



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:
Section 3-306(A)(1)

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Greg Olving

Address

[Redacted Address]

Daytime Phone 571-969-9396

Email Address olving@somaarchitects.com

2. Property Location [Redacted]

3. Assessment Map # 33.01 Block 03 Lot 16 Zone R-8

4. Legal Property Owner Name Jodie Rubenstein and Alex Whitaker

Address [Redacted]

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. Jodie Rubenstein	[REDACTED]	100%
2. Alex Whitaker	[REDACTED]	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2410 Davis Avenue Alexandria Virginia 22302 (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. Jodie Rubenstein	[REDACTED]	100%
2. Alex Whitaker	[REDACTED]	100%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the [Alexandria City Council, Planning Commission, Board of Zoning Appeals](#) or either Boards of Architectural Review ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

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. Jodie Rubenstein	none	none
2. Alex Whitaker	none	none
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.

Signature: **John Gregory Olving**
Digitally signed by John Gregory Olving
 DN: C=US, E=oliving@somaarchitects.com, O=Soma Architects,
 CN=John Gregory Olving
 Date: 2020.02.24 13:08:13-05'00'

Date: 02/24/26

5. Describe request briefly:

We are submitting for a variance from Section 3-306(A)(1) in the R-8 Residential Section of the City of Alexandria Zoning Ordinance. We are asking for a 2.75' reduction to install a small mudroom into the Contextural Block Face front yard of 2410 Dave Avenue.

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

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

- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to filing application.

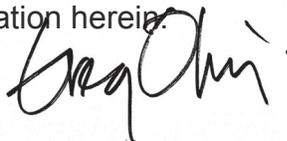
THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by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

APPLICANT OR AUTHORIZED AGENT:

I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

Yes No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Greg Olving



Date: 02/24/26

Signature:

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

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please **attach** additional pages where necessary.)

1. Please answer A or B:

- A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.**

Answer is in B below.

- B. Explain how the variance, if granted, would alleviate a hardship, as defined above.**

Granting a variance for the Owners here would greatly alleviate the hardship of everyday modern life with a young family. I know by the zoning guidelines a hardship is black and white. But all families want to improve the lives of their families but also remain in place. This is a modest request.

2. Is this unreasonable restriction or hardship unique to the property?

- A. Explain if the restriction or hardship is shared by other properties in the neighborhood.**

The restriction here is an unreasonable restriction. The variance request is modest at best. The reality of this mudroom and its allowed portico is so much smaller and less intrusive into the Contextural Blockface Front than all of the porches and decks in the neighborhood. This hardship is shared by some of the neighbors in this area and others have large porches protruding from their houses, which are a much larger visual element projecting off the front of the main house, affecting the look and feel of the neighborhood.

- B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?**

This situation does apply to some of the other properties in the neighborhood. But most properties, especially in the Contextural Block Face of this house quite large. We know that open porches have finally been approved by the City, up to 8' in depth without affecting the FAR. They are all fronting this property. This addition is diminutive in scale to those.

3. Was the unreasonable restriction or hardship caused by the applicant?

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

No. the lot is triangulated with two front yards. Regardless, the condition that existed was a 15 BRL which would make any lay person who was purchasing the property think that is the guiding setback if any additions were to be added in the future.

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

Yes, when purchased by the home owner, the plat that they received showed a 15' Building Restriction Line. So their property, as well as anything they might want to do with the property was understood to be behind that restriction line.

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

This restrictive condition came to light what the property Owners decided to provide for themselves a simple entry mud room last April behind the BRL. This addition was investigated with the previous architect and there was a depth agreed to in principle which incorporated the Contextual Block Face Restriction now in place. It comes to light now, that that distance, was incorrect. The Owners are now in the difficult position to have ask for a variance to create this entry mudroom.

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

No.

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

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

The proposed variance will absolutely not be detrimental to the adjacent properties. In fact the adjacent neighbors welcome it and are in agreement with this addition. See accompanying list of supportive neighbors. In addition to size and feel of this neighborhood, many of the adjacent houses have larger porches, steps, retaining walls, etc. that are much larger in scale than what is being proposed here.

- B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.**

The applicant has shown these design plans to the surrounding neighbors:

Carly and Grant Marcks, 2415 Davis Avenue

Annie and Kevin McCoulough, 2407 Davis Avenue,

Sallie Dehler and Jason Farr, 2411 Davis Avenue

Chris and Abby Wacek, 2409, Davis Avenue

Pat and Hillary Lawless, 2412 Davis Avenue

Statements will be provided at the hearing or prior to it.



- 5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?**

No.

PART C

- 1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.**

The logical place to construct a mudroom is at the entry to the house. The side yard with its setbacks does not allow the room and the other side yard with its diagonal shape is a front yard with restrictive setback. If a mudroom would not be constructed here as one would have to walk to the left side of the house to enter it and then proceed through the sunroom and then the living room to get into the house. It would not make pragmatic sense.

2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.

The mudroom addition is well below the FAR allowed on the site. The mudroom is well behind the older 15' building restriction line on the Plat. The mudroom is designed to be as small as possible to respect the Contextual Block Face of the neighborhood. It encroaches less into the front yard than the existing surrounding houses with large decks and roofed porches. The enclosed mudroom will project 5'-6" beyond the face of the house but only 2.75' into the Contextual Block Face. This variance request is for this 2.75'.

*****ATTENTION APPLICANTS*****

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.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



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. Street Address R-8
 Zone

A2. Total Lot Area \times Floor Area Ratio Allowed by Zone $=$ Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="600.00"/>	Basement**	<input type="text" value="600.00"/>	B1. <input type="text" value="2,178.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="713.00"/>	Stairways**	<input type="text" value="120.00"/>	B2. <input type="text" value="859.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="608.00"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="1,319.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7***	<input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; padding: 5px; min-height: 50px;">Other - Front Portico</div>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text" value="118.00"/>	Balcony/Deck**	<input type="text" value="117.00"/>	
Balcony/Deck	<input type="text" value="117.00"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text" value="22.00"/>	Other***	<input type="text" value="22.00"/>	
B1. Total Gross	<input type="text" value="2,178.00"/>	B2. Total Exclusions	<input type="text" value="859.00"/>	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text" value="55.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="55.00"/>	Stairways**	<input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text" value="55.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. Total Gross	<input type="text" value="55.00"/>	C2. Total Exclusions	<input type="text" value="0.00"/>	

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.

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

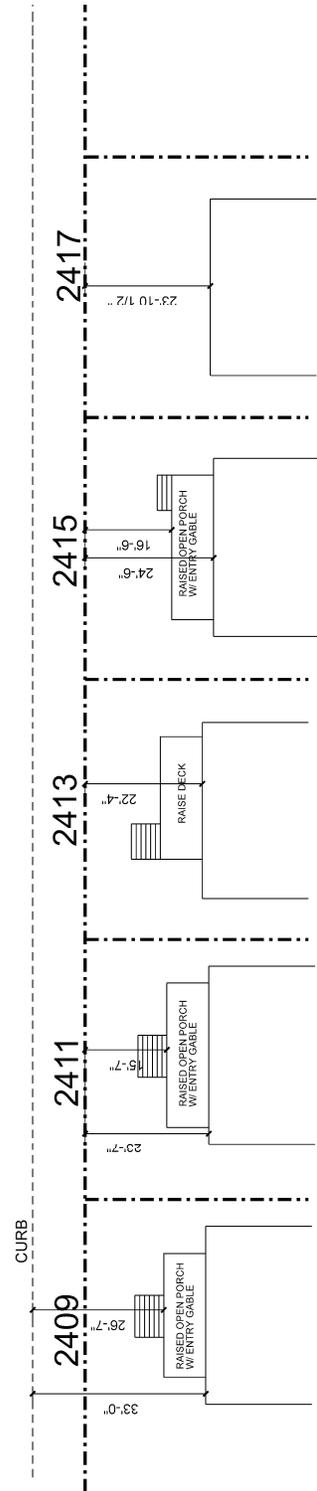
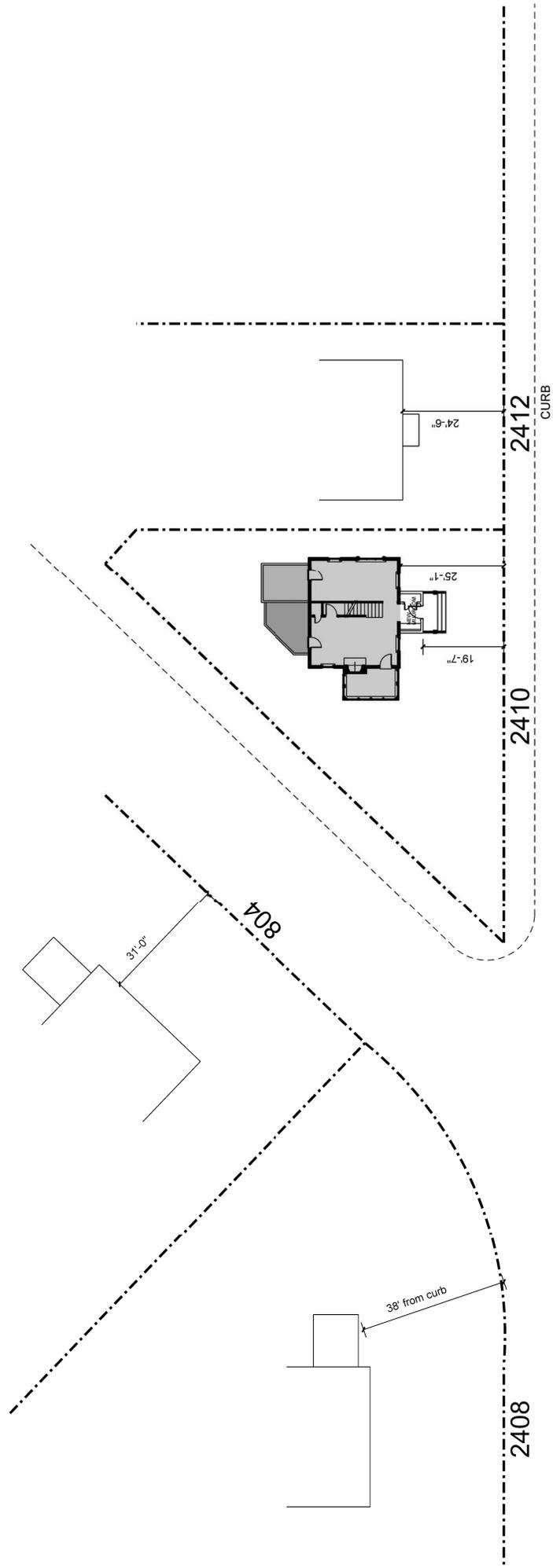
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: John Gregory Olving
Digitally signed by John Gregory Olving
 DN: C=US, E=olving@somaarchitects.com, O=Soma Architects,
 CN=John Gregory Olving
 Date: 2026.02.24 13:08:13-05'00'

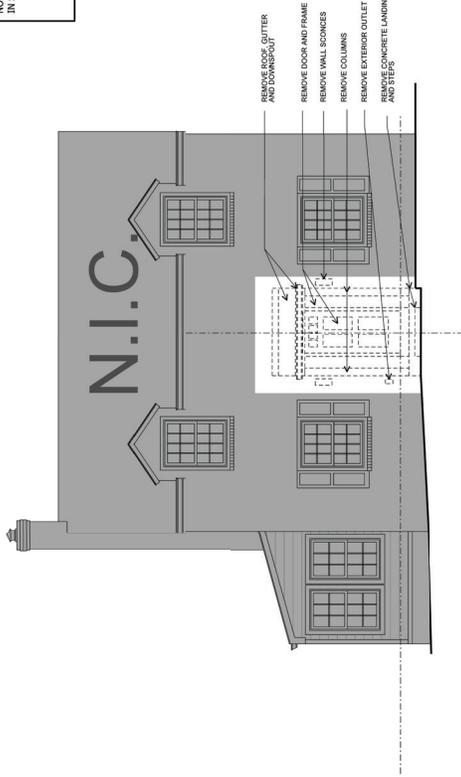
Date: 02/24/26



STREET DIAGRAM OF CONTEXTURAL BLOCK FACE HOUSES

WALL LEGEND

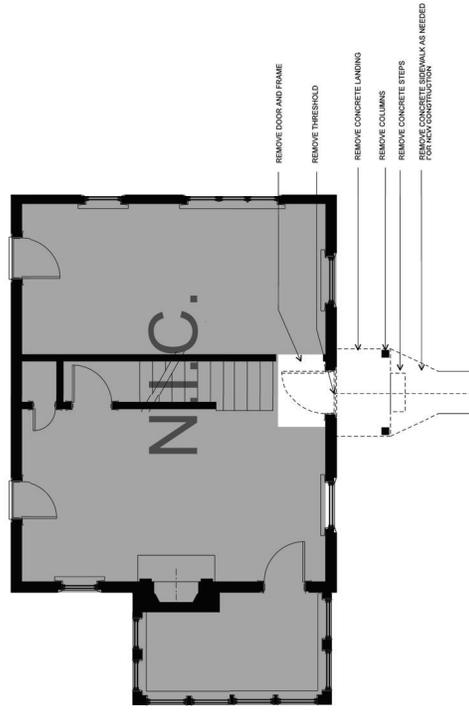
EXISTING WALLS	—
WALLS TO BE REMOVED	---
AREA OF HOUSE NOT INCLUDED IN SCOPE OF WORK	■



2. DEMOLITION - ELEVATION

1/4" = 1'-0"

EAST



1. DEMOLITION - FIRST FLOOR PLAN

1/4" = 1'-0"

EAST

soma
ARCHITECTS

2004
Commonwealth
Avenue
Virginia 22304
(703) 683.3228

**RUBENSTEIN/
WHITAKER**
R E S I D E N C E

2410 Davis Avenue
Alexandria, Virginia 22302

Title
Demolition Floor
Plan and Elevation

Issue	1/4" = 1'-0"
Date	1.28.26
Revision	

Client	
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A1



2409 DAVIS AVENUE



2408

2408 DAVIS AVENUE

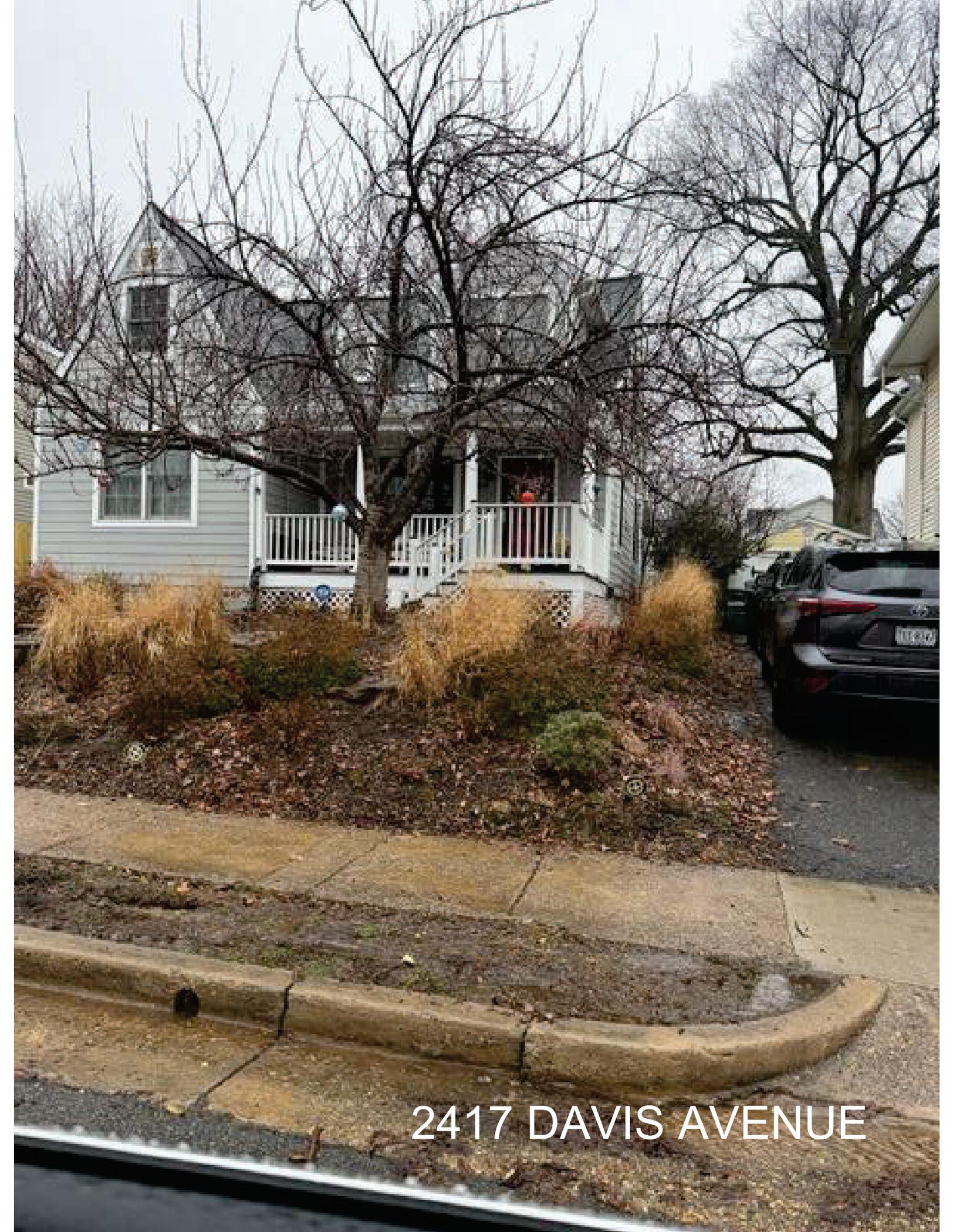


WESTMINSTER
WEEKDAY
PRESCHOOL
GROW, PLAY
AND LEARN

2412 DAVIS AVENUE



2413\DAVIS AVENUE



2417 DAVIS AVENUE



E, 91
CUBS
1988

81
F

2415 DAVIS AVENUE



2410 DAVIS AVENUE



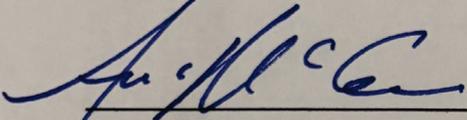
2411 DAVIS AVENUE

March 2, 2026

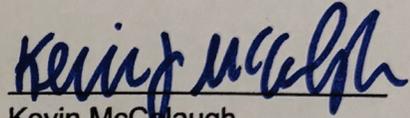
To Whom It May Concern:

We, Andrea and Kevin McColaugh, of 2407 Davis Avenue, support Jodie Rubinstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,

A handwritten signature in blue ink, appearing to read 'Andrea McColaugh', written over a horizontal line.

Andrea McColaugh

A handwritten signature in blue ink, appearing to read 'Kevin McColaugh', written over a horizontal line.

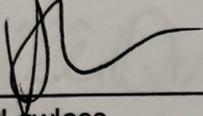
Kevin McColaugh

Feb 28, 2026

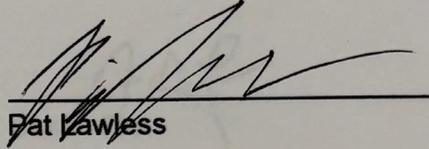
To whom it may concern:

We, Pat and Hilary Lawless, of 2412 Davis Avenue, support Jodie Rubenstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,



Hilary Lawless



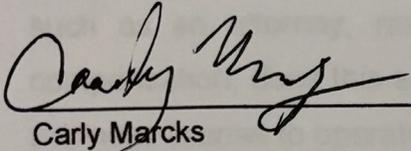
Pat Lawless

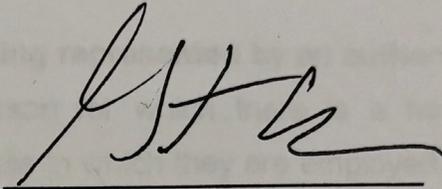
Feb 28, 2026

To whom it may concern:

We, Carly and Grant Marcks, of 2415 Davis Avenue, support Jodie Rubenstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,


Carly Marcks


Grant Marcks

- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to this application.

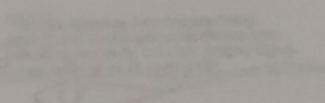
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Yes No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Greg Oving Jodie Rubenstein Date: 02/24/26

Signature: John Gregory Oving  2/26

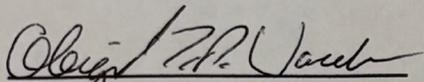
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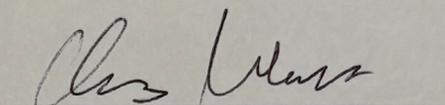
Feb 28, 2026

To whom it may concern:

We, Chris and Abby Wacek, of 2409 Davis Avenue, support Jodie Rubenstein and Alex Whitaker's mudroom addition at 2410 Davis Avenue.

Thank you,


Abby Wacek


Chris Wacek