

Special Use Permit #2022-00022
103A East Del Ray Avenue
Redevelopment of a Substandard Lot

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with lot modifications and a parking reduction; zoned: R-2-5/Single and two-family.	Planning Commission Hearing:	September 6, 2022
	City Council Hearing:	September 17, 2022
Address: 103 A E Del Ray Avenue	Zone:	R-2-5/Single and two-family
Applicant: Melanie Bradshaw & David Metzner	Small Area Plan:	Potomac West Small Area Plan

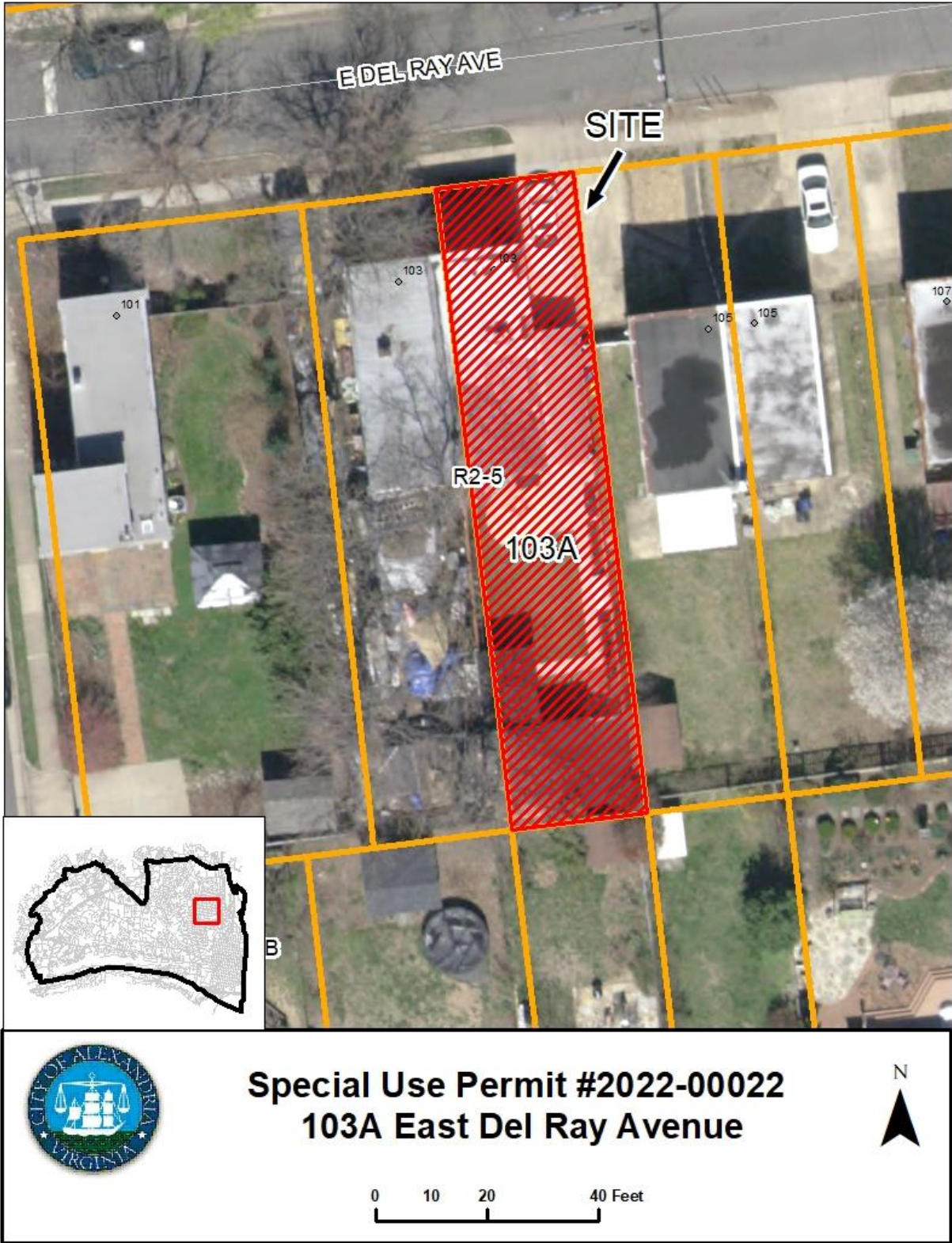
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Alexa Powell, alexa.powell@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 6, 2022: This item was pulled from the consent agenda as a result of a submitted speaker request. Staff gave a presentation followed by a brief statement from a neighbor Gayle Reuter in support the applicants request.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval for SUP #2022-00022. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.



I. DISCUSSION

REQUEST

The applicants, Melanie Bradshaw & David Metzner, request a special use permit approval to redevelop a substandard lot with a single-family dwelling with lot modifications and a two-space parking reduction.

SITE DESCRIPTION

The subject property is one lot of record with 25 feet of frontage on East Del Ray Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The property is surrounded by single and two-family residential uses.

BACKGROUND

The site was previously developed with a two-story semi-detached dwelling with off-street parking for one car.

In November of 2021 the original dwelling on the subject property was destroyed by a fire. The applicants' former house shown on the left in Figure 1 has since been demolished subsequent to a determination that the dwelling was a total loss. The applicant proposes a single-family dwelling instead of another semi-detached as the abutting property owner, whose home was also damaged by fire, is not ready to reconstruct their dwelling at this time. Given that the applicants have had to reside elsewhere after the fire, they are anxious to rebuild a home in the same setting.



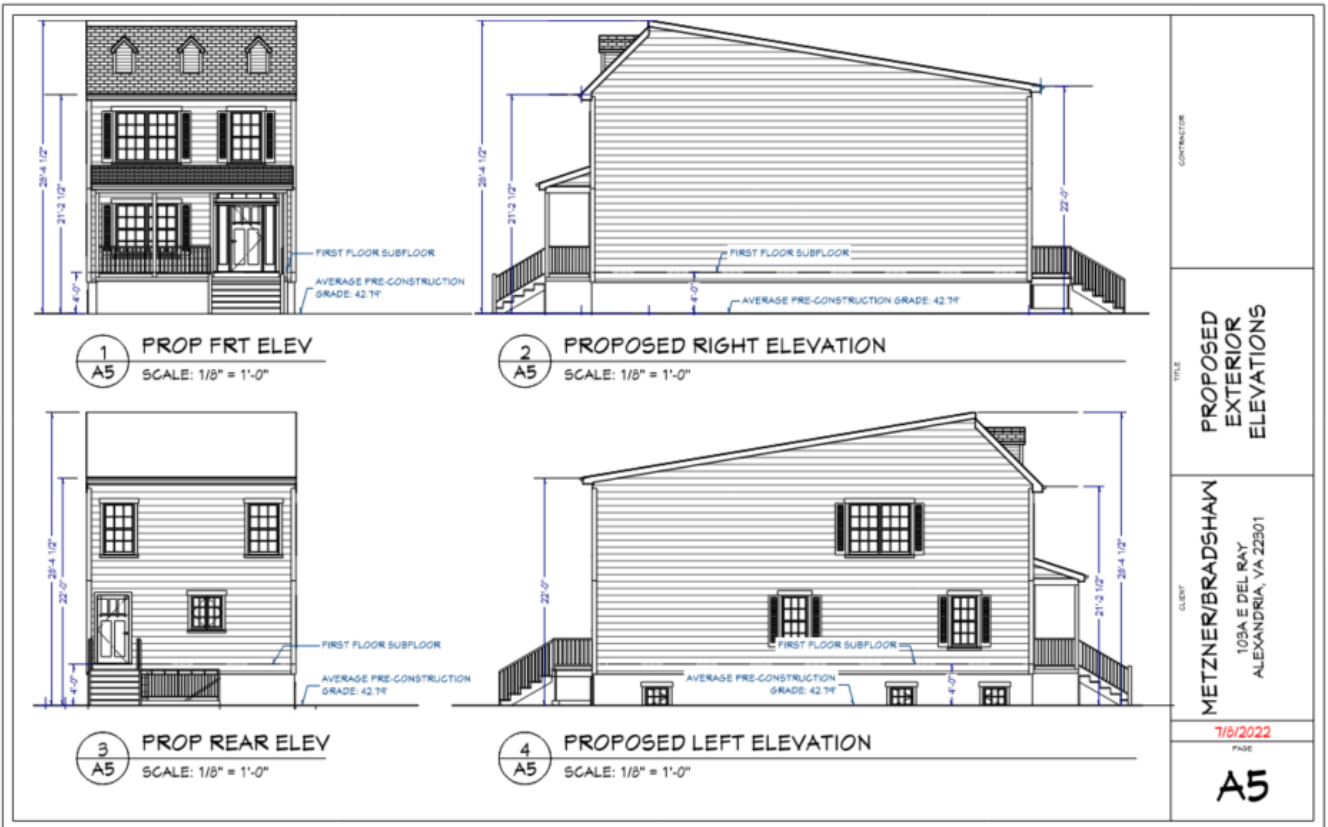
Figure 1 – Previous Dwelling

PROPOSAL

The applicant proposes to construct a new two-story single-family dwelling with lot modifications. Given the lot area, width and frontage limitations, the applicant cannot accommodate the placement of the required two spaces for parking and requests a parking reduction. The proposed dwelling would have 2,875 square feet of net floor area and would measure 25 feet in height from average preconstruction grade to the midpoint of the dwelling's gable roof.

The applicant's proposed design would exhibit a style that incorporates eclectic design elements found on the street. The design includes Colonial Revival features and Craftsman details illustrated by a lower pitched, side-gabled roof; decorative shutters; front facing faux dormers; a front door with side lights and transom; 6:6 window; and a full-length front porch. Figure two, below, shows the proposed elevations.

Figure 2 - Proposed Elevations



ZONING

The subject property is located in the R-2-5 zone, which requires a minimum lot size of 5,000 square feet, a minimum lot width of 50 feet, and a minimum lot frontage of 40 feet for a single-family dwelling. The lot is deficient in terms of lot area, with only 2,875 square feet, the property is 2,125 square feet shy of meeting the minimum lot area for a lot developed with a single-family dwelling in the zone. At 25 feet wide with the same amount of frontage the property falls 25 feet short of meeting the minimum lot width and 15 feet less than the minimum lot frontage requirement for a lot developed with a single-family dwelling in the zone. The lot is therefore considered substandard and subject to infill regulations for a substandard lot.

The provisions of Section 12-900 of the Zoning Ordinance, regarding developed substandard lots, apply in this case, as opposed to those of Section 12-400 (substandard regulations for undeveloped lots), because the lot is already developed. More specifically, Section 12-901(C) requires a Special Use Permit based on a finding by City Council "that the proposed development will be compatible with the existing neighborhood character in terms of bulk, height, and design."

While the maximum building height permitted by the zone is 30 feet, which is five feet taller than the proposed height, we also take into consideration the average height of the properties on the

block to assess compatibility on substandard lots. Further, the proposed height including details are below in the staff analysis section on height within this report. The proposal exceeds the allowable Floor Area for the zone and is six inches taller than the Threshold Height in the Contextual Block face. However, because the existing building was noncomplying in terms of floor area the applicants are permitted to replace this building with the same square footage as previously per Section 12-102(B). The following table further illustrates the significant zoning elements associated with this proposal. The lot characteristics that deviate from the lot requirements of the zone are shaded in blue

Table 1 – Zoning Table

	Requirement		Proposal
Lot Size	5,000 SF Min		2,875 SF
Lot Width	50' Min		25'
Lot Frontage	40' Min		25'
Front Yard	Established setback range	14.0'-29.0'	14.5'
Side Yard (East)	1:3 with 7' min (Height: 25.0')	8.33'	2' (6.33' Modification requested)
Side Yard (West)	1:3 with 7' min (Height: 25.0')	8.33'	3' (5.33' Modification requested)
Rear Yard	1:1 with 7' min	22.0'	57.8'
Building Height	Average of sample up to 30' maximum	Average is 22.86'	25.0'
Threshold Height	2.5' OR Threshold Height in CBF	3.6'	4.0'
FAR	0.45	0.45 x 2,875 SQFT = 1,293 SF. BUT maximum is based on previously existing nonconformance which is 1,652 SF	1,541 SF

103A East Del Ray Avenue
SUP2022-00022

PARKING

Pursuant to Section 8-200(A)(1) of the zoning ordinance, a minimum of two off-street parking spaces are required for single family detached dwellings. The applicant is seeking a two-space parking reduction.

MASTER PLAN DESIGNATION

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to construct a new dwelling on this substandard lot with lot modifications and a two-space parking reduction. The special use permit approval that is required here is one limited to the protection of neighborhoods from infill projects that are so large or out of character that they overwhelm a residential area. Section 12-901(C) requires a review for compatibility with the existing neighborhood character in terms of *bulk, height and design*.

The lot in this case is substandard in lot area, width and frontage for a single-family dwelling. Staff recognizes, however, that if developed with a semi-detached dwelling the property would still be substandard by 12.5 feet in lot width and frontage but would meet the lot area requirements. As the property owner has been unable to coordinate with their neighbor on rebuilding a semi-detached building, staff is supportive of the project in the proposed single-family configuration so they can reconstruct their home and have use of their private property again. This proposal balances the applicants' understandable desire to recover from a devastating fire while also carefully considering compatibility with the character of the block. As a result, staff believes that the design of the proposed dwelling is both compatible with the neighborhood in height and bulk and appropriately mirrors the style of several homes found in this area. The staff analysis follows:

Height

With respect to overall height, when measured to the midpoint of the gable, the proposed house is 25 feet tall. While the proposed height exceeds the average for the block it is shorter than the tallest house on the street by four feet as shown below in Table 2 – Dwelling heights. Further, the height of the dwellings within the contextual block face at 105 E Del Ray, 103 E Del Ray, and 101 E Del Ray Avenue more accurately reflect how the increase in height for the subject property would be perceived. The height of the dwellings within the contextual block face measures between 21.27 feet to 24.37 feet and the proposed height of the subject property is imperceptibly above this range. At 25 feet, the proposed dwelling would also be five feet below the maximum height permitted by the R-12 zone of 30 feet if the proposal qualified as by-right construction on a standard-sized lot. This house fits in with its immediate neighbors and balances out the relatively tall house on the corner as shown in Figure 3. As proposed the dwelling is only 8% higher than the block average, balances others on same side of street, and is a sloped pitched roof rather than flat. Finally, the applicant is proposing increasing the front yard setback from 14.4 feet to 14.5 feet (not including

the front porch), which will set the height back from the street. Considering all of these factors, staff finds the proposed height to be compatible with other homes on the block in terms of height.

Table 2 – Dwelling Heights

Block Average		22.86'
101 E Del Ray Ave		29.00'
*102 E Del Ray Ave		24.37'
*103 E Del Ray Ave		21.27'
*104 E Del Ray Ave		14.95'
105 A E Del Ray Ave		22.00'
*105 B E Del Ray Ave		22.00'
107A E Del Ray Ave		22.00'
107 E Del Ray Ave		22.00'
109 E Del Ray Ave		24.69'
111 E Del Ray Ave		25.02'
113 E Del Ray Ave		24.24'
Proposed Dwelling	25.00'	

*Dwellings within the contextual block face

**Figure 3 – Block Face Heights Comparison
(Neighboring properties on the same side of the street)**



Likewise, the proposed threshold height is about 0.4 feet higher than the tallest threshold height within the contextual block face. While the threshold height here may be slightly taller than immediately surrounding dwellings when we take into consideration the threshold height for other

properties within this block there are three other homes with the same four-foot threshold height that is proposed here. As a substandard lot we also look at overall compatibility with the neighborhood. The average threshold height for the block is three feet a one-foot difference from what is proposed. However, included in this threshold height is a six-inch step up from the porch into the home, which is setback eight feet and, therefore, this difference is almost imperceptible. Staff finds the proposed threshold height to be compatible with the neighborhood.

Bulk

The proposed dwelling is similar in size and bulk with others on the block, including its neighbors at 100, 102, 103, 111, and 113 E Del Ray Avenue. Figures 4 shows some of these comparable dwellings along E Del Ray Avenue.

The prominent front porch breaks up the massing and minimizes the perception of bulk. In addition, the removal of the parking pad at the front will increase open space and also reduce the perception of bulk. With 1,541 square feet of net floor area, the proposed dwelling would be 248 square feet over the maximum floor area permitted by the R-2-5 zone. However, the applicants are permitted to reconstruct the noncomplying structure up to the square footage that existed prior to the fire, which was 1,652 square feet, and are choosing to reduce the degree of noncompliance by 111 square feet.

The applicant's proposal brings the house further into compliance with the zone in terms of floor area and is compatible with neighborhood character in terms of bulk.

Figure 4 – Neighboring Properties



Design

Beyond the subject property and in the immediate area, the 100 block of East Del Ray Avenue, demonstrates a mix of architectural styles from the mid-20th to 21st century with no unifying features that stand out as defining characteristics of the neighborhood.

Staff found the proposed design to be compatible with established neighborhood. This area of Alexandria contains a wide range of architectural styles and expressing some Craftsman-style features. The homeowner and architect have taken their design cues from several houses found along the block and incorporated many of these features into the final design.

It includes a full-length front porch with a front entry that incorporates transom window above the door and sidelights which are characteristic of the Craftsman period. The front porch reinforces the connection between the dwelling and the street, mirroring the design of many other dwellings along the block which also include front porches.

Figure 6 – Shared Characteristics



Full length front porch and 6:6 windows.
(113 E Del Ray Avenue)



Rooftop dormer.
(111 E Del Ray Avenue)



Two-story dwelling.
(105 A&B E Del Ray Avenue)

Modifications

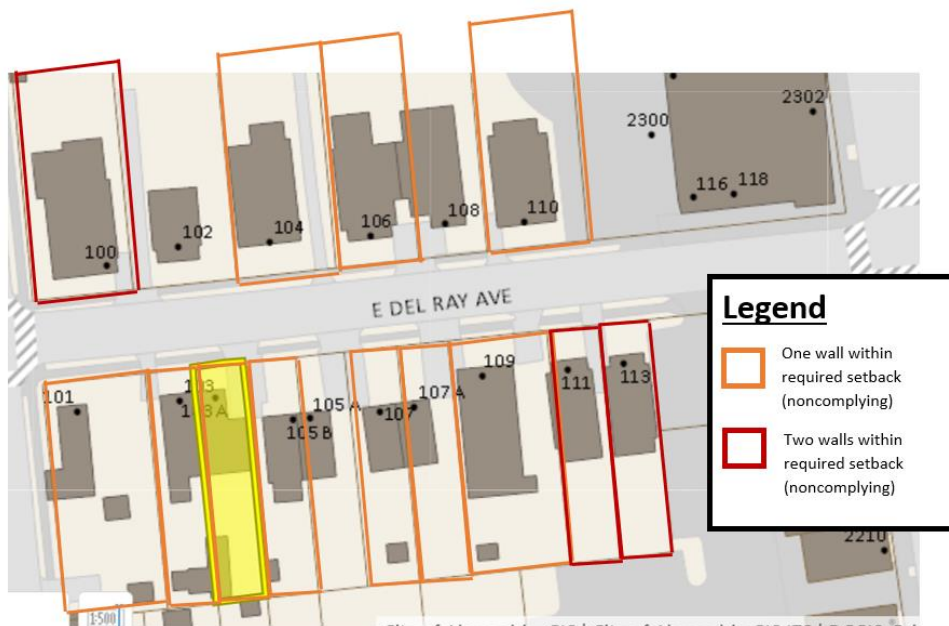
Staff also supports the request for a modification to the east and west side yard to allow a second story on this narrow substandard lot. Taking into consideration the applicants' inability to expeditiously construct a semi-detached dwelling on their lot, staff believes the modification on both sides of the dwelling is reasonable and does not negatively impact the perception of bulk.

Pursuant to Zoning Ordinance section 11-416, these modifications are necessary or desirable for good site development, that the site design would make up for potential impacts and that they will not be detrimental to neighboring property. Staff found that these modifications would meet these standards. Further analysis follows:

The two-story portion of the proposed dwelling's east and west elevation would provide a side yard of two and three feet, respectively, which does not meet the minimum standard of seven feet or a 1:3 height to setback ratio for a single-family dwelling in the zone. The subject property's narrowness also presents a challenge to desirable site design. If the applicant provided a complying east and west side yard, the proposed dwelling could only measure 8.3 feet in width for a single-family dwelling or 15 feet as a semi-detached dwelling. While it is possible to increase the size of the side yards while maintaining the same square footage as previously existed on the site, doing so would reduce the size of its rear yard which is a desirable feature of the proposal. An open and relatively sizable backyard is a common feature of most lots in this neighborhood. Further, the applicant would still be unable to simultaneously provide the required side yards and maintain the same size dwelling as existed previously. Alternatively, the property owner could decrease overall height, but here again, this results in less square footage than previously on-site and would still create a very narrow dwelling.

It is also worth noting that a majority of the dwellings along East Del Ray Avenue provide at least one noncomplying side yard because of the narrowness of their lots (see Figure 7 – Properties with at least one non-complying side yard setback). Only three out of 16 houses on this block comply with both side yard setbacks required in this zone.

Figure 7 – Properties with non-complying side yard setbacks on the block



Parking Reduction

The applicant is also seeking a two-space parking reduction. The lot previously accommodated only one standard parking space. With the change from a semi-detached to a single-family dwelling the house relocated several feet to provide some setbacks on either side. In doing so, there is insufficient space in front or side of the house to include parking nor is there an alley or space for a driveway that would allow the applicant to access spaces located at the rear of the property. In this location, on-street parking is only permitted on the opposite side of the street due to the narrowness of the existing right of way. No alternatives exist in terms of providing off-street parking with the proposed configuration. While it is likely that any vehicles associated with this property will use on-street parking in the neighborhood, there are available alternatives. For example, only a block away along Mount Vernon Avenue there is transit which will provide access to the future Potomac Yard Metro station. This property is also within a walkable or bikeable half-mile of the bus rapid transit along Richmond Highway. As such, staff is supportive of this parking reduction.

Given the trade-offs between a narrower footprint and losing a backyard, the analysis of height, bulk and design, the requested modifications, and a neighbor's written support, staff believes the request would be compatible with the surrounding neighborhood and would not be detrimental to neighborhood character and recommends approval of the request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The design of the dwelling shall be substantially consistent with the final application submitted on July 20, 2022. (P&Z)
2. The applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
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)
4. Applicant shall be responsible for the closure of the curb cut on their portion of property and all associated costs. (T&ES)

STAFF:

Tony LaColla, AICP, LUS Division Chief
Ann Horowitz, Principal Planner
Alexa Powell, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F-1 No comments from transportation Planning.

C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)

C-2 New curb cuts require separate approval from the City. (Sec. 5-2-14) (T&ES)

C-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)

C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)

C-5 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)

C-6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). 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)

C-7 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-8 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)

C-9 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361)
(T&ES)

C-10 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)

Code Enforcement:

F-1 Exterior walls design shall comply with VRC Table R302.1(1). No opening is allowed
within 3ft to the property line.

Fire:

No comments or concerns.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: Del Ray

TAX MAP REFERENCE: Parcel ID # 034. 02-11-03 **ZONE:** _____

APPLICANT:

Name: Melanie Bradshaw & David Metzner

Address: 103A E Del Ray Ave, Alexandria VA 22301

PROPOSED USE: single family house

☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.


☐ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Melanie Bradshaw
Print Name of Applicant or Agent

2935 Argyle St, ~~Alexand~~
Mailing/Street Address

Alexandria VA 22305
City and State Zip Code

 4/13/22
Signature Date

703.868.1502
Telephone # Fax #

melanie.j.bradshaw@gmail.com
Email address

OWNERSHIP AND DISCLOSURE STATEMENT
for application for a Special Use Permit

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name: _____ Phone: _____
Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

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

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.		
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.

Name	Address	Percent of Ownership
1.		
2.		
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](#).

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.		
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.

4/1/22 Melanie Bradshaw MBS
 Date Printed Name Signature

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

NARRATIVE DESCRIPTION

See attached

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☐ a new use requiring a special use permit,

☒ an expansion or change to an existing use without a special use permit,

☐ an expansion or change to an existing use with a special use permit,

☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

none

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

none

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

n/a

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

none

B. How will the noise be controlled?

n/a

8. Describe any potential odors emanating from the proposed use and plans to control them:

none

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Single family trash

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

3 bags per week

- C. How often will trash be collected?

once a week

- D. How will you prevent littering on the property, streets and nearby properties?

n/a

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

fence

3. What is the primary purpose of the study? (20%)

ALCOHOL SALES

- 13.**
- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

1. I have read the above information and understand it. I agree to participate in this study and to answer the questions on the questionnaire. I understand that my participation is voluntary and that I can withdraw at any time without penalty.

Source: *Journal of the American Statistical Association*, 1997, 92, 1037-1046.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

 X Standard spaces
 Compact spaces
 Handicapped accessible spaces.
 Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where is required parking located? (check one)

☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? n/a

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? n/a
- C. During what hours of the day do you expect loading/unloading operations to occur?
n/a
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
n/a

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

n/a

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? 0 square feet.

18. What will the total area occupied by the proposed use be?

1700 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☒ other. Please describe: empty lot

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

We are taking away a small driveway.

2. Provide a statement of justification for the proposed parking reduction.

We had a house fire November 2021 and it was a total loss. We were an attached duplex and asking the city to rezone us as a single family house. In order to move three feet away from the attached side we will no longer have a driveway.

3. Why is it not feasible to provide the required parking?

We need the square footage to move the new house over.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

☐ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 103 A East Del Ray R-2-5
 Street Address Zone

A2. 2,875.00 x 0.45 = 1,293.75
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**	<input type="text"/>	B1. 1,730.00 <input type="text"/> Sq. Ft.
First Floor	844.00	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	844.00	Mechanical**	<input type="text"/>	B2. 42.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	42.00	B3. 1,688.00 <input type="text"/> Sq. Ft.
Porches	42.00	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	Comments for Existing Gross Floor Area Building was destroyed by fire. Interior floor plan
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. Total Gross	1,730.00	B2. Total Exclusions	42.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	850.00	Basement**	850.00	C1. 3,502.00 <input type="text"/> Sq. Ft.
First Floor	850.00	Stairways**	92.00	Proposed Gross Floor Area*
Second Floor	850.00	Mechanical**	24.00	C2. 1,918.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	850.00	Allowable Floor Exclusions**
Attic	850.00	Porches**	82.00	C3. 1,584.00 <input type="text"/> Sq. Ft.
Porches	82.00	Balcony/Deck**	20.00	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck	20.00	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. Total Gross	3,502.00	C2. Total Exclusions	1,918.00	

D. Total Floor Area

D1. 3,272.00 Sq. Ft.
 Total Floor Area (add B3 and C3)

D2. 1,293.75 Sq. Ft.
 Total Floor Area Allowed
 by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
 Existing Open Space

E2. Sq. Ft.
 Required Open Space

E3. Sq. Ft.
 Proposed Open Space

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.

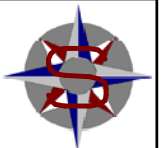
** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** 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.

Signature: _____ Date: _____

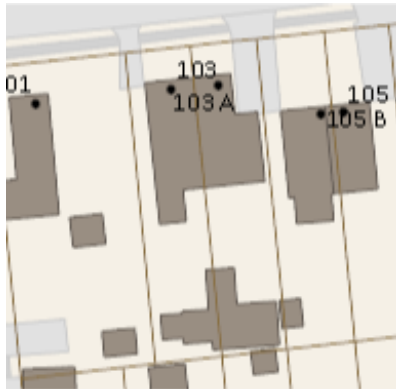




103 and 103 A East Del Ray Avenue (***Updated information shown in bold italics on 3/22/2022***)

Zoned R-2-5 and located in the Town of Potomac National Register Historic District.

Each lot is 2,875 square feet with 25' of lot frontage and width, complying with the R-2-5 minimum lot requirements ***for a two-family semi-detached building***.



The lots are developed with a two-family semi-detached dwelling, one dwelling unit on each lot, and an accessory building in the rear yard at least on the property at 103a E Del Ray Avenue, that appears to have been reconstructed sometime between 2019 and 2021. No permits are on file, but it is possible that is below the threshold for which Code requires a permit. It appears from GIS a much larger

accessory structure once existing across the shared side property line. It is not clear if a structure remains in the rear yard at 103 East Del Ray Avenue. The existing principal building is two stories on both lots is two stories, although the exact height is not known. The property at 103a has an open front porch and a one story side addition and the property at 103 has a front porch that has been enclosed and one story rear addition. While staff does not have a survey of the property, using GIS images the dwellings appear to comply with front setback established by the contextual blockface and the rear yard setback. The dwellings do appear to be located within the required 10' east and west side yard setbacks. The accessory structure at 103a is located in the required rear yard, but could be considered a replacement of the noncomplying structure that was previously located on the lot as it appears approximately the same height and smaller. Staff cannot calculate the existing FAR on the lots. The R-2-5 zone allows .45 FAR, in this case 1,293.75 square feet.

The structures are noncomplying at least with respect the existing side yards, so section 12-102(B) will apply to the reconstruction on these properties.

3/22/22- Based on survey (not to scale) submitted for 103A E Del Ray Avenue, the following information can be confirmed.

- 1) The gross Floor Area is approximately 1,702 square feet(without basement and include detached accessory building), the net floor area cannot be determined without interior floor plans. The open front porch, interior stairs and other areas outlined in section 2-145(A) of the zoning ordinance can be excluded to reach the net floor area. The existing net floor area can be replaced on the lot even if it exceeds the current maximum floor area permitted for the R-2-5 zone.***
- 2) The existing dwelling appears to comply with the front, west side and rear yard setbacks. Both the main two-story dwelling and the one-story addition are noncomplying with respect to the 10.00 foot required east side yard setback (1:3 setback ratio, with a minimum of 10.00 feet-dwelling and addition both appear to be less than 30' in height so only 10' minimum applies). However, the building can be replaced in the required side yard in the same location and at the same heights as existing. (Staff strongly encourages the heights of the four corners of the main building and the corners of the addition be measured, prior to demolition.)***
- 3) The detached rear accessory building complies with the side yard setbacks, but not the rear yard. The rear yard setback is determined by the height of the structure. For every foot of height, one foot of setback is needed, with a minimum of 8.00 feet in all cases. The structure is currently located in the required rear yard and can be replaced at the same height and location. (Staff strongly encourages the heights of the four corners of detached structure be measured, prior to demolition.)***

12-102(B) Reconstruction. If a noncomplying structure is destroyed, demolished or otherwise removed, it may be reconstructed provided that there is no increase in the floor area ratio, density, height or degree of noncompliance which existed prior to such destruction.

Planning and Zoning suggests that the property owners have the properties surveyed to include the location and heights of the principal structures, additions, and any existing accessory structures, prior to any demolition. Once we have survey information Planning staff or an architect can help them calculate their Floor Area.

Pictures from 2021 and 2019 follow.

2021



2021



2019

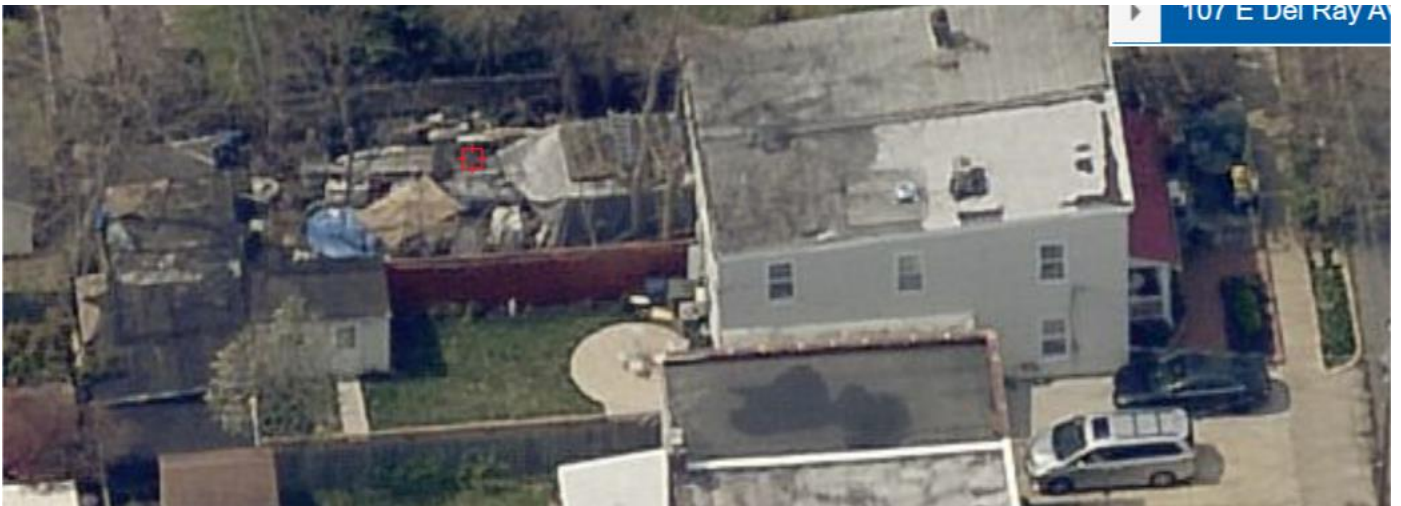
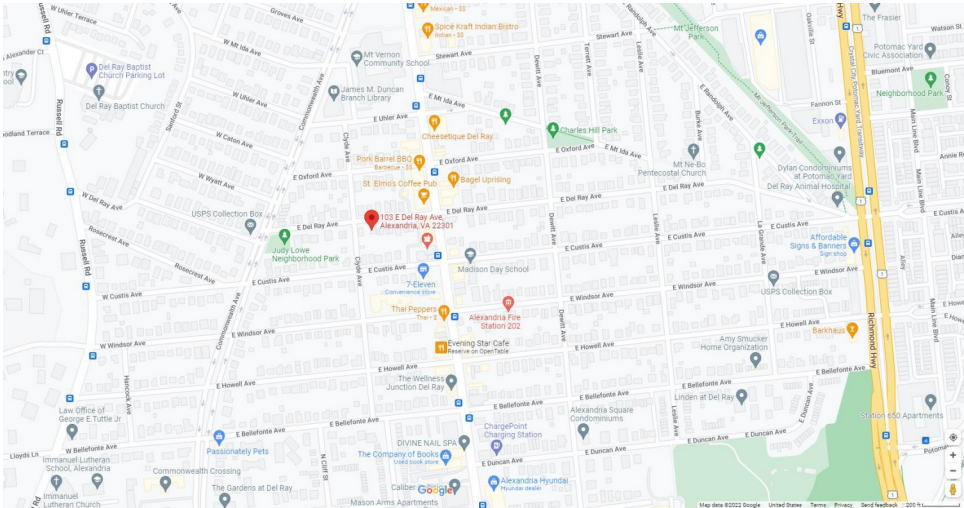


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PAGE	TITLE
A1	COVER PAGE
A2	PROPOSED PLOT PLAN
A3	PROPOSED FND & FIRST FLOOR PLANS
A4	PROPOSED 2ND FLOOR & ROOF PLANS
A5	PROPOSED EXTERIOR ELEVATIONS
A6	PROPOSED SECTION
A7	BLOCKFACE STUDY-NEIGHBORHOOD PLAN
A8	BLOCKFACE STUDY - ELEVATIONS I
A9	BLOCKFACE STUDY - ELEVATIONS II
A10	BLOCKFACE STUDY AERIAL VIEW



PICTURE: EXISTING CONDITIONS



MAP TO SITE



RENDERING: NEW CONSTRUCTION

RENDERINGS FOR ILLUSTRATION ONLY.
FURNITURE AND LANDSCAPING NOT IN CONTRACT.
FINAL FINISH MATERIAL AND COLOR MAY BE CHANGED,
SEE CONTRACT FOR DETAILS.

CONTRACTOR

TITLE

COVER PAGE

CLIENT

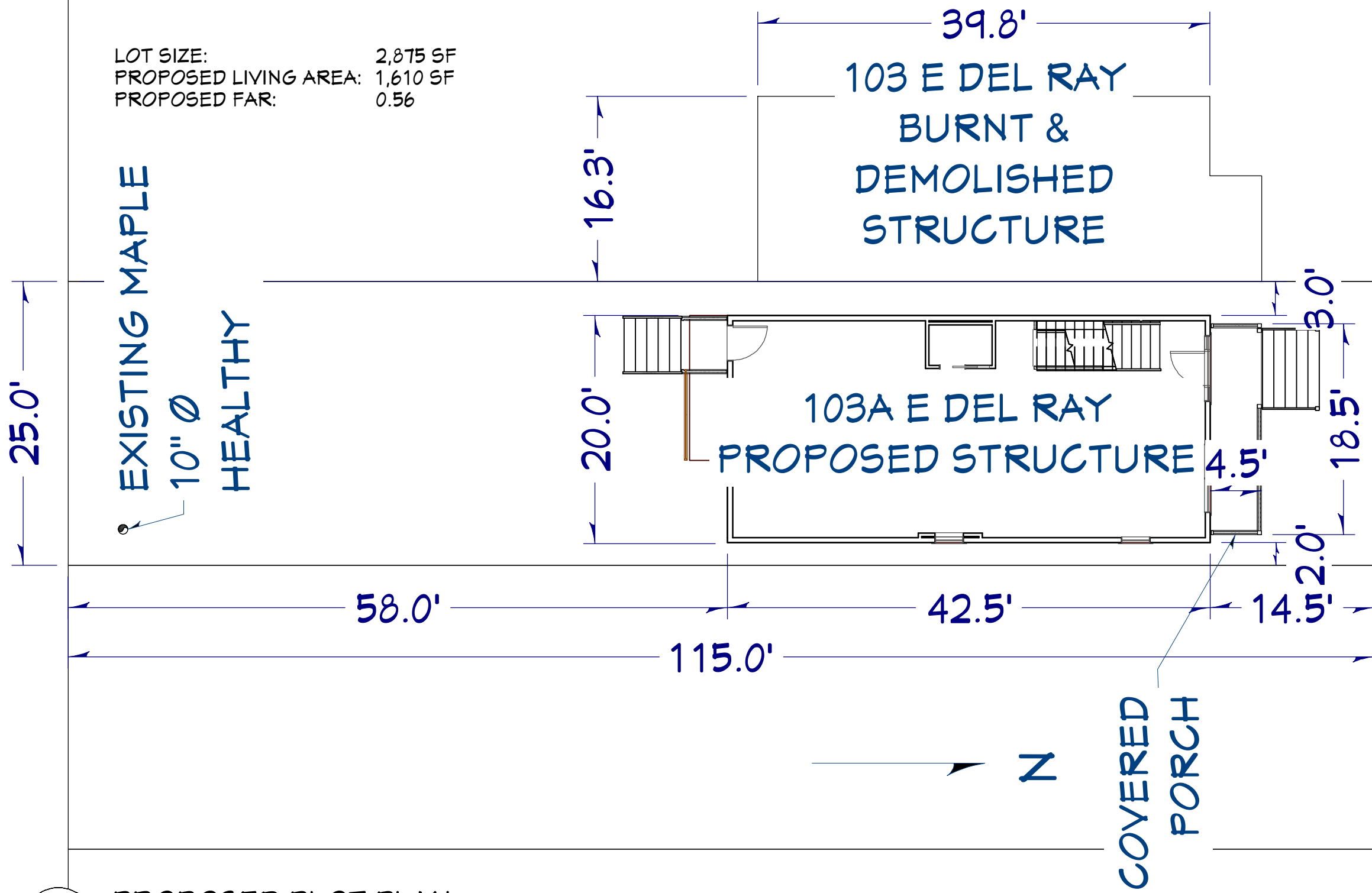
METZNER/BRADSHAW

103A E DEL RAY
ALEXANDRIA, VA 22301

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A2

PROPOSED PLOT PLAN
SCALE: 1" = 10'-0"

CONTRACTOR

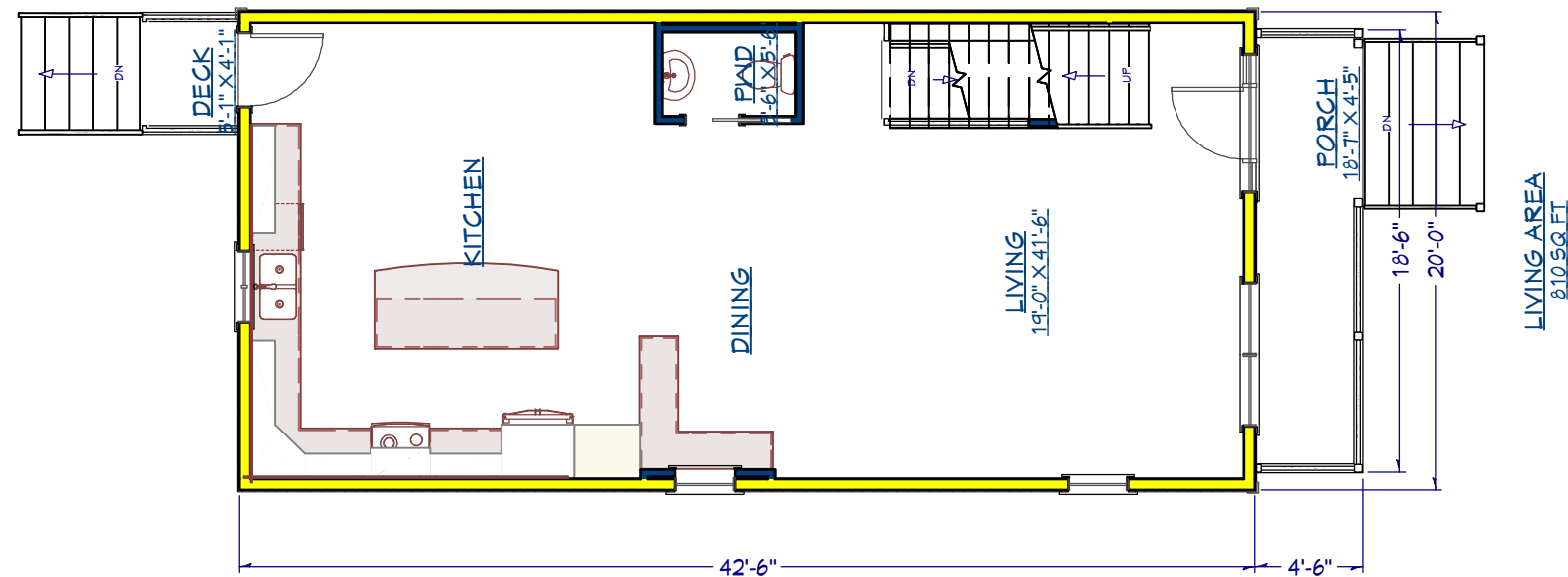
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PROPOSED PLOT
PLAN

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METZNER/BRADSHAW
103A E DEL RAY
ALEXANDRIA, VA 22301

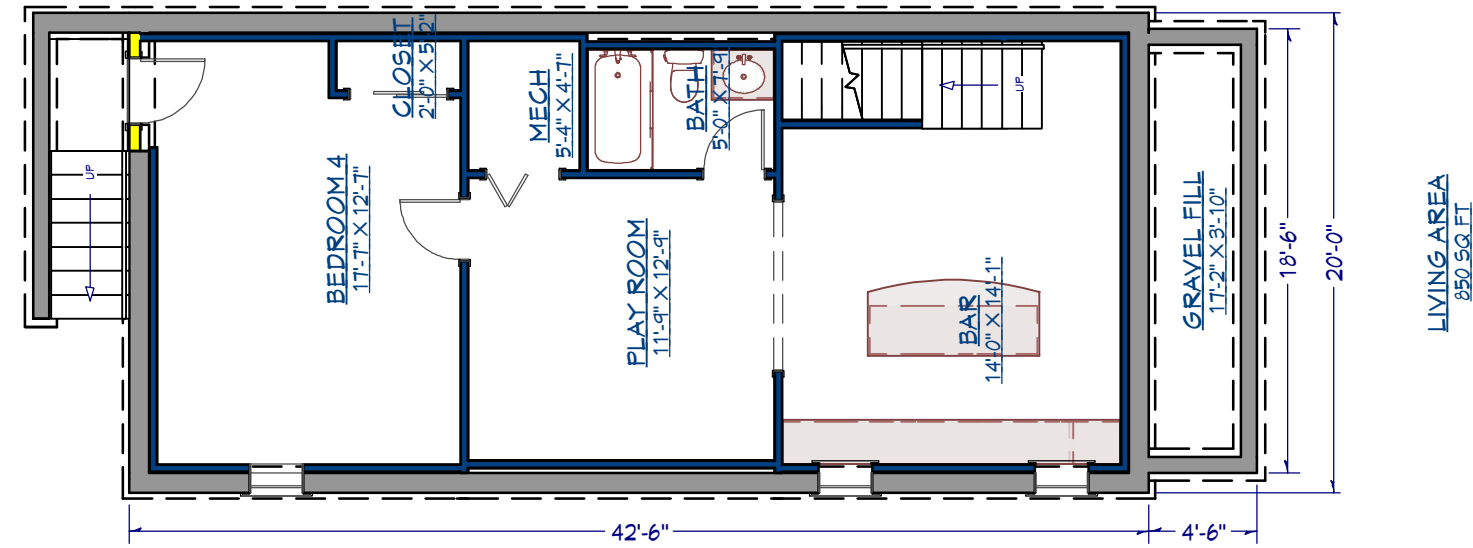
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2
A3
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



LIVING AREA ABOVE GRADE
 FIRST FLOOR: 810 SF
 SECOND FLOOR: 800 SF
 TOTAL: 1,610 SF

CONTRACTOR

TITLE

PROPOSED FND &
 FIRST FLOOR
 PLANS

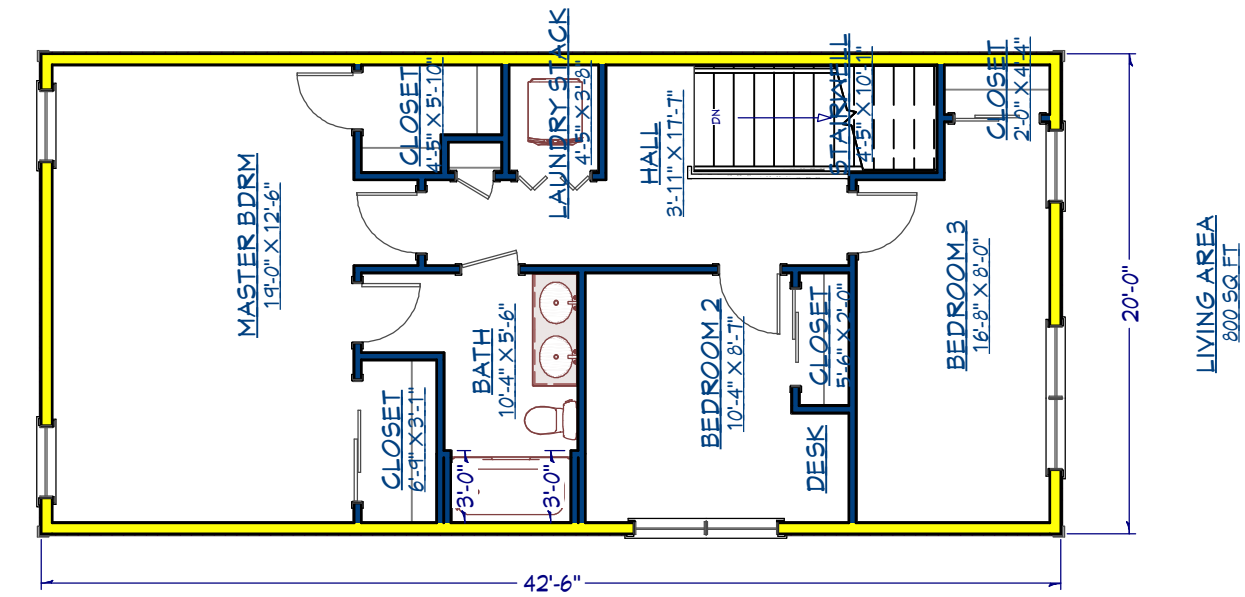
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METZNER/BRADSHAW
 103A E DEL RAY
 ALEXANDRIA, VA 22301

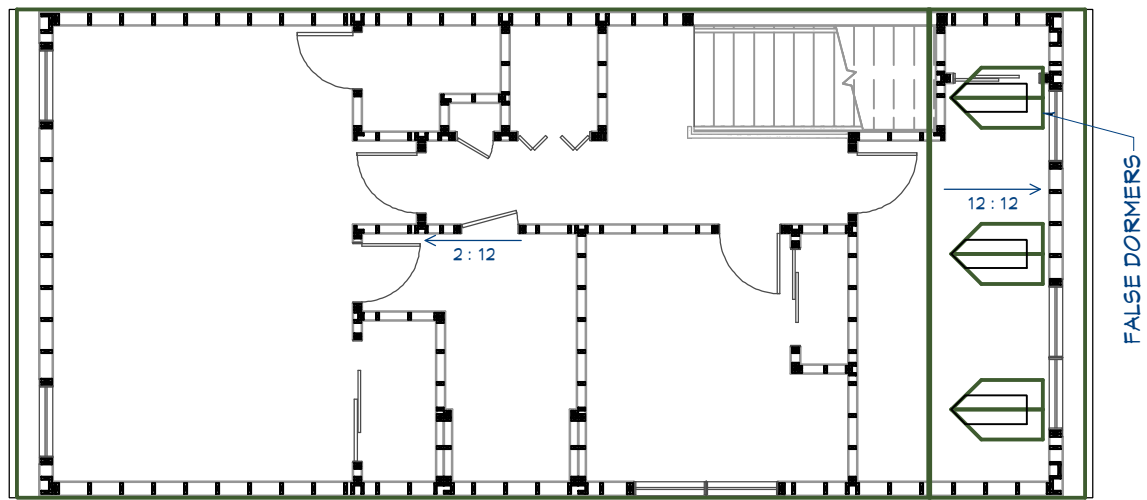
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1
A4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2
A4 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

CONTRACTOR

TITLE

PROPOSED 2ND
FLOOR & ROOF
PLANS

CLIENT

METZNER/BRADSHAW

103A E DEL RAY
ALEXANDRIA, VA 22301

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1
A5
PROP FRT ELEV
SCALE: 1/8" = 1'-0"



3
A5
PROP REAR ELEV
SCALE: 1/8" = 1'-0"



2
A5
PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4
A5
PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

CONTRACTOR

TITLE

PROPOSED
EXTERIOR
ELEVATIONS

CLIENT

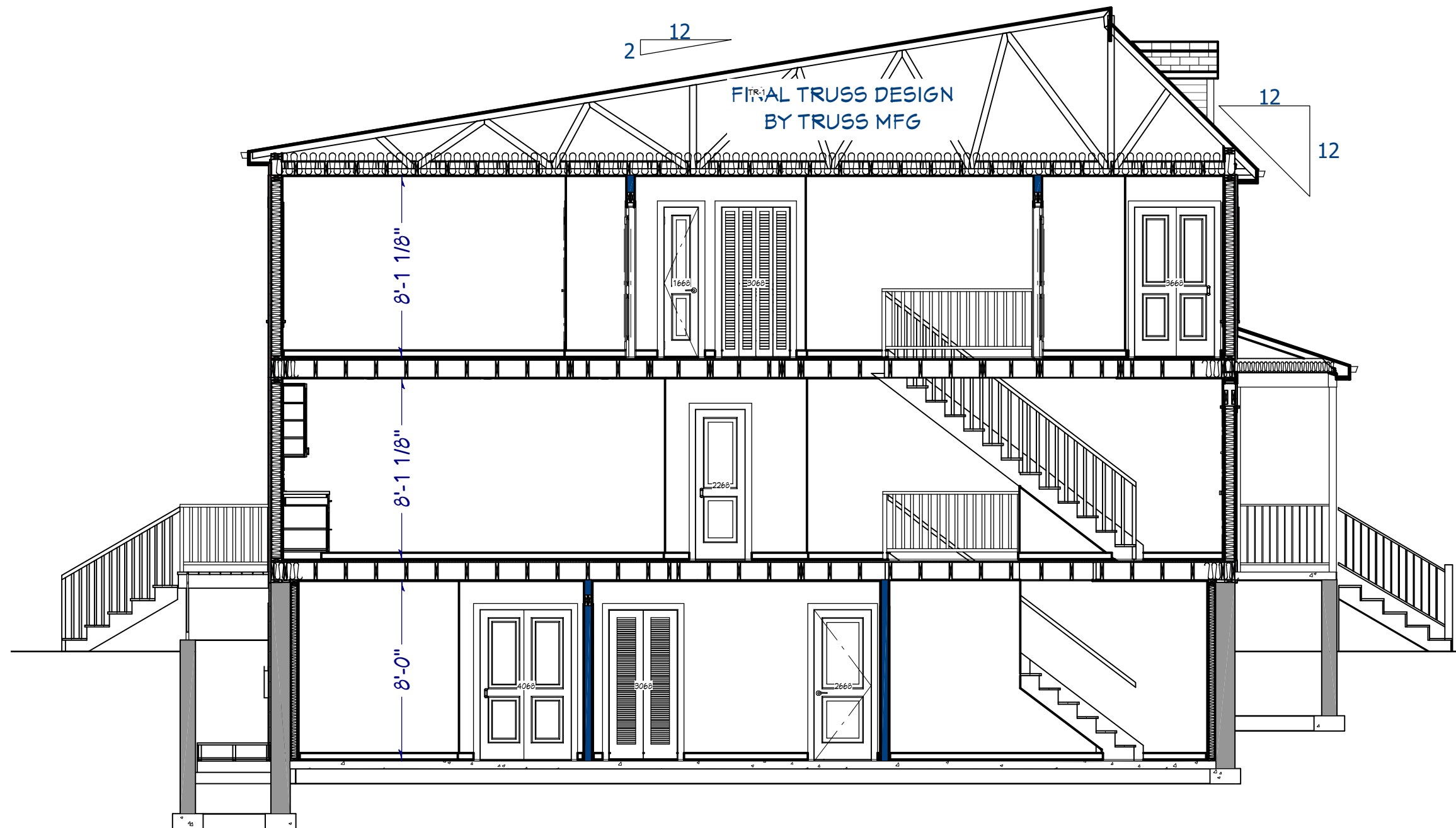
METZNER/BRADSHAW

103A E DEL RAY
ALEXANDRIA, VA 22301

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PROPOSED BUILDING SECTION

SCALE: 3/16" = 1'-0"

CONTRACTOR

TITLE

PROPOSED SECTION

CLIENT

METZNER/BRADSHAW

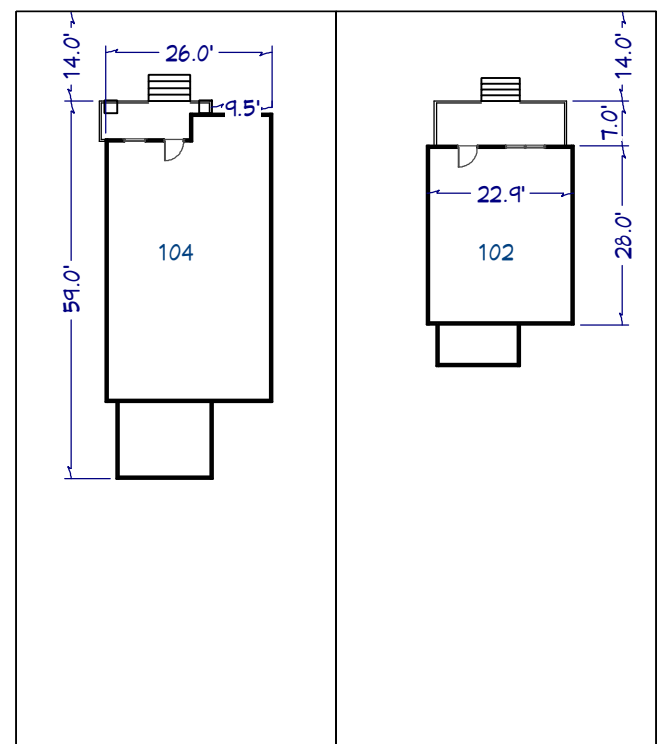
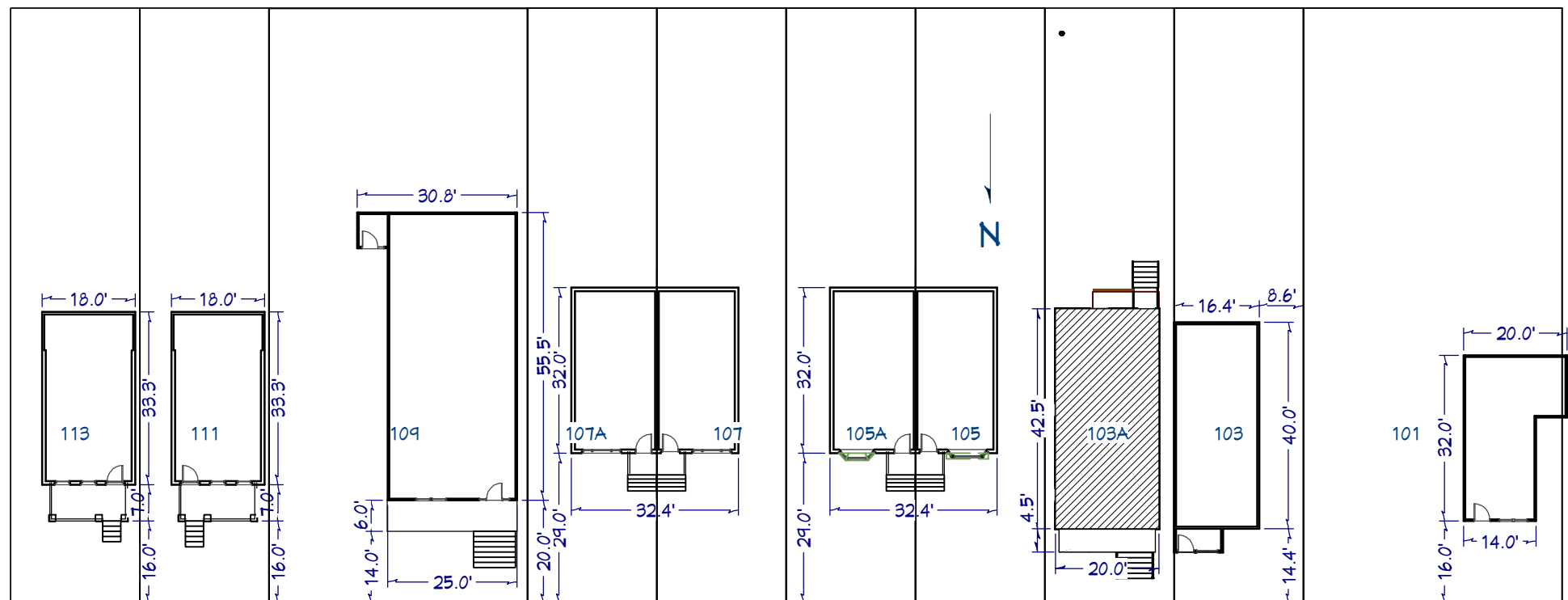
103A E DEL RAY
ALEXANDRIA, VA 22301

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BLOCK FACE STUDY ADDRESS	SETBACK
101	16.0
103	14.4
103A	14.4
105	29.0
105A	29.0
107	29.0
107A	29.0
109	14.0
111	16.0
113	16.0
102	14.0
104	14.0
AVERAGE SETBACK:	19.65'



1
A7

BLOCKFACE STUDY - NEIGHBORHOOD PLAN

SCALE: 1" = 30'-0"

CONTRACTOR

TITLE

BLOCKFACE
STUDY-
NEIGHBORHOOD
PLAN

CLIENT

METZNER/BRADSHAW

103A E DEL RAY
ALEXANDRIA, VA 22301

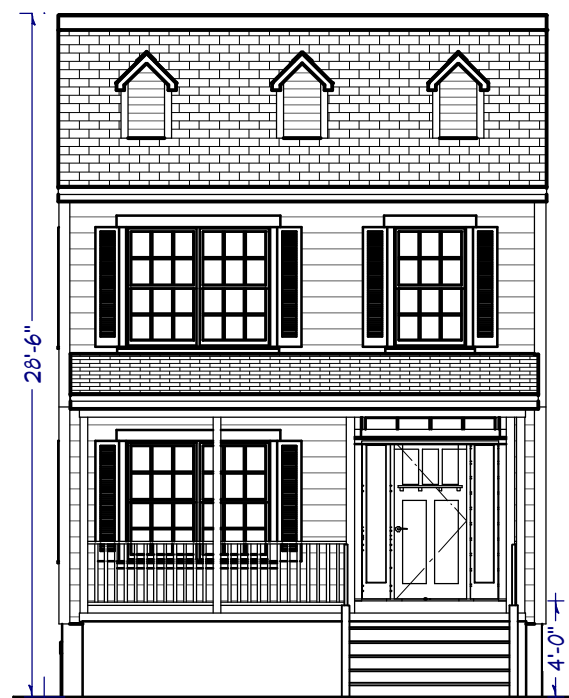
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103A BURNT ELEVATION 103



PROPOSED ELEVATION 103A

BLOCK FACE STUDY

ADDRESS NUMBER	TOP ROOF	THRESHOLD
101	29'-0"	1'-0"
103	21'-3"	1'-0"
103A	28'-6"	4'-0"
105	22'-0"	3'-0"
105A	22'-0"	3'-0"
107	22'-0"	3'-0"
107A	22'-0"	3'-0"
109	28'-0"	4'-0"
111	28'-0"	4'-0"
113	27'-6"	3'-6"
102	28'-6"	3'-3"
104	18'-6"	3'-6"
AVERAGE HEIGHT:	24'-9"	3'-0"



EXIST. ELEVATION 107A EXIST. ELEVATION 107 EXIST. ELEVATION 105A EXIST. ELEVATION 105 BURNT ELEVATION 103 EXIST. ELEVATION 101

CONTRACTOR

TITLE

BLOCKFACE
STUDY -
ELEVATIONS I

CLIENT

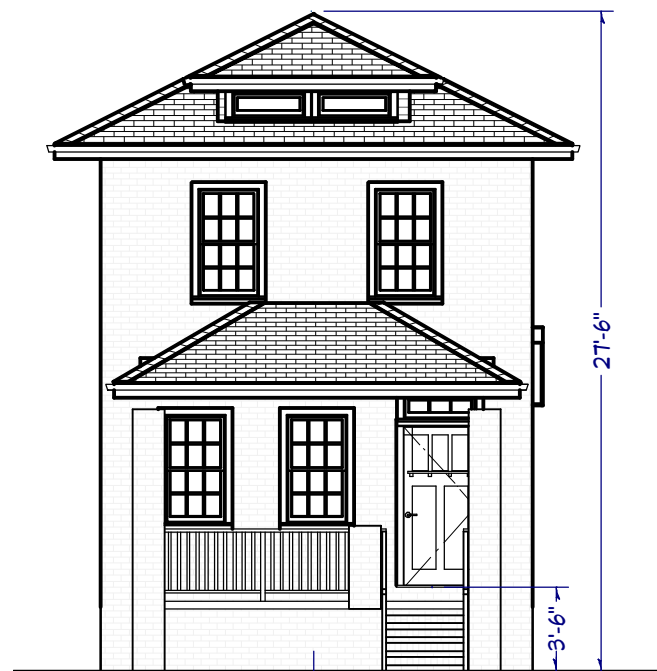
METZNER/BRADSHAW

103A E DEL RAY
ALEXANDRIA, VA 22301

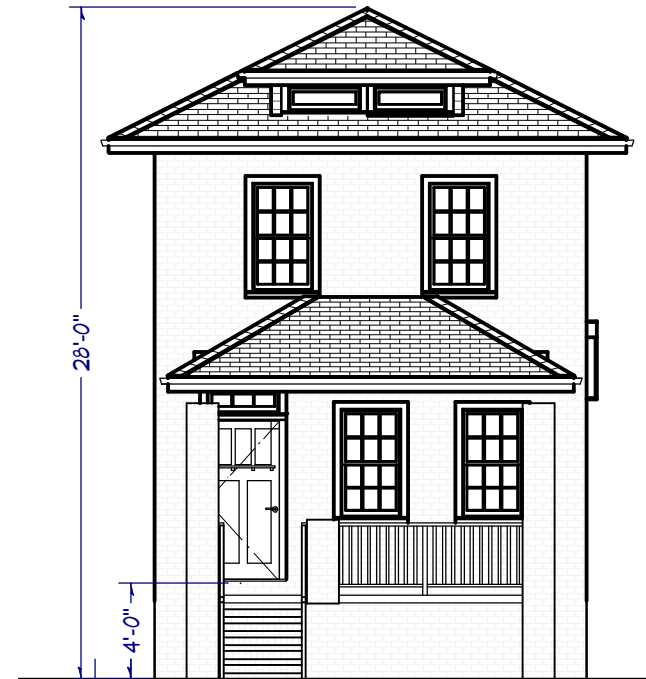
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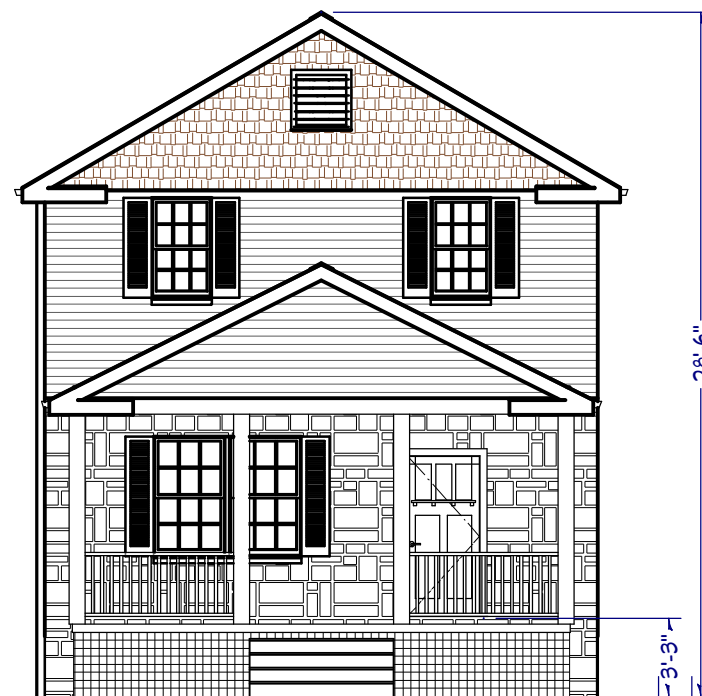
EXIST. ELEVATION 113



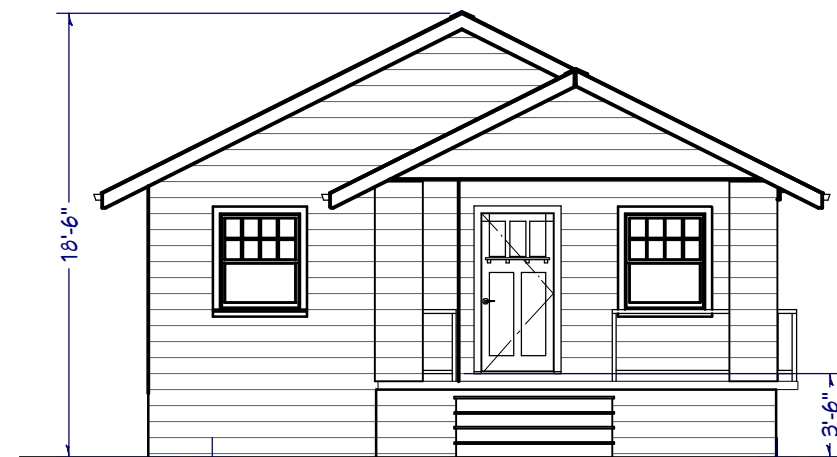
EXIST. ELEVATION 111



EXIST. ELEVATION 109



EXIST. ELEVATION 102



EXIST. ELEVATION 104

CONTRACTOR

TITLE
BLOCKFACE
STUDY -
ELEVATIONS II

CLIENT

METZNER/BRADSHAW
103A E DEL RAY
ALEXANDRIA, VA 22301

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CONTRACTOR

TITLE

BLOCKFACE
STUDY AERIAL
VIEW

CLIENT

METZNER/BRADSHAW
103A E DEL RAY
ALEXANDRIA, VA 22301

6/27/2022

PAGE

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Location

Location 103 E Del Ray Avenue
City, State, Zip
County City of Alexandria County
Map Number
Station District Station 202
Response Zone 20233
Census Tract
Occupancy ID

Incident Chronology

Incident Date 11/19/2021
Time of Call 18:07:44
First Unit Arrived 18:13:58
Under Control
Last Unit Cleared 06:08:43
Shift C Shift (Fire)
Day of Week Friday

Actions Taken Fire, other; Extinguish

Property Use 1 or 2 family residence

Mixed Property Use Property use is not mixed

HazMat Involved No hazardous materials were involved in the incident

Special Resources

Estimated Dollar Loss

Property \$ 1,000,000
Contents \$ 25,000

Pre-Incident Value

Property \$ 1,000,000
Contents \$ 25,000

Incident Casualties

****NO CASUALTIES REPORTED****

Residential Units 2 residential units were in the building of origin.
Buildings Involved 2 buildings were involved in the fire.
Acres Burned The fire burned less than one acre.
Area of Fire Origin Exterior, exposed surface
Heat Source Undetermined
Item First Ignited Undetermined
Type of Material First Ignited
Cause of Ignition Cause under investigation

Factors Contributing to Ignition

Undetermined.

Factors Affecting Suppression Efforts

Building contents, other.

Human Factors

No human factors were involved.

Investigator Activity

Investigator Russell Furr responded at the request of the field units.

Structure Type Enclosed building
Building Status Occupied and operating
Story of Fire Origin 2
Extent of Flame Spread Confined to building of origin

Building Height

Stories Above Grade 2
Stories Below Grade 0

Number of stories with minor (1-24%) flame damage
Number of stories with significant (25-49%) flame damage
Number of stories with heavy (50-74%) flame damage
Number of stories with extreme (75-100%) flame damage 2

Building Size

Total Square Feet 1,472

Type of item that contributed most to the flame spread
Type of material that contributed most to the flame spread

Multiple items first ignited
Multiple types of material

Detection Systems

Presence of Detectors
Type of Detectors
Detector Power Supply
Detector Operation
Detector Effectiveness
Reason For Failure

Unknown

Extinguishing Systems

Presence of Extinguishing System
Type of Extinguishing System
Extinguishing System Operation
Reason For Failure
of Sprinkler Heads Activated

No automatic extinguishing system was present

Incident Narrative

E205 dispatched as first engine to a structure fire. E205 dropped a line at 113 E. Del Ray Ave and E204 picked up the line. Fire showing on Charlie side on arrival. BC211 first unit to arrive on scene. E205 broke the 400' line down to 200' and tried an interior attack while E204 attacked from the Charlie Side and E209 to exposure unit (All hose lines pulled from E205). E205 was met with extreme hoarding conditions and not typical building alteration on first floor. E205 ended up being on 2nd floor of home but home conditions pushed E205 out. Hoarding and building alteration blocked E205 from gaining any access to first floor. E205 assisted breaching party wall before evacuation tones dropped.

E205 took small gun and continued with a defensive attack on Delta and Alpha side.

Report completed by: Daryoush Hematti on 11/21/2021 at 12:26

Incident Review Status

Primary Jurisdiction	Alexandria		
Incident Type	Structure fire involving an enclosed building	Day of Week	Friday
Location	103 E Del Ray Avenue	Shift	C Shift (Fire)
Location Continued			
Station District	Station 202		
City			
County	City of Alexandria		
Zip Code	22301		
Response Zone	20233		
Map Number			
Latitude	38.83		
Longitude	-77.06		

Apparatus and Personnel Summary

	Apparatus	Personnel
Suppression	31	53
EMS	4	6
Other	6	3

Benchmark Times

Alarm Received	11/19/2021 18:07:44
First Unit Arrived	11/19/2021 18:13:58
Last Unit Cleared	11/20/2021 06:08:43

Unit Name	Capability	Dispatched	Responding	On Scene	At Incident	To Hospital	At Hospital	In Service
E205M	Engine (with ALS capability)	18:09:01	18:11:13	18:14:48	18:37:00			00:58:30
E204	Engine	18:09:01	18:09:59	18:14:34	18:16:29			23:40:40
E209M	Engine (with ALS capability)	18:09:01	18:10:03	18:16:14				23:40:13
RS411M	Truck or Aerial	18:09:01	18:10:24					22:04:27
E201M	Engine (with ALS capability)	18:09:01	18:09:52	18:16:04	18:16:19			22:59:10
T411M	Truck or Aerial	18:09:01	18:10:56	18:20:45	18:20:49			22:17:12
TV203	Truck or Aerial	18:09:01	18:10:30	18:24:10	18:29:42			22:55:49
M209	Advanced life support	18:09:01	18:11:29	18:17:16	18:21:30			22:47:13
BC211	Chief Officer	18:09:01	18:09:50		18:19:38			23:43:02
BC112	Chief Officer	18:09:01	18:10:24	18:23:58	18:29:35			22:24:50
SO201	Safety	18:09:01	18:11:28	18:13:58	18:16:09			22:42:02
BC216	Chief Officer	18:09:39	18:09:39	18:15:49	18:16:42			22:46:49
BC212	Chief Officer	18:20:25	18:20:25		18:38:10			23:35:14
FM225	Investigator	18:22:06	18:22:06	18:23:12	18:29:45			22:42:07
E203	Engine	18:23:28	18:23:40	18:26:50	18:29:47			22:15:08
T205	Truck or Aerial	18:23:28	18:26:42	18:26:43	18:30:38			23:38:54
M203P	Advanced life support	18:23:28	18:24:12	18:30:49	18:44:01			22:43:44
LA103	Light or air unit	18:23:28						18:41:25
BC408	Chief Officer	18:23:28	18:26:18	18:45:22	19:05:41			20:31:09
E206M	Engine (with ALS capability)	18:24:14	18:24:54	18:31:26	20:48:19			22:07:15
E207M	Engine (with ALS capability)	18:24:14	18:25:32	18:31:17	20:48:22			22:16:07
E105M	Engine (with ALS capability)	18:24:14						18:27:02
M205	Advanced life support	18:24:14	18:25:05	18:33:35	18:44:10			21:09:18
SO401	Safety	18:24:14	18:26:18	18:43:21	18:44:04			22:02:18
T208	Truck or Aerial	18:24:14	18:24:22	18:28:18	18:29:30			23:19:15
BC406	Chief Officer	18:24:14	18:25:30	18:41:37	18:44:07			22:11:43
E105M	Engine (with ALS capability)	18:30:18	18:30:18					18:36:59
E105M	Engine (with ALS capability)	18:39:01	18:39:01	19:09:14	18:43:14			21:14:59
LA437	Light or air unit	18:39:49	18:45:22	19:09:14	19:09:29			22:27:24
FM291	Investigator	18:52:44	18:52:44	19:09:50	19:12:11			22:50:39
E426M	Engine	19:14:45	19:16:44	19:25:15	19:37:24			20:20:28
E109M	Engine (with ALS capability)	19:14:45	19:17:40	19:24:59				20:22:01
E103M	Engine (with ALS capability)	19:14:45	19:17:22	19:25:07	20:17:34			20:32:41
T105	Truck or Aerial	19:14:45	19:16:44	19:23:28	19:37:20			20:16:36
M105	Advanced life support	19:14:45	19:16:58	19:25:50				20:41:40
BC405	Chief Officer	19:14:45	19:17:22					19:21:10
E103M	Engine (with ALS capability)	20:34:16	20:34:16					20:34:33
E109M	Engine (with ALS capability)	20:34:16	20:34:16					20:34:33
E207M	Engine (with ALS capability)	00:40:59	00:40:59	00:54:12	00:54:23			02:04:52
E201M	Engine (with ALS capability)	01:49:00	01:49:00		02:01:54			04:22:39
E206M	Engine (with ALS capability)	04:10:55	04:10:55	04:18:28	05:06:38			06:08:43

Dispatcher Notes (Unmodified)

11/19/2021 18:07:45SYS	[1] CAUTION: WIRELESS CALL Wireless Comment
11/19/2021 18:08:594159	[2] Multi-Agency LAW Incident #: 21-087815
11/19/2021 18:08:43SYS	[3] [Appended, 18:09:06] [1] CAUTION: WIRELESS CALL Wireless Comment
11/19/2021 18:09:064099	[4] Duplicate call appended to incident at 18:09:06 [Shared]
11/19/2021 18:09:234159	[5] CAT IN HOME [Shared]
11/19/2021 18:09:284099	[6] VISIBLE SMOKE COMING FROM THIS ADDRESS [Shared]
11/19/2021 18:09:344159	[7] Problem: Structure Fire

Module: Primary Questions

Question: Does the building have 6 or more floors (highrise)?

Answer: No

Question: What type of structure is reported to be on fire?

Answer: Residential

[Shared]	[8] 2ND CALLER IS A NEIGHBOR [Shared]
11/19/2021 18:09:394099	[9] COMING FROM THE SIDE OF THE HOUSE [Shared]
11/19/2021 18:09:434099	[10] FLAMES IN THE REAR OF THE LOCATION [Shared]
11/19/2021 18:09:514099	[11] FIRE IN BACK IN LAUNDRY ROOM NEAR KITCHEN [Shared]
11/19/2021 18:09:524159	[12] THE HOUSE IS ON FIRE IN THE REAR [Shared]
11/19/2021 18:10:054028	[13] FIRE ON BOTTOM FLR [Shared]
11/19/2021 18:10:174159	[14] POSS THE WASHER OR DRYER [Shared]
11/19/2021 18:10:354099	[15] DRK BLK SMOKE [Shared]
11/19/2021 18:10:514159	[16] CLR STATES ENTIRE BACK OF HOUSE IS ON FIRE [Shared]
11/19/2021 18:11:074159	[17] DUPLEX [Shared]
11/19/2021 18:11:414099	[18] Duplicate call appended to incident at 18:11:48 [Shared]
11/19/2021 18:11:484160	[19] WHOLE HOME ON FIRE [Shared]
11/19/2021 18:11:544126	[20] TREES ALSO CATCHING ON FIRE [Shared]
11/19/2021 18:12:004126	[21] EX WIFE ON THE LINE CALLING IN THE SAME [Shared]
11/19/2021 18:12:054160	[22] 703 795 4072 KELLY AULTMAN [Shared]
11/19/2021 18:12:184126	[23] HEATHER TYSON - 571-218-2663 [Shared]
11/19/2021 18:12:354160	[24] CLR IS ENROUTE TO LOC NOW [Shared]
11/19/2021 18:12:50SYS	[25] [Appended, 18:12:57] [1] CAUTION: WIRELESS CALL Wireless Comment [Shared]
11/19/2021 18:12:574159	[26] Duplicate call appended to incident at 18:12:57 [Shared]
11/19/2021 18:13:104011	[27] E204 DROP 111 E DELAY [Shared]
11/19/2021 18:13:134026	[28] Duplicate call appended to incident at 18:13:13 [Shared]
11/19/2021 18:13:434159	[29] CLR ANDY PH 5044842771 [Shared]
11/19/2021 18:13:44028	[30] PER PD ACTIVE FIRE [Shared]
11/19/2021 18:14:194011	[31] E209 OWN WATER 20 E DELRAY [Shared]
11/19/2021 18:14:344011	[32] E205 BEING BLOCKED [Shared]
11/19/2021 18:15:134011	[33] E205 113 E DELRUA= FIRE ON ROOF [Shared]
11/19/2021 18:15:544011	[34] E209 FITRE S/C [Shared]
11/19/2021 18:16:044011	[35] E204 RIT [Shared]
11/19/2021 18:17:084011	[36] NEED WATER [Shared]

11/19/2021 18:17:464011	[37] E205 S/A GOING INSIDE [Shared]
11/19/2021 18:17:494028	[38] 224/ E DELRAY/CLYDE BLOCKED [Shared]
11/19/2021 18:17:554028	[39] 222 E DEL RAY MT VERNON [Shared]
11/19/2021 18:17:574011	[40] E205 INTERIOR GO UPSTAIRS [Shared]
11/19/2021 18:18:174011	[41] E201 S/C NO FIRE EXTENSION YET [Shared]
11/19/2021 18:18:284028	[42] CHN 2 FOR TALK AROUND ONLY FOR PD [Shared]
11/19/2021 18:18:304011	[43] B IS ACTIVE FIRE [Shared]
11/19/2021 18:18:574011	[44] E209 KINE TO REAR [Shared]
11/19/2021 18:19:084011	[45] CHARGING 300 [Shared]
11/19/2021 18:19:234011	[46] SMOKE FROM EAVES S/A [Shared]
11/19/2021 18:19:494011	[47] E205 HORADER [Shared]
11/19/2021 18:20:054011	[48] READY FOR WATER [Shared]
11/19/2021 18:20:384011	[49] LINE AT 103 A [Shared]
11/19/2021 18:20:574011	[50] T411 ON S/C [Shared]
11/19/2021 18:21:054011	[51] NEED WATER PER E205 [Shared]
11/19/2021 18:21:184011	[52] BUMP UP PRESSURE ON 300 [Shared]
11/19/2021 18:21:464011	[53] BC216 MIKE SHARP [Shared]
11/19/2021 18:22:004011	[54] POWER LINE DOWN- CALLING VA POWER [Shared]
11/19/2021 18:22:304011	[55] S/C 103 E DELRAY - NEED WATER [Shared]
11/19/2021 18:22:544126	[56] VA POWER NTFD [Shared]
11/19/2021 18:23:064126	[57] VA POWER NO ETA [Shared]
11/19/2021 18:23:094011	[58] NEED RIT AND 2ND ALARM [Shared]
11/19/2021 18:25:454126	[59] RIT E203 T205 M203 LA103 BC408 [Shared]
11/19/2021 18:26:004126	[60] GREATER ALARM E206 E207 E105 M205 SO401 T208 BC406 [Shared]
11/19/2021 18:27:11ARLRMS	[61] [LatLon] 38.82599000000000 -77.06017000000000 [Shared]
11/19/2021 18:27:484099	[62] LA103 - NOT A MANNED UNIT - ARLINGTON IS PAGING OUT TO CREW IT [Shared]
11/19/2021 18:28:144011	[63] 11 MINS INTO INCIDENT [Shared]
11/19/2021 18:28:434011	[64] WASH GAS NEEDED [Shared]
11/19/2021 18:28:524011	[65] LA BEING REQUESTING [Shared]
11/19/2021 18:29:224011	[66] FIREWORKS AND AMMO IN HOUSE [Shared]
11/19/2021 18:29:564011	[67] FIREWORKS OJ 2ND FLOOR [Shared]
11/19/2021 18:29:594126	[68] M105 ER [Shared]
11/19/2021 18:30:044126	[69] E105 WILL BE ENROUTE [Shared]
11/19/2021 18:30:214099	[70] E105 IS BEING ADDED - ARLINGTON DID NOT GET THE REQ [Shared]
11/19/2021 18:31:214011	[71] E206 STAGE [Shared]
11/19/2021 18:31:384011	[72] UNK IF THERE IS A BASEMENT [Shared]
11/19/2021 18:31:524011	[73] OPEM CEILING ON 1ST FLOOR- FIRE IN CEILING [Shared]
11/19/2021 18:32:294011	[74] E DELRAY AND MT VERNON FOR STAGGING [Shared]
11/19/2021 18:33:434011	[75] BC216 C DIVISION VISBALE FIRE REAR [Shared]
11/19/2021 18:33:524026	[76] BC216 -- SEND E209 BACK TO 103 A - CHANGE BOTTLES [Shared]
11/19/2021 18:34:044011	[77] GAS CO NOTIFIED [Shared]
11/19/2021 18:34:294011	[78] E203 ON 1ST FLOOR [Shared]
11/19/2021 18:34:294011	[79] T208 LADDER BUILDING- SHED ALSO ON FIRE [Shared]
11/19/2021 18:36:504011	[80] 20 MINS [Shared]

11/19/2021 18:37:354011	[81] M203 CHECKING ON 21 E DELRAY [Shared]
11/19/2021 18:38:364011	[82] SOME FIRE ON 2ND FLOOR [Shared]
11/19/2021 18:40:134011	[83] BC216 WALKED THRU- NO BASEMENT IN EITHER UNIT [Shared]
11/19/2021 18:42:144011	[84] E411 NOT NEEDED [Shared]
11/19/2021 18:42:384011	[85] CONDITIONS BECOMING WORSE [Shared]
11/19/2021 18:43:464011	[86] 103 B SID E- OPEN UP WALLS AND CEILING - T411 [Shared]
11/19/2021 18:44:434011	[87] BC212 - SMOKE FRONT GABLES [Shared]
11/19/2021 18:45:314011	[88] SEV WINDOWS HAVE BEEN OPENED UP [Shared]
11/19/2021 18:45:514011	[89] M205 CLYDE AND E DELRAY [Shared]
11/19/2021 18:46:434011	[90] 30 MINS INCIDENT [Shared]
11/19/2021 18:47:164011	[91] STILL HAVE ACTIVE FIRE [Shared]
11/19/2021 18:48:094011	[92] EVAC TONE AT 1847 [Shared]
11/19/2021 18:48:504011	[93] PAR CHECK [Shared]
11/19/2021 18:50:024011	[94] E204 PAR [Shared]
11/19/2021 18:50:284011	[95] E209 PAR [Shared]
11/19/2021 18:50:334011	[96] E201 PAR [Shared]
11/19/2021 18:51:084011	[97] T411 PAR [Shared]
11/19/2021 18:52:324011	[98] LINE TO 1ST FLOOR [Shared]
11/19/2021 18:52:484011	[99] RS411 E201 TO 2ND FLOOR [Shared]
11/19/2021 18:52:514011	[100] AUNIT [Shared]
11/19/2021 18:52:554011	[101] A- UNIT [Shared]
11/19/2021 18:53:414011	[102] SAFETY 401 PARTIAL COLLAPSE IN 103 - RIGHT SIDE [Shared]
11/19/2021 18:53:474011	[103] ACTIVE FIRE STILL [Shared]
11/19/2021 18:54:454011	[104] T208 S/D FLAMES SHOWING OUT WINDOWS [Shared]
11/19/2021 18:54:564011	[105] E204 TAKE A LINE TO S/D [Shared]
11/19/2021 18:55:594011	[106] E201 GOING INTO 103- UNK WHICH SIDE [Shared]
11/19/2021 18:57:204011	[107] LINE ON S/D NOT DOING A GOOD JOD [Shared]
11/19/2021 18:57:224011	[108] 40 MINS [Shared]
11/19/2021 18:57:284011	[109] STILL HAVE ACTIVE FIRE [Shared]
11/19/2021 18:58:134011	[110] BACK INSIDE FIGHTING FIRE [Shared]
11/19/2021 18:59:034011	[111] BC212 HAS OPERATIONS [Shared]
11/19/2021 18:59:184011	[112] UNITS TSGAE IN FRT YARD -WAIT FOR ASSISGNMENT [Shared]
11/19/2021 18:59:254011	[113] E209 CHARGE 400 [Shared]
11/19/2021 19:00:024011	[114] BC406 EXPOSURE BUILDING 2ND FLOOR [Shared]
11/19/2021 19:00:344011	[115] 103 B SIDE LEFT SID E [Shared]
11/19/2021 19:01:144011	[116] BC216 E204 T411 1ST FLIRE FIRE UNIT [Shared]
11/19/2021 19:04:244011	[117] DELRAY AND CLAY - FOR REHAB [Shared]
11/19/2021 19:05:154011	[118] BC112 OPERATION- OPENING UP CEILING- GIVE CMD UPDATE SHORTLY [Shared]
11/19/2021 19:05:514011	[119] OPER ==BC216 CHECKING FOR A KNOCK ON FIRE [Shared]
11/19/2021 19:06:094011	[120] B406 B/1 ST FLOR [Shared]
11/19/2021 19:06:154011	[121] BC112 ON 2ND FLOOR [Shared]
11/19/2021 19:06:274011	[122] 50 MINS INCIDENT [Shared]
11/19/2021 19:07:004011	[123] D/1 EXPOS-NEEN ANOTHER HOSE LINE [Shared]
11/19/2021 19:07:404011	[124] BC216 TO OPS- D/S WALL - LEANING [Shared]

11/19/2021 19:07:514011	[125] COLLASPED ZONE S/D [Shared]
11/19/2021 19:08:134011	[126] BACKING UNITS OUT [Shared]
11/19/2021 19:09:124011	[127] EVAC TONES [Shared]
11/19/2021 19:10:014011	[128] L/A 437 ON SITE [Shared]
11/19/2021 19:10:224011	[129] AL UNITS EXITING STRUCTURE [Shared]
11/19/2021 19:11:074011	[130] CMD TO OPS ALL UNITS HAVE EXITED FIRE UNITS [Shared]
11/19/2021 19:11:234011	[131] UNIT SSTAY 30 TO 50 FEET AWAY FROM STRUCTURE [Shared]
11/19/2021 19:11:284011	[132] OR ACROSS STREET [Shared]
11/19/2021 19:11:564011	[133] OPS TO CMD POST [Shared]
11/19/2021 19:14:234011	[134] COMPANY OFFICERS TO CMD POST [Shared]
11/19/2021 19:14:444011	[135] 2ND ALARM [Shared]
11/19/2021 19:15:354126	[136] 2ND GREATER ALARM E426 E109 E103 T105 M105 BC405 [Shared]
11/19/2021 19:17:304011	[137] 3RD ALARM STAGE E DELRAU / CLAY [Shared]
11/19/2021 19:17:484011	[138] MT VERNNON AND E DELRAY FOR STAGEING [Shared]
11/19/2021 19:18:054011	[139] 1 HRS INCIDENT [Shared]
11/19/2021 19:20:564011	[140] PLACED BC405 IN SEERV [Shared]
11/19/2021 19:21:424011	[141] WORKING ON FILLS AGAIN [Shared]
11/19/2021 19:24:064011	[142] CALL VA POWER [Shared]
11/19/2021 19:24:344011	[143] EXTERIOR ATTACK- HOLDING ALL UNITS [Shared]
11/19/2021 19:24:494011	[144] 1SY ALARM- TO CMD POST OUT FRONT [Shared]
11/19/2021 19:25:564126	[145] 20 MIN FOR DOMINION POWER [Shared]
11/19/2021 19:26:214011	[146] 1 HR 10 MINS INCIDENT [Shared]
11/19/2021 19:26:534011	[147] 3RD ALARM IN STAGING [Shared]
11/19/2021 19:27:324011	[148] REHAB TO CMD 110 E DELRAU [Shared]
11/19/2021 19:28:214011	[149] E101 TO ST 205 [Shared]
11/19/2021 19:29:204011	[150] SAF 201 TO OPS [Shared]
11/19/2021 19:29:384011	[151] SAFETY 2 HAND LINE ON C/SIDE [Shared]
11/19/2021 19:30:294011	[152] BC216 TO OPS= T411 REL BY E105 [Shared]
11/19/2021 19:30:344011	[153] T411 TO REHAB [Shared]
11/19/2021 19:34:124011	[154] E205 300 LINE [Shared]
11/19/2021 19:36:474011	[155] 1 HR 20 MINS INCIDENT [Shared]
11/19/2021 19:39:054011	[156] M205 RHAB MOVED TO 110 E DELRAY [Shared]
11/19/2021 19:39:094011	[157] M205 IN CHARGE [Shared]
11/19/2021 19:46:084011	[158] 1 HR 30 MINS INCIDENT [Shared]
11/19/2021 19:46:264011	[159] CORRECTION 1 HR 30 MINS [Shared]
11/19/2021 19:47:554011	[160] E204 READY FOR WATER [Shared]
11/19/2021 19:48:19ARLRMS	[161] [LatLon] 38.825910000000000 -77.059910000000000 [Shared]
11/19/2021 19:48:19ARLRMS	[162] STATION MOVES... STA 205 - T105, E109, E101... STA 105 - TW104 E108, E103... [Shared]
11/19/2021 19:56:144011	[163] 1 HR 40 MINS INCIDENT [Shared]
11/19/2021 20:02:524011	[164] STILL ATTACKING FIRE FROM EXTERIOR [Shared]
11/19/2021 20:04:334011	[165] OPS - ALL FIRE GROUNDS- CHECK INTO REHAB - ONCE CHECKED YOU ARE RELEASED [Shared]
11/19/2021 20:06:104011	[166] 1 HR 50 MINS INCIDENT [Shared]
11/19/2021 20:06:384011	[167] HOLDING ALL UNITS FROM 1ST AND 2ND ALARMS [Shared]
11/19/2021 20:06:444011	[168] STILL EXTERIOR ATTACK [Shared]

11/19/2021 20:12:174011	[169] REDCROSS NEEDED 2 ADUTS [Shared]
11/19/2021 20:13:474011	[170] 833 583 3111 [Shared]
11/19/2021 20:16:234011	[171] 2 HRS INCIDENT [Shared]
11/19/2021 20:17:084011	[172] STILL EXT ATTACK AND HOLDING 1 ST AND 2ND ALARM [Shared]
11/19/2021 20:18:514011	[173] LETTING 3RD ALARM UNIT GO EXCEPT FOR E103 [Shared]
11/19/2021 20:19:404011	[174] KELSEA- PHONE 703 282 2427 [Shared]
11/19/2021 20:22:344011	[175] GOT THRU TO REDCROSS [Shared]
11/19/2021 20:24:384011	[176] LINE ON S/A SHUT DOWN [Shared]
11/19/2021 20:25:214011	[177] REDCROSS CALLING BA211 [Shared]
11/19/2021 20:26:474011	[178] BC211 HAS CMD - STILL USEING ECHO [Shared]
11/19/2021 20:27:304011	[179] BC406 = NEED E437 CLYDE AND CUSTIS [Shared]
11/19/2021 20:30:524011	[180] E201 TO CMD POST [Shared]
11/19/2021 20:33:044028	[181] E103 CLEAR [Shared]
11/19/2021 20:36:374011	[182] DASH AND METRO BUS NTFD [Shared]
11/19/2021 20:37:294011	[183] 2 HRS 20 MINS INCIDENT [Shared]
11/19/2021 20:40:334011	[184] STILL OPERATING EXT ATTACK [Shared]
11/19/2021 20:41:054011	[185] M105 READY [Shared]
11/19/2021 20:42:194011	[186] BC406 - GOOD KNOCK [Shared]
11/19/2021 20:42:384011	[187] T411 ARIEL STREAM ON STRUCTURE [Shared]
11/19/2021 20:46:194011	[188] C/SIDE - MOST OF THE FIRE IS [Shared]
11/19/2021 20:47:134011	[189] 2 HRS 30 MINS INCIDENT [Shared]
11/19/2021 20:52:184011	[190] SEND WATER TO T411 [Shared]
11/19/2021 20:52:284011	[191] BC406 MEET BC212 AT CMD PORT [Shared]
11/19/2021 20:55:504011	[192] TRY TO SHUT DOWN ONE OF THE TRUCKS [Shared]
11/19/2021 20:56:554011	[193] BC PLUNKETT - PIO AND DUTY CHIEF ON SCENE [Shared]
11/19/2021 21:06:024011	[194] 2 HRS AND 40 MINS INCIDENT [Shared]
11/19/2021 21:06:164011	[195] COMPANY OFFICERS MEET ON S/A [Shared]
11/19/2021 21:07:134011	[196] 2 HRS 50 MINS INCIDENT [Shared]
11/19/2021 21:07:314011	[197] STOPPING CLOCK [Shared]
11/19/2021 22:26:344011	[198] WILL BE RELEASING 2ND AND 3RD ALARM UNITS [Shared]
11/19/2021 22:32:184159	[199] [LAW] has closed their incident [21-087815]
11/19/2021 22:37:124011	[200] DASH AND METRO BUS DIRECT [Shared]
11/19/2021 22:58:564011	[201] E209 SHUT DOWN LINE [Shared]
11/19/2021 22:59:054011	[202] 1 ENG TO BE ON SCENE ALL NIGHT [Shared]
11/19/2021 22:59:164011	[203] WILL BE RELEASING MORE UNITS SOON [Shared]
11/19/2021 23:03:294011	[204] STILL HAVE FILLS IN EAST END [Shared]
11/20/2021 00:03:204011	[205] 2 ECHO CLEARED [Shared]
11/20/2021 00:13:284011	[206] BC PLUNKETT CLEAR OF FIRE GROUND [Shared]
11/20/2021 00:42:074011	[207] UNITS WILL TAKE TURNS TONIGHT 2HRS EXCEPT FOR THE 6-7 AM SHIFT [Shared]
11/20/2021 01:59:574011	[208] E207 ENR TO RELIEVE E205 [Shared]
	[209] E201 RELIEVING E207 [Shared];/

Primary Jurisdiction	Alexandria	Benchmark Times	
Incident Type	Structure fire involving an enclosed building	Alarm Received	11/19/2021 18:07:44
Location	103 E Del Ray Avenue	First Unit Arrived	11/19/2021 18:13:58
Location Continued		Last Unit Cleared	11/20/2021 06:08:43
Station District	Station 202		
City			
County	City of Alexandria		
Zip Code	22301		
Response Zone	20233		
Map Number			
Latitude	38.83		
Longitude	-77.06		

Apparatus and Personnel Summary

	Apparatus	Personnel
Suppression	31	53
EMS	4	6
Other	6	3

Unit Name	Capability	Dispatched	Responding	On Scene	At Incident	To Hospital	At Hospital	In Service
E205M	Engine (with ALS capability)	18:09:01	18:11:13	18:14:48	18:37:00			00:58:30
E204	Engine	18:09:01	18:09:59	18:14:34	18:16:29			23:40:40
E209M	Engine (with ALS capability)	18:09:01	18:10:03	18:16:14				23:40:13
RS411M	Truck or Aerial	18:09:01	18:10:24		18:19:32			22:04:27
E201M	Engine (with ALS capability)	18:09:01	18:09:52	18:16:04	18:16:19			22:59:10
T411M	Truck or Aerial	18:09:01	18:10:56	18:20:45	18:20:49			22:17:12
TW203	Truck or Aerial	18:09:01	18:10:30	18:24:10	18:29:42			22:55:49
M209	Advanced life support	18:09:01	18:11:29	18:17:16	18:21:30			22:47:13
BC211	Chief Officer	18:09:01	18:09:50		18:19:38			23:43:02
BC112	Chief Officer	18:09:01	18:10:24	18:23:58	18:29:35			22:24:50
SO201	Safety	18:09:01	18:11:28	18:13:58	18:16:09			22:42:02
BC216	Chief Officer	18:09:39	18:09:39	18:15:49	18:16:42			22:46:49
BC212	Chief Officer	18:20:25	18:20:25		18:38:10			23:35:14
FM225	Investigator	18:22:06	18:22:06	18:23:12	18:29:45			22:42:07
E203	Engine	18:23:28	18:23:40	18:26:50	18:29:47			22:15:08
T205	Truck or Aerial	18:23:28	18:26:42	18:26:43	18:30:38			23:38:54
M203P	Advanced life support	18:23:28	18:24:12	18:30:49	18:44:01			22:43:44
LA103	Light or air unit	18:23:28						18:41:25
BC408	Chief Officer	18:23:28	18:26:18	18:45:22	19:05:41			20:31:09
E206M	Engine (with ALS capability)	18:24:14	18:24:54	18:31:26	20:48:19			22:07:15
E207M	Engine (with ALS capability)	18:24:14	18:25:32	18:31:17	20:48:22			22:16:07
E105M	Engine (with ALS capability)	18:24:14						18:27:02
M205	Advanced life support	18:24:14	18:25:05	18:33:35	18:44:10			21:09:18
SO401	Safety	18:24:14	18:26:18	18:43:21	18:44:04			22:02:18
T208	Truck or Aerial	18:24:14	18:24:22	18:28:18	18:29:30			23:19:15
BC406	Chief Officer	18:24:14	18:25:30	18:41:37	18:44:07			22:11:43
E105M	Engine (with ALS capability)	18:30:18	18:30:18					18:36:59
E105M	Engine (with ALS capability)	18:39:01	18:39:01	19:09:14	18:43:14			21:14:59
LA437	Light or air unit	18:39:49	18:45:22	19:09:14	19:09:29			22:27:24
FM291	Investigator	18:52:44	18:52:44	19:09:50	19:12:11			22:50:39
E426M	Engine	19:14:45	19:16:44	19:25:15	19:37:24			20:20:28
E109M	Engine (with ALS capability)	19:14:45	19:17:40	19:24:59				20:22:01
E103M	Engine (with ALS capability)	19:14:45	19:17:22	19:25:07	20:17:34			20:32:41
T105	Truck or Aerial	19:14:45	19:16:44	19:23:28	19:37:20			20:16:36
M105	Advanced life support	19:14:45	19:17:22	19:25:50				20:41:40
BC405	Chief Officer	19:14:45	19:17:22					19:21:10
E103M	Engine (with ALS capability)	20:34:16	20:34:16					20:34:33
E109M	Engine (with ALS capability)	20:34:16	20:34:16					20:34:33
E207M	Engine (with ALS capability)	00:40:59	00:40:59		00:54:12			02:04:52
E201M	Engine (with ALS capability)	01:49:00	01:49:00		02:01:54			04:22:39
E206M	Engine (with ALS capability)	04:10:55	04:10:55	04:18:28	05:06:38			06:08:43

Dispatcher Notes (Unmodified)

11/19/2021 18:07:45SYS	[1] CAUTION: WIRELESS CALL Wireless Comment
11/19/2021 18:08:594159	[2] Multi-Agency LAW Incident #: 21-087815
11/19/2021 18:08:43SYS	[3] Appended, 18:09:06 [1] CAUTION: WIRELESS CALL Wireless Comment
11/19/2021 18:09:064099	[4] Duplicate call appended to incident at 18:09:06 [Shared]
11/19/2021 18:09:234159	[5] CAT IN HOME [Shared]
11/19/2021 18:09:284099	[6] VISIBLE SMOKE COMING FROM THIS ADDRESS [Shared]
11/19/2021 18:09:344159	[7] Problem: Structure Fire

Module: Primary Questions

Question: Does the building have 6 or more floors (highrise)?

Answer: No

Question: What type of structure is reported to be on fire?

Answer: Residential

[Shared]	
11/19/2021 18:09:394099	[8] 2ND CALLER IS A NEIGHBOR [Shared]
11/19/2021 18:09:434099	[9] COMING FROM THE SIDE OF THE HOUSE [Shared]
11/19/2021 18:09:514099	[10] FLAMES IN THE REAR OF THE LOCATION [Shared]
11/19/2021 18:09:524159	[11] FIRE IN BACK IN LAUNDRY ROOM NEAR KITCHEN [Shared]
11/19/2021 18:10:054028	[12] THE HOUSE IS ON FIRE IN THE REAR [Shared]
11/19/2021 18:10:174159	[13] FIRE ON BOTTOM FLR [Shared]
11/19/2021 18:10:354099	[14] POSS THE WASHER OR DRYER [Shared]
11/19/2021 18:10:514159	[15] DRK BLK SMOKE [Shared]
11/19/2021 18:11:074159	[16] CLR STATES ENTIRE BACK OF HOUSE IS ON FIRE [Shared]
11/19/2021 18:11:414099	[17] DUPLEX [Shared]
11/19/2021 18:11:484160	[18] Duplicate call appended to incident at 18:11:48 [Shared]
11/19/2021 18:11:544126	[19] WHOLE HOME ON FIRE [Shared]
11/19/2021 18:12:004126	[20] TREES ALSO CATCHING ON FIRE [Shared]
11/19/2021 18:12:054160	[21] EX WIFE ON THE LINE CALLING IN THE SAME [Shared]
11/19/2021 18:12:184126	[22] 703 795 4072 KELLY AULTMAN [Shared]
11/19/2021 18:12:354160	[23] HEATHER TYSON - 571-218-2663 [Shared]
11/19/2021 18:12:394160	[24] CLR IS ENROUTE TO LOC NOW [Shared]
11/19/2021 18:12:50SYS	[25] Appended, 18:12:57 [1] CAUTION: WIRELESS CALL Wireless Comment [Shared]
11/19/2021 18:12:574159	[26] Duplicate call appended to incident at 18:12:57 [Shared]
11/19/2021 18:13:104011	[27] E204 DROP 111 E DELAY [Shared]
11/19/2021 18:13:134026	[28] Duplicate call appended to incident at 18:13:13 [Shared]
11/19/2021 18:13:434159	[29] CLR ANDY PH 5044842771 [Shared]
11/19/2021 18:14:144028	[30] PER PD ACTIVE FIRE [Shared]
11/19/2021 18:14:194011	[31] E209 OWN WATER 20 E DELRAY [Shared]
11/19/2021 18:14:344011	[32] E205 BEING BLOCKED [Shared]
11/19/2021 18:15:134011	[33] E205 113 E DELRUA= FIRE ON ROOF [Shared]
11/19/2021 18:15:544011	[34] E209 FITRE S/C [Shared]
11/19/2021 18:16:044011	[35] E204 RIT [Shared]
11/19/2021 18:17:084011	[36] NEED WATER [Shared]

11/19/2021 18:17:464011	[37] E205 S/A GOING INSIDE [Shared]
11/19/2021 18:17:494028	[38] 224 E DELRAY/CLYDE BLOCKED [Shared]
11/19/2021 18:17:554028	[39] 222 E DEL RAY MT VERNON [Shared]
11/19/2021 18:17:574011	[40] E205 INTERIOR GO UPSTAIRS [Shared]
11/19/2021 18:18:174011	[41] E201 S/C NO FIRE EXTENSION YET [Shared]
11/19/2021 18:18:284028	[42] CHN 2 FOR TALK AROUND ONLY FOR PD [Shared]
11/19/2021 18:18:304011	[43] B IS ACTIVE FIR E [Shared]
11/19/2021 18:18:574011	[44] E209 KINE TO REAR [Shared]
11/19/2021 18:19:084011	[45] CHARGING 300 [Shared]
11/19/2021 18:19:234011	[46] SMOKE FROM EAVES S/A [Shared]
11/19/2021 18:19:494011	[47] E205 HORADER [Shared]
11/19/2021 18:20:054011	[48] READY FOR WATER [Shared]
11/19/2021 18:20:384011	[49] LINE AT 103 A [Shared]
11/19/2021 18:20:574011	[50] T411 ON S/C [Shared]
11/19/2021 18:21:054011	[51] NEED WATER PER E205 [Shared]
11/19/2021 18:21:184011	[52] BUMP UP PRESSURE ON 300 [Shared]
11/19/2021 18:21:464011	[53] BC216 MIKE SHARP [Shared]
11/19/2021 18:22:004011	[54] POWER LINE DOWN-CALLING VA POWER [Shared]
11/19/2021 18:22:304011	[55] S/C 103 E DELRAY - NEED WATER [Shared]
11/19/2021 18:22:544126	[56] VA POWER NTFD [Shared]
11/19/2021 18:23:064126	[57] VA POWER NO ETA [Shared]
11/19/2021 18:23:094011	[58] NEED RIT AND 2ND ALARM [Shared]
11/19/2021 18:25:454126	[59] RIT E203 T205 M203 LA103 BC408 [Shared]
11/19/2021 18:26:004126	[60] GREATER ALARM E206 E207 E105 M205 SO401 T208 BC406 [Shared]
11/19/2021 18:27:11ARLRMS	[61] [LatLon] 38.82599000000000 -77.06017000000000 [Shared]
11/19/2021 18:27:484099	[62] LA103 - NOT A MANNED UNIT - ARLINGTON IS PAGING OUT TO CREW IT [Shared]
11/19/2021 18:28:144011	[63] 11 MINS INTO INCIDENT [Shared]
11/19/2021 18:28:434011	[64] WASH GAS NEEDED [Shared]
11/19/2021 18:28:524011	[65] LA BEING REQUESTING [Shared]
11/19/2021 18:29:224011	[66] FIREWORKS AND AMMO IN HOUSE [Shared]
11/19/2021 18:29:564011	[67] FIREWORKS OJ 2ND FLOOR [Shared]
11/19/2021 18:29:594126	[68] M105 ER [Shared]
11/19/2021 18:30:044126	[69] E105 WILL BE ENROUTE [Shared]
11/19/2021 18:30:214099	[70] E105 IS BEING ADDED - ARLINGTON DID NOT GET THE REQ [Shared]
11/19/2021 18:31:214011	[71] E206 STAGE [Shared]
11/19/2021 18:31:384011	[72] UNK IF THERE IS A BASEMENT [Shared]
11/19/2021 18:31:524011	[73] OPEN CEILING ON 1ST FLOOR- FIRE IN CEILING [Shared]
11/19/2021 18:32:294011	[74] E DELRAY AND MT VERNON FOR STAGGING [Shared]
11/19/2021 18:32:574011	[75] BC216 C DIVISION VISBALE FIRE REAR [Shared]
11/19/2021 18:33:434011	[76] BC216 -- SEND E209 BACK TO 103 A - CHANGE BOTTLES [Shared]
11/19/2021 18:33:524026	[77] GAS CO NOTIFIED [Shared]
11/19/2021 18:34:044011	[78] E203 ON 1ST FLOOR [Shared]
11/19/2021 18:34:294011	[79] T208 LADDER BUILDING- SHED ALSO ON FIRE [Shared]
11/19/2021 18:36:504011	[80] 20 MINS [Shared]

11/19/2021 18:37:354011	[81] M203 CHECKING ON 21 E DELRAY [Shared]
11/19/2021 18:38:364011	[82] SOME FIRE ON 2ND FLOOR [Shared]
11/19/2021 18:40:134011	[83] BC216 WALKED THRU- NO BASEMENT IN EITHER UNIT [Shared]
11/19/2021 18:42:144011	[84] E411 NOT NEEDED [Shared]
11/19/2021 18:42:384011	[85] CONDITIONS BECOMING WORSE [Shared]
11/19/2021 18:43:464011	[86] 103 B SIDE - OPEN UP WALLS AND CEILING - T411 [Shared]
11/19/2021 18:44:434011	[87] BC212 - SMOKE FRONT GABLES [Shared]
11/19/2021 18:45:314011	[88] SEV WINDOWS HAVE BEEN OPENED UP [Shared]
11/19/2021 18:45:514011	[89] M205 CLYDE AND E DELRAY [Shared]
11/19/2021 18:46:434011	[90] 30 MINS INCIDENT [Shared]
11/19/2021 18:47:164011	[91] STILL HAVE ACTIVE FIRE [Shared]
11/19/2021 18:48:094011	[92] EVAC TONE AT 1847 [Shared]
11/19/2021 18:48:504011	[93] PAR CHECK [Shared]
11/19/2021 18:50:024011	[94] E204 PAR [Shared]
11/19/2021 18:50:284011	[95] E209 PAR [Shared]
11/19/2021 18:50:334011	[96] E201 PAR [Shared]
11/19/2021 18:51:084011	[97] T411 PAR [Shared]
11/19/2021 18:52:324011	[98] LINE TO 1ST FLOOR [Shared]
11/19/2021 18:52:484011	[99] RS411 E201 TO 2ND FLOOR [Shared]
11/19/2021 18:52:514011	[100] AUNIT [Shared]
11/19/2021 18:52:554011	[101] A- UNIT [Shared]
11/19/2021 18:53:414011	[102] SAFETY 401 PARTIAL COLLASPE IN 103 - RIGHT SIDE [Shared]
11/19/2021 18:53:474011	[103] ACTIVE FIRE STILL [Shared]
11/19/2021 18:54:454011	[104] T208 S/D FLAMES SHOWING OUT WINDOWS [Shared]
11/19/2021 18:54:564011	[105] E204 TAKE A LINE TO S/D [Shared]
11/19/2021 18:55:594011	[106] E201 GOING INTO 103- UNK WHICH SIDE [Shared]
11/19/2021 18:57:204011	[107] LINE ON S/D NOT DOING A GOOD JOD [Shared]
11/19/2021 18:57:224011	[108] 40 MINS [Shared]
11/19/2021 18:57:284011	[109] STILL HAVE ACTIVE FIRE [Shared]
11/19/2021 18:58:134011	[110] BACK INSIDE FIGHTING FIRE [Shared]
11/19/2021 18:59:034011	[111] BC212 HAS OPERATIONS [Shared]
11/19/2021 18:59:184011	[112] UNITS TSGAE IN FRT YARD -WAIT FOR ASSISGNMENT [Shared]
11/19/2021 18:59:254011	[113] E209 CHARGE 400 [Shared]
11/19/2021 19:00:024011	[114] BC406 EXPOSURE BUILDING 2ND FLOOR [Shared]
11/19/2021 19:00:344011	[115] 103 B SIDE LEFT SID E [Shared]
11/19/2021 19:01:144011	[116] BC216 E204 T411 1ST FLIRE FIRE UNIT [Shared]
11/19/2021 19:04:244011	[117] DELRAY AND CLAY - FOR REHAB [Shared]
11/19/2021 19:05:154011	[118] BC112 OPERATION- OPENING UP CEILING- GIVE CMD UPDATE SHORTLY [Shared]
11/19/2021 19:05:514011	[119] OPER ==BC216 CHECKING FOR A KNOCK ON FIRE [Shared]
11/19/2021 19:06:094011	[120] B406 B/1 ST FLOR [Shared]
11/19/2021 19:06:154011	[121] BC112 ON 2ND FLOOR [Shared]
11/19/2021 19:06:274011	[122] 50 MINS INCIDENT [Shared]
11/19/2021 19:07:004011	[123] D/1 EXPOS-NEEN ANOTHER HOSE LINE [Shared]
11/19/2021 19:07:404011	[124] BC216 TO OPS- D/S WALL - LEANING [Shared]

11/19/2021 19:07:514011	[125] COLLAPSED ZONE S/D [Shared]
11/19/2021 19:08:134011	[126] BACKING UNITS OUT [Shared]
11/19/2021 19:09:124011	[127] EVAC TONES [Shared]
11/19/2021 19:10:014011	[128] L/A 437 ON SITE [Shared]
11/19/2021 19:10:224011	[129] AL UNITS EXITING STRUCTURE [Shared]
11/19/2021 19:11:074011	[130] CMD TO OPS ALL UNITS HAVE EXITED FIRE UNITS [Shared]
11/19/2021 19:11:234011	[131] UNIT SSTAY 30 TO 50 FEET AWAY FROM STRUCTURE [Shared]
11/19/2021 19:11:284011	[132] OR ACROSS STREET [Shared]
11/19/2021 19:11:564011	[133] OPS TO CMD POST [Shared]
11/19/2021 19:14:234011	[134] COMPANY OFFICERS TO CMD POST [Shared]
11/19/2021 19:14:444011	[135] 2ND ALARM [Shared]
11/19/2021 19:15:354126	[136] 2ND GREATER ALARM E426 E109 E103 T105 M105 BC405 [Shared]
11/19/2021 19:17:304011	[137] 3RD ALARM STAGE E DELRAU / CLAY [Shared]
11/19/2021 19:17:484011	[138] MT VERNNON AND E DELRAY FOR STAGEING [Shared]
11/19/2021 19:18:054011	[139] 1 HRS INCIDENT [Shared]
11/19/2021 19:20:564011	[140] PLACED BC405 IN SEERV [Shared]
11/19/2021 19:21:424011	[141] WORKING ON FILLS AGAIN [Shared]
11/19/2021 19:24:064011	[142] CALL VA POWER [Shared]
11/19/2021 19:24:344011	[143] EXTERIOR ATTACK - HOLDING ALL UNITS [Shared]
11/19/2021 19:24:494011	[144] 1ST ALARM- TO CMD POST OUT FRONT [Shared]
11/19/2021 19:25:564126	[145] 20 MIN FOR DOMINION POWER [Shared]
11/19/2021 19:26:214011	[146] 1 HR 10 MINS INCIDENT [Shared]
11/19/2021 19:26:534011	[147] 3RD ALARM IN STAGING [Shared]
11/19/2021 19:27:324011	[148] REHAB TO CMD 110 E DELRAU [Shared]
11/19/2021 19:28:214011	[149] E101 TO ST 205 [Shared]
11/19/2021 19:29:204011	[150] SAF 201 TO OPS [Shared]
11/19/2021 19:29:384011	[151] SAFETY 2 HAND LINE ON C/SIDE [Shared]
11/19/2021 19:30:294011	[152] BC216 TO OPS= T411 REL BY E105 [Shared]
11/19/2021 19:30:344011	[153] T411 TO REHAB [Shared]
11/19/2021 19:34:124011	[154] E205 300 LINE [Shared]
11/19/2021 19:36:474011	[155] 1 HR 20 MINS INCIDENT [Shared]
11/19/2021 19:39:054011	[156] M205 RHAB MOVED TO 110 E DELRAY [Shared]
11/19/2021 19:39:094011	[157] M205 IN CHARGE [Shared]
11/19/2021 19:46:084011	[158] 1 HR 30 MINS INCIDENT [Shared]
11/19/2021 19:46:264011	[159] CORRECTION 1 HR 30 MINS [Shared]
11/19/2021 19:47:554011	[160] E204 READY FOR WATER [Shared]
11/19/2021 19:48:19ARLRMS	[161] [LatLon] 38.825910000000000 -77.059910000000000 [Shared]
11/19/2021 19:48:19ARLRMS	[162] STATION MOVES ... STA 205 - T105, E109, E101... STA 105 - TW104 E108, E103... [Shared]
11/19/2021 19:56:144011	[163] 1 HR 40 MINS INCIDENT [Shared]
11/19/2021 20:02:524011	[164] STILL ATTACKING FIRE FROM EXTERIOR [Shared]
11/19/2021 20:04:334011	[165] OPS - ALL FIRE GROUNDS- CHECK INTO REHAB - ONCE CHECKED YOU ARE RELEASED [Shared]
11/19/2021 20:06:104011	[166] 1 HR 50 MINS INCIDENT [Shared]
11/19/2021 20:06:384011	[167] HOLDING ALL UNITS FROM 1ST AND 2ND ALARMS [Shared]
11/19/2021 20:06:444011	[168] STILL EXTERIOR ATTACK [Shared]

11/19/2021 20:12:174011	[169] REDCROSS NEEDED 2 ADUTS [Shared]
11/19/2021 20:13:474011	[170] 833 583 3111 [Shared]
11/19/2021 20:16:234011	[171] 2 HRS INCIDENT [Shared]
11/19/2021 20:17:084011	[172] STILL EXT ATTACK AND HOLDING 1 ST AND 2ND ALARM [Shared]
11/19/2021 20:18:514011	[173] LETTING 3RD ALARM UNIT GO EXCEPT FOR E103 [Shared]
11/19/2021 20:19:404011	[174] KELSEA- PHONE 703 282 2427 [Shared]
11/19/2021 20:22:344011	[175] GOT THRU TO REDCROSS [Shared]
11/19/2021 20:24:384011	[176] LINE ON S/A SHUT DOWN [Shared]
11/19/2021 20:25:214011	[177] REDCROSS CALLING BA211 [Shared]
11/19/2021 20:27:304011	[178] BC211 HAS CMD - STILL USING ECHO [Shared]
11/19/2021 20:30:304011	[179] BC406 = NEED E437 CLYDE AND CUSTIS [Shared]
11/19/2021 20:30:524011	[180] E201 TO CMD POST [Shared]
11/19/2021 20:33:044028	[181] E103 CLEAR [Shared]
11/19/2021 20:36:374011	[182] DASH AND METRO BUS NTFD [Shared]
11/19/2021 20:37:294011	[183] 2 HRS 20 MINS INCIDENT [Shared]
11/19/2021 20:40:334011	[184] STILL OPERATING EXT ATTACK [Shared]
11/19/2021 20:41:054011	[185] M105 READY [Shared]
11/19/2021 20:42:194011	[186] BC406 - GOOD KNOCK [Shared]
11/19/2021 20:42:384011	[187] T411 ARIEL STREAM ON STRUCTURE [Shared]
11/19/2021 20:46:194011	[188] C/SIDE - MOST OF THE FIRE IS [Shared]
11/19/2021 20:47:134011	[189] 2 HRS 30 MINS INCIDENT [Shared]
11/19/2021 20:52:184011	[190] SEND WATER TO T411 [Shared]
11/19/2021 20:52:284011	[191] BC406 MEET BC212 AT CMD PORT [Shared]
11/19/2021 20:55:504011	[192] TRY TO SHUT DOWN ONE OF THE TRUCKS [Shared]
11/19/2021 20:56:554011	[193] BC PLUNKETT - PIO AND DUTY CHIEF ON SCENE [Shared]
11/19/2021 21:06:024011	[194] 2 HRS AND 40 MINS INCIDENT [Shared]
11/19/2021 21:06:164011	[195] COMPANY OFFICERS MEET ON S/A [Shared]
11/19/2021 21:07:134011	[196] 2 HRS 50 MINS INCIDENT [Shared]
11/19/2021 21:07:314011	[197] STOPPING CLOCK [Shared]
11/19/2021 22:26:34MOSES, WILLIE M	[198] WILL BE RELEASING 2ND AND 3RD ALARM UNITS [Shared]
11/19/2021 22:32:184159	[199] [LAW] has closed their incident [21-087815]
11/19/2021 22:37:124011	[200] DASH AND METRO BUS DIRECT [Shared]
11/19/2021 22:58:564011	[201] E209 SHUT DOWN LINE [Shared]
11/19/2021 22:59:054011	[202] 1 ENG TO BE ON SCENE ALL NIGHT [Shared]
11/19/2021 22:59:164011	[203] WILL BE RELEASING MORE UNITS SOON [Shared]
11/19/2021 23:03:294011	[204] STILL HAVE FILLS IN EAST END [Shared]
11/20/2021 00:03:204011	[205] 2 ECHO CLEARED [Shared]
11/20/2021 00:13:284011	[206] BC PLUNKETT CLEAR OF FIRE GROUND [Shared]
11/20/2021 00:42:074011	[207] UNITS WILL TAKE TURNS TONIGHT 2HRS EXCEPT FOR THE 6-7 AM SHIFT [Shared]
11/20/2021 01:59:574011	[208] E207 ENR TO RELIEVE E205 [Shared]
	[209] E201 RELIEVING E207 [Shared];/

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	FM225	Primary Work Assignment	Dep. Fire Marshal III
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Narrative

On November 19, 2021 FM225 self-assigned and responded to the box alarm at 103 E. Del Ray Ave. Upon arrival FM225 reported to the command post and reported to Battalion Chief Cook. An origin and cause investigation was initiated.

FM225 observed fire in the rear of the right side of structure. The structure involved in fire was a two-family residential structure (Duplex) with the address of 103 and 103A E. Del Ray Ave. The right side of the duplex, 103 had heavy smoke and flames showing from the rear.

FM225 accounted for the occupants of both units of the duplex and no injuries were reported however, two occupants were treated at the scene by AFD medics.

FM 225 conducted initial interviews of the occupants at scene.

The fire caused heavy fire, water and smoke damage to the above locations, with 103 having more significant damage, and 103 also suffered partial building collapse due to damage. Additionally, 103 was found to have severe hoarding conditions both on interior and exterior of the property. Power and water was secured to both units. Gas was secured to 103A; 103 had no gas meter.

Due to the heavy fire conditions and resulting damage, and the extreme fire loading within the structure, the investigation was delayed until 11/20/21 for safety precautions to investigators.

The area of origin was determined to be the rear west quadrant of 103 E. Del Ray on the first floor. Examination of the area revealed two heating appliances, consistent with the statements made by the homeowner, and significant damage to the outlet in which the heaters were connected. The probable cause of the fire was attributed to the outlet, however without being able to access the electrical panel, it cannot be conclusively determined that the outlet was the exact source of ignition.

The fire is being classified as accidental in nature, and the case will remain open at this time, pending further follow up investigation with the insurance companies of the affected owners. Residents of 103 were assisted and re-located by Red Cross (2 adults, 1 child) and the residents of 103A re-located on their own resources (2 adults, 1 infant child). A cat still remains unaccounted for in 103.

Both units were posted with condemnation placards and 103A safety placard "3", 103 safety placard "4", and notification was made to the Office of Code Administration. Property loss is estimated at a total of \$1,400,000 (\$800,000 structure and contents for 103A; \$600,000 structure and contents for 103).

Report completed by: James A. Mikell (5054) on 12/08/2021 at 19:56:25

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	BC212	Primary Work Assignment	Fire Battalion Chief
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Narrative

Added to call based on radio reports/conditions. Arrived and was assigned to supervise operations in the fire unit. Fire unit was untenable due to hoarding conditions and deteriorating fire conditions. Evacuation was order for a tactical reset, during reset I was placed in charge of Operations.

Assigned a chief, engine, and special service to each floor of the exposure to open ceilings and walls to contain fire in original occupancy. 2nd evacuation was ordered for all units based on structural integrity issues. A defensive operation was put in place until the fire was brought under control.

BC Kelly

Report completed by: Anthony Kelly (5438) on 11/27/2021 at 11:07:16

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	E206M	Primary Work Assignment	Fire Lieutenant
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Narrative

E206M was dispatched on a second alarm to 103 E. Del Ray Ave. for a reported structure fire. Upon arrival, E206M took a staging position at the corner of Mt. Vernon Ave. and E. Del Ray Ave. BC408 assigned E206M to the RIT Group. E206M took position on the Alpha side of the structure. E206M did a 360 lap around the duplex and noted access/egress points and looked out for potential hazards. E206M remained on scene until fire was under control and the "hotwash" was complete. E206M went back to service after the second alarm units were released.

Report completed by: Alex Majano (5110) on 11/21/2021 at 08:33:34

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	BC211	Primary Work Assignment	Fire Battalion Chief
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Narrative

Fire in a duplex townhouse starting in the rear of 103b extending from the first floor of initial unit to the second floor and the B1 exposure 103a. Units arrived with heavy fire showing from the rear of the duplex. Initial attack attempted through reported address. Significant hoarding conditions restricted advancement of attack lines through conventional means. Units worked in exposure unit prevent further exposure. Master streams deployed and extinguished the fire. 3 alarms dispatched.

Report completed by: Gregory Cook (5981) on 11/20/2021 at 00:55:27

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	E204	Primary Work Assignment	Fire Captain
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Narrative

2nd due engine assignment. Established primary water supply and stretched attack line to side C exterior. Extinguished fire on side D and C and advanced line into structure to extinguish fire on the interior. Reported to and cleared rehab then placed in service by command

Report completed by: Sean Europe (5573) on 11/20/2021 at 01:55:39

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	BC216	Primary Work Assignment	Fire Battalion Chief
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Narrative

BC216 self-assigned. AOS and conducted 360. Observed a large volume of fire involving materials stored in back yard/trees/fences/attached rear addition and the entire back of address 103B. Also observed power lines arcing and deattching from 103A. Reported conditions to IC and advised the need for attack line and best route of travel to gain access to fire and protect nearby exposures. IC assigned BC216 as "Charlie Division". Directed operations on Side C and provided progress reports. Reported to ICP upon request post first evacuation. Redeployed by "Operations" to Side C and tasked to attempt entry and extinguishment via floor 1 side C. Observed significant bowing of side D exterior wall during extinguishment attempt. Withdrew assigned crews and reported conditions to IC resulting in second evacuation. Reported back to ICP and reassigned to assist with master stream deployment on side A. Maintained this assignment until final extinguishment.

Report completed by: Michael Sharpe (5428) on 11/26/2021 at 18:55:11

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	M203P	Primary Work Assignment	Firefighter
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Narrative

Dispatch Center reported a structure fire. M203P was assigned to RIT and help out with rehabilitation.

Report completed by: Leslie Palucho (5390) on 11/21/2021 at 15:47:18

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	E203	Primary Work Assignment	Fire Lieutenant
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Narrative

E203 was on the second alarm and assigned staging. E203 driver was in charge of staffing while the other three personnel was apt of fire operations. E203 pulled a line from engine 204 and proceeded with that line up the ladder to the second floor Bravo exposure, Side Bravo, Quadrant A. Inside we searched the room pencil the ceiling to prevent the flashover. We then exited the building wants the evacuation tones went off.

Report completed by: Ricky Muse Jr. (5832) on 11/20/2021 at 21:49:35

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	T208	Primary Work Assignment	Fire Lieutenant
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Narrative

T208 arrived on scene, positioned as the 3rd truck.

T208 was the 1st truck on the 2nd alarm.

T208 positioned on Clyde st, which was on the delta side of the house fire.

T208 reported to command to inform them they were there and awaiting an assignment.

While waiting for an assignment, T208 went to side charlie and removed some fence post to create access for crews operating on scene.

T208 used a handline to cool down an exposure shed that was getting embers on it.

T208 laddered exterior of building & exposure unit.

T208 was instructed by BC212 to do a search of floor #1 of the bravo exposure unit, and open up the walls to gain access to the fire unit and see where the fire had gone to.

T208 found active fire on floor one, in the fire unit through the wall in the rear of the bravo exposure.

T208 exited the structure.

T208 stoodby until next assignment.

T208 positioned master stream to extinguish the house fire after operations went to defensive.

T208 extinguished the fire via aerial master stream.

T208

Report completed by: Arash Hematti (5121) on 11/20/2021 at 02:11:56

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	E207M	Primary Work Assignment	Fire Captain
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Narrative

Arrived second due Engine Co. on 2nd alarm. Reported to staging area and moved up to RIT.

Report completed by: Eric Whitmore (5297) on 11/19/2021 at 23:31:28

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	E209M	Primary Work Assignment	Fire Lieutenant
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Narrative

E209M arrived on scene 3rd due, took a look at side charlie of the building and saw a large volume of fire in the back yard extending on to the home and on to the B1 exposure. Went around to side alpha and pulled a 200ft handline through the B1 exposure to the charlie side of the building and began to extinguish fire on the outside. Broke down the fence along with T411 and continued to extinguish fire on the home, fire unit, and in the back yard. Once my crew members were low on air we went to get bottles and waited for a new assignment. Assisted with ladders, assisted with a hangline into the exposure to extinguish fire under the stairs. Took down ladders for ladder pipe operations and supplied T208 for their ladder pipe operations.

Report completed by: Michael Ware (5199) on 11/21/2021 at 09:58:27

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	T205	Primary Work Assignment	Fire Lieutenant
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Narrative

T205 dispatched to 103 E Del Ray as the Trk Co on the RIT 1 dispatch, AR, gather tools & equipment, standby near the front yard, assist with some ground operations, remain available for RIT activation if needed, assigned to BC 406 for interior operations, all units evacuated, continue to standby and remain available for RIT activation if needed, assist with pick-up/clean-up, go in service

Report completed by: Henry Cook (5046) on 11/21/2021 at 08:45:12

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	E201M	Primary Work Assignment	Fire Captain
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Narrative

E201 was dispatched to this address for the reported building fire. E201 was assigned as the 4th due engine. E201 arrived as the 4th due engine. E201 took our assignment as the RIT. E209 called their own water. E201 had the crew collect equipment for the RIT function. E201 reported to the Command Post to identify as the RIT and locations for the operational units. E201, E201 LB, E201RB completed laps around the structure. Of note were the hoarding conditions both interior and exterior of the building that would provide challenges to access and egress of the building. E201 began to remove some fencing and soften the building. E201 told command a line was needed on the interior of the B1 exposure. E201 took that assignment. E201 operated in the B1 exposure extinguishing active fire in C quadrant of the first floor, and in the C quadrant of the second floor. E201 continued to operate in the B1 quadrant for two cylinders. Units were evacuated twice during extinguishment efforts. After the second evacuation, the operation became defensive. E201 reported to rehab. E201 cleared rehab. E201 was directed by command to relocate and supply T411. E201 was assigned to BC406. E201 completed that assignment. E201 was told by BC406 to pack up. E201 was placed in service by command.

Report completed by: Anthony Small (5588) on 11/20/2021 at 05:45:45

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	FM291	Primary Work Assignment	Chief Deputy Fire Marshal
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Narrative

Responded on second alarm. Assisted FM225, follow up investigation will occur on 11/20/21. Spoke with B/C Cook about maintaining chain of custody of scene until morning and requested additional resources on 11/20/21 to assist with investigation. Follow up on 11/20/21, placarded both structures with condemnation placards and notified Code Administration.

Report completed by: Russell Furr (5631) on 11/30/2021 at 09:57:17

Incident Information

Incident Location	103 E Del Ray Avenue	Incident Date	11/19/2021
Incident Type	Structure fire involving an enclosed building	Time of Call	18:07.44
Responding Units	E205M (Engine (with ALS capability)), E204 (Engine)	Shift	C Shift (Fire)

Supplemental Information

Unit Assignment	FM225	Primary Work Assignment	Dep. Fire Marshal III
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Narrative

On November 19, 2021 FM225 self-assigned and responded to the box alarm at 103 E. Del Ray Ave. Upon arrival FM225 reported to the command post and reported to Battalion Chief Cook. An origin and cause investigation was initiated.

FM225 observed fire in the rear of the right side of structure. The structure involved in fire was a two-family residential structure (Duplex) with the address of 103 and 103A E. Del Ray Ave. The right side of the duplex, 103 had heavy smoke and flames showing from the rear.

FM225 accounted for the occupants of both units of the duplex and no injuries were reported however, two occupants were treated at the scene by AFD medics.

FM 225 conducted initial interviews of the occupants at scene.

The fire caused heavy fire, water and smoke damage to the above locations, with 103 having more significant damage, and 103 also suffered partial building collapse due to damage. Additionally, 103 was found to have severe hoarding conditions both on interior and exterior of the property. Power and water was secured to both units. Gas was secured to 103A; 103 had no gas meter.

Due to the heavy fire conditions and resulting damage, and the extreme fire loading within the structure, the investigation was delayed until 11/20/21 for safety precautions to investigators.

The area of origin was determined to be the rear west quadrant of 103 E. Del Ray on the first floor. Examination of the area revealed two heating appliances, consistent with the statements made by the homeowner, and significant damage to the outlet in which the heaters were connected. The probable cause of the fire was attributed to the outlet, however without being able to access the electrical panel, it cannot be conclusively determined that the outlet was the exact source of ignition.

The fire is being classified as accidental in nature, and the case will remain open at this time, pending further follow up investigation with the insurance companies of the affected owners. Residents of 103 were assisted and re-located by Red Cross (2 adults, 1 child) and the residents of 103A re-located on their own resources (2 adults, 1 infant child). A cat still remains unaccounted for in 103.

Both units were posted with condemnation placards and 103A safety placard "3", 103 safety placard "4", and notification was made to the Office of Code Administration. Property loss is estimated at a total of \$1,400,000 (\$800,000 structure and contents for 103A; \$600,000 structure and contents for 103).

Report completed by: James A. Mikell (5054) on 12/08/2021 at 19:56:25



Legend

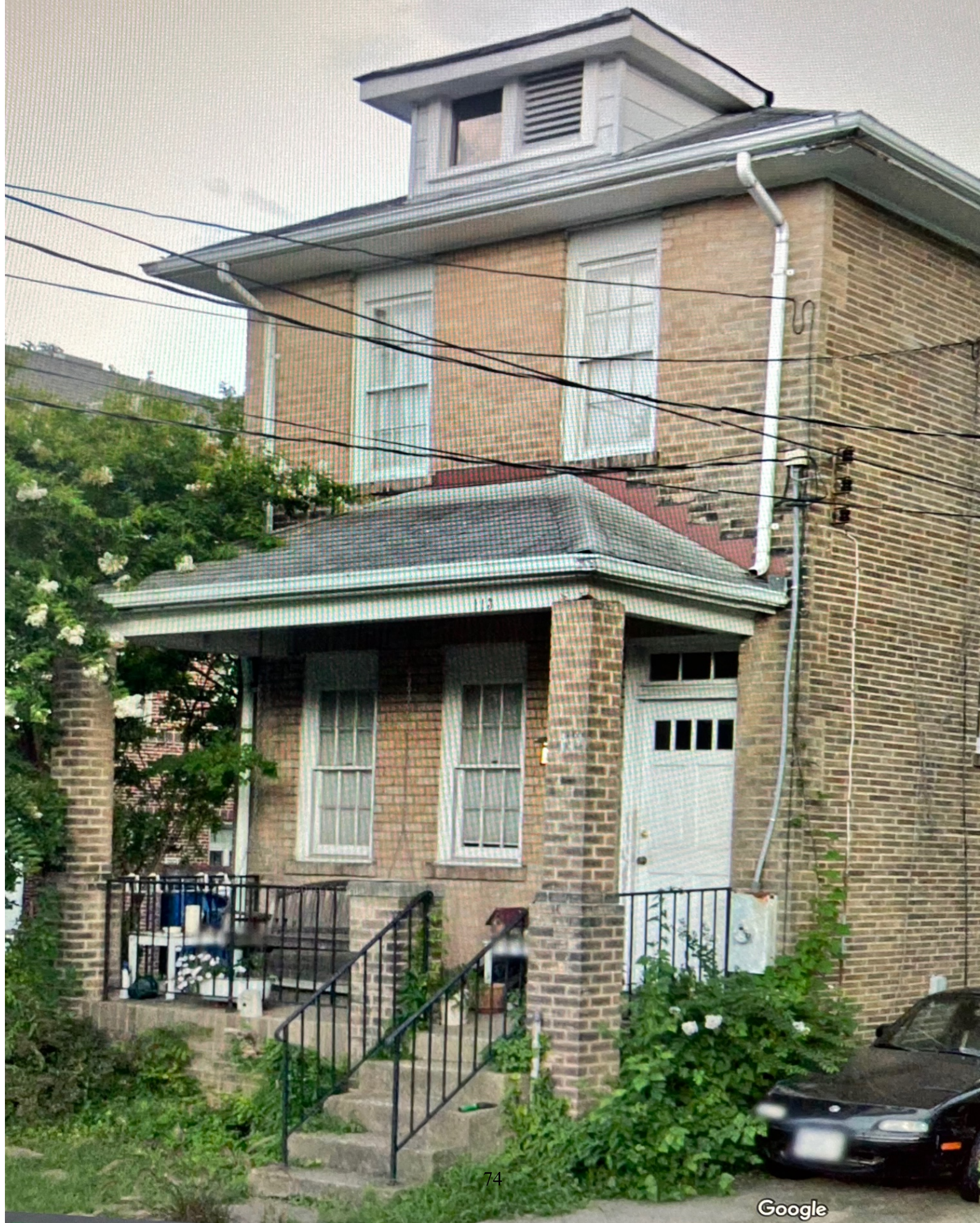
- Special Use Permits (Zoomed)
- Plats - Zoomed In
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.











June 27, 2022

To Whom it May Concern,

We support the request to allow 103A E Del Ray Avenue to construct a single-family dwelling on their lot. The City of Alexandria should support this request, as well. Allowing construction of a single-family dwelling would not alter the character of the neighborhood and would be clearly in keeping with the intended use of that block of Del Ray Avenue. This is also an opportunity for the city to remedy its horrific mistakes in allowing the property at 103 E Del Ray Avenue to be a life-threatening hazard and blight upon our community for so long, despite numerous complaints and requests for enforcement actions. This is the city's chance to do right by the citizens of Del Ray and the family at 103A that it failed.

Thank you,


Devin and Mary Bordelon
21 E Del Ray Avenue
(225) 571-7047



Joseph Billert and Kristen Fernekes • 102 E Del Ray Ave • Alexandria, VA 22301 • 703-549-3448

April 21, 2022

City of Alexandria Planning and Zoning Office
301 King St #2100
Alexandria, VA 22314

To Whom It May Concern:

We are writing in support of our neighbors Melanie Bradshaw and David Metzner in their desire to have their property at 103 E Del Ray Ave rezoned to allow the construction of a detached single-family home.

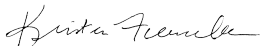
We fully support this effort and are hopeful that the City of Alexandria will grant this change in zoning and hope that the City will expedite this process so that they can rebuild and move back to their home that was destroyed by the fire in the Fall 2021.

Sincerely,

Joseph Billert

A handwritten signature in black ink, appearing to read 'JB', with a long horizontal flourish extending to the right.

Kristen Fernekes

A handwritten signature in black ink, appearing to read 'Kristen Fernekes', written in a cursive style.

[EXTERNAL]Docket Item #4 SUP #2022-00022

Gayle Reuter <gayle.reuter@gmail.com>

Mon 8/29/2022 2:01 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from gayle.reuter@gmail.com. [Learn why this is important](#)

Dear Chairman Macek & Members of the Planning Commission,

I write in strong support of Docket Item #4, Special Use Permit #2022-00022, 103 A East Del Ray Avenue, to approve the lot modifications and parking reduction.

As a long-time resident and owner of 110 E. Del Ray Avenue, which is just a 1/2 block from the property being considered, I believe that granting this SUP would not negatively impact our street or community and will be very compatible with the other homes on the block. As neighbors of the applicants, we are all very anxious to have this property rebuilt and more importantly, to have this much-loved family be able to move back to the block that they were such an important part of before a tragic fire destroyed their home, a fire that occurred through no fault of the applicants. This SUP is a well-thought-out solution that I hope you vote on to approve.

Thank you for your consideration.

Sincerely,

Gayle Reuter
110 E Del Ray Avenue
Alexandria, VA 22301
703-216-8597

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DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**