

# City of Alexandria, Virginia

## MEMORANDUM

DATE: FEBRUARY 5, 2018

TO: LAURENCE ALTENBURG, CHAIRMAN AND MEMBERS OF THE BOARD OF ZONING APPEALS

FROM: MARY CHRISTESEN, ZONING MANAGER, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: BZA2017-00032, 2428 TAYLOR AVENUE

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After the staff report for BZA case #2017-00032 at 2428 Taylor Avenue was released, it has come to our attention that a typographical error was made within the heading of the report on the number of special exceptions requested within this application. Before you for consideration is a request by the applicant to enlarge an existing structure where portions of this expansion will be located within a noncomplying plane. In addition, staff shall provide clarification on the nature of the request before you with this application.

The applicant is requesting one special exception to enlarge the existing dwelling unit on the property. They propose to construct a second story addition over the existing dwelling unit and also an addition to the rear of the dwelling. A portion of the existing structure sits forward of the average prevailing setback along Virginia Avenue, creating a noncomplying plan along the frontage.

Section 11-1302(B)(4) can be used for a request for the enlargement of a structure (whether first story or second story) within one noncomplying plane. The attached picture may help illustrate this point. A corner of the second floor addition and a portion of the rear addition are located within the noncomplying plane (area between the required setback as defined by the solid line and noncomplying setback as established by the southwestern corner of the existing dwelling) of this property's front yard facing Virginia Avenue. Therefore, the request before you is for any portion of the proposed expansion of this existing house that is within the noncomplying plane. Please see Exhibit 1 for additional details.

Enclosures:  
Exhibit 1

