

Docket Item #3
BZA CASE #2013-0002

Board of Zoning Appeals
February 14, 2012

ADDRESS: 3607 NORRIS PLACE
ZONE: R-8, RESIDENTIAL
APPLICANT: KATHRYN COZZENS, OWNER

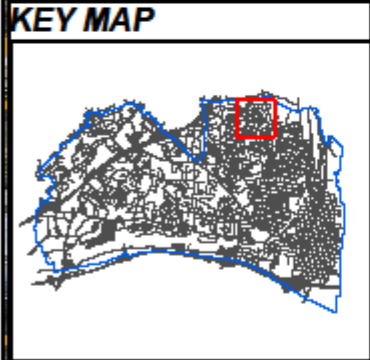
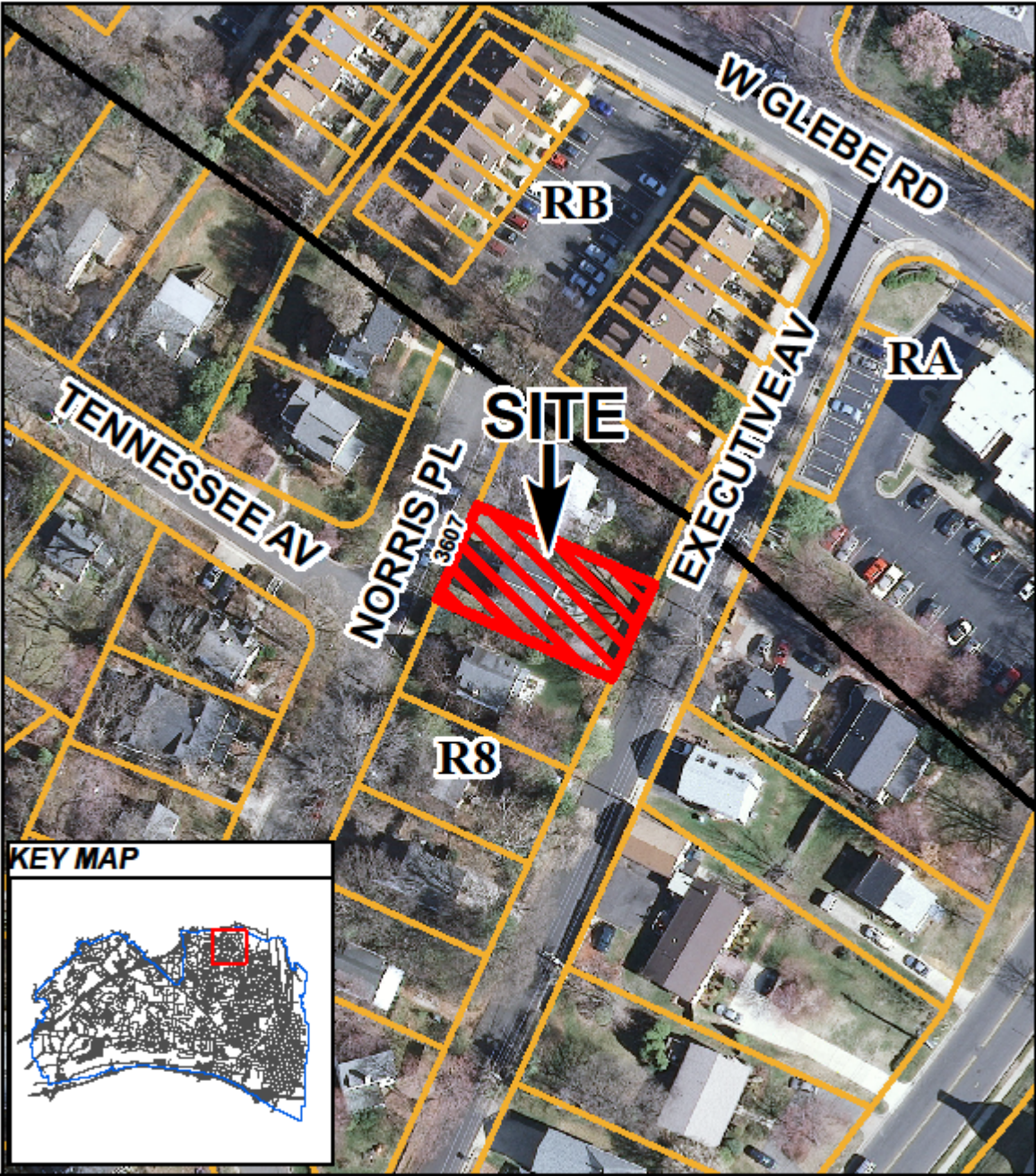
ISSUE: Variance to construct an accessory detached one car garage forward of the front building wall and within the required side yard and in the required secondary front yard facing Executive Avenue.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-103(A)	Accessory structure	38.00 ft.*	2.00 ft.	36.00 ft.
3-306(A)(1)	Front Yard (Executive Avenue)	30.00 ft.	2.00 ft.	28.00 ft.
3-306(A)(2)	Side yard (north)	8.00 ft.	2.00 ft.	6.00 ft.

*Distance from the secondary front building line facing Executive Avenue to the Executive Avenue property line.

Staff **recommends approval** of the requested variances because the applicant has demonstrated a hardship.

If the Board decides to grant the requested variance the development must comply with the code requirements under the department comments and provide a wall check survey plat confirming the location of the proposed detached garage. The 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 #2013-0002
3607 Norris Place



I. Issue

The applicant requests variances to build an accessory detached one-car garage at 3607 Norris Place forward of the front building wall in the required side yard and secondary front yard facing Executive Avenue.

II. Background

The subject property, a through lot, is one lot of record with 52.50 feet of frontage on Norris Place, 52.50 feet of frontage on Executive Avenue, 97.50 feet deep, and has a total lot area of 5,145 square feet. A two-story single-family dwelling with a basement is located 24.90 feet from the front property line facing Norris Place, approximately 30.00 feet from the secondary front property line facing Executive Avenue, 11.90 feet from the south side property line and 12.70 feet from the north side property line. According to real estate assessment records, the house was constructed in 1940.

The applicant has filed and received approval to build a modest rear addition, open porch and patio in compliance with the R-8 zone regulations. A small detached storage shed located in the front yard facing Executive Avenue will be used for construction storage purposes. Once the work at the property has been completed the storage shed will be removed from the property.

III. Description

The applicant proposes to build a detached one-car garage forward of the front building wall, in the secondary front yard facing Executive Avenue and within the required side yard. For this lot, the secondary front yard functions like a rear yard on a typical interior lot with only one street frontage. The proposed garage measures 12.50 feet by 20.00 feet and totals 250 square feet. The height of the garage is 11.50 feet to the midpoint of the roof and the structure will be located 2.00 feet from the north side property line and 2.00 feet from the front property line facing Executive Avenue. An application for new curb cut must be approved by the Department of Transportation and Environmental Services to provide access from Executive Avenue. Similarly situated driveway aprons exist in other locations along Executive Avenue.

The adopted residential infill regulations allow a property owner of a single-family interior lot that totals a minimum of 5,000 square feet but less than 8,000 square feet to build a detached one-story garage within one foot of a side and rear property lines, no taller than 11.50 feet and no larger than 250 square feet.

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

IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and identified in the North Ridge Small Area Plan for residential land use.

V. **Requested Variance**

Section 7-103(A) Accessory structures

The applicant requests a variance to construct a detached, one car garage forward of the secondary front building wall facing Executive Avenue.

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

For a through lot, the secondary front yard must comply with the front setback for the applicable zone. The R-8 zone requires a minimum front setback facing Executive Avenue of 30.00 feet. The applicant requests a variance of 28.00 feet to place the proposed detached garage 2.00 feet from the secondary front property line along Executive Avenue.

Section 3-306(A)(2) Side yard (north)

A third variance is being sought to place the detached garage 2.00 feet from the north side property line, within the required 8.00 feet side yard setback for the garage. The applicant requests a variance of 6.00 feet from the required north side yard property line.

VI. **Noncomplying structure/Substandard Lot**

The existing lot at 3607 Norris Place is legal but substandard with respect to lot area.

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Non Compliance</u>
Lot Area	8,000 sq. ft.	5,145 sq. ft.	2,855 sq. ft.

VII. **Staff analysis under criteria of section 11-1103**

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- a. The particular physical surroundings, shape, topographical condition or other extraordinary situation or condition of the specific property involved would effectively prohibit or unreasonably restrict the utilization of the property or would constitute a clearly demonstrable hardship, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. The conditions upon which the petition for a variance is based are not applicable generally to other property within the same zoning classification;
- c. The property was acquired in good faith and any hardship produced by the ordinance was not created by the owner of such property;
- d. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof;
- e. The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public

- streets, or increase the danger of fire or the spread of fire, or endanger the public safety;
- f. The variance, if granted, will not alter the essential character of the area or be a substantial detriment to adjacent property;
 - g. The strict application of this ordinance would produce undue hardship;
 - h. Such undue hardship is not shared generally by other properties in the same zone and vicinity; and
 - i. No other remedy exists whereby the same relief was, is or may be available from another approval body of the city as part of its review of a site plan or other development application.

VIII. Applicant's Justification for Hardship

The subject property is a substandard lot and classified as a through lot which fronts on two streets with substantial topographic conditions from front to back of the lot which combined constitute a clearly demonstrative legal hardship. The applicant strongly feels that the secondary front yard facing Executive Avenue acts like a rear yard for all practical purpose for the property.

IX. Staff Analysis and Conclusion

The subject property's substandard lot size and having two street frontages combine to create a hardship for the applicant to build a detached garage meeting the size, height and location of detached garages authorized under the infill regulations. No such allowance is permitted for a through lot where one of the front yards operates like a back yard. The area behind the subject house acts as a rear yard rather than a front yard. All of the properties along Norris Place are also classified as through lots and all have the secondary front yard facing Executive Avenue. This condition is also shared with the through lots on the opposite side of Executive Avenue where the homes face Russell Road. Several of the Russell Road through lots have accessory structures such as garages and sheds built in the Executive Avenue secondary front yards with two garage doors facing Executive Avenue.

Staff does not object to the variances necessary to construct a modest one car garage. Based upon the need to comply with two front yard setbacks and the land use characteristics of all of the lots facing Executive Avenue which function like rear yards, staff believes the applicant has made a case to justify the variance. In fact, the infill regulations do not speak directly to situations such as this applicant's request on a through lot, which by the nature of a through lot with no rear yard forces the applicant to comply with strict zoning requirements. For the applicant, the secondary front yard in this instance acts like a rear yard even though the property faces two public streets. Placing a detached garage on the applicant's property in compliance with the front yard requirements would result in the garage being located along the side of the house, effectively altering the character and charm of the applicant's home and possibly be detrimental to the adjacent property and the immediate neighborhood. The conditions upon which the petition for variance is based are not applicable generally to other

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properties within the same zoning classification. The proposed detached garage will not impair an adequate supply of light and air to adjacent property and will not be visually disruptive to rear yards of the properties along Executive Avenue. The applicant's proposal follows the existing neighborhood pattern of yards developed with sheds and garages along the secondary front yards facing Executive Avenue.

Staff notes that the existing fence along Executive Avenue encroaches between 1.20 feet and 1.90 feet onto the Executive Avenue public right of way. As portions of the fence are removed and replaced during and after construction, staff advises that the fence must be relocated along or inside the front property line.

Staff **recommends approval** of the variances to construct a detached garage forward of the front building wall and in the secondary front yard facing Executive Avenue and in the required north side yard.

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 New access from Executive Ave to the proposed Garage will require a separate Driveway Entrance Application and must be approved by T&ES prior use. To obtain the application please contact T&ES/Construction Management and Inspections at (703) 746-4035. (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 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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-5 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)
- F-2 Parcel is tagged as being located within a known Marine Clay Area. (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)

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

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plans Review Services Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 All exterior walls shall comply with Table R302.1 of the 2009 VRC. See section R302.2 for *Townhouse* exception.
- C-2 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As an alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-3 Prior to the issuance of a demolition permit a rodent abatement plan shall be submitted to Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-4 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
- C-5 Five sets of plans must accompany the building permit application. Plans must include clear dimensions, construction details and any trade work (mechanical, plumbing and electrical).
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep proposed construction solely on the referenced property.

C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Recreation (Arborist):

F-1 No City trees are affected by this plan.

Historic Alexandria (Archaeology):

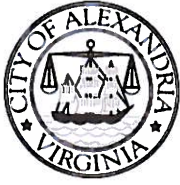
R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall 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.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

F-1 Historic maps of the area in 1878 and 1894 indicate that a house belonging to Andrew Schlevogt was located on the opposite side of Executive Avenue from the property at 3607 Norris Place. In city directories Schlevogt is listed as a florist. Because of the proximity of the Schlevogt household, there is a possibility that the subject property has the potential to yield archaeological resources that could provide insight into life in late 19th-century Alexandria.

Other Requirements Brought to the Applicant's Attention (Planning and Zoning):

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**

VARIANCE

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

PART A

1. Applicant: Owner Contract Purchaser Agent

Name LARSON / KOENIG ARCHITECTS

Address 2107 MT. VERNON AVE.

ALEXANDRIA, VA 22301

Daytime Phone 703.519.9592

Email Address REL@LARCHITECTS.COM.

2. Property Location 3607 NORRIS PLACE ALEXANDRIA, VA

3. Assessment Map # 015.01 Block 02 Lot 04 Zone R-8

4. Legal Property Owner Name KATHRYN COZZENS

Address 3607 NORRIS PLACE

ALEXANDRIA, VA 22305

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 _____ (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.		
2.		
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.

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. STEPHEN KOENIG	ARCHITECTURAL CLIENT	B.Z.A.
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.

01.10.13
Date

ROBERT S. LARSON
Printed Name


Signature

5. Describe request briefly:

CONSTRUCT A 250 SQ. FT. ONE CAR GARAGE
FACING EXECUTIVE 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:

ROBERT S. LARSON

Print Name

703. 519. 9592

Telephone

Robert S. Larson

Signature

1/11/13

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.

PART B (SECTION 11-1102)

NOTE: The Board of Zoning Appeals may grant a variance only if the applicant can clearly demonstrate a hardship. A demonstrated hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A demonstrated hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a hardship having to do with specific conditions of the land.)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please print clearly and use additional pages where necessary.)

1. Does strict application of the zoning ordinance to the subject property result in a hardship to the owner? (Answer A or B).

A. Explain how enforcement of the zoning ordinance will amount to a clearly demonstrable hardship.

PLEASE SEE ATTACHED.

B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.

PLEASE SEE ATTACHED.

2. Is this hardship unique to the property?

A. Explain if the hardship shared by other properties in the neighborhood.

PLEASE SEE ATTACHED.

B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

PLEASE SEE ATTACHED

3. Was the hardship caused by the applicant?

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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.

PLEASE SEE ATTACHED.

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

PLEASE SEE ATTACHED.

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter or submit at the time of the hearing.

PLEASE SEE ATTACHED.

D. Explain how the proposed variance will change the character of the neighborhood.

PLEASE SEE ATTACHED.

5. Is there any other administrative or procedural remedy to relieve the hardship?

PLEASE SEE ATTACHED.

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.

PLEASE SEE ATTACHED.

Part B

1. Does strict application of the Zoning Ordinance to the subject property result in a hardship to the owner?

Yes.

A. Explain how enforcement of the zoning ordinance will amount to a clearly demonstrable **hardship**.

The combination of **two front yards** on a **substandard depth** through-lot, with significant **topographic change** from front to back, constitutes a hardship.

B. Explain how enforcement of the zoning ordinance will prevent **reasonable use** of the property.

Two 30' setbacks imposed on a 97' deep substandard lot **eliminates any possible buildable area** for even a small garage, in a neighborhood where garages are common.

2. Is this hardship unique to the property?

Yes.

A. Explain if the hardship(is) shared by other properties.

No other property has this unique combination of (1) **substandard depth**, (2) particular **topographic change**, and (3) specific shape and location of the dwelling's **existing footprint**.

B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

This unique combination of characteristics **does not apply** generally in the **zone**.

3. Was the hardship caused by the applicant?

No.

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

Yes.

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

No.

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

The property was developed in 1940 with a **conventional front** and **rear yard**. The hardship was created when the current requirements for **two front yards** were applied to an existing lot with existing topography and an existing dwelling.

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

No.

4. Will the variance, if granted, be harmful to others?

No.

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

This proposal follows the **existing neighborhood pattern** of **garages fronting directly** on **Executive Avenue**. It will not be detrimental to adjacent properties.

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

This proposal will **enhance the value** of the property and reinforce its contribution to the vitality of the neighborhood.

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter or submit at the time of the hearing.

The applicant intends to inform neighbors and solicit support for the project.

5. Is there any other administrative or procedural remedy to relieve the hardship?

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.

There is literally **no by-right location** on the property upon which to construct the **modest single car garage** proposed.



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 3607 NORRIS PLACE Zone RB
 A2. 5,119 x .35 = 1,792
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	696	Basement**	696
First Floor	732	Stairways**	50
Second Floor	696	Mechanical**	10
Third Floor	0	Porch/ Garage**	222
Porches/ Other	154	Attic less than 5***	0
Total Gross *	2,278	Total Exclusions	978

B1. Existing Gross Floor Area *
2278 Sq. Ft.
 B2. Allowable Floor Exclusions**
978 Sq. Ft.
 B3. Existing Floor Area minus
 Exclusions 1,300 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	180	Basement**	180
First Floor	316	Stairways**	0
Second Floor	190	Mechanical**	0
Third Floor	0	Porch/ Garage**	16
Porches/ Other	0	Attic less than 5***	0
Total Gross *	686	Total Exclusions	196

C1. Proposed Gross Floor Area *
686 Sq. Ft.
 C2. Allowable Floor Exclusions**
196 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 490 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1,790 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1,792 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 on 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.

F. 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: Nature Co Date: 12/18/12

VIEW OF 3607 FROM NORRIS AVENUE



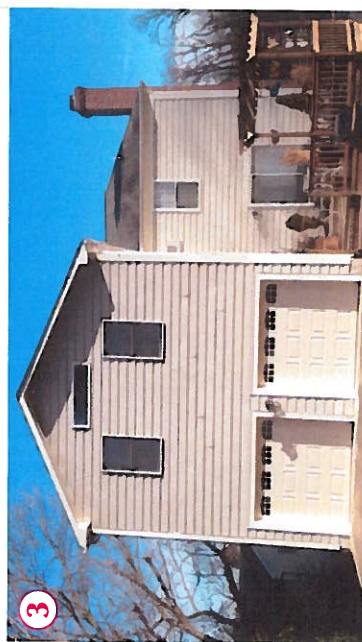
VIEW OF 3607 FROM EXECUTIVE AVENUE



VIEW ACROSS EXECUTIVE AVENUE

THE COZZENS RESIDENCE @ 3607 NORRIS PLACE

EXISTING GARAGES



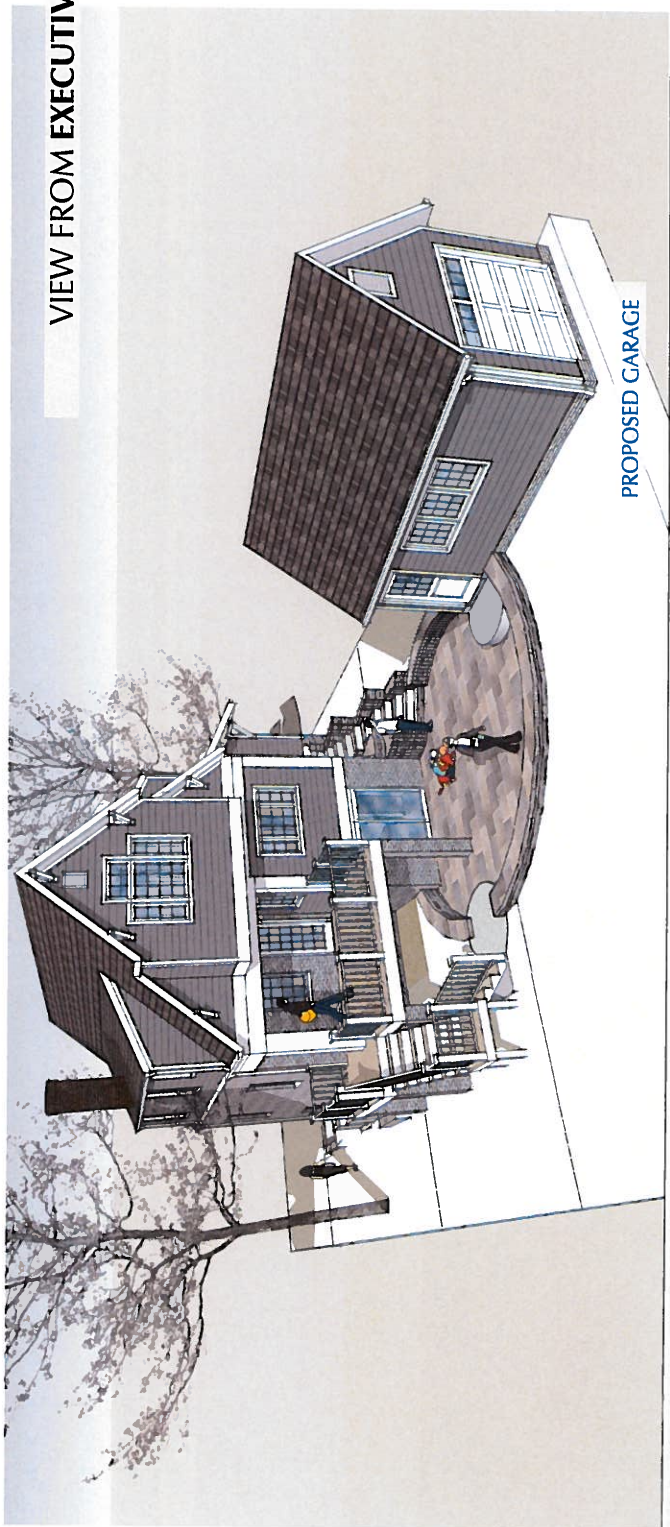
EXISTING CONTEXT





PROPOSED GARAGE

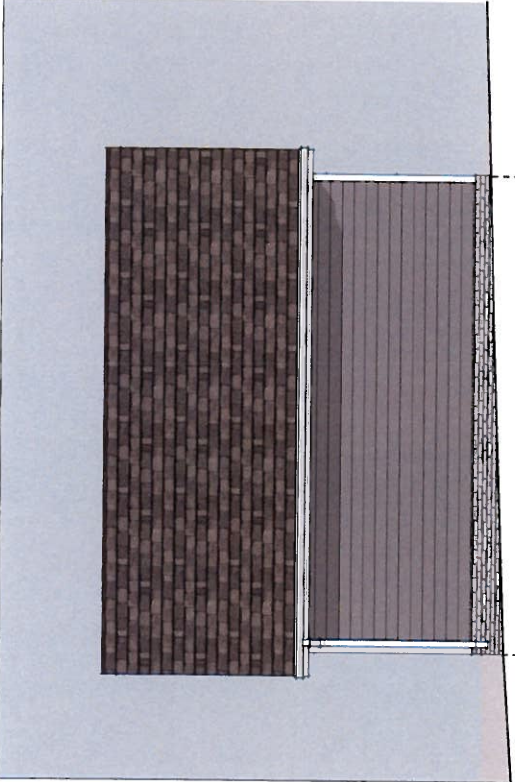
VIEW FROM NORRIS AVENUE



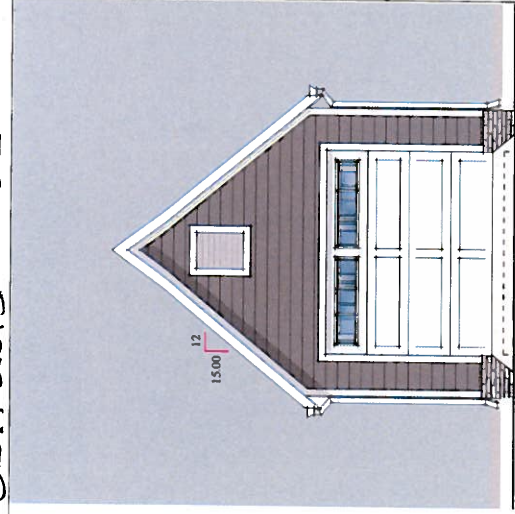
PROPOSED GARAGE

VIEW FROM EXECUTIVE AVENUE

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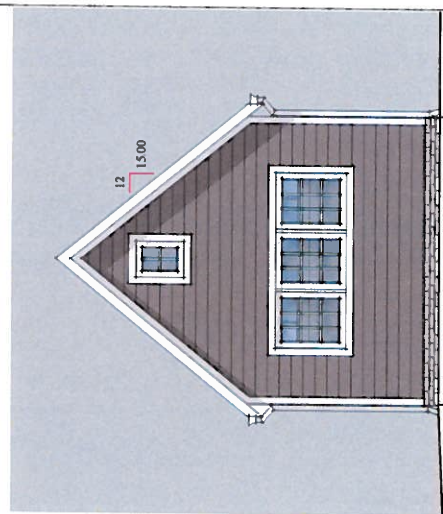
NORTH ELEVATION



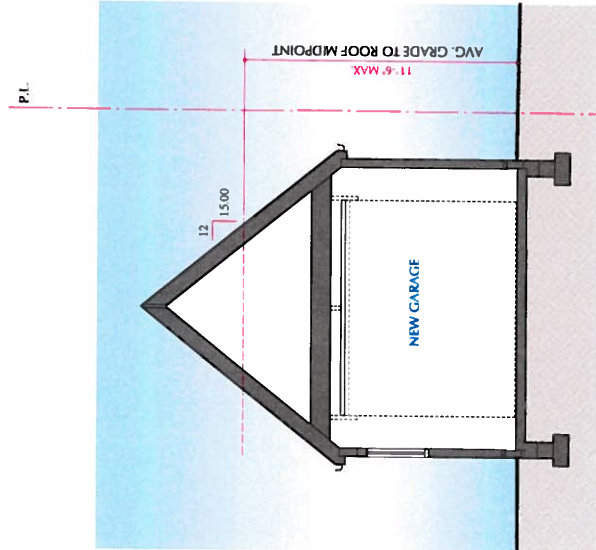
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



GARAGE SECTION

VIEWS OF PROPOSED GARAGE

Joshua Brooking

From: Peter Leiberg
Sent: Monday, February 04, 2013 9:17 AM
To: Joshua Brooking
Subject: FW: Variance - 3607 Norris Place

Hi Josh – support letter for the February bza case. I put a hard copy in the file. Thanks. Peter

From: Sarah Esser [<mailto:sarah.esser@verizon.net>]
Sent: Saturday, February 02, 2013 11:15 AM
To: Peter Leiberg
Subject: Variance - 3607 Norris Place

Dear Mr. Leiberg,

We are writing to you in support of Kathryn Cozzens's request for a variance 'to construct a one car, one story garage in the required front yard on Executive Avenue'. While we live across Norris Place from Ms. Cozzens, we agree with her desire to put a garage in her back yard, which faces Executive Ave.

The homes on the East side of Norris Place were originally built with the driveway in the back yard, and the homes on the West side have their driveway in the front yard. It would be logical to restore Ms. Cozzens's home (on the East side of Norris Place) to its original purpose, using the back yard as the vehicle entrance.

We hope you will recognize that although Ms. Cozzens technically has a through lot, the front yard and the rear yard are very distinct from one another, and she should be permitted to have a garage in her rear yard.

If you have any questions please feel free to contact us at 703.683.1869.

Sincerely,

Wayne & Sarah Esser

3610 Norris Place

Joshua Brooking

From: Peter Leiberg
Sent: Saturday, February 02, 2013 12:58 PM
To: Joshua Brooking
Subject: Fwd: Variance - 3607 Norris Place

Hi Josh - another bza support letter. Thanks. Peter

Sent from my iPhone

Begin forwarded message:

From: Sarah Esser <sarah.esser@verizon.net>
Date: February 2, 2013 11:14:35 AM EST
To: <Peter.Leiberg@alexandriava.gov>
Subject: Variance - 3607 Norris Place

Dear Mr. Leiberg,

We are writing to you in support of Kathryn Cozzens's request for a variance 'to construct a one car, one story garage in the required front yard on Executive Avenue'. While we live across Norris Place from Ms. Cozzens, we agree with her desire to put a garage in her back yard, which faces Executive Ave.

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Sincerely,

Wayne & Sarah Esser

3610 Norris Place

Joshua Brooking

From: Peter Leiberg
Sent: Saturday, February 02, 2013 9:00 AM
To: Joshua Brooking
Subject: Fwd: Variance – 3607 Norris Place

Hi Josh - support letter for the upcoming Feb hearing. I will make a copy for the file. Thanks. Peter

Sent from my iPhone

Begin forwarded message:

From: Cameron Davidson <Cameron@camerondavidson.com>
Date: February 2, 2013 7:53:44 AM EST
To: Peter.Leiberg <Peter.Leiberg@alexandriava.gov>
Subject: Variance – 3607 Norris Place
Reply-To: <Cameron@camerondavidson.com>

RE: Variance – 3607 Norris Place

Dear Mr. Leiberg,

We are in receipt of the certified letter, informing us of the upcoming board hearing for Kathryn Cozzens's variance request at 3607 Norris Place. We would like to show our support of Kathryn's efforts to construct a one car garage in her back yard, facing Executive Ave.

We live across Norris Place from Ms. Cozzens, on the corner of Norris and Tennessee. The streets in this neighborhood are narrow, and are consistently filled with parked cars on either side of the street, making the roads difficult to pass at times. Moving the vehicle entrance of the homes on Norris Place to the back yard (as they were originally designed) would free up some of the vehicle congestion on the streets.

Ms. Cozzens's home, as the others on that side of Norris Place and the span of Russell Road adjacent to Executive Ave, has a definite front and rear yard. Constructing a one car garage in the back yard would only emphasize the use of the rear yard, as the house was originally constructed.

We hope the board will take our support in mind when voting on the variance for Ms. Cozzens.

BZA 2013-0002

Sincerely,

Bruce Cameron Davidson & Dr. Linda Perry

399 Tennessee Avenue

Alexandria, Va 22305

cameron@camerondavidson.com

703-845-0547

Peter Leiberg

From: Cameron Davidson <Cameron@camerondavidson.com>
Sent: Saturday, February 02, 2013 7:54 AM
To: Peter Leiberg
Subject: Variance – 3607 Norris Place

RE: Variance – 3607 Norris Place

Dear Mr. Leiberg,

We are in receipt of the certified letter, informing us of the upcoming board hearing for Kathryn Cozzens's variance request at 3607 Norris Place. We would like to show our support of Kathryn's efforts to construct a one car garage in her back yard, facing Executive Ave.

We live across Norris Place from Ms. Cozzens, on the corner of Norris and Tennessee. The streets in this neighborhood are narrow, and are consistently filled with parked cars on either side of the street, making the roads difficult to pass at times. Moving the vehicle entrance of the homes on Norris Place to the back yard (as they were originally designed) would free up some of the vehicle congestion on the streets.

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Sincerely,

Bruce Cameron Davidson & Dr. Linda Perry

399 Tennessee Avenue

Alexandria, Va 22305

cameron@camerondavidson.com

703-845-0547

Peter Leiberg

From: Sarah Esser <sarah.esser@verizon.net>
Sent: Saturday, February 02, 2013 9:57 AM
To: Peter Leiberg
Subject: Variance - 3607 Norris Place

Dear Mr. Leiberg,

We are writing to you in support of Kathryn Cozzens's request for a variance 'to construct a one car, one story garage in the required front yard on Executive Avenue'. While we live across Norris Place from Ms. Cozzens, we agree with her desire to put a garage in her back yard, which faces Executive Ave.

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If you have any questions please feel free to contact us at 703.683.1869.

Sincerely,

Wayne & Sarah Esser

3610 Norris Place

From: Sarah Esser [<mailto:sarah.esser@verizon.net>]
Sent: Friday, February 01, 2013 4:53 PM
To: Kathryn Cozzens
Subject: Re: Variance Letter

We would be delighted to help.

Sent from my iPhone

Sarah Esser

202.316.3148

On Feb 1, 2013, at 4:41 PM, Kathryn Cozzens <kCozzens@warringco.com> wrote:

Hi Sarah and Wayne,

As you can probably see by the lovely sign in my yard, I have to attend the board of zoning hearing on the 14th. Neighbor support seems to go a long way in having these types of things pass the board. If I send you an email with a 'rough' letter, would you mind editing it as appropriate, then forwarding to the Head of the Zoning Dept? His name is Peter Leiberg, and I have his email address.

I appreciate any help you can provide, this has turned out to be quite an education in City Politics!

Thanks,

Kathryn

Kathryn M. Cozzens, CPA

Warring & Company, LLC, CPAs

11 North Washington Street, Suite 720

Rockville, MD 20850

301.260.0809 (t)

202.204.6322 (f)

703.989.1733 (c)

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Peter Leiberg

From: Sarah Esser <sarah.esser@verizon.net>
Sent: Saturday, February 02, 2013 11:15 AM
To: Peter Leiberg
Subject: Variance - 3607 Norris Place

Dear Mr. Leiberg,

We are writing to you in support of Kathryn Cozzens's request for a variance 'to construct a one car, one story garage in the required front yard on Executive Avenue'. While we live across Norris Place from Ms. Cozzens, we agree with her desire to put a garage in her back yard, which faces Executive Ave.

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Sincerely,

Wayne & Sarah Esser

3610 Norris Place