

Docket Item # 3
BZA #2024-00005
Board of Zoning Appeals
November 18, 2024

ADDRESS: 1700 DEWITT AVE
ZONE: R-2-5/RESIDENTIAL ZONE
APPLICANT: JOHN ANDERSON, OWNER

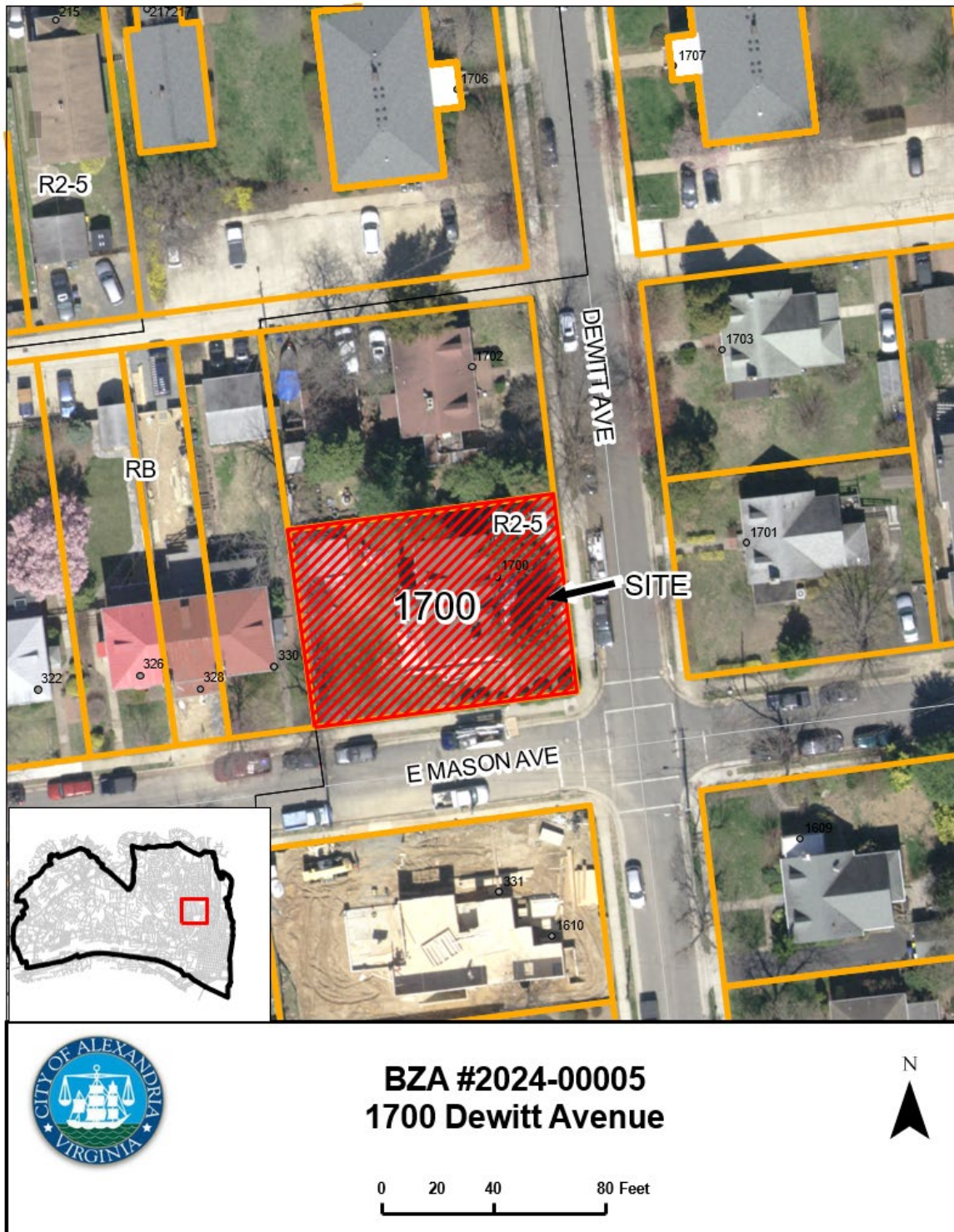
ISSUE: Special exception to allow a six-foot closed fence within the required secondary front yard to remain as constructed.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-1702 (B)	Corner Lot Fence	12.75 feet*	0.00 feet	12.75 feet

*6.00 foot fences must be located no closer to the secondary front property line than half the distance between the secondary front property line and the front building wall facing the secondary front property line when the abutting principal structures located on the blockface face that street.

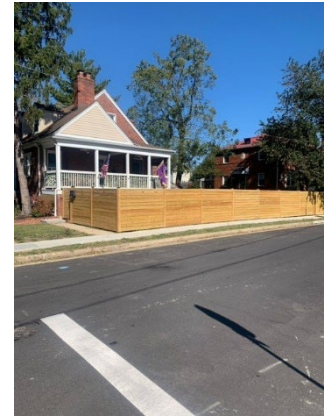
The staff **recommends denial** of the request because it doesn't meet all the criteria for a special exception.

If the Board grants the requested special exception, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The special exception must also be recorded in the City's Land Records Office prior to the release of the building permit.



I. Issue

The applicant constructed a six-foot closed privacy fence on the secondary front property line facing East Mason Avenue. When principal structures on abutting properties face the street, the Zoning Ordinance requires the 6.00-foot fence to be located no closer to the secondary front lot line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard. The applicant requests special exception approval to allow the 6.00-foot fence to remain on the secondary front property line.



II. Background

The subject property is a corner lot of record with 71.17 feet of frontage along Dewitt Avenue and 94.60 feet along East Mason Avenue. The lot is 72.69 feet wide along the west side property line and 95.24 feet along the north side property line. According to Real Estate Assessments the lot contains 6,733 square feet of lot area. The lot complies with the minimum lot area, width and frontage requirements for the R-2-5 zone.

On July 26, 2024, staff received a complaint about an illegal fence being constructed. Upon inspection, staff found the six-foot fence was in violation as it is located closer to the secondary front lot line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard along East Mason Avenue.

III. Description

The applicant proposes to keep the 6.00 foot closed privacy fence located on the secondary front property line facing East Mason Avenue. When principal structures on abutting properties face the street, the zoning ordinance requires six-foot closed fences to be located no closer to the secondary front property line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard. The principal structure on the abutting property to the west faces East Mason Avenue, so the 6.00-foot fence on the subject property must be located no closer than 12.75 feet from the secondary front property line facing Dewitt Avenue, which is half the distance between the secondary front lot line and the front building wall.

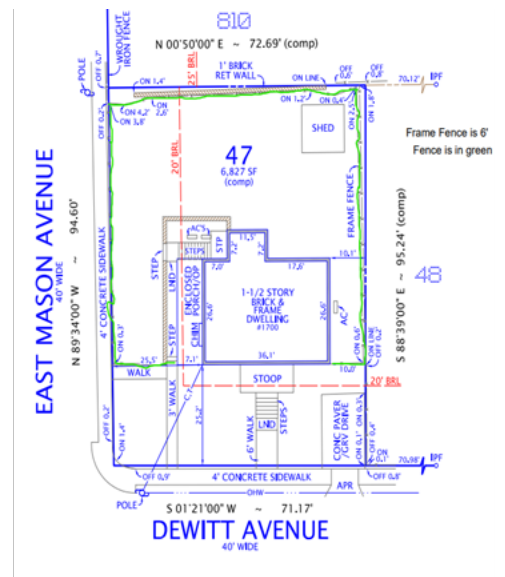


Figure 2: Plat showing location of the proposed fence

The applicant requests a special exception of 12.75 feet to allow the 6.00-foot fence to remain on the secondary front property line. The proposed 6.00-foot privacy fence complies with all other yard requirements.

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1952.

V. Requested Special Exceptions:

7-1702(B) Corner Lot Fences

When principal structures on abutting properties face the street, the Zoning Ordinance requires the 6.00-foot fence to be located no closer to the secondary front lot line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard. The front building wall facing East Mason Avenue is located 25.50 feet from the secondary front lot line, thus requiring the 6.00-foot fence to be located 12.75 feet from the secondary front property line facing East Mason Avenue. The applicant requests a special exception of 12.75 feet from the required 12.75-foot required setback to allow the 6.00 foot privacy fence to remain on the secondary front property line.

VI. Exceptions Standards

A special exception is an approval that is based on the consistency of the proposal with the Zoning Ordinance but can only be approved by the City once certain criteria are met. Per Zoning Ordinance Section 11-1005(C) the BZA hears and decides applications for special exceptions and any application must meet the standards under Zoning Ordinance Section 11-1304. The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1300 can be considered in making a special exception decision. The Board of Zoning Appeals shall not grant a special exception unless it finds that the request meets all the special exception standards as follows:

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

Zoning Ordinance section 7-1700 establishes regulations for fences on corner lots to minimize negative effects that fences can have on the surrounding neighborhood. Fences can create “street walls” that decrease the sense of community and openness. The close proximity of the 6.00-foot fence to the sidewalk creates the feeling of a wall adjacent to the sidewalk. Additionally, secondary front yards throughout the City are characterized as open areas w fronts with the fronts of many homes visible from the street. As constructed, the fence closes of the secondary front yard of this property and creates a wall along the public sidewalk.

When the abutting property whose dwelling faces the street where the 6.00-foot fence is proposed, such as in this case, the abutting property's open front yard can be negatively impacted by the fence located in adjacent to their front yard which is characterized by its openness. The abutting property to the west can only construct a 4.00-foot fence that is a least 50% open in their front yard. The existing 6.00-foot fence creates a visual obstruction for the property owners at 330 East Mason Avenue.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

The 6.00-foot fence is located adjacent to the open front yard to the west at 330 Mason Avenue and the public sidewalk. Due to the proximity to the adjacent property and the sidewalk along East Mason Avenue, the 6.00 fence impairs the flow of light and air. Department of Transportation and Environmental Services did not indicate that the fence would not affect pedestrian or vehicular traffic safety.

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

The six-foot fence will alter the character of the area and surrounding community as it creates a street wall along the sidewalk that is not commonly seen in the area. The proposed 6.00-foot solid fence along the sidewalk is not appropriate for this area as a majority of fences located in front yards in the community are less than four feet in height and open.

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

The placement and height of the 6.00-foot fence is not compatible with other fences in the neighborhood. The immediate neighborhood is characterized by open front yards only obstructed with fences that appear to be 4.00 feet in height and at least 50% open.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

While existence of the open porch and stairs to the basement forward of the secondary front building wall do limit the area in the secondary front yard that can be enclosed with a 6.00-foot fence, there is a large area around the dwelling, over 2,000 square feet, that can be enclosed with a 6.00-foot privacy fence. This provides a reasonable fenced area on the lot. The existing fence could be relocated towards the house to meet the required 12.75-foot setback for a six-foot closed fence. Due to the depth of the lot and the placement of the existing house on the lot, the proposed fence can be relocated in compliance with all zoning requirements and still provide a reasonable fenced area on the lot.

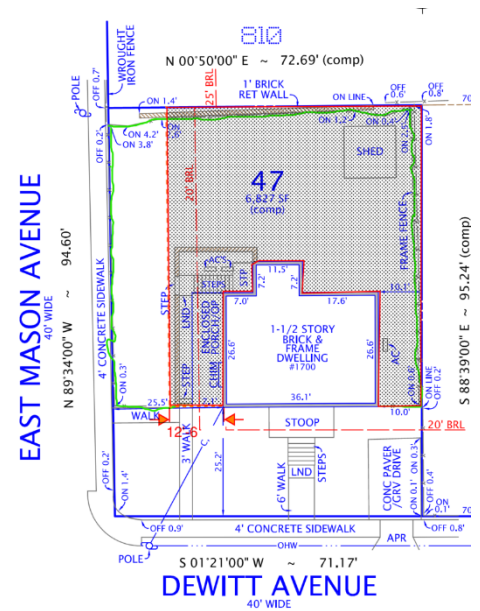


Figure 3: Area that can be enclosed with a 6.00-foot fence by right shown shaded

VII. Staff Conclusion

As outlined above, staff believes that the applicant's request does not meet all the standards for special exceptions and **recommends denial** of the requested special exception.

Staff

Sean Killion, Urban Planner, sean.killion@alexandriava.gov

Mary Christesen, Principal Planner, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

Transportation and Environmental Services:

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. 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)
- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2. 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)
- C3. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C4. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

- F-1 No permit is required for fence less than 6.00 feet.

Recreation (Arborist):

No comments received.

Archaeology:

No comments.

BZA Case # 2024-00005



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR FENCES

Section of zoning ordinance from which request for special exception is made:
Board of Zoning Appeals (BZA) Application for Special Exception to Request Relief
from Section 7-1702(B)

PART A

1. Applicant: ☐Owner ☐Contract Purchaser ☐Agent

Name John C. Anderson

Address 1700 Dewitt Ave, Alexandria, VA 22301

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 1700 Dewitt Ave, Alexandria, VA 22301

3. Assessment Map # 043.02 Block 03 Lot 13 Zone R-2-5

4. Legal Property Owner Name John Charles Anderson

Address 1700 Dewitt Ave Alexandria, VA, 22301

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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. John C. Anderson	1700 Dewitt Ave, Alexandria, VA	100%
2. John C. Anderson		
3. John C. Anderson		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1700 Dewitt Ave, Alexandria, VA 22301 (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. John C. Anderson		100%
2. John C. Anderson		
3. John C. Anderson		

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. John C. Anderson		
2. John C. Anderson		
3. John C. Anderson		

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.

11/UG/2024 John C. Anderson
Date Printed Name


Signature

5. Describe request briefly:

I, John C. Anderson, owner of 1700 Dewitt Ave, am applying for a special exception to request relief from Section 7-1702(B) of the City of Alexandria's zoning ordinance, in order to maintain the current location of the 6.00-foot-high solid wood fence....

6. If the property owner or applicant is being represented by an authorized agent,

such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing the application.

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

APPLICANT OR AUTHORIZED AGENT:

John Anderson

Print Name

[Redacted]

Telephone



Signature

30/Aug/2024

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

1. **Explain the extraordinary conditions of the subject property which prevent locating the proposed fence in compliance with the fence regulations.**

According to 7-1702(B) regarding corner lot properties, "fences shall be permitted if located no closer to the secondary front lot line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard." If applied to my property, this poses a number of issues due to the extraordinary conditions of my property:

2. **How does compliance with the fence regulations pose an unreasonable burden on the owner's use and enjoyment of the property? Explain the circumstances as to why the proposed fence should be located in a required front yard.**

(1) I, John C. Anderson, hold a 100% Disabled Veteran status. I served in the US Army from 2016 - 2019, including combat deployments such as Operation Inherent Resolve. This fence was constructed to secure the perimeter of the property in order to maximize the space available for my dogs. As a Disabled Veteran with significant physical impairments, walking my dogs on leash is a strenuous task. This fence was erected for the benefit of my physical health and well-being.....

3. **Explain how the proposed fence will affect the light and air to any adjacent property and impact traffic congestion or public safety.**

Our fence height is in compliance with the City of Alexandria's zoning laws, standing at 6 feet. There is no negative impact on light and air to any adjacent property. We have also included letters of support from various neighbors. We previously had bushes on our property along the perimeter in question, which also went up to the sidewalk (see photos in attachment).....

- 4. Explain how the proposed fence is compatible with other fences in the neighborhood and the character of the neighborhood as a whole. List example of similar fences.**

This application includes a number of photos of residences in our neighborhood of Del Ray, Alexandria that show our fence is compatible with other corner lot residences, both in style and distance from the sidewalk. In fact, through canvassing, most corner lot properties in Del Ray that have a fence are installed just as close to the sidewalk as mine.

- 5. Explain if the proposed fence will detrimental to any other properties in the neighborhood.**

This fence poses no detriment to any other properties in the area. The fence was installed within the bounds of my property of 1700 Dewitt, and does not encroach on any public or private properties.

- 6. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed fence, or have any neighbors written letters of support? If so, please attach the letter.**

Yes, this application includes letters of support from neighborhood residents and the most affected property owners.

In fact, we discussed these plans with both of our adjacent next-door neighbors before installation of the fence (rear neighbors renting at 330 E Mason Ave, and next-door neighbor at 1702 Dewitt Ave).....

****continued on attached PDF "Case# 24-00005" document****

Case# 24-00005

Address: 1700 Dewitt Ave, Alexandria, VA 22301

Property Owner: John C. Anderson

Subject: Board of Zoning Appeals (BZA) Special Exception Application

****answers did not fit in the confines of the “SE for Fences” PDF document; answers to each corresponding question provided below”**

PART A

5. Describe request briefly:

I, John C. Anderson, owner of 1700 Dewitt Ave, am applying for a special exception to request relief from Section 7-1702(B) of the City of Alexandria’s zoning ordinance, in order to maintain the current location of the 6.00-foot-high solid wood fence installed on my property’s rear yard on July 18, 2024. This ordinance poses an undue and unreasonable burden when applied to 1700 Dewitt Ave for numerous reasons, specific to the property and property owner.

PART B

- 1. “Explain the extraordinary conditions of the subject property which prevent locating the proposed fence in compliance with the fence regulations.”**

According to 7-1702(B) regarding corner lot properties, “fences shall be permitted if located no closer to the secondary front lot line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard.” If applied to my property, this poses a number of issues due to the extraordinary conditions of my property:

- (1) 1700 Dewitt Ave has a retaining wall in order to combat the recurring flooding issue, and to prevent damage to my property during heavy rainfall. Because of this retaining wall, the City’s proposed fence line leaves minimal yard space to be enclosed (see attachment document with photos). The approximate 12.75 feet distance that would be allowed is highly prohibitive, given that the limited ways possible to secure my property.
- (2) As the City of Alexandria does not require a permit for fences 6 feet and under, Superior Fence & Rail (the company that installed the fence) did not obtain a permit. Therefore, at the time of installation, none of us were aware that the property was in violation of zoning ordinance 7-1702(B). To move the fence would be a significant financial burden. The fence cost \$8,488.42, and would cost several thousands of dollars more to move. Not including the costs incurred in this Board of Zoning Appeals (BZA) Special Exception Application: \$335 filing fee, \$500 survey cost through Dominion Surveyors, Inc., plus time off of work to complete this application and attend the October 7th BZA Hearing Date, etc.

2. "How does compliance with the fence regulations pose an unreasonable burden on the owner's use and enjoyment of the property? Explain the circumstances as to why the proposed fence should be located in a required front yard."

- (1) I, John C. Anderson, hold a 100% Disabled Veteran status. I served in the US Army from 2016 - 2019, including combat deployments such as Operation Inherent Resolve. This fence was constructed to secure the perimeter of the property in order to maximize the space available for my dogs. As a Disabled Veteran with significant physical impairments, walking my dogs on leash is a strenuous task. This fence was erected for the benefit of my physical health and well-being.
- (2) Due to the property's crucial retaining wall, which prevents flood damage, there are limitations for how a property owner can secure the perimeter. In order to maximize the area secured, and compensate for the space occupied by the retaining wall, a fence was installed in a manner that it logical and abides by neighborhood characteristics.
- (3) I have three dogs and, naturally, sought to install a fence that would provide them with the most amount of space within the confines of my property. Should we have to relocate the fence due to zoning laws and regulations, there would be a significant negative impact on their yard space.
- (4) Lastly, should any setback requirement be applied to 1700 Dewitt by the City of Alexandria, the aesthetics of the property would degrade. As the fence is installed presently at its current location against the sidewalk, it follows the natural "L-shape" within the property. As noted in the attached photos, there is a small sidewalk on my property, splitting the front and rear yards. Simply put, the fence currently follows this "L-shaped" layout inherent to the property. To move the fence would throw off the symmetry that the current location offers. (see architectural plans attachment, and supplemental photos attachment).

3. "Explain how the proposed fence will affect the light and air to any adjacent property and impact traffic congestion or public safety."

Our fence height is in compliance with the City of Alexandria's zoning laws, standing at 6 feet. There is no negative impact on light and air to any adjacent property. We have also included letters of support from various neighbors. We previously had bushes on our property along the perimeter in question, which also went up to the sidewalk (see photos in attachment). Those bushes, while affording privacy, would grow quickly and impede the ability for pedestrians to walk on the sidewalk. Now that we have this fence, we have increased privacy, and pedestrians are actually better able to walk by unimpeded from any potential plant overgrowth. Thus, this fence improved the ability for pedestrians and residents to walk by unincumbered, improving public safety. This fence poses no impact to traffic congestion, as it is in the rear part of the house. There is no fence in the front yard to impede visibility.

4. "Explain how the proposed fence is compatible with other fences in the neighborhood and the character of the neighborhood as a whole. List example of similar fences."

This application includes a number of photos of residences in our neighborhood of Del Ray, Alexandria that show our fence is compatible with other corner lot residences, both in style and distance from the sidewalk. In fact, through canvassing, most corner lot properties in Del Ray that have a fence are installed just as close to the sidewalk as mine.

5. "Explain if the proposed fence will detrimental to any other properties in the neighborhood."

This fence poses no detriment to any other properties in the area. The fence was installed within the bounds of my property of 1700 Dewitt, and does not encroach on any public or private properties.

6. "Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed fence, or have any neighbors written letters of support? If so, please attach the letter."

Yes, this application includes letters of support from neighborhood residents and the most affected property owners.

In fact, we discussed these plans with both of our adjacent next-door neighbors before installation of the fence (rear neighbors renting at 330 E Mason Ave, and next-door neighbor at 1702 Dewitt Ave).

Note: We submitted a Freedom of Information Act (FOIA) request to the City of Alexandria (# W023950-072924) regarding the complaint that was submitted to the Planning and Zoning Department against our property's fence. The complainant stated: *"HI -- has fence code changed for corner houses? 1700 Dewitt has a privacy fence abutting the front corners of the house -- not a good look (personal opinion), and as far as I know, not to code. Surprised the city allowed it. But I have a corner house too, and I'd like to know if I can build a fence like that."*

****While this complaint is redacted, we have reason to believe that a local neighbor who owns a contracting company submitted this complaint in retaliation for not using their company for the fence installation (as their estimate was more than twice the cost). I would like this to be considered by the zoning board when examining all of the information related to our request. I find it interesting that only one week after the fence was installed, there was a near-immediate complaint submitted to the City of Alexandria (installation completed July 18, complaint submitted July 26). ****


PAGE 10

“At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner’s notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.”

APPLICANT DRAFT LANGUAGE:

“Special exception to maintain existing location of the 6.00 feet high solid wood fence in the rear yard on 1700 Dewitt Ave.”

GRAPHIC SCALE
1 inch = 20 ft.



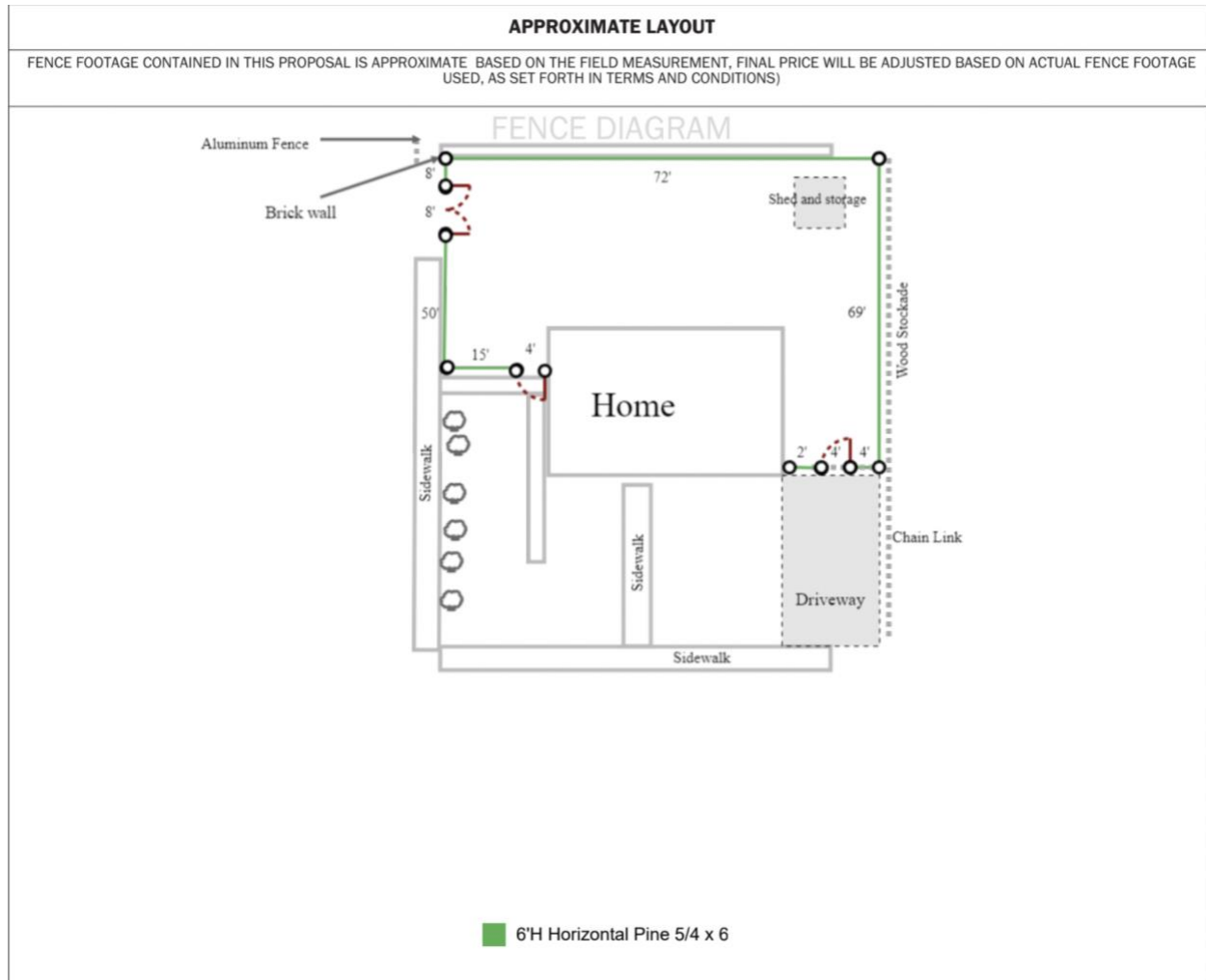
PLAT NORTH



Address: 1700 Dewitt Ave, Alexandria, VA 22301

Contractor: Superior Fence & Rail

Current Fence:



PRODUCT SPECIFICATIONS:

6'H Horizontal Pine 5/4 x 6: 220 LF & 3 Gates.

Specifications: Post: 4" x 4" x 9', Gate Post: 6" x 6" x 9', ** Picket: 5/4" x 6" x 8', Fascia: 1" x 4" x 6'

JOB OPTIONS:

Fence Removal (6' Wood): Take Down 79'. Haul Away 79'.

(2) 4ft SS Standard Gate, Standard Latch

(1) 8ft DD Standard Gate, Standard Latch

JOB NOTES:

Customer to clear bushes and around shed for access

Fence Removal (6'H Wood): all posts to be cut at ground level.

Customer to clear fence line.

Board of Zoning Appeals (BZA) Special Exception Application

Case: # 24-00005

PHOTOGRAPHS

INTRODUCTION

7-1702(B) states: "Where the secondary front yard of the property in question is located on a block face on which the principal structures on the abutting properties face the street, fences shall be permitted if located no closer to the secondary front lot line than half the distance between the secondary front lot line and the front building wall facing the secondary front yard."

However, a sample of photos of 25 corner lot properties in the same Del Ray neighborhood as 1700 Dewitt Ave (photos below) shows that our fence is in character with the neighborhood. Our horizontal wood fence is stylistically aligned with numerous properties in Del Ray. The distance between our fence and the sidewalk is also similar to numerous properties in the immediate area.

SECTION 1: 1700 Dewitt Ave

A. Photos of the property, pre-fence installation





Note (above photo): Rapid growth of the former bushes posed an impediment to pedestrians. These bushes were also buttressing the property line/sidewalk.

B. Photos of the property's current fence



Note: (above photo) Installation of the fence accomplished:

- (1) Clear pathway for pedestrians
- (2) Secured the maximum amount of property owner's lot
- (3) Remained in character with surrounding corner lot properties in the neighborhood, both in style and buttressing the sidewalk



Note: (above photo) The installation of a 6.0-foot-tall fence along the back wall of the property causes no obstructions to our immediate rear neighbor at 330 E Mason Ave.

- C. Approximate distance our fence would have to be moved in order to remain in compliance with the City of Alexandria zoning laws



Note: (above photo) The (crucial) retaining wall to prevent flood damage, and limited yard space available should the ordinance be enforced on the property.



SECTION II: Photos of Corner Lot Properties in the Del Ray Neighborhood of Alexandria

A. Property #1: 302 E Howell Ave



Property #2: 220 E Howell Ave



Property #3: 301 E Windsor Ave



Property #4: 300 E Windsor



Property #5: 300 E Custis Ave



Property #6: 301 E Del Ray Ave



Property #7: 2601 Dewitt Ave



Property #8: 200 E Randolph Ave



Property #9: 2701 Dewitt Ave



Property #10: 200 E Raymond Ave



Property #11:





Property #12:



Property #13: 124 E Raymond Ave



Property #14: 121 E Raymond Ave



Property #15: 2512 Dewitt Ave



Property #16: 2500 Dewitt Ave



Property #17: 427 E Mt Ida Ave



Property #18: 222 E Oxford Ave



Property #19: 401 E Windsor Ave



Property #20: 400 E Del Ray Ave





Property #22: 401 E Del Ray Ave



Property #23: 400 E Bellefonte Ave





Property #24: 1821 Leslie Ave



Property #25: 311 Adams Ave



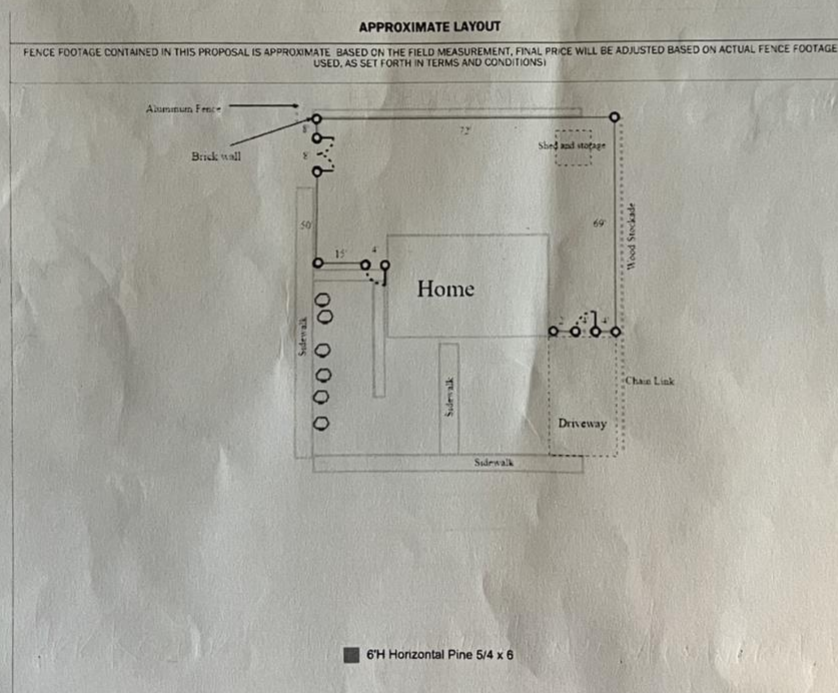
Board of Zoning Appeals (BZA) Special Exception Application

Neighborhood Expression of Support

Subject: Request Relief from Section 7-1702(B)
Address: 1700 Dewitt Ave, Alexandria, VA 22301
Property Owner: John C. Anderson

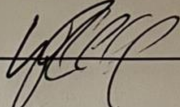
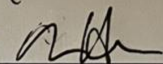
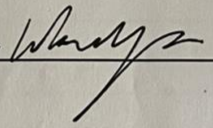
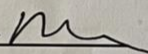
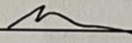
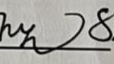
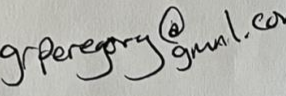
Note: A Special Exception request is for a minor adjustment to the requirements of the Zoning Ordinance where due to special conditions of the property the exception is necessary and desirable and would not adversely affect adjacent property owners. Zoning Ordinance Section 11-1300.

Fence Plan:



Signatures:

Neighbors who have been shown the aforementioned fence plan, and have no objection to the fence at 1700 Dewitt Ave and its current installation location:

NAME	ADDRESS	E-MAIL ADDRESS	SIGNATURE	DATE
Will Campbell	330 E Mason	wjcampbell21@gmail		08/14
Claudia Hearn	330 E Mason	claudiahearn@gmail.com		08/14
Walter Yehl	1610 Dewitt Ave	walter.yehl@gmail.com		8/14
Kateleen Hall	307 E Mason Ave	kateleenbush@gmail.com		8/14
Josh Hall	22 E Mason Ave	Jhall158@gmail.com		8/14
Michelle Labrecchi	310 E Mason Ave	chickafah@gmail.com		8/14
Renee Peregriny	1702 Dewitt Avenue Alex VA	rperegriny@gmail.com		
Mark Kozick	1702 Dewitt Avenue, Alexandria, VA			

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Signatures:

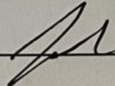

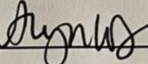
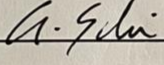
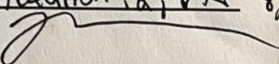
Neighbors who have been shown the aforementioned fence plan, and have no objection to the fence at 1700 Dewitt Ave and its current installation location:

NAME	ADDRESS	E-MAIL ADDRESS	SIGNATURE	DATE
AUDREY BABER	1701 DEWITT AVE	audiebaber@gmail.com	A.M. Baber	14 Aug 2024
ROBERT PHILYAW	1703 DEWITT AVE	philyawrob@gmail.com	[Signature]	8/14/24
RITA PRATTE	1700 DEWITT AVE	ritapratte@yahoo.com	[Signature]	8/14/24
		Laura@fgs-inc.net		
LAURA RUSSELL	1706 DEWITT AVE	APT G	[Signature]	8/15/24
CHRIS NEU	328 E. Mason Ave			8/18/24
ACHILLE PARMENTIER	322 E Mason Ave.			8/18/24
MARY PARMENTIER	322 E Mason Ave			8/18/24
DUSTIN HARRIS	320 E Mason Ave			8/18/24

3

Signatures:

Neighbors who have been shown the aforementioned fence plan, and have no objection to the fence at 1700 Dewitt Ave and its current installation location:

NAME	ADDRESS	E-MAIL ADDRESS	SIGNATURE	DATE
MERDEN	318 E. MASON	MEERDEN@FALCO.COM		18 AUG 2021
ERIC PENNER	306 E. MASON	ericpenner@gmail.com		10/1/18
KEITH ALYSSA SIMON	327 E. MASON AVE	alysasmw@gmail.com		8/18/2024
ARTHUR EDIVAN	323 E. MASON AVE	DEWGUNART@GMAIL		8/18/24 22301
ANGIE PISCITELLI	319 EAST MASON AVE. ALEXANDRIA, VA			8-18-2024
KAMYRA ALLEN	315 E MASON AVE. ALEXANDRIA, VA			8/18/24
BRAD FUHRMAN	121 Wesmond Dr Alexandria, VA			8/21/24