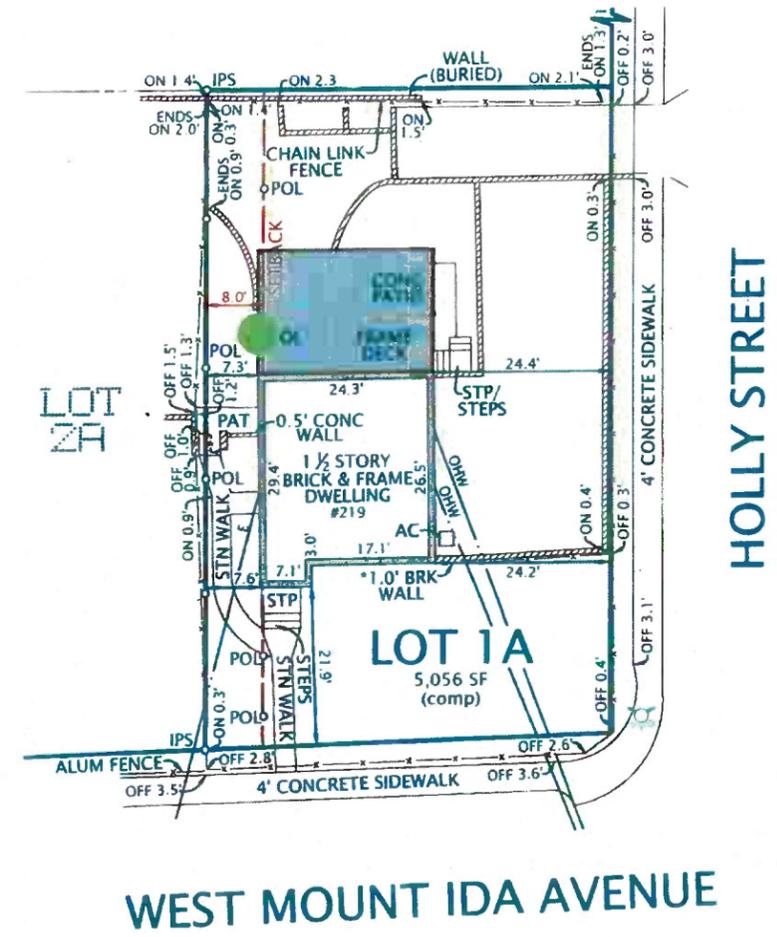
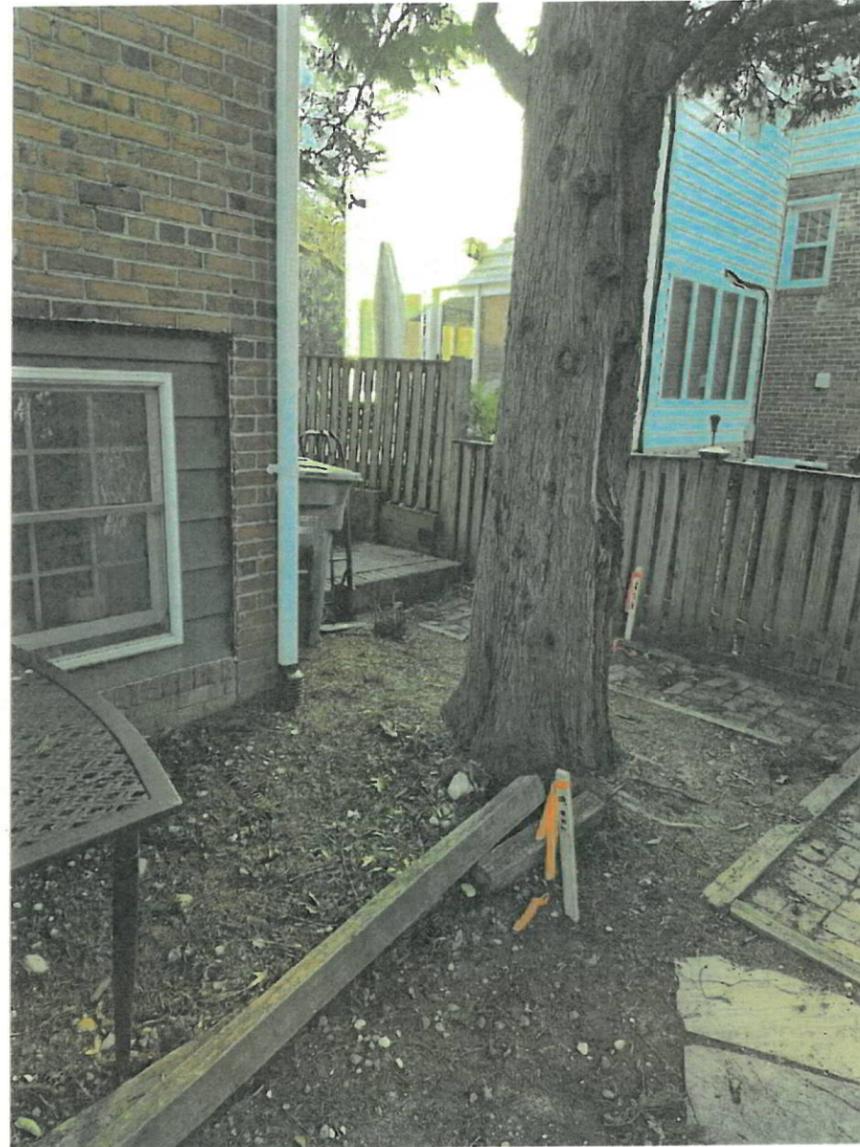
HOLLY STREET

WEST MOUNT IDA AVENUE

View of the neighboring lot where the proposed addition will be parallel to.



View of rear of house, from side property line, where proposed addition will be.



View of corner of house where existing tree, to be removed for addition, is located.