

Docket Item # 4  
BZA Case #2017-0039  
Board of Zoning Appeals  
February 8, 2018

**ADDRESS: 2428 TAYLOR AVENUE**  
**ZONE: R-8, SINGLE- FAMILY ZONE**  
**APPLICANT: JOSEPH & JENNIFER HARTENSTINE, OWNERS**  
**REPRESENTED BY KIM BEASLEY, ARCHITECT**

**ISSUE:** Request for two special exceptions: to construct a second-floor addition over the first floor and a one-story rear addition to an existing dwelling unit in the required secondary front yard facing Virginia Avenue.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Secondary Front Yard (Addition)	27.85	24.40 ft.	3.45 ft.

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\*\*Based on the average front setback of the block face of dwelling units located at 2429 Cameron Mills Road and 602 Virginia Avenue.

Measurement taken from property line to closest covered projection.

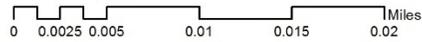
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The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint, setbacks. The special exception 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 Case # 2017-0039**  
**2428 Taylor Ave.**



**I. Issue:**

The applicant proposes to construct several additions to the existing one and a half story dwelling unit at 2428 Taylor Avenue. The applicant proposes to construct a one-story addition to the rear of the existing home and a second-floor addition over the first floor that are proposed to be located within the required secondary front yard facing Virginia Avenue.



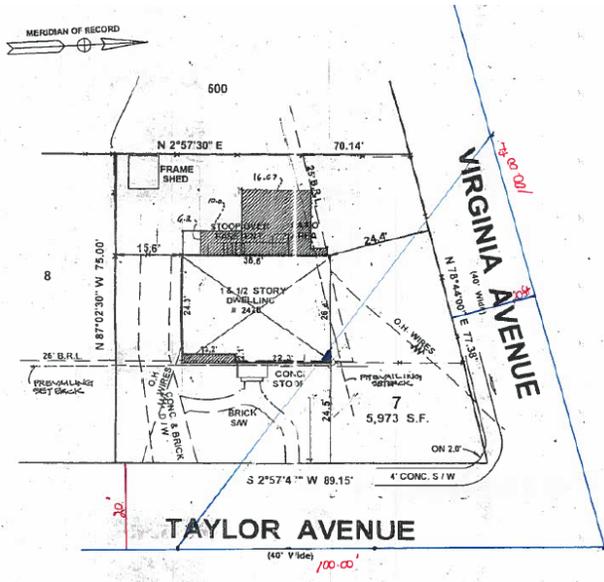
**II. Background:**

The subject property, a corner lot, is one lot of record with 89.15 feet of frontage facing Taylor Avenue, 77.38 of frontage facing Virginia Avenue, a depth of 75.00 feet along the south side property line and a depth of 70.14 feet along the west side property line. The property contains 5,973 square feet of lot area. The lot is noncomplying for a corner lot in the R-8 zone as to the lot area and lot width facing Virginia Avenue.

The property is currently developed with a detached single-family dwelling located 24.50 feet from the front property line facing Taylor Avenue and 24.40 feet from the front property line facing Virginia Avenue. The distance from the southern side property line is 15.60 feet and from the western property line is approximately 26.20 feet. According to Real Estate records, the dwelling unit dates to 1950.

	Requirement	Existing	Proposed
<b>Lot Area</b>	8,000 sq. ft.	5,973 sq. ft.	5,973 sq. ft.
<b>Lot Width (Taylor Avenue)</b>	80.00 ft.	89.15 ft.	89.15 ft.
<b>Lot Width (Virginia Avenue)</b>	80.00 ft.	79.00 ft.	79.00 ft.
<b>Lot Frontage (Taylor Avenue)</b>	40.00 ft.	89.15 ft.	89.15 ft.
<b>Lot Frontage (Virginia Avenue)</b>	40.00 ft.	77.38 ft.	77.38 ft.
<b>Front Yard (Taylor Avenue)</b>	24.19 ft.	24.50 ft.	16.50 ft.
<b>Front Yard (Virginia Avenue)</b>	27.85 ft.	24.40 ft.	24.40 ft.
<b>Side Yard (South)</b>	1:2 minimum 8.00 feet	15.60 ft.	15.60 ft.
<b>Side Yard (West)</b>	1:2 minimum 8.00 feet	26.20 ft.	8.00 ft.





Lastly, a one-story expansion to the rear of the existing home is proposed. This expansion, will measure 16.67 feet by 15.66 feet for a total of 261.05 square feet. The rear expansion will also encompass a slight bump out that measures 3.00 feet by 4.00 feet for a total of 12.00 square feet. Additionally, a mud room that measures 6.33 feet by 10.00 feet for a total of 63.30 square feet is being proposed. In totality, the combined total expansion is 336.05 square feet. This proposed one-story addition will be located 8.00 feet from the west side property line, 19.00 feet from the south side property line and 24.40 feet from the secondary front property line facing Virginia, which requires a special

exception of 3.45 feet.

At the north-eastern portion of the wall, there is a sliver of the existing home that is within the vision clearance. Because what is being proposed will not change the amount of vision clearance obstruction, the second story addition does not require a variance form the vision clearance.

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

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

**IV. Master Plan/Zoning:**

The subject property is zoned R-8, single-family zone, and has been so zoned since adoption of the Third Revised Zoning Map in 1951. This property is identified for residential land use in the Northridge/Rosemont Small Area Plan.

**V. Requested Special Exception:**

7-2503(A) Average Front Setback

The applicant request a special exception of 3.45 feet to construct a second-story addition over the existing dwelling and a one-story rear addition 24.40 feet from the front property line facing Virginia Avenue. A front setback of 27.85 feet is required based on a blockface of dwelling units located on Virginia Avenue between Cameron Mills Road and Taylor Avenue.

**VI. Noncomplying Structure/ Substandard Lot:**

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Size	9,000 sq. ft.	5,973 sq. ft.	3, 027 sq. ft.

Front Yard (Virginia Avenue)	27.85 ft.	24.40 ft.	3.45 ft.
Lot Width (Virginia Avenue)	80.00 ft.	79.00 ft.	1.00 ft.

**VII. Special Exceptions Standards:**

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.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The new proposed second story addition will replace the current half-story addition. The proposed second-floor addition over the first floor would align with the existing non-complying front wall facing the secondary front yard facing Virginia Avenue. That existing front wall encroaches 3.45 feet into the required secondary front yard. The proposed addition would have a compliant front yard facing Taylor Avenue as well as side yards. The enlargement off the dwelling continues to allow the dwelling to comply with all other setbacks and floor area ratio.**

**The one-story addition is proposed to be set back from the edge of the existing wall facing Virginia Avenue. Due to the angle of the lot, the corner of the wall will be in line with the proposed special exception request. The addition will be 16.00 feet in height and will meet the side yard setback of 8.00 feet at the western property line. The proposed expansions are sited slightly forward of the adjacent dwelling units but would be in character with the block face.**

- 2) 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.



**The proposed additions will be built in compliance with the minimum side yard setback for the R-8 zone. The placement of these new additions would not substantially impair light or air to the adjacent properties.**

**Due to the location of the house and the angle of the street, the corner of the**

**proposed one-story addition would be in line with the special exception request. The subject property sits forward of the front building wall of the most affected adjacent property. To reduce the mass and bulk, the applicants are proposing a modest one-story kitchen extension that would be set back from the main building wall and behind the special exception plane.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**Granting of the special exception would not alter the essential character of the area of or zone. Many of the homes in the area are two-story dwellings that have side or rear additions. The proposal is modest in bulk and mass and will allow the applicant to have the additional space they need. This is one of the few homes on this block face that does not have a second story or other additions.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**The proposed second-story addition and one-story rear addition would be most compatible with the development in the surrounding neighborhood. Again, most homes on this street are two-story dwelling units. The owners are proposing is to demolish the half-story and erect a new second-story addition and one-story rear addition to accommodate additional living space.**

- 5) 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.

**The proposed additions represent the only reasonable means to locate and accommodate additional square footage on the lot. The subject property is a corner lot with two front yards which requires the applicant to comply with front yard setbacks on both frontages. In the case of this property, the existing house sits forward of the average prevailing setback on Virginia Avenue, thus the applicants are seeking a special exception to construct in line with the existing noncomplying front building wall. The applicants are seeking a special exception to building along the existing non-complying plane wall.**

**The angle of the lot makes it difficult for the applicant to construct a complying addition. Because the lot slants at an angle along the Virginia Avenue side, this means that the front setback also goes along the angle limiting what can be built on the secondary frontage. The south side yard accommodates the off-street parking making the proposed location the most reasonable location to expand to accommodate the applicant's needs.**

#### **VIII. Staff Conclusion:**

Neighborhood Impact

The proposed project mass and scale appears to be compatible with the character of properties in the neighborhood

Light and Air

The new second-story addition will have negligible impact on light and air as it will be constructed in line with the footprint of the existing dwelling and is located centrally on the lot away from adjacent properties. The one-story addition will maintain the required side yard setbacks and because it is only one-story in height it is unlikely to have a negative impact on light or air to any other property.

Lot Constraints

Due to the lot being a corner lot with two restrictive front yards and the angular shape of the lot narrowing towards the west of the property, the buildable area on the lot is reduced, making this special exception reasonable.

Staff Conclusion

In conclusion, staff believes that the applicant's request is consistent with the standards for a special exception and recommends **approval** of the requested special exception.

Staff:

Marlo Ford, Urban Planner, [marlo.ford@alexandriava.gov](mailto:marlo.ford@alexandriava.gov)

Shaun Smith, Urban Planner, [shaun.smith@alexandriava.gov](mailto:shaun.smith@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

**DEPARTMENTAL COMMENTS**

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

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

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received

Recreation (Arborist):

No comments received:

Historic Alexandria (Archaeology):

F-1 Based on historic maps, little of historic consequence appears to have occurred on the property. As such, there is a relatively small possibility for finding evidence of significant historic or prehistoric activity at the subject property. Nevertheless, there is no harm in remaining vigilant for any cultural resources that might be present on the property, even if this is a remote possibility.

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.

BZA Case # \_\_\_\_\_



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

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

SPECIAL EXCEPTION TO CONSTRUCT A 2<sup>ND</sup> STORY FLOOR ADDITION  
OVER THE FIRST FLOOR IN THE REQUIRED SECONDARY FRONT  
YARD FACING VIRGINIA AVENUE.

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name KIM A. BEASLEY, AIA

Address 11 FORREST ST.

ALEXANDRIA, VA 22305

Daytime Phone 703-965-7390

Email Address rktectkim@aol.com

2. Property Location 2428 TAYLOR AVE.

3. Assessment Map # 033 Block 02 Lot 05 Zone 03

4. Legal Property Owner Name JENNIFER OR JOSEPH HARTENSTINE

Address 2428 TAYLOR AVE.

ALEXANDRIA, VA 22302

## 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.

1.	Name	Address	Percent of Ownership
	NONE		
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 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.

1.	Name	Address	Percent of Ownership
	JOSEPH HARTENSTINE	2428 TAYLOR AVE. ALEXANDRIA, VA	50%
2.	JENNIFER HARTENSTINE	2428 TAYLOR AVE. ALEXANDRIA, VA	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 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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](#).

1.	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.)
	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.

12/11/17  
Date

KIM A. BEASLEY  
Printed Name

  
Signature

5. Describe request briefly:

OWNERS ARE SEEKING A SPECIAL EXCEPTION TO  
CONSTRUCT AN ADDITION THAT ALIGNS WITH THE  
EXISTING HOME AND COMPLIES WITH ORIGINAL  
BUILDING RESTRICTION LINE (BRL)

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:**

KIM A. BEASLEY  
 Print Name

  
 Signature

703-965-7390  
 Telephone

12/11/17  
 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 SUBJECT PROPERTY IS AN IRREGULARLY SHAPED LOT. THE SPECIAL EXCEPTION WILL ALLOW FOR A REASONABLE EXPANSION OF THE HOME TO INCLUDE A LARGER KITCHEN, A THIRD BEDROOM, AND TO PRESERVE A RELATIVELY SMALL BACK YARD.

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

THE SPECIAL EXCEPTION, IF GRANTED, WILL NOT HARM ADJACENT PROPERTIES. A STRONG LETTER OF SUPPORT HAS BEEN SUBMITTED BY THE NEIGHBOR MOST AFFECTED BY THE ADDITION. ANOTHER LETTER OF SUPPORT HAS BEEN SUBMITTED AND OTHERS ARE FORTHCOMING.

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

CARE WAS TAKEN IN THE DESIGN PREPARATION, TO HAVE MINIMAL IMPACT ON NEIGHBORING PROPERTIES. THE PROPOSED DOUBLE GABLE ROOF HELPS TO MINIMIZE ROOF HEIGHT. THE EXPANDED FOOTPRINT, TOWARDS THE WEST, IS A ONE-STORY STRUCTURE. THE ADJACENT NEIGHBOR HAS PROVIDED A LETTER IN SUPPORT OF THE ADDITION.

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

EVERY HOME ON THE WEST SIDE OF TAYLOR AVENUE  
IS A TWO-STORY STRUCTURE. THE PROPOSED ADDITION  
EFFECTIVELY MATCHES THE OTHER HOMES. THE PROPOSED  
ADDITION TO THE WEST IS A ONE-STORY STRUCTURE IN  
ORDER TO BE COMPATIBLE WITH THE ADJACENT CAPE COD.

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

THE PROPOSED CONSTRUCTION IS SIMILAR TO OTHER  
HOMES IN THE IMMEDIATE AREA. THE PROPOSED  
ADDITION IS WOOD FRAMED WITH HARDI-PLANK SIDING  
AND TRIM DETAILS CONSISTENT WITH THE NEIGHBORHOOD.

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

THE SECOND FLOOR EXPANSION IS PRIMARILY LOCATED  
ABOVE THE EXISTING FOUNDATION FOOTPRINT. THE KITCHEN  
ADDITION OCCURS IN THE WEST FACING SIDE YARD. THE  
ONE STORY ADDITION IS STEPPED BACK TO CONFORM WITH THE  
IRREGULARLY SHAPED LOT. THIS HELPS TO PRESERVE SOME OPEN  
AREA FOR A BACKYARD.

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 PROPERTY OWNERS HAVE SHARED THE PLANS  
WITH THE MOST AFFECTED PROPERTY OWNERS.  
LETTERS OF SUPPORT FROM THESE NEIGHBORS  
ARE ATTACHED.



## 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 2428 TAYLOR AVE. Zone R-8  
 A2. 5978 x .35 = 2092.3  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	909.5	Basement**	909.5
First Floor	909.5	Stairways**	67.9
Second Floor <small>DEMO.</small>	608.0	Mechanical**/CHIM.	29.2
Third Floor	-	Porch/Garage**	28.9 <del>58.4</del>
Porches/Other <small>SHED</small>	28.9 <del>58.4</del>	<small>2ND FLOOR.</small> Attic less than 5'	608.0
<b>Total Gross*</b>	<b>2513.4</b>	<b>Total Exclusions</b>	<b>1701.0</b>

B1. Existing Gross Floor Area \*  
2513.4 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
1701.0 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
812.4 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	-	Basement**	-
First Floor	326.8	Stairways**	4.8
Second Floor	937.2	Mechanical**	0
Third Floor	937.2	Porch/Garage**	0
Porches/Other	0	Attic less than 5'	937.2
<b>Total Gross*</b>	<b>2201.2</b>	<b>Total Exclusions</b>	<b>942.0</b>

C1. Proposed Gross Floor Area \*  
2201.2 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
942.0 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
1259.2 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2071.6 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2092.3 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:  Date: 1/23/18

December 10, 2017

Board for Zoning Appeals (BZA)  
City of Alexandria, Virginia

Subject: Hartenstine Residence  
2428 Taylor Avenue, Alexandria, VA

To Whom it May Concern:

We are the owners of the home at 2429 Cameron Mills Road; located two home west of the Hartenstine residence, at the corner of Cameron Mills Road and Virginia Avenue. We have lived in this home for over 35 years. We wish to express our full support of the proposed addition to their home located at 2428 Taylor Avenue, Alexandria, VA.

The planned addition is sensitively designed to enhance the neighborhood, and addresses the needs of their growing family. The front porch, as well as, the second story and rear addition compliment the existing homes in our neighborhood. We welcome this thoughtful improvement.

Please accept this letter of support for their well-conceived and well-planned project.

Sincerely,

  
William & Martha Waldron

December 10, 2017

Board for Zoning Appeals (BZA)  
City of Alexandria, Virginia

Subject: Hartenstine Residence  
2428 Taylor Avenue, Alexandria, VA

To Whom it May Concern:

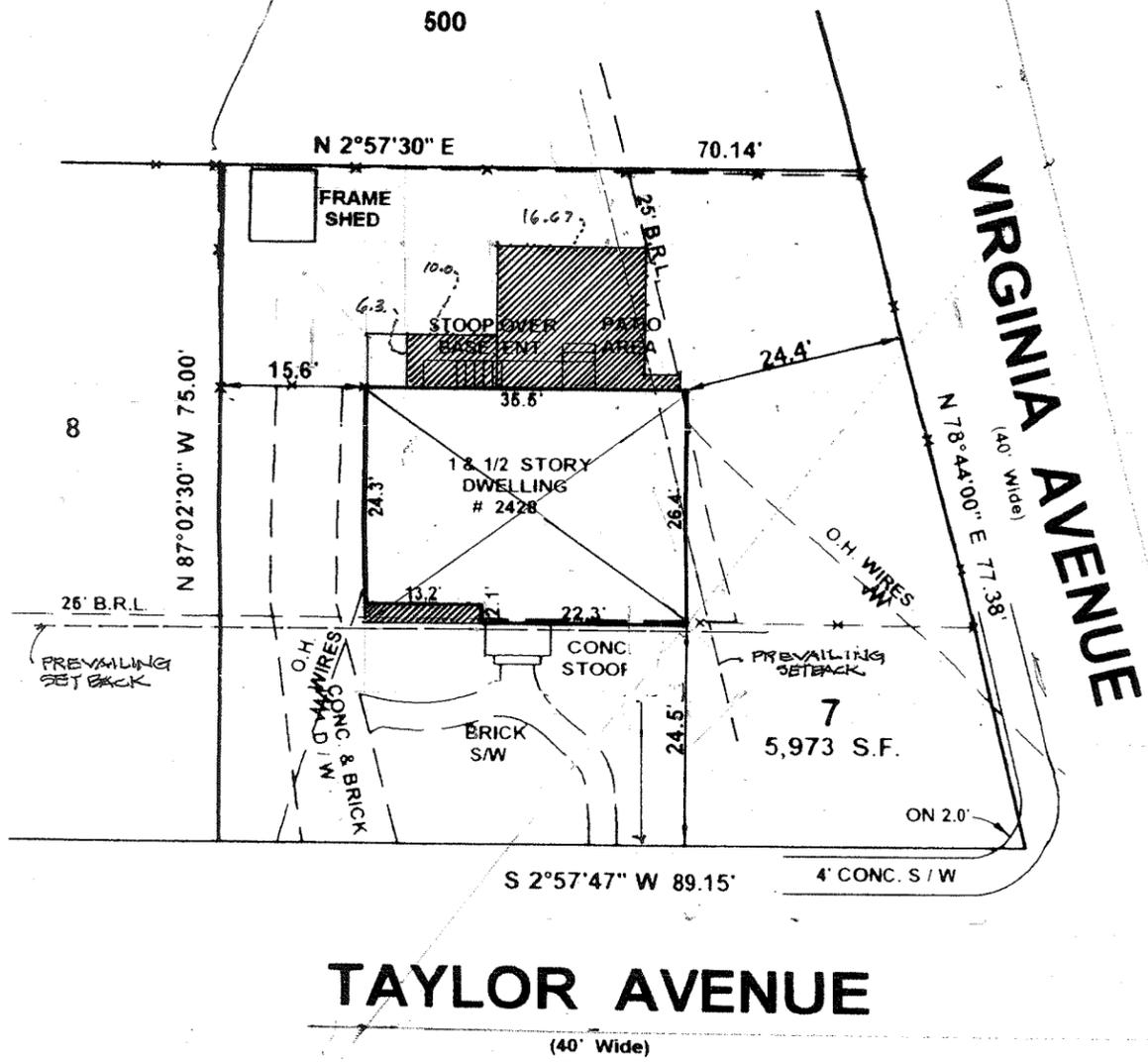
We are the Clark family located at 602 Virginia Avenue, next door and west of the Hartenstine residence. We have lived in this home for 13 years. We fully support of the proposed addition to their home located at 2428 Taylor Avenue, Alexandria, VA.

We are pleased that the proposed addition respects the location of our home, and in particular, how the addition is scaled down to a one-story structure next to our home. The design is consistent with the traditional architectural style of the neighborhood. We share the Hartenstine's excitement for the completion of this well designed project and feel it will add value to the neighborhood.

Sincerely,

Robert & Elizabeth Clark

*Elizabeth Clark* 12/10/17  
*Robert* 12/10/17



NOTE:  
SOME FEATURES MAY NOT BE SHOWN DUE TO SNOW COVERAGE

NOTES:  
THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
NO CORNER MARKERS SET PER WAIVER FROM CLIENT.  
THE DWELLING SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA UNLESS OTHERWISE NOTED.  
FENCES, IF SHOWN, ARE APPROX. ONLY AND DO NOT CERTIFY AS TO OWNERSHIP

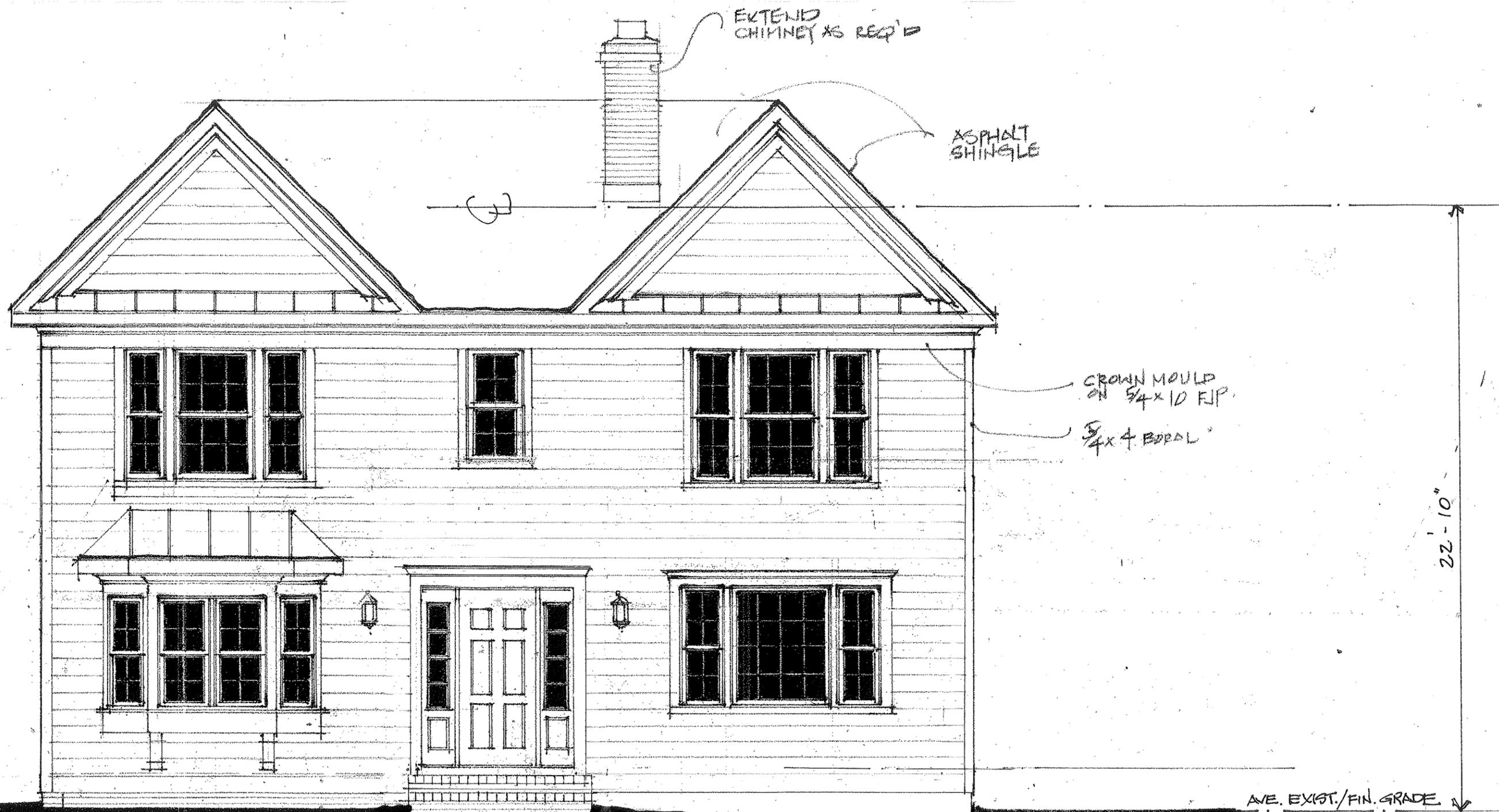
**HOUSE LOCATION**  
LOT 7 BLOCK 7 PART ONE SECTION ONE  
**JEFFERSON PARK**  
CITY OF FAIRFAX, VIRGINIA



**HIGHLANDER SURVEYING SERVICES P.C.**  
**CURTIS L. McALLISTER, L.S.**

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

SCALE: 1" = 20'	DRAWN WED / cld
DATE: Feb. 09, 2010	CHECK CLM
NO TITLE REPORT FURNISHED	PHONE # 703-273-4433
INST. 050041111	HARTENSTINE



EAST ELEVATION

HARTENSTINE RESIDENCE

2428 TAYLOR AVE.

4" = 1'-0"

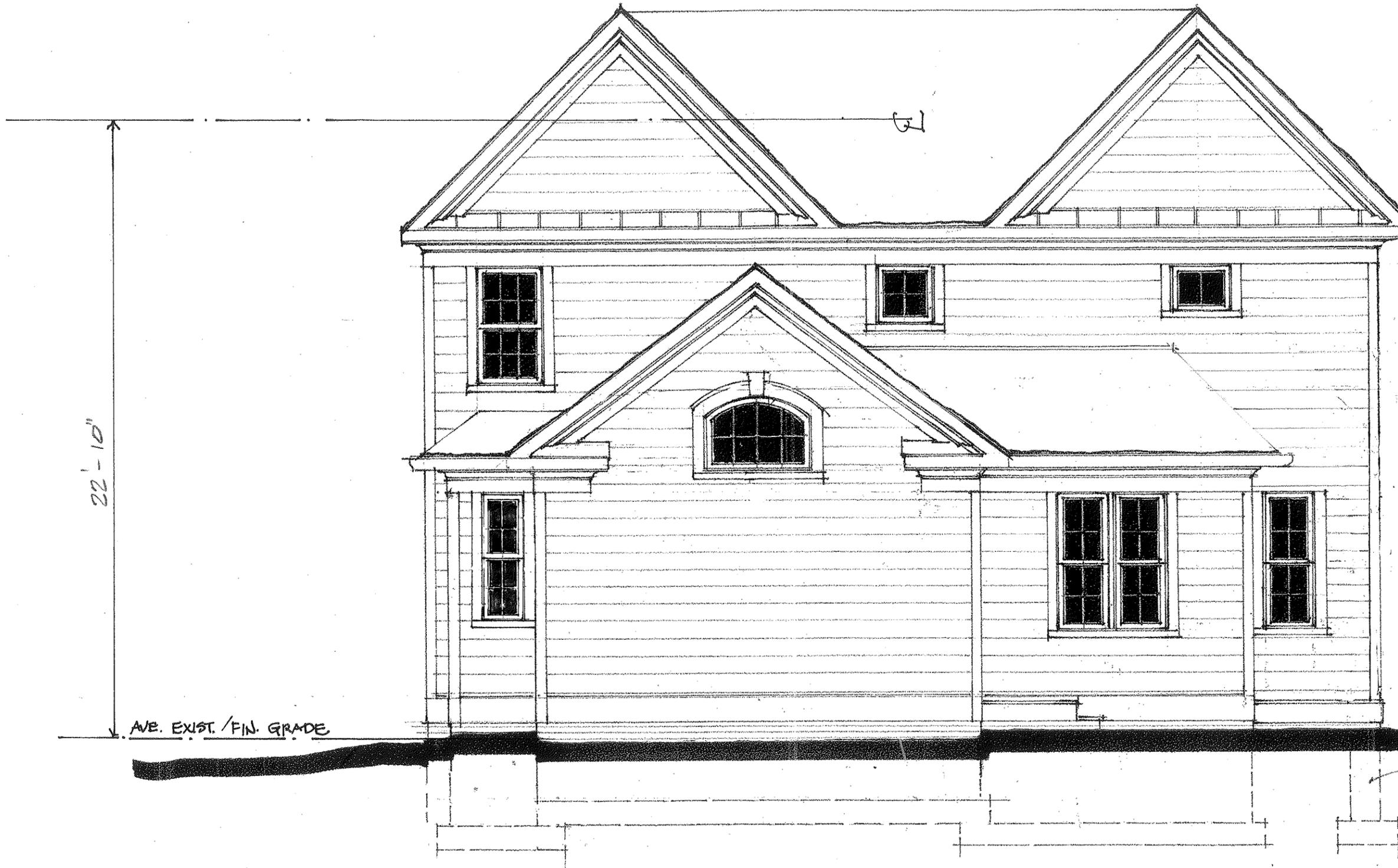
 Beasley Architectural Group, LLC  
Architecture & Consulting



 **Beasley Architectural Group, LLC**  
Architecture & Consulting

11 Forrest Street, Alexandria, Virginia 22305  
Office (703) 684-8225 FAX (703) 684-8229  
rktectkim@aol.com

HARTENSTINE RESIDENCE  
1/4" = 1'-2 1/2" 2428 TAYLOR AVE.  
SOUTH ELEVATION



AVE. EXIST. / FIN. GRADE

CMU PIER

HARTENSTINE RESIDENCE  
 1/4" = 1'-0" 2428 TAYLOR AVE.  
 WEST ELEVATION

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 rkitectkim@aol.com



EXIST. GABLE  
TO BE  
REMOVED

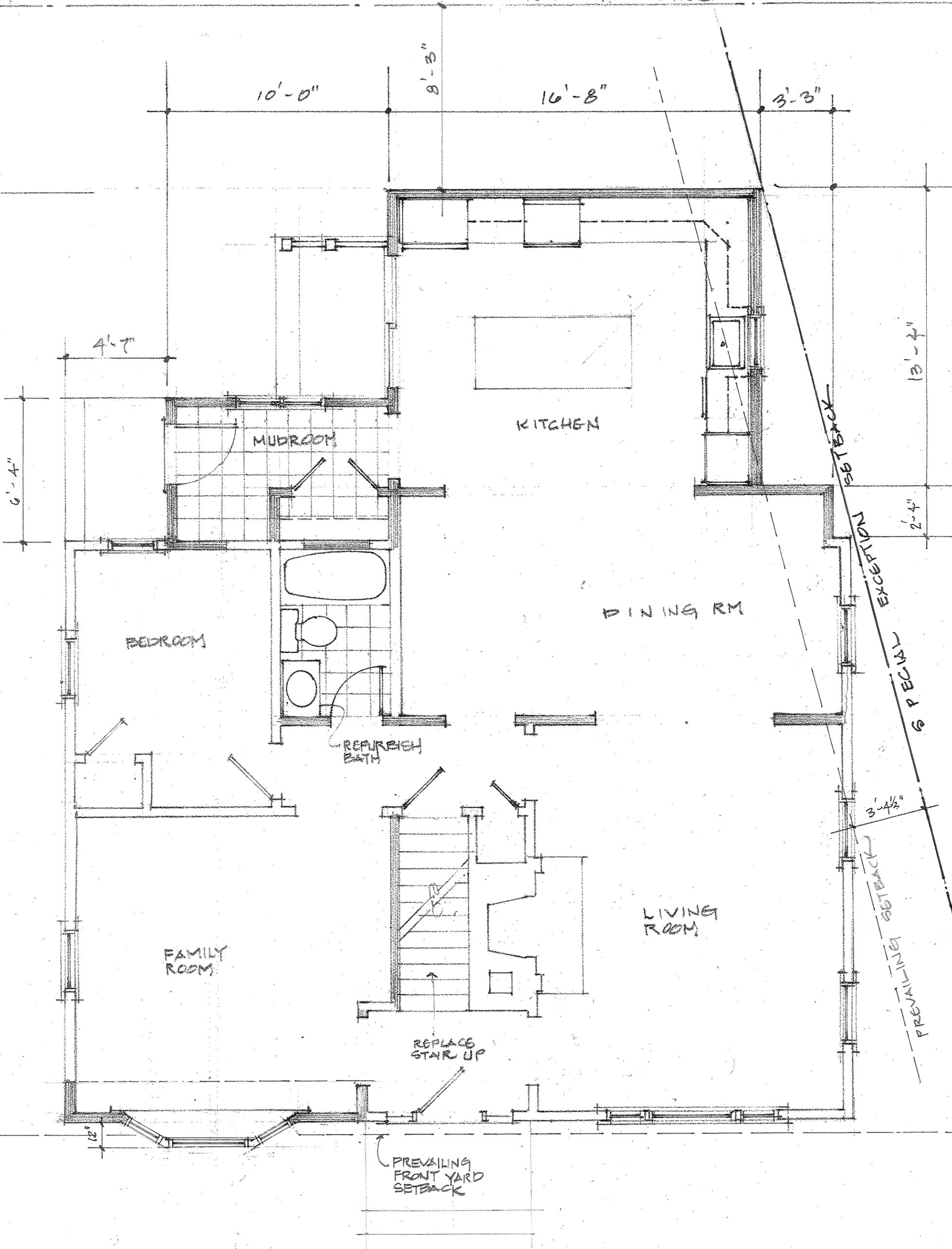
EXIST. SHED  
PORCH TO BE  
REMOVED

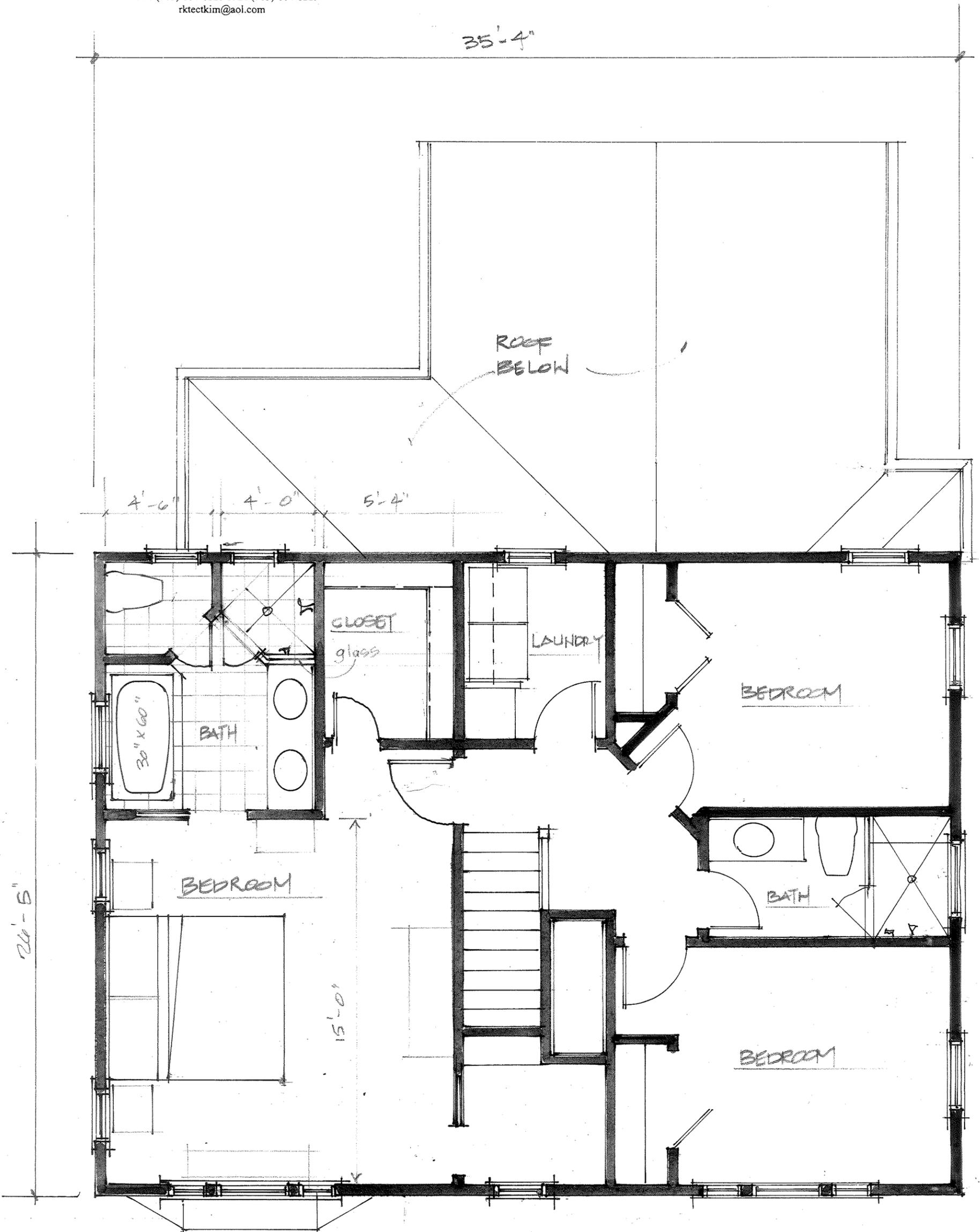
MASONRY  
LINTEL

MARTENSTINE RESIDENCE  
2428 TAYLOR AVE.  
NORTH ELEVATION

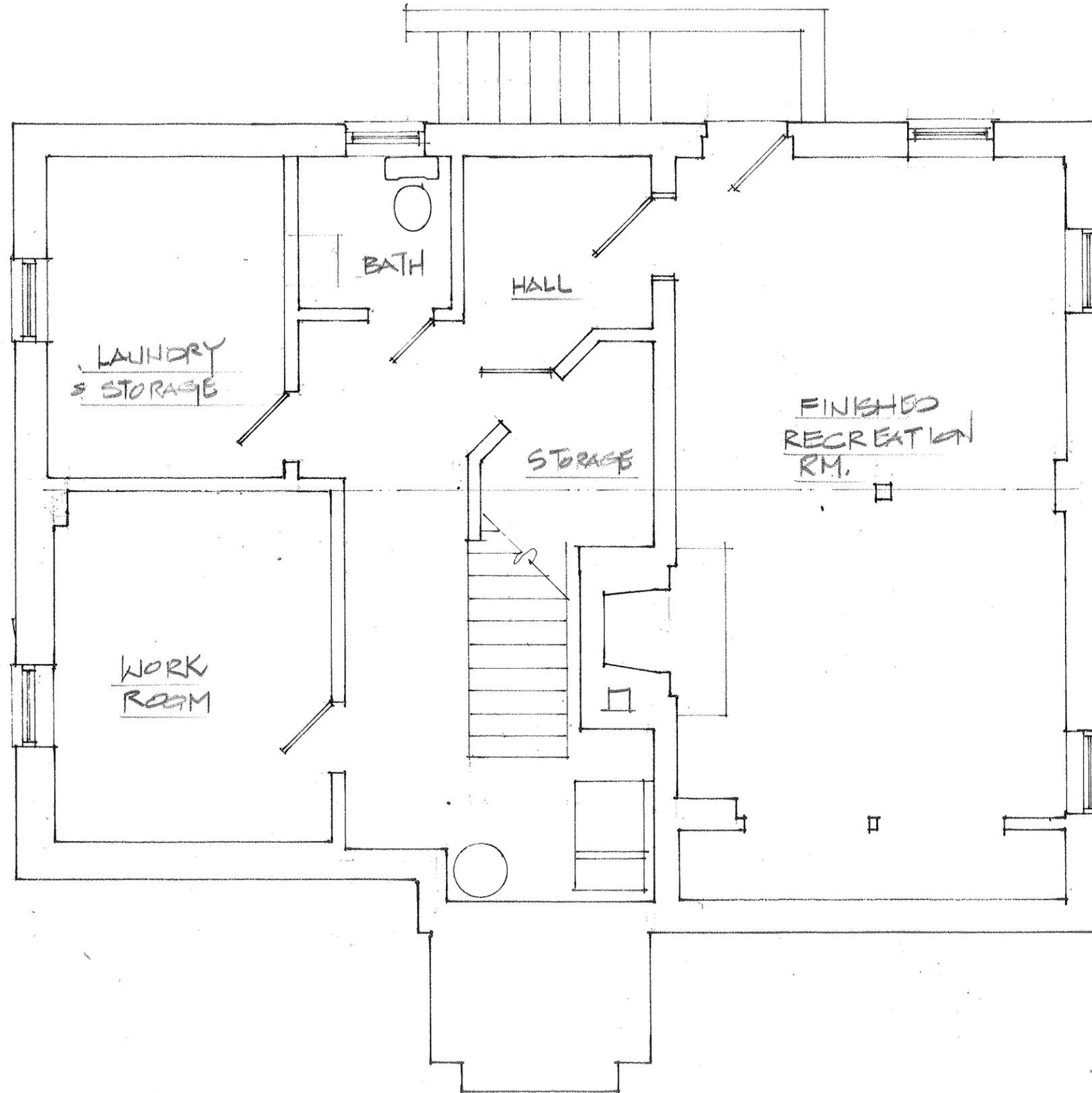
4" = 1'-0"

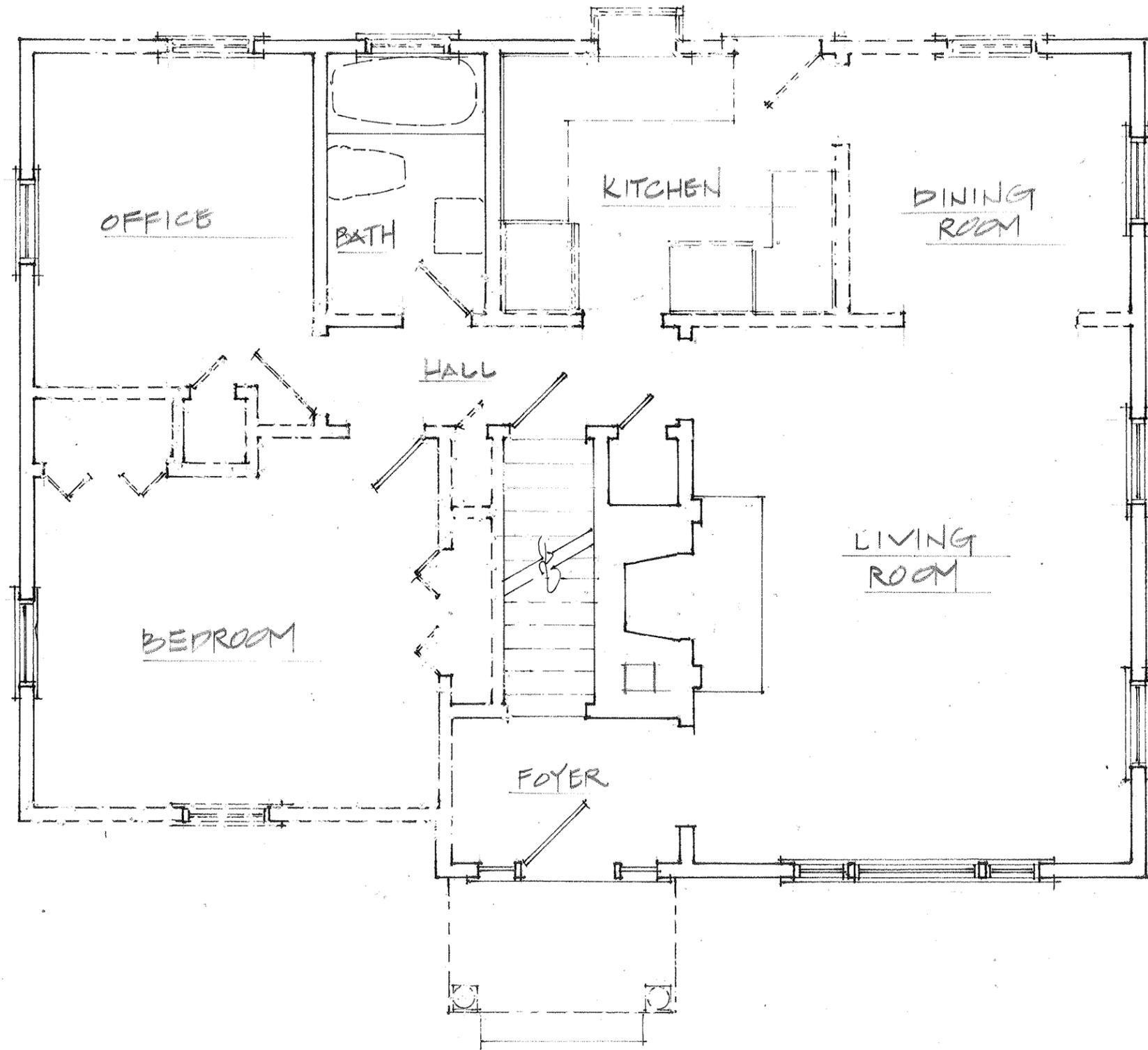
PROPERTY LINE

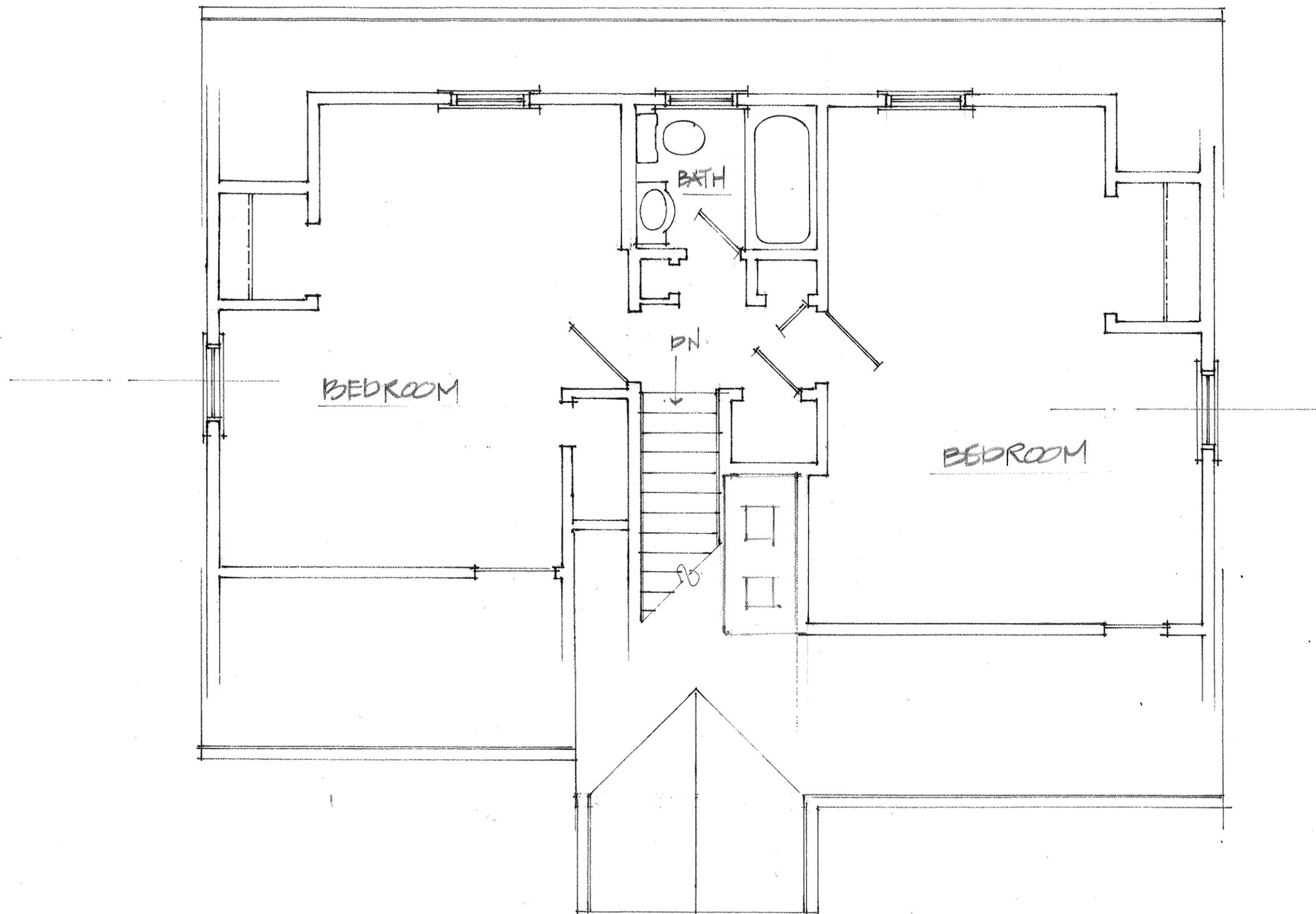




HARTENSTINE RESIDENCE  
PROPOSED 2ND FLOOR PLAN 1/4" = 1'-0"








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**HARTENSTINE RESIDENCE**  
 EXISTING 2ND FL. PLAN  $\frac{1}{4}'' = 1' - 0''$