

ADDRESS: 219 WEST MOUNT IDA AVENUE
ZONE: R-8, RESIDENTIAL ZONE
APPLICANT: RACHEL AND ADAM CHECK, OWNERS
ISSUE: Special exception to construct a two-story addition in the required side yard.

ORDINANCE SECTION	SUBJECT	ORDINANCE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306 (A)(2)	Side Yard(west)	11.17 ft.*	7.33 ft.	3.84 ft.

**Based on the proposed addition's height of 22.33 feet measured from average preconstruction grade to the roof eave facing the west side yard.*

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

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to final inspection. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.

I. Issue

The applicants propose to construct a two-story addition with a basement at 219 West Mount Ida Avenue. The addition will be located in the required west side yard in line with the existing noncomplying west side wall and requires a special exception.

II. Background

The subject property is one corner lot of record with 56.00 feet of frontage facing West Mount Ida Avenue, 89.42 feet of frontage facing Holly Street, a depth of 91.25 feet along the west side property line and 56.00 feet across the north side property line. According to Real Estate Assessment records, the property contains 5,056 square feet of lot area. The subject property is substandard as to the minimum lot size and lot width along West Mount Ida Avenue for the R-8 zone.



Figure 1: Subject Property

The lot is developed with a two-story single unit dwelling. According to Real Estate Assessment records, the structure was originally constructed in 1937. The dwelling is located 21.90 feet from the front property line facing West Mount Ida Avenue and 24.20 feet from Holly Street, 7.30 feet from the west side property line and 38.02 feet from the north side property line.

The following table provides zoning analysis of the subject property:

Zone	Required/Permitted	Existing	Proposed
Lot Area	9,000 sq. ft.	5,056.00 sq. ft.	5,056.00 sq. ft.
Lot Frontage (South)	40.00 ft.	56.00 ft.	56.00 ft.
Lot Frontage (East)	40.00 ft.	89.42 ft.	89.42 ft.
Lot Width	80.00 ft.	56.00 ft.	56.00 ft.
Primary Front Yard	22.70 ft. *	21.90 ft.	21.90 ft.
Secondary Front Yard	25.20 ft. *	24.40 ft.	24.40 ft. existing 25.48 ft. addition 15.32 ft. porch
Side Yard (West)	11.17 ft. **	7.30 ft.	7.33 ft.
Side Yard (North)	12.13 ft. ***	39.25 ft.	23.25 ft.
Height	30.00 ft.	23.71	24.25 ft. addition
Floor Area Ratio (FAR)	1,769.60 sq. ft. (.35)	1,004.73 sq. ft. (.20)	1,677.25 sq. ft. (.34)

* Determined by the contextual blockface.

V. Requested Special Exception:

Side Yard 3-306(A)(2)

The R-8 zone requires side yard based on a height to setback ratio of 1:2 with a minimum of 8.00 feet. Based on the proposed addition's height of 22.33 feet measured from average pre-construction grade to the eave of the roof facing the west side yard, a setback of 11.17 feet is required from the west side property line. The applicants request a special exception of 3.43 feet to allow the addition to be constructed 7.33 feet from the west side property line in line with the existing west side wall.

VI. Noncomplying Structure/ Substandard Lot

The subject property is substandard lot developed with a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Lot Size	9,000 sq. ft.	5,056 sq. ft	3,944 sq. ft.
Lot Width	65.00 ft.	56.00 ft.	9.00 ft.
Side Yard (West)	10.00 ft. *	7.30 ft.	2.70 ft.
	11.96 ft.**	10.13 ft.	1.83 ft.

* Based on the height of 20.00 feet measured from average pre-construction grade to the midpoint of the gable roof facing the west side yard.

** Based on the height of 23.92 feet measured from average pre-construction grade to the second-floor rear shed dormer facing the west side yard.

VII. Special 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.

The applicant proposes to construct a two-story addition in line with the existing noncomplying building wall facing the west side property line. The addition will be no closer to the west side property line than the existing dwelling. The most affected property to the west has a similar sized addition facing the shared property line. Many properties in this neighborhood are

substandard as to lot width and lot area and have noncomplying walls within required side yards, including the adjacent properties to the north and west. Approval of the request would not be detrimental to public welfare, to the neighborhood or adjacent properties.

- 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 existing west side yard is occupied by a large evergreen tree in approximately the same location as the proposed addition. It is unlikely that the addition will negatively impact the supply of light and air to the property to the west more than existing tree does. The addition will be no taller and no closer to the property line than the existing house, so it is unlikely to result in an inadequate amount of light and air to any property. The proposed addition is located completely on the subject property and would not increase traffic congestion, danger or the spread of fire, or endanger public safety.



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

The proposed addition will not alter the character of the area or zone as many properties within this area are substandard to lot area and have noncomplying walls within required side yards. The proposal would continue to comply with floor area ratio and all other yard requirements.

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

There are several two-story additions in the surrounding neighborhood including the most affected property to the west, located at 221 West Mount Ida Avenue. The proposed addition is compatible with the mass and scale of other additions in the neighborhood.

- 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.

Due to the substandard lot size and width of property, the two restrictive front yards required for corner lots and the placement of the existing dwelling in the required west side yard make constructing an addition in compliance difficult. The proposed location represents the most reasonable location on the lot to accommodate an addition given the various constraints of the lot.

VIII. Staff Conclusion

In conclusion, staff **recommends approval** of the requested special exception because it meets all the standards for a special exception as outlined above.

Staff

Marlo J.W. Ford, AICP, Urban Planner, Land Use + Preservation Division

marlo.ford@alexandriava.gov

Mary Christesen, Principal Planner, Land Use + Preservation Division

mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, Land Use + Preservation Division

tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

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

Transportation and Environmental Services:

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

Code Administration:

C-1 A building permit is required.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

F-1 According to historic maps and aerial photographs, the property at 219 W. Mount Ida Ave. remained vacant until the current dwelling was built in the 1930s. The property has potential to contain information about the growth of Del Ray in the mid-twentieth century.

C-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

C-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

C-3 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

BZA Case # BZA2026-00004



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

Section 3-306-A2

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Rebekah Vinal Clenance

Address [REDACTED]

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 219 West Mount Ida Avenue, Alexandria, VA 22305

3. Assessment Map # 024.03 Block 02 Lot 04 Zone R8 (Corner)

4. Legal Property Owner Name Rachel V Check and Adam R Check

Address 219 West Mount Ida Avenue, Alexandria, VA 22305

BZA Case # BZA2026-00004

5. Describe request briefly:

Special exception for a rear addition to build inline with the existing house, which already encroaches into the required side yard setback.

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 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:

Rebekah Vinal Clenace
Print Name

888-486-6673
Telephone

Rebekah Vinal Clenace
Signature

2/25/26
Date

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

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

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The existing house has 2 bedrooms and 1 bathroom on the 1st and 2nd floors combined. While the tax records show an additional bedroom and bathroom accounted for in the basement, these spaces are not compliant to the IRC 2021 code. To accommodate a growing family, this project seeks to add an addition that looks cohesive, works with existing interior circulation in a meaningful and conservative way and doesn't look like an obvious tacked on addition. A special exception allowing the addition to follow the original wall and angle at the side set back will alleviate multiple architectural and alignment issues, resulting in a better project all around. Considering the encroachment of the existing house, this exception seems the most straightforward solution with the least number of implications for both property owners and the city. It would also be a seemingly minor resolution to help alleviate the large zoning restrictions on a uniquely undersized lot.

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

The special exception seeks relief on adhering to the side yard 8ft minimum setback. The existing house already encroaches over the setback line by 8 inches at its rear corner. The proposed addition follows this line and angle and would only encroach by one additional inch for a total of 9" into the setback at the new back corner. The existing encroachment does not harm the adjoining properties and the visual continuity of the proposed addition is not seen as detrimental. Due to the minor continued encroachment stemming from the existing conditions of the house, the neighboring party's verbal approval of the project (see question 7), the lack of affect on air flow and light (see question 3), and the continued cohesiveness of the neighborhoods aesthetic (see question 4), we do not foresee any harm to the community by the completion of this project as proposed.

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

The property this will almost exclusively affect, 221 W Mt Ida Ave, is uniquely set on an angled corner. This creates 4 separate corridors in which airflow can easily travel and the addition the applicant is proposing will not close off any of these pathways. The proposed addition would affect light and shading on in the morning, when most of 221's rear yard is already shaded. Therefore, we do not foresee this addition having an affect on any adjoining properties airflow or shading.

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

The immediate neighborhood consists of a mix of Colonial cottage, Federalist, and Craftsman style homes with some Tudor and Dutch revival sprinkled throughout. 219 W Mt Ida Ave has Tudor cottage elements that can be spotted on the surrounding streets. It's classic Tudor elevation with the sweeping rooflines can also be seen mirrored by it's immediate neighbor, 221 W Mt Ida. The proposed design pays attention to the existing house's rooflines, materials and proportions in order to better blur the lines between the old and the new. The addition will use the same materials already on the existing house, such as red brick, lap siding and classic white trimwork which can be seen throughout the neighboring properties as well. Additional architectural elements such as windows with matching grid patterns, a bay window and a call back to more classic Tudor look through the use of composite shingles and perhaps boards and panels to create a half-timbered look, pending further design development of the finish selections.

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

All buildings in the immediate area are zoned for single family homes. The proposed addition enlarges the square footage of an existing residential building while also maintaining the original and surrounding aesthetic of a colonial neighborhood, per the description of materials and architectural elements in question 4.

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

See attached page

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

The proposed plans have been discussed and given to 221 W Mt Ida Ave, as well as the other direct neighbors. 221 W Mt Ida Ave has given emphatic verbal support for the addition, and we expect to receive a letter of support during the Notice of Public Hearing period. Interactions with the other neighbors have been supportive with no voiced objections made to the applicant.

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

This property is uniquely and significantly constrained by disproportionate setback ratios due to the nature of it being an undersized, grandfathered in lot with more contemporary zoning regulations. Minimum size requirements for R-8 corner lots are 9,000 SF with a minimum width of 80ft. This is important to take into consideration because setback ratios are created with those minimums in mind to allow property owners a reasonable amount of buildable space while protecting neighboring properties. The applicant's property is just over half the minimum size at 4,984 SF and 56ft wide. This in tandem with the 2 contextual front yard setbacks greatly restricts the buildable space. Any addition can only be built back to the rear of the property, and even then, both "side" setbacks encroach inward past the existing house's walls to further reduce the buildable space which would otherwise visually feel like the natural spot for addition to align. Building in line with existing walls helps maintain unity through both the exterior and interior designs of the project, helps to blur the lines between old and new and creates better living spaces within. The largest offset of the existing wall line would be the secondary front yard as the contextual front yard set back pushes the set back 13" inward. Asking to build here would require a variance that would not be supported by staff, so the design was modified, with guidance from zoning, to adhere to this constraint and push a little further toward the rear. Pushing further toward the rear to attempt to relieve the left side setback pushes up against FAR allowable area and rear setback height restrictions. By receiving a special exception at the side setback, the addition would be able to be more efficient and economical in terms of space needed for the desired living areas and would be able to maintain more of a rear yard.

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. Rachel V Check	219 W Mt Ida Ave Alexandria, VA 22305	N/A
2. Adam R Check	219 W Mt Ida Ave Alexandria, VA 22305	N/A
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 219 W Mt Ida Ave (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. Rachel V Check	219 W Mt Ida Ave Alexandria, VA 22305	50%
2. Adam R Check	219 W Mt Ida Ave Alexandria, VA 22305	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 indicated 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](#).

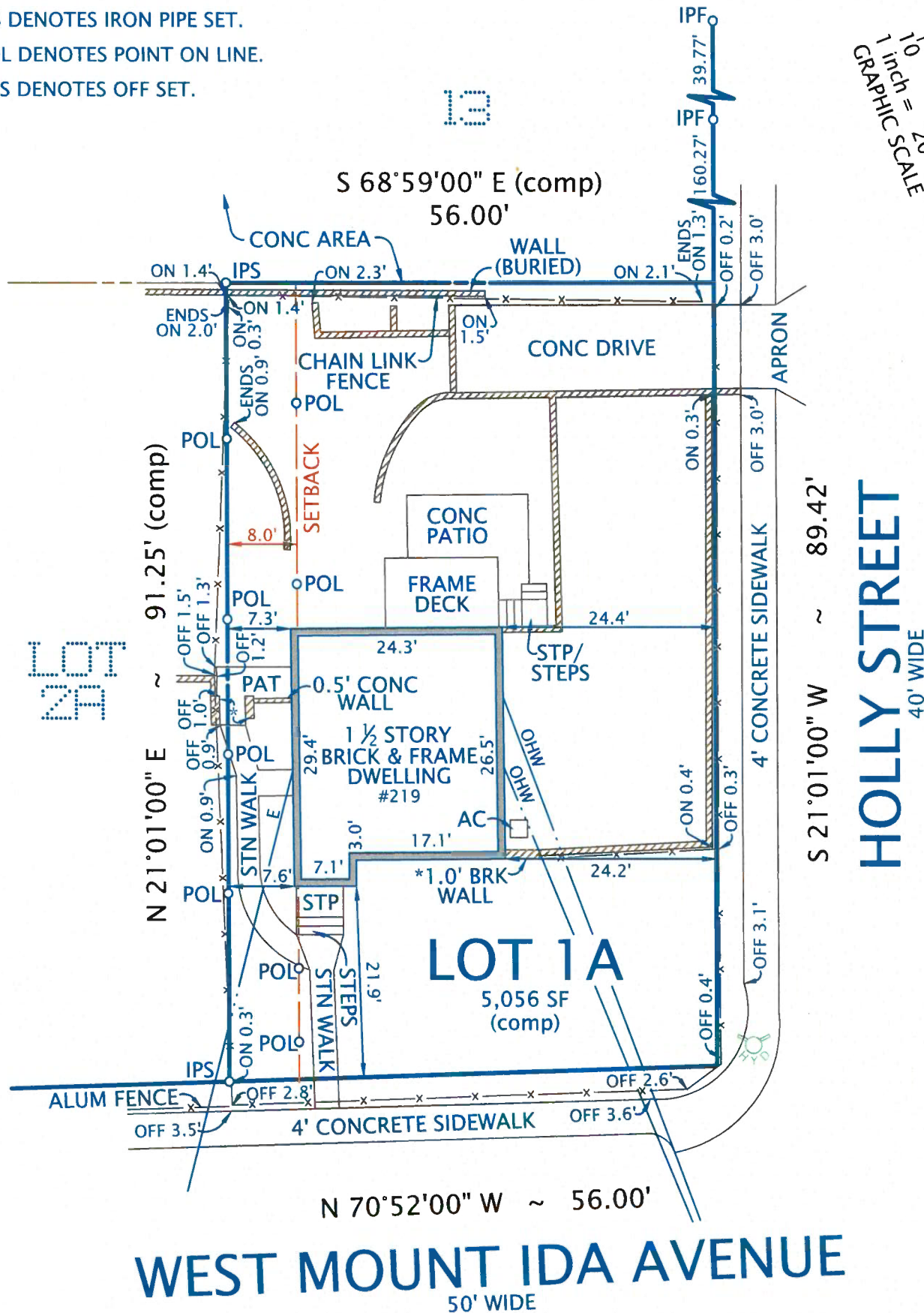
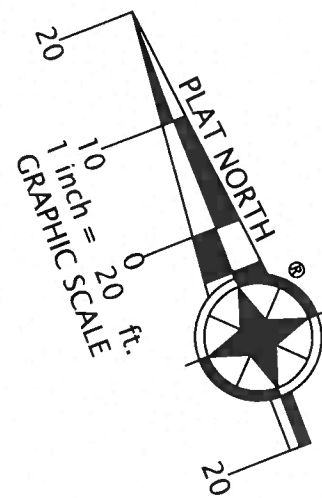
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/6/26	Rebekah Vinal Clenance	<i>Rebekah Vinal Clenance</i>
Date	Printed Name	Signature

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.
 3. IPF DENOTES IRON PIPE FOUND.
 4. IPS DENOTES IRON PIPE SET.
 5. POL DENOTES POINT ON LINE.
 6. O/S DENOTES OFF SET.



WEST MOUNT IDA AVENUE
50' WIDE

HOLLY STREET
40' WIDE

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 1A, BLOCK 12
 OF A RESUBDIVISION OF
 LOTS 1, 2, 3, 5, 6, 7 & 14, BLOCK 12
**GROVE'S SUBDIVISION OF
 MOUNT IDA**
 (DEED BOOK 132, PAGE 136)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' APRIL 17, 2020
 JANUARY 20, 2026 (STAKED PER OWNER)

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I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
 A TITLE REPORT WAS NOT FURNISHED.
 NO CORNER MARKERS SET.



DOMINION SURVEYORS®

Ordered by:

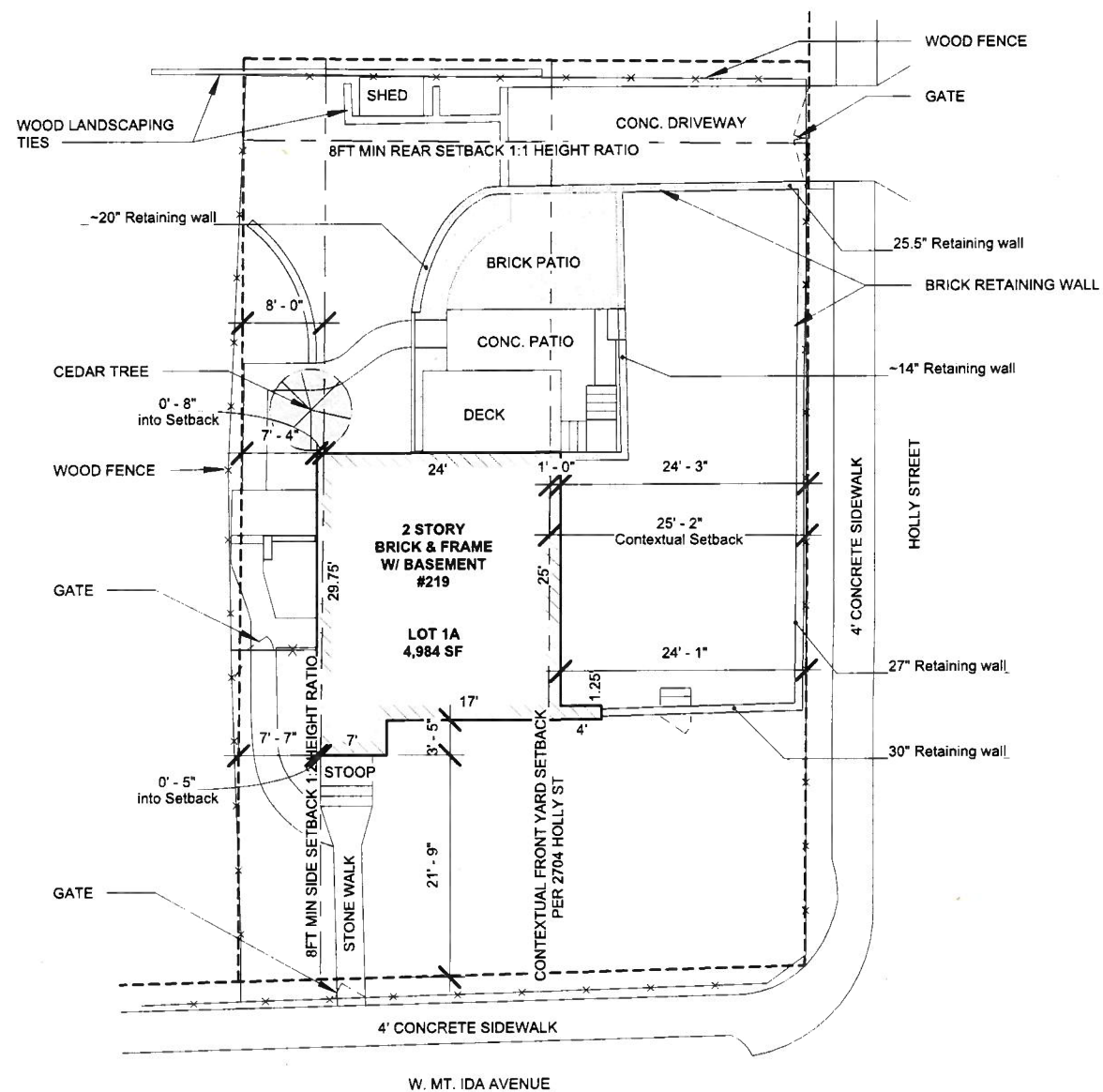


913 Duke Street
 Alexandria, VA 22314
 Phone: 703-960-0253

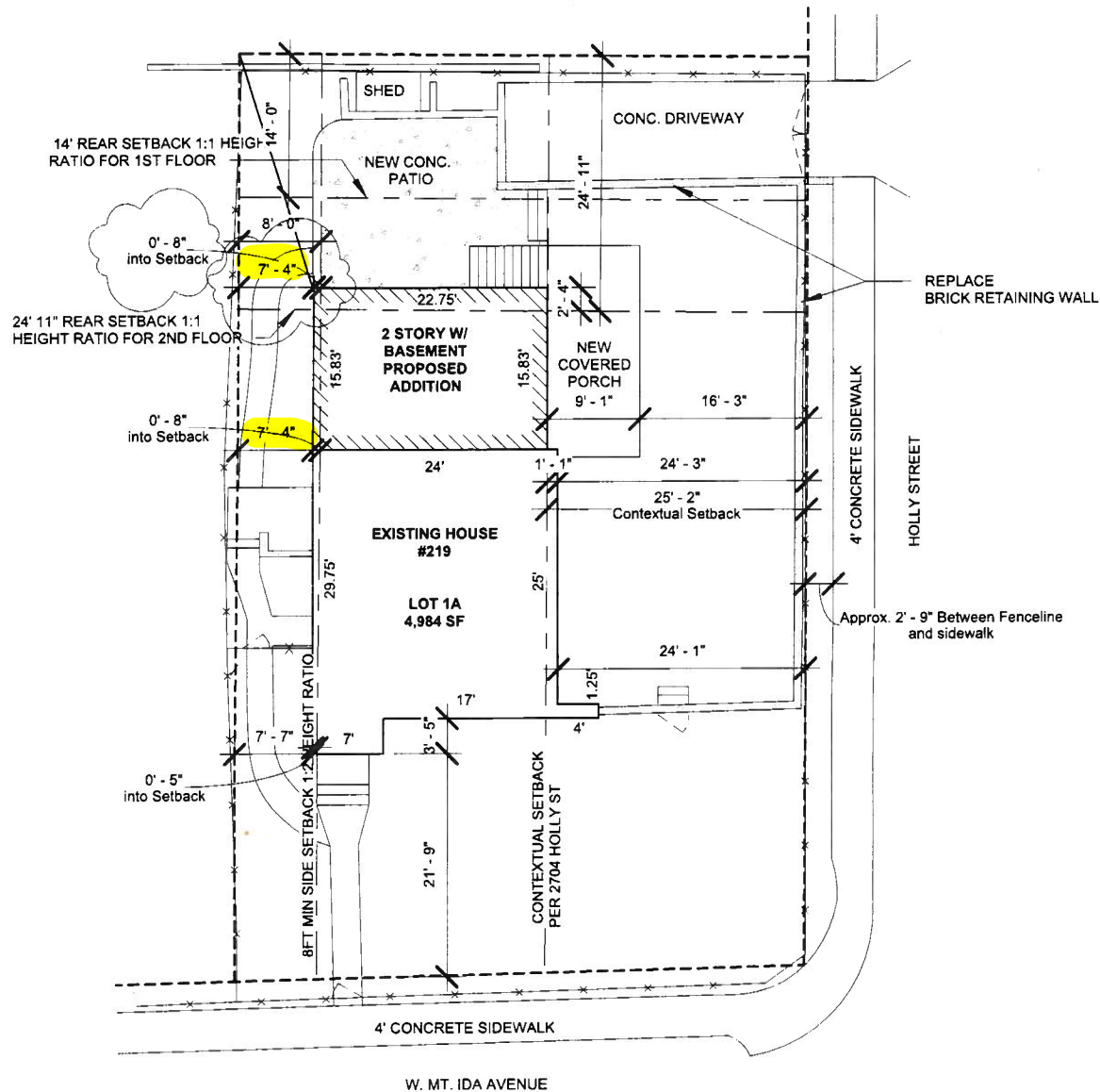


8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 www.dominionsurveyors.com

219 W. Mount Ida Avenue



1 EXISTING SITE PLAN
1/16" = 1'-0"



2 PROPOSED SITE PLAN
1/16" = 1'-0"

SITE PLANS A001

Scale 1/16" = 1'-0"

Date 3/19/26
Drawn by RVC

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

219 W. Mount Ida Avenue

GRADE CALCULATION: AVERAGE AND PRE-CONSTRUCTION GRADE
POINTS NOTED ON PLAN TO THE RIGHT

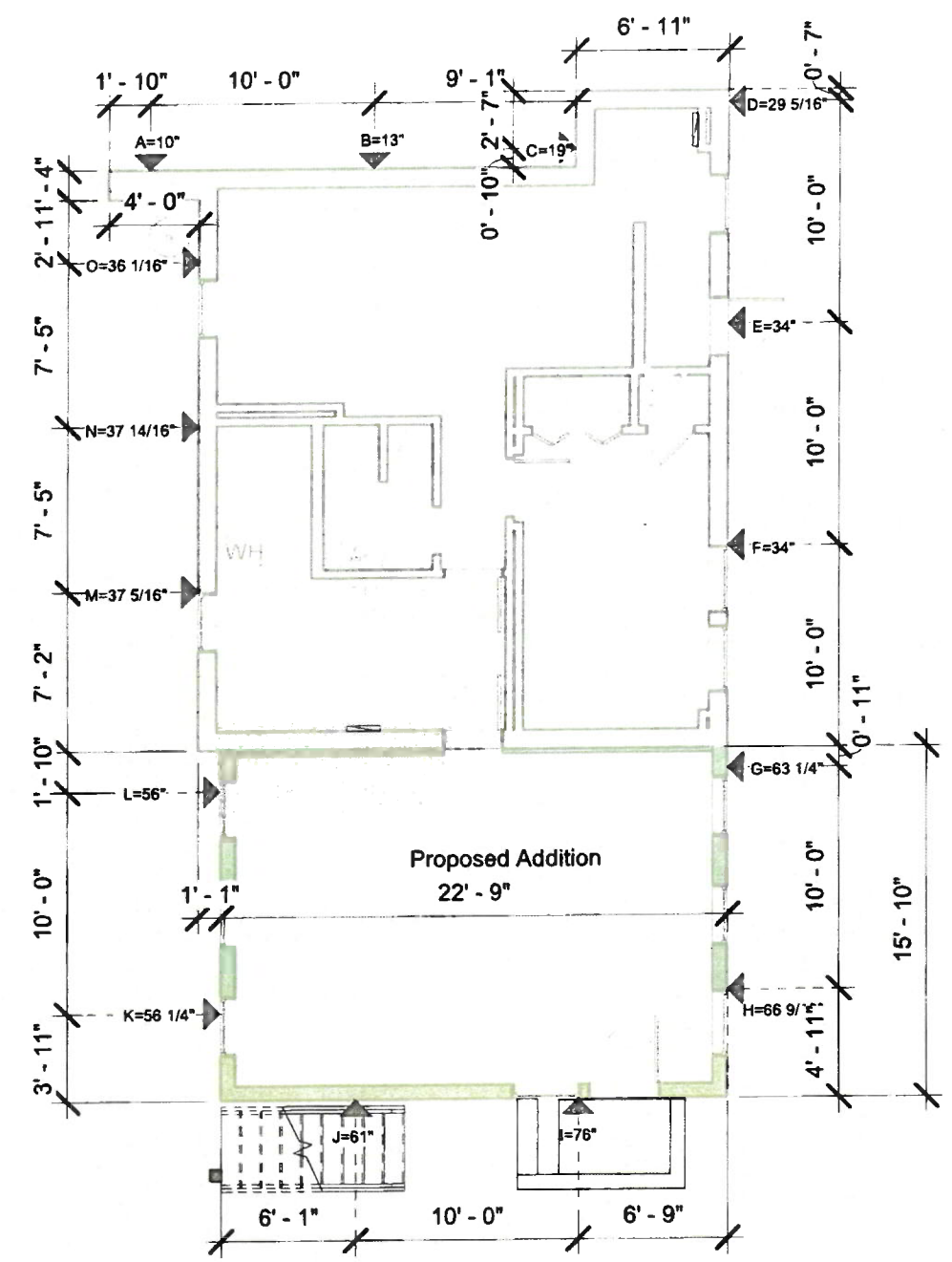
A= 10"
B=13"
C=19"
D=29 5/16"
E=34"
F=34"
G=63 1/4"
H=66 9/16"
I= 76"
J= 61"
K= 56 1/4"
L= 56"
M=37 5/16"
N=37 14/16"
O= 36 1/16"

**Grade average is less than 48"
Basement would remain excluded from the FAR calculations.*

Total: 629.875' / 15 = 42"

EXCLUSION BREAK DOWN FOR FAR SHEET =

Basement- 649 SF	Exclusions- All- Per Average Grade
1st floor- 649 SF	Exclusions- Stairs/Landings- 51.70 SF
2nd Floor- 621.48 SF	Exclusions- Stairs/Landings- 31.94 SF -Ceiling under 5' - 125.13 SF



① BASEMENT AVERAGE GRADE
1/8" = 1'-0"

AVERAGE GRADE	A002	Scale 1/8" = 1'-0"
	Date 2/25/26 Drawn by RVC	

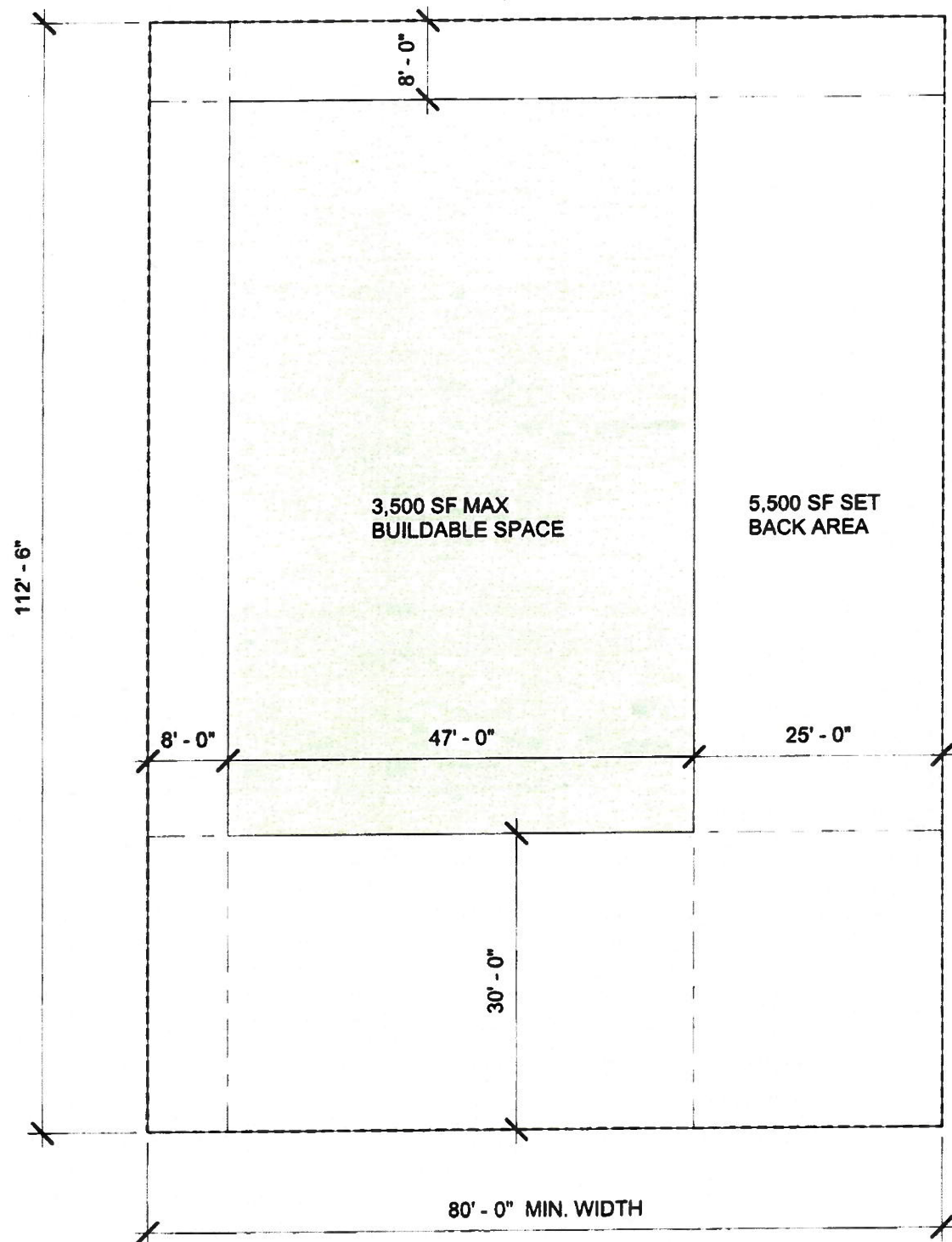
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

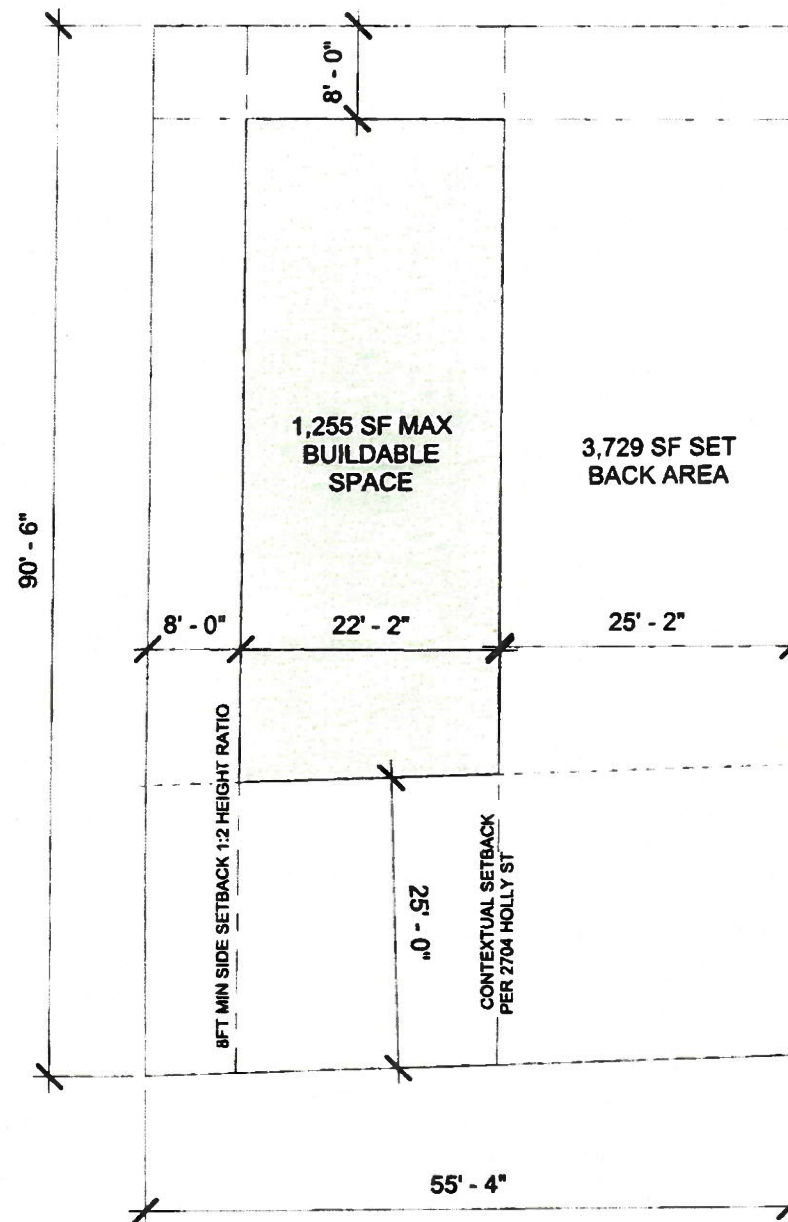
MINIMUM R-8 CORNER LOT PER ZONING 3-305-306

MIN. 9,000 SF CORNER LOT



GRANDFATHERED IN / UNDERSIZED R-8 CORNER LOT

219 W MT. IDA AVENUE
4,984 SF LOT



219 W. Mount Ida Avenue

R-8 CORNER ZONING A003

Scale 1/16" = 1'-0"

Date 2/25/26

Drawn by RVC

OWNER:

Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA

219 W. Mount Ida Avenue

BASEMENT PLANS A101

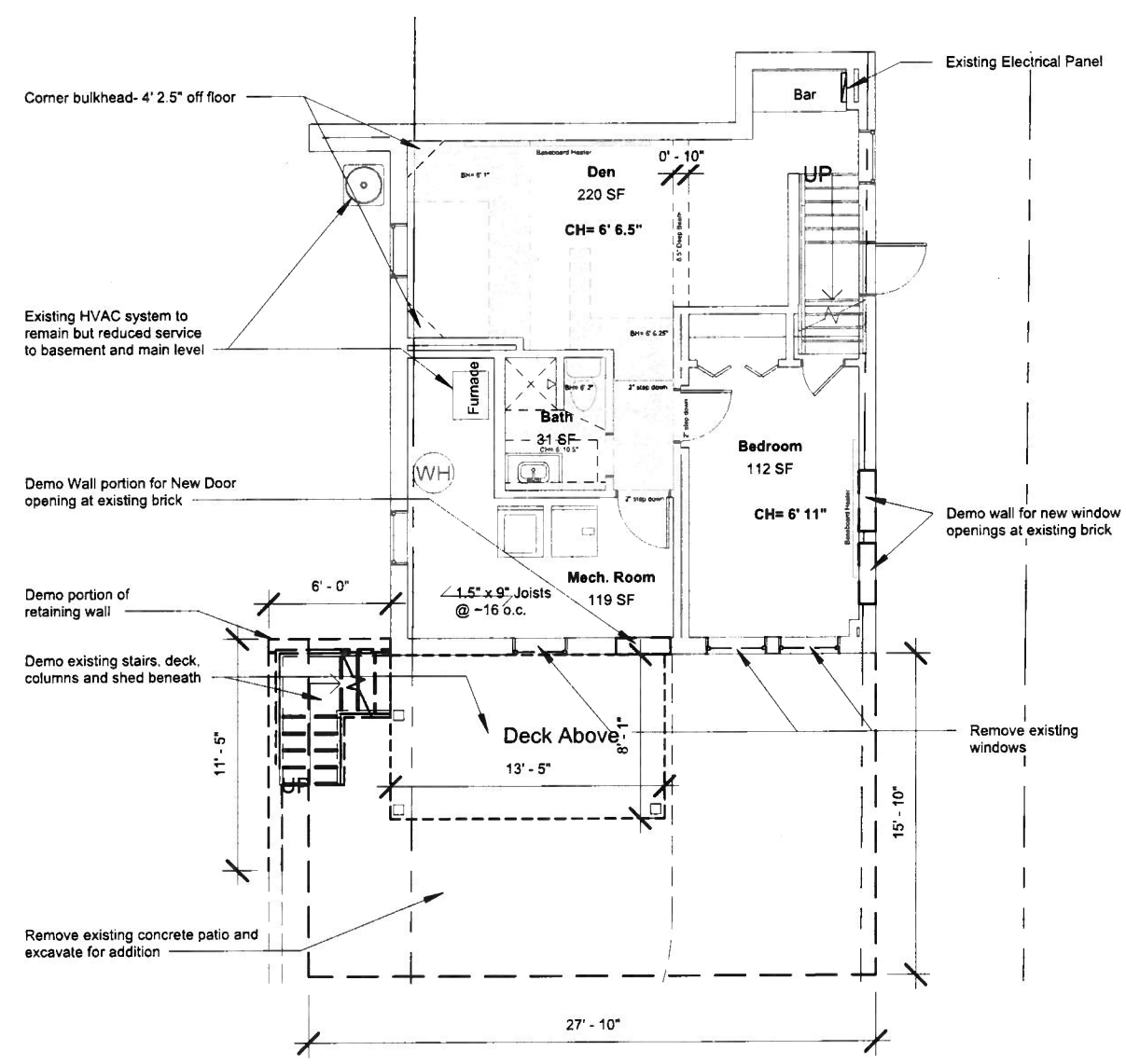
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Date 3/19/26
 Drawn by Rebekah Vinal

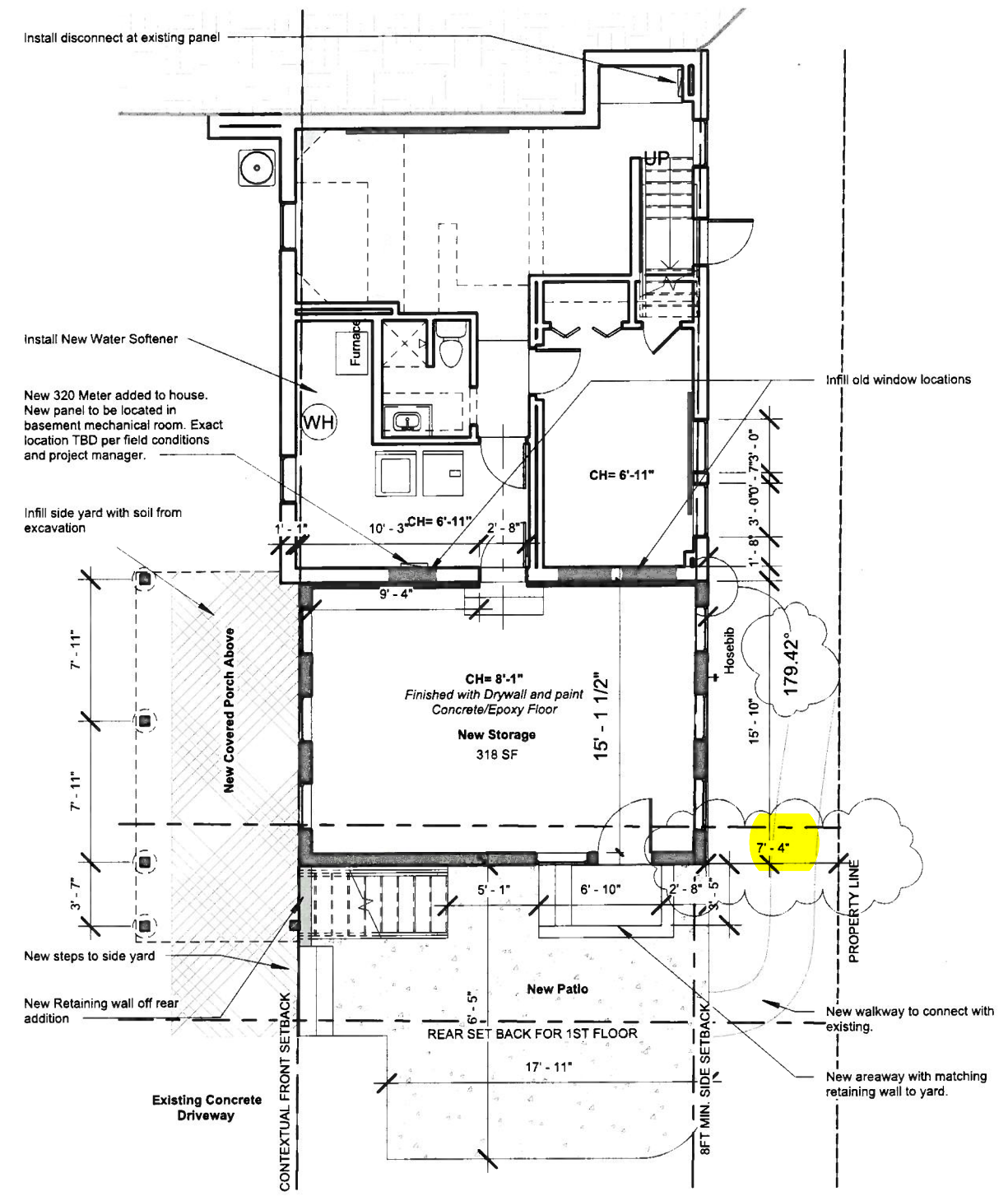
OWNER:
 Rachel Check
 219 W. Mount Ida Avenue
 Alexandria, VA 22305

CONTRACTOR:
 Moore Construction Group
 913 Duke St
 Alexandria VA, 22314

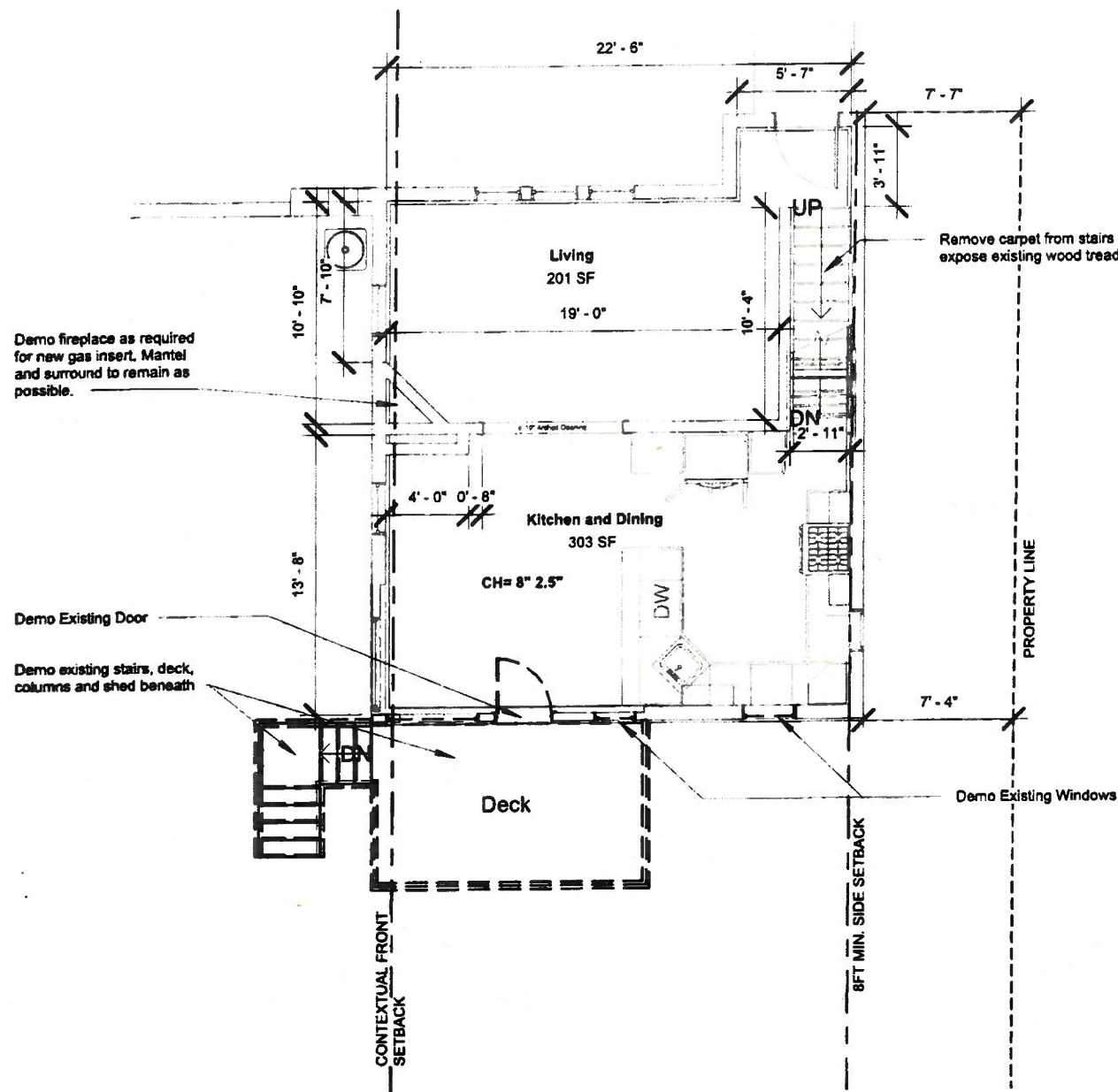
DRAWING STATUS:
 BZA



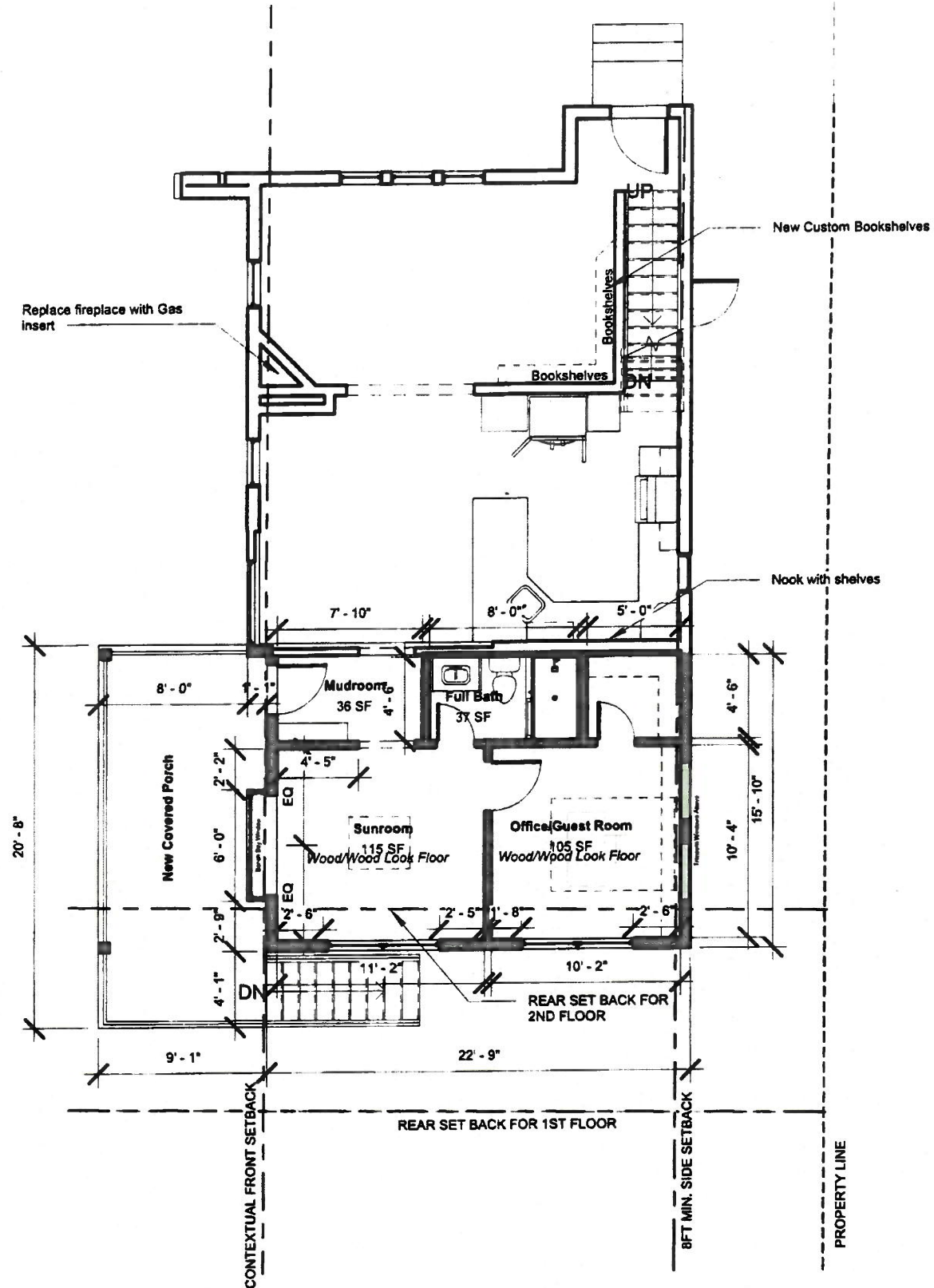
① Basement Level (Existing + Demo)
 1/8" = 1'-0"



② Basement Level (New)
 1/8" = 1'-0"



① Main Level (Existing + Demo)
1/8" = 1'-0"



② Main Level (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

MAIN LEVEL PLANS A102

Scale 1/8" = 1'-0"

Date 2/25/26

Drawn by Rebekah Vinal

OWNER:

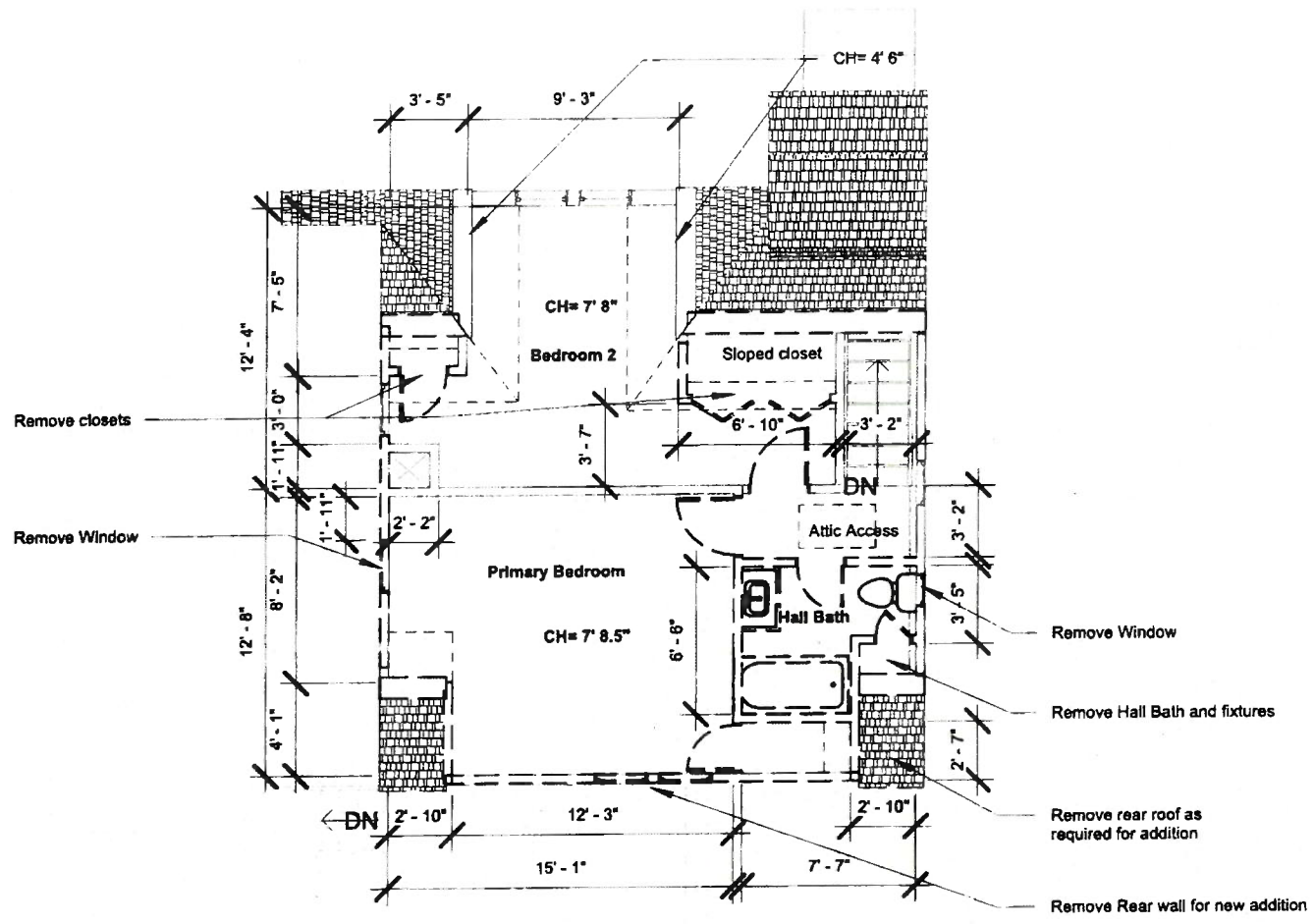
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

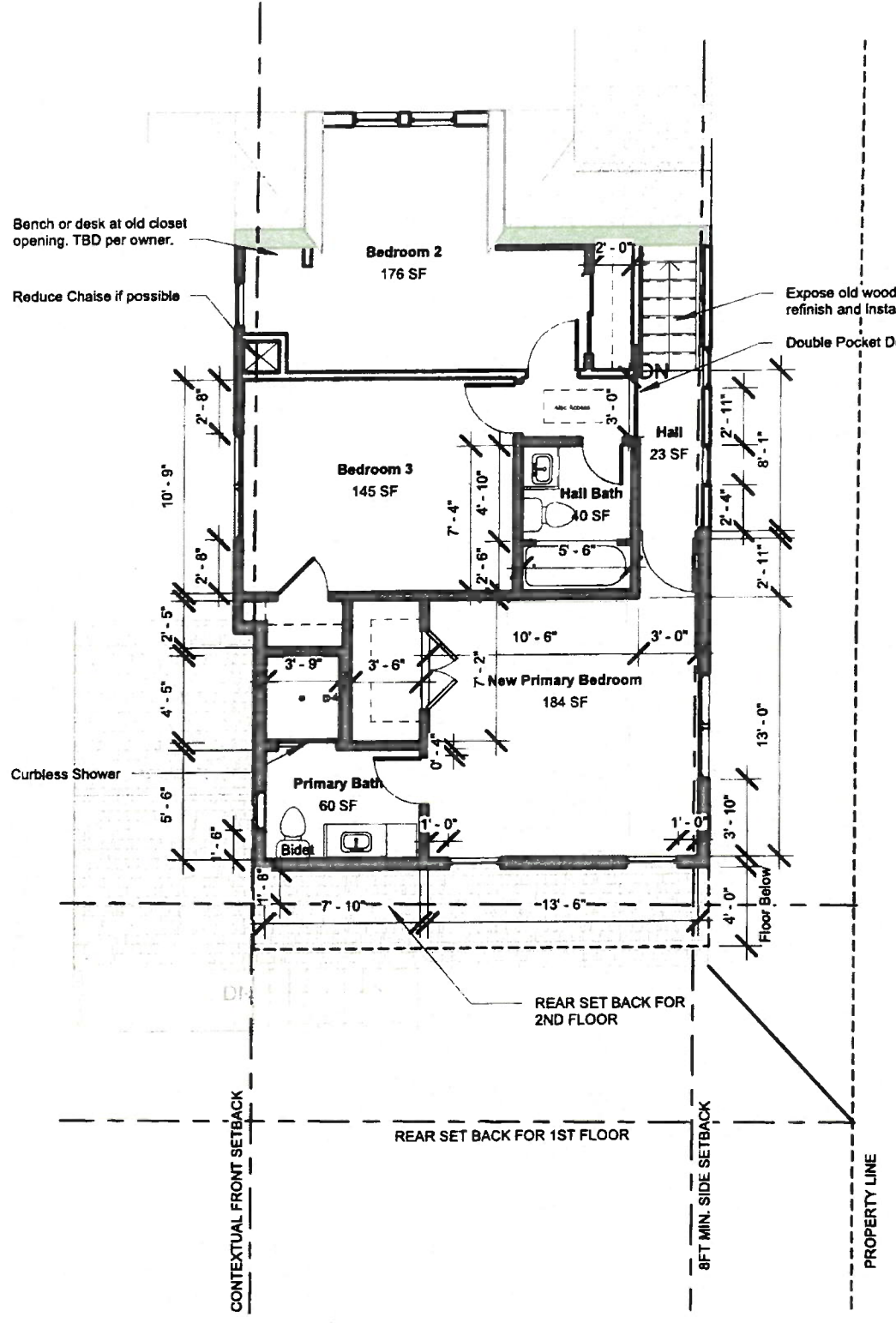
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA



① Upper Level (Existing + Demo)
1/8" = 1'-0"



② Upper Level (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

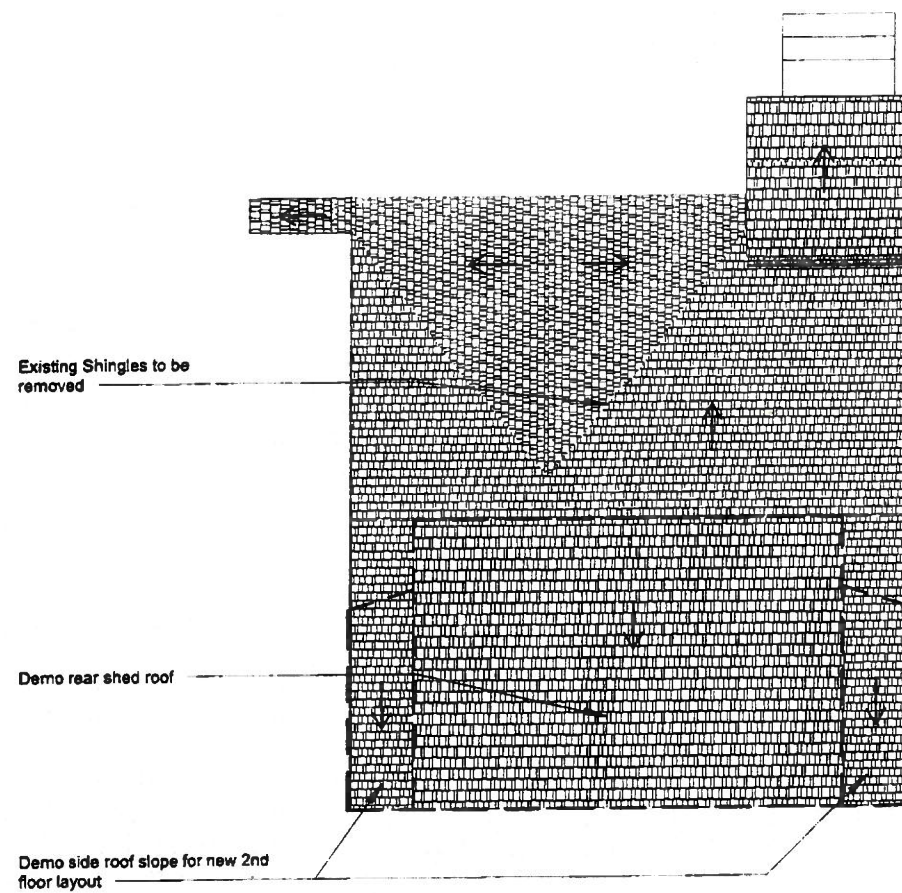
2ND FLOOR PLANS A103

Date	2/25/26	Scale	1/8" = 1'-0"
Drawn by	RVC		

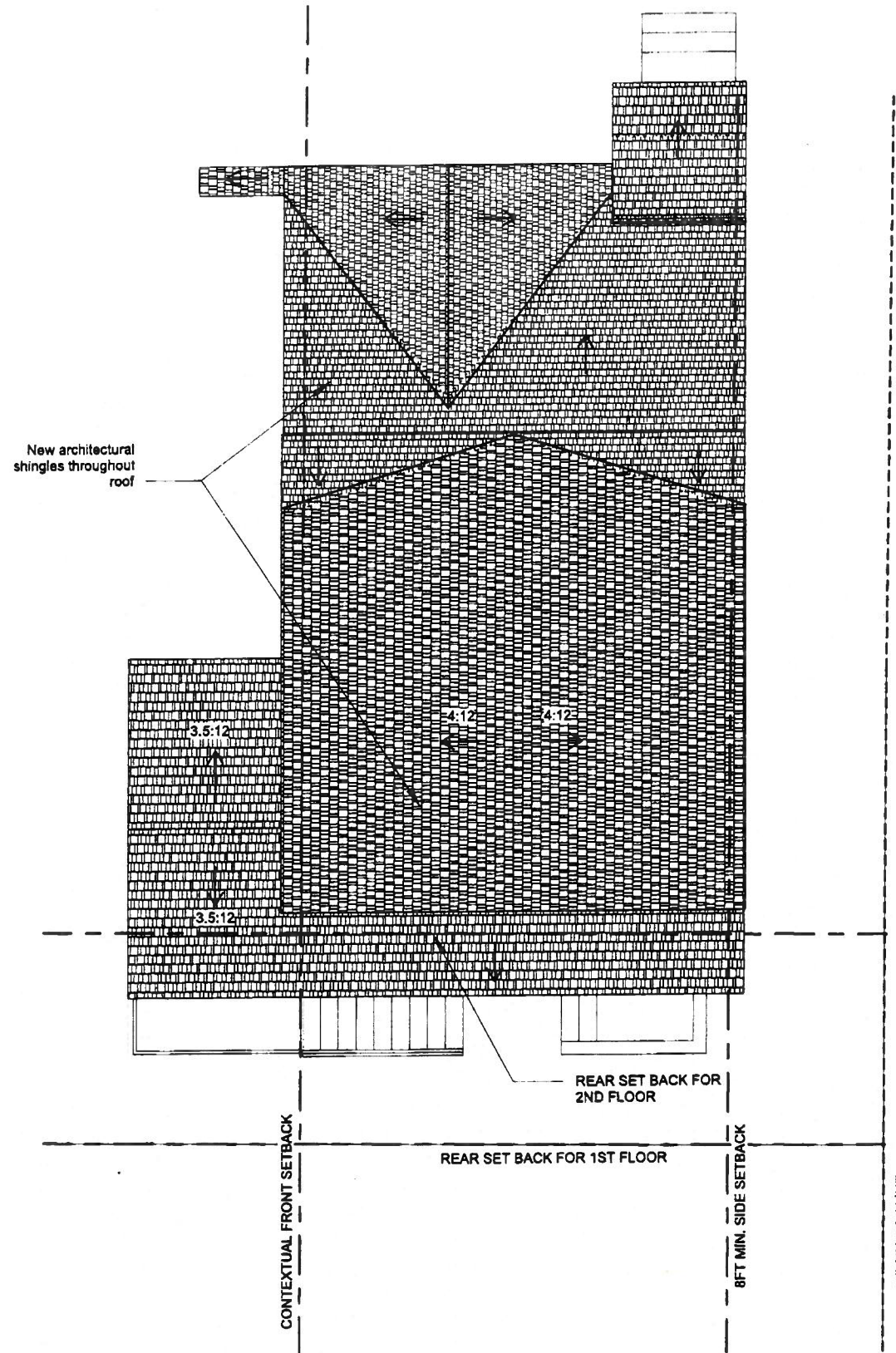
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



① Roof Level (Existing + Demo)
1/8" = 1'-0"



② Roof Level (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

ROOF PLANS A104

Scale 1/8" = 1'-0"

Date 2/25/26

Drawn by RVC

OWNER:

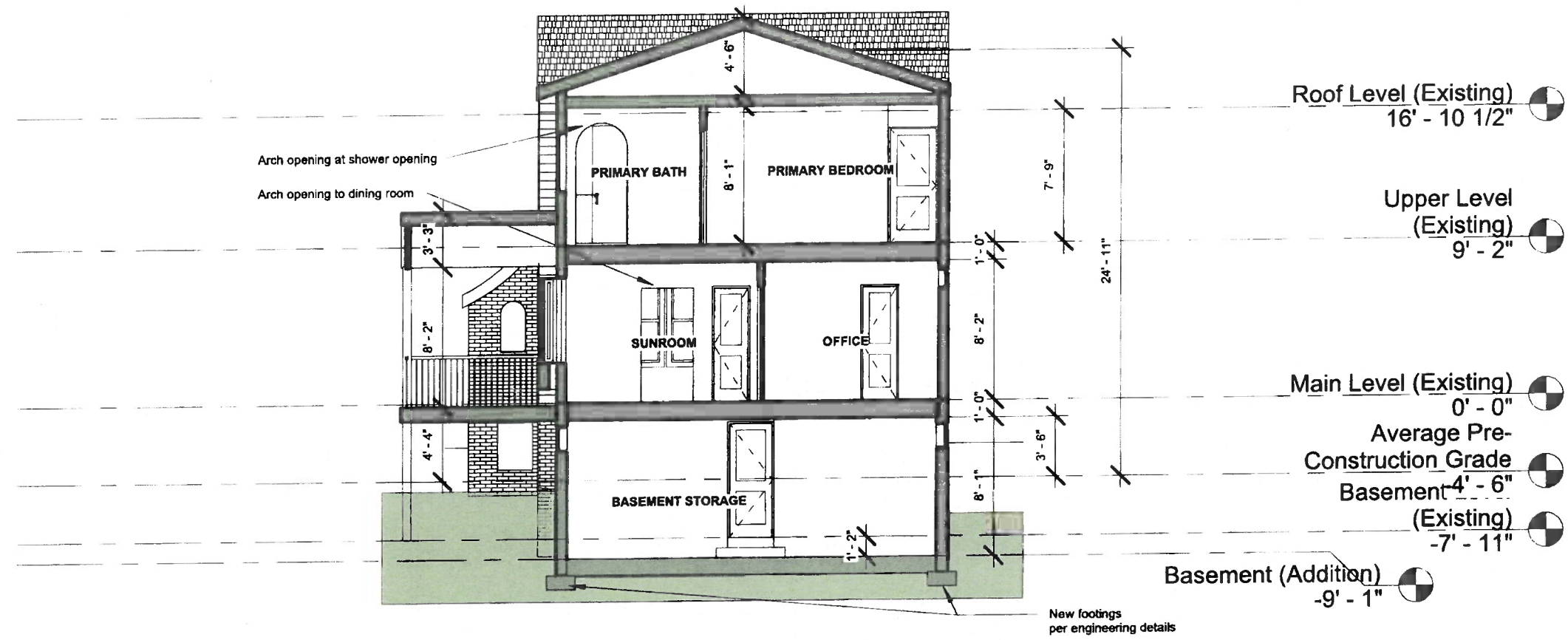
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

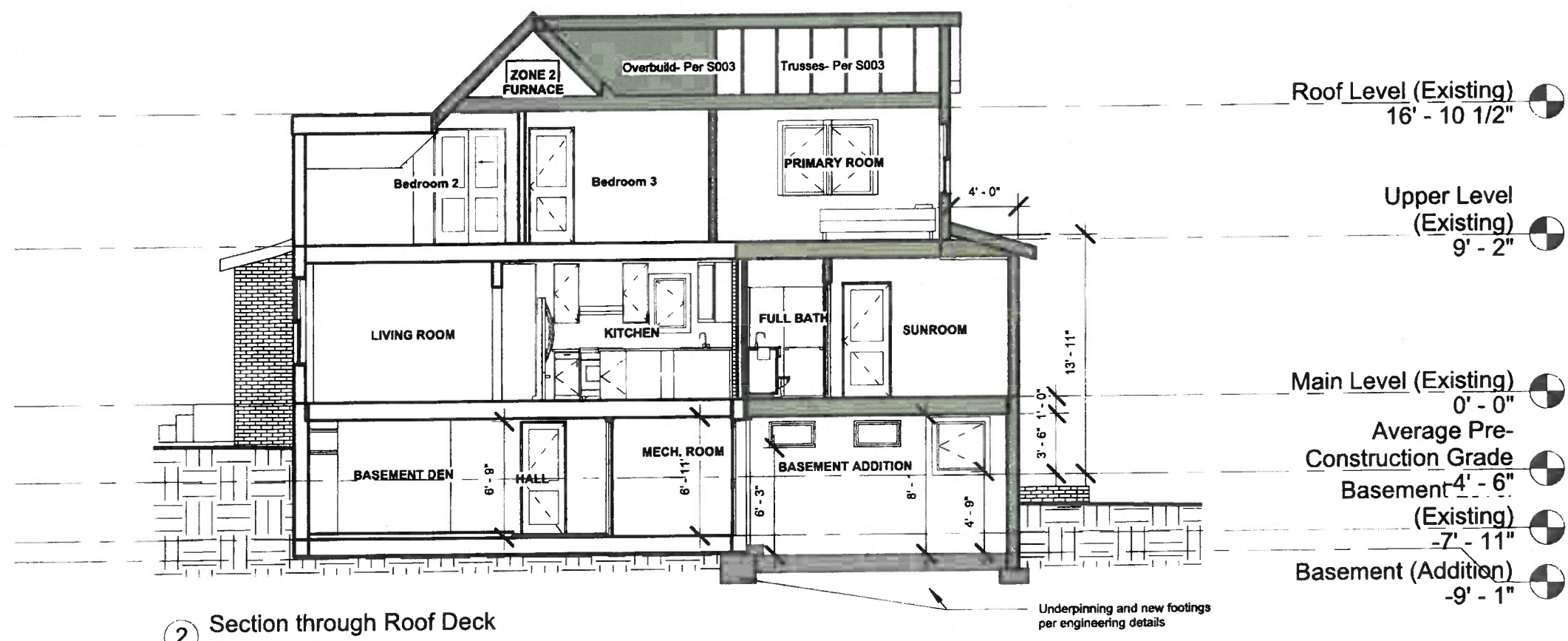
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA



1 Section Through Rear Addition
1/8" = 1'-0"



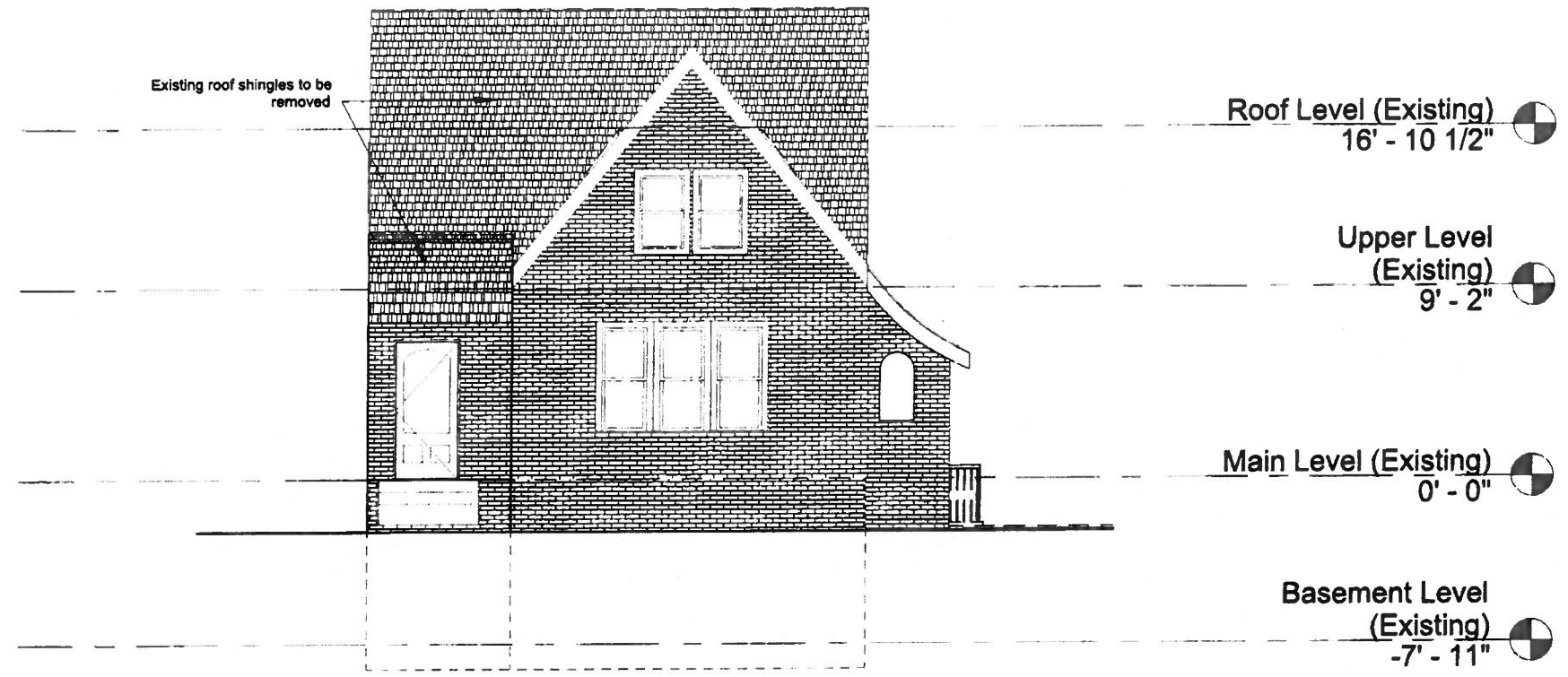
2 Section through Roof Deck
1/8" = 1'-0"

SECTIONS	A105	
	Date 2/25/26	Scale 1/8" = 1'-0"
	Drawn by RVC	

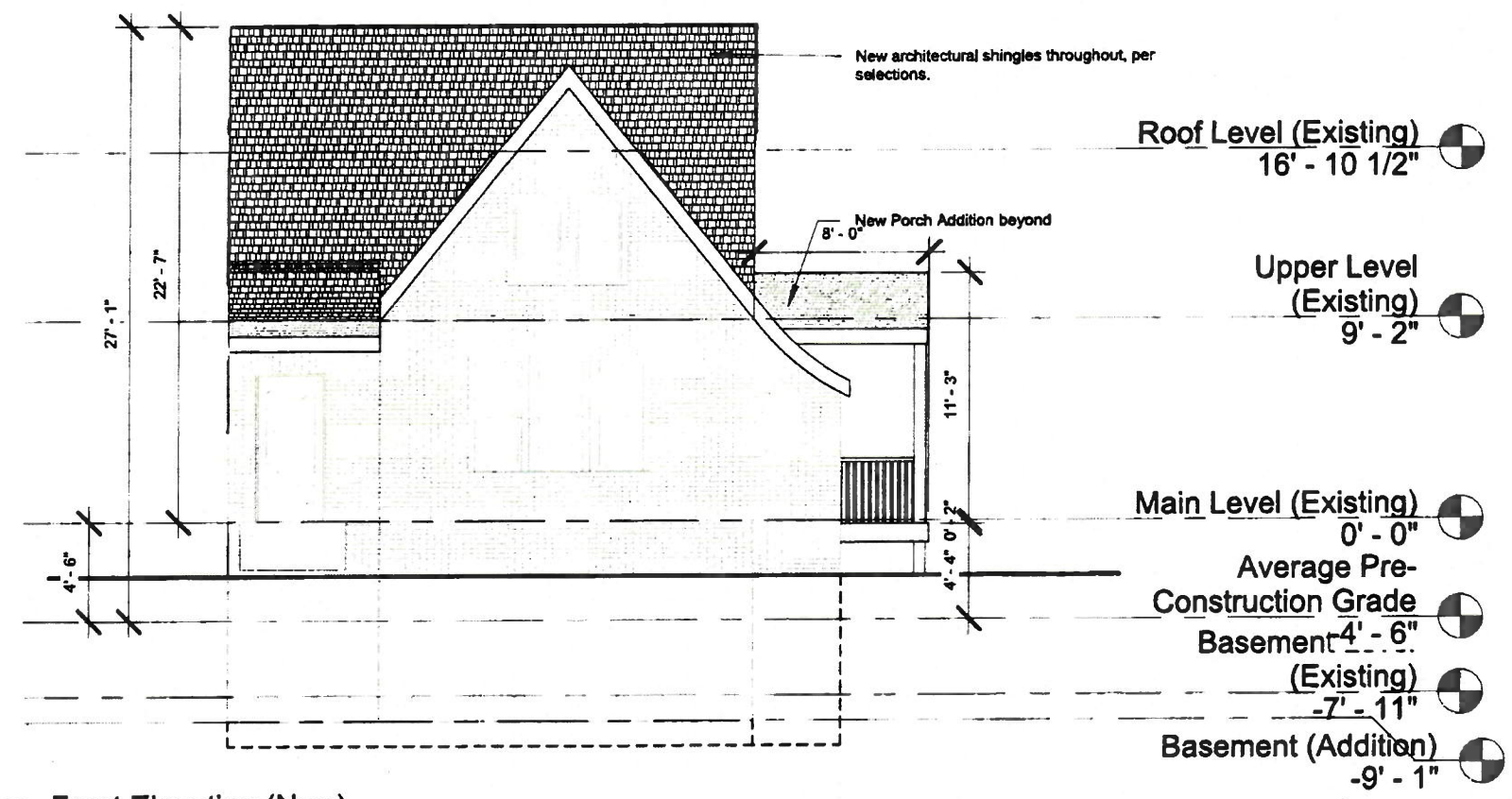
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



① Front Elevation (Existing)
1/8" = 1'-0"



② Front Elevation (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

FRONT ELEVATIONS A106

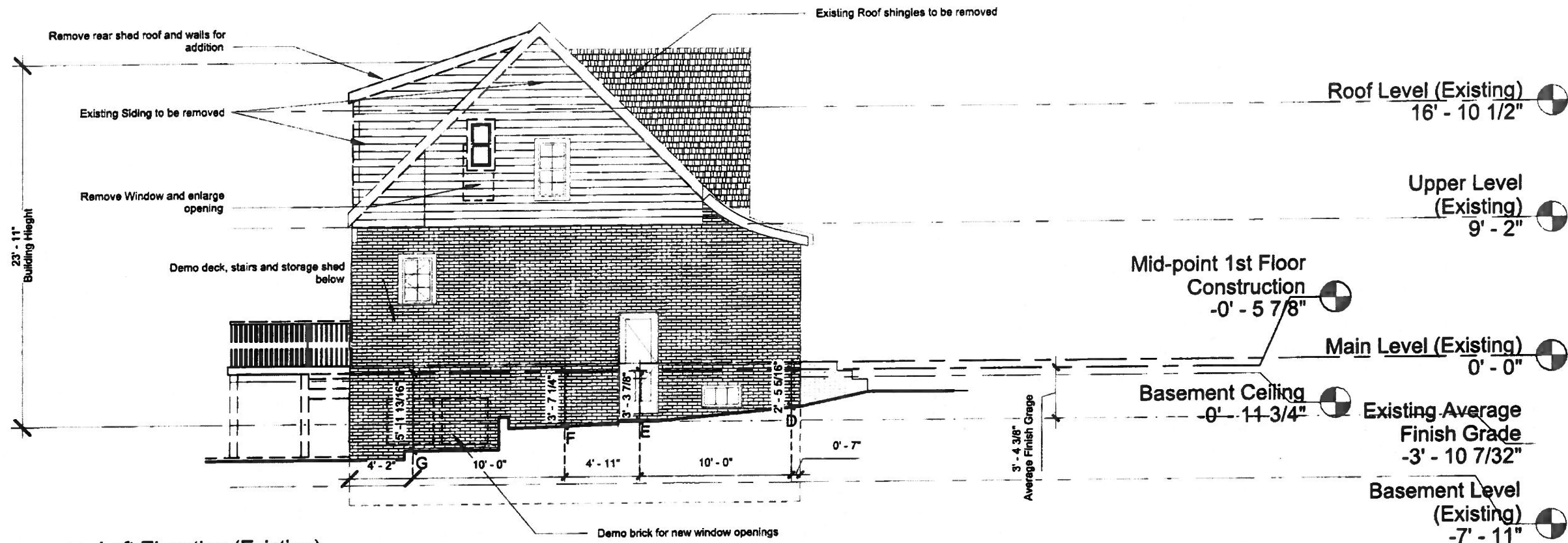
Scale 1/8" = 1'-0"	
Date	2/25/26
Drawn by	RVC

OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

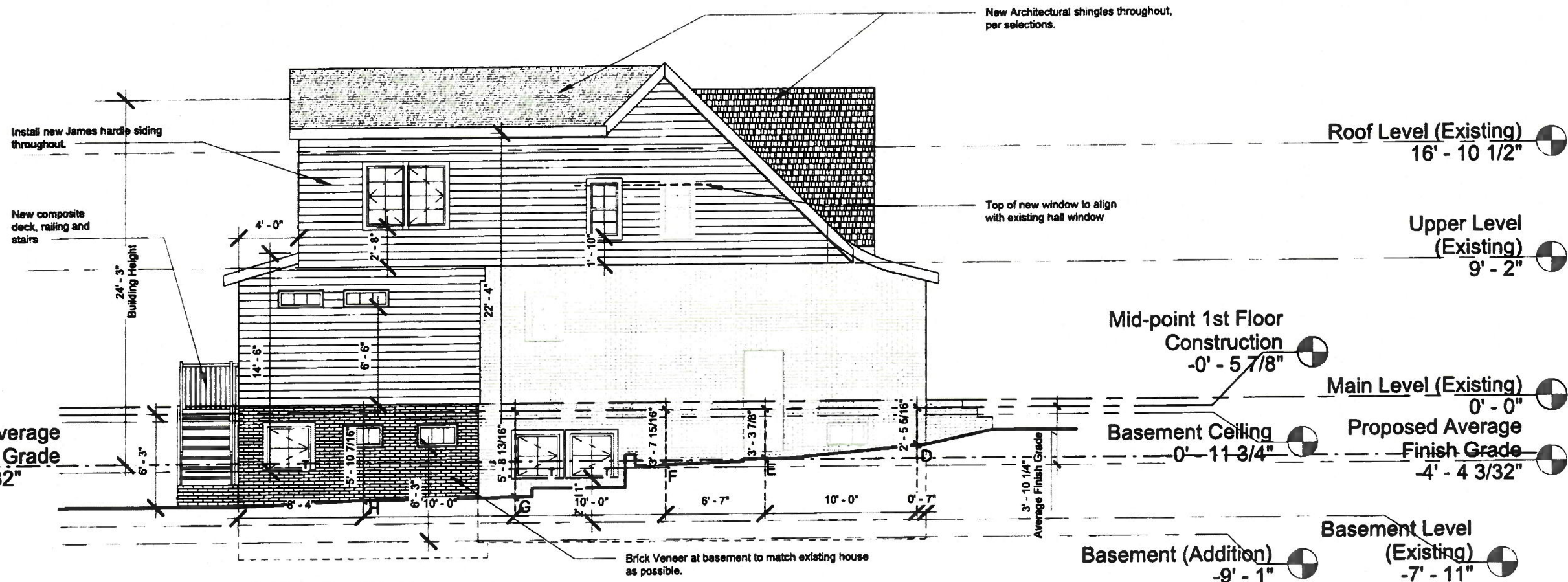
CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA

219 W. Mount Ida Avenue



1 Left Elevation (Existing)
1/8" = 1'-0"



2 Left Elevation (New)
1/8" = 1'-0"

LEFT ELEVATIONS A107

Scale 1/8" = 1'-0"

Date 3/5/26

Drawn by RVC

OWNER:

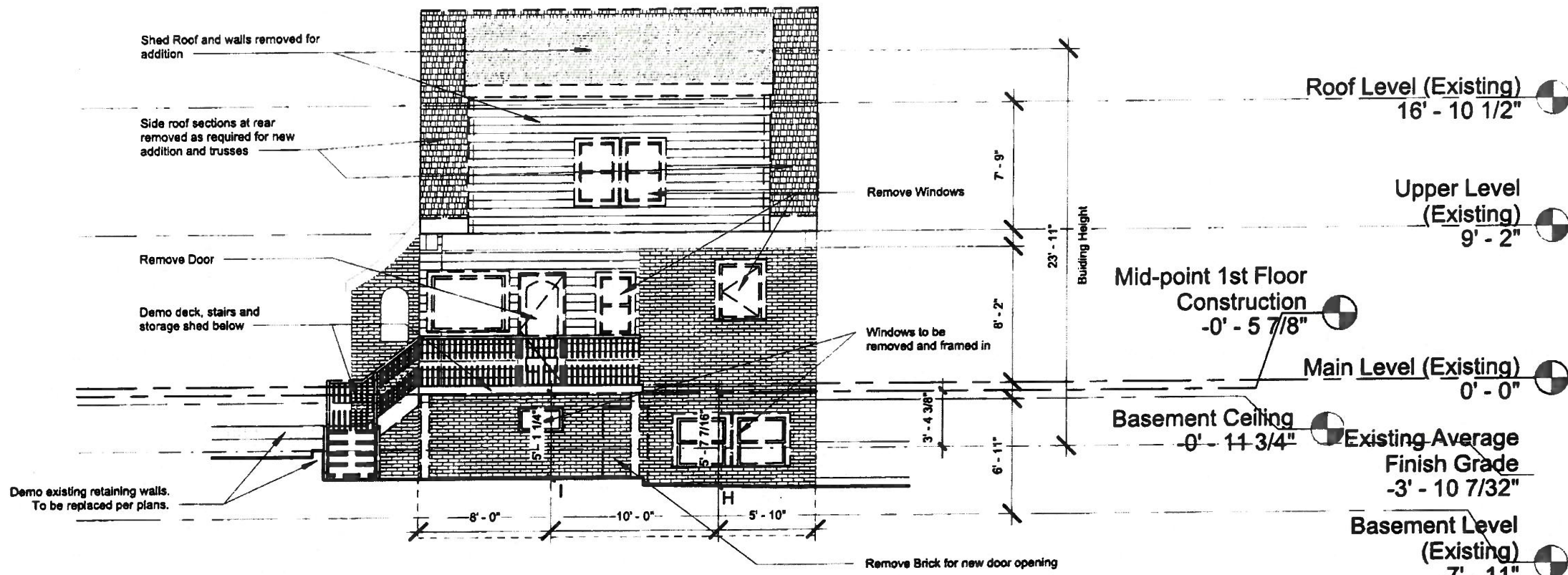
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

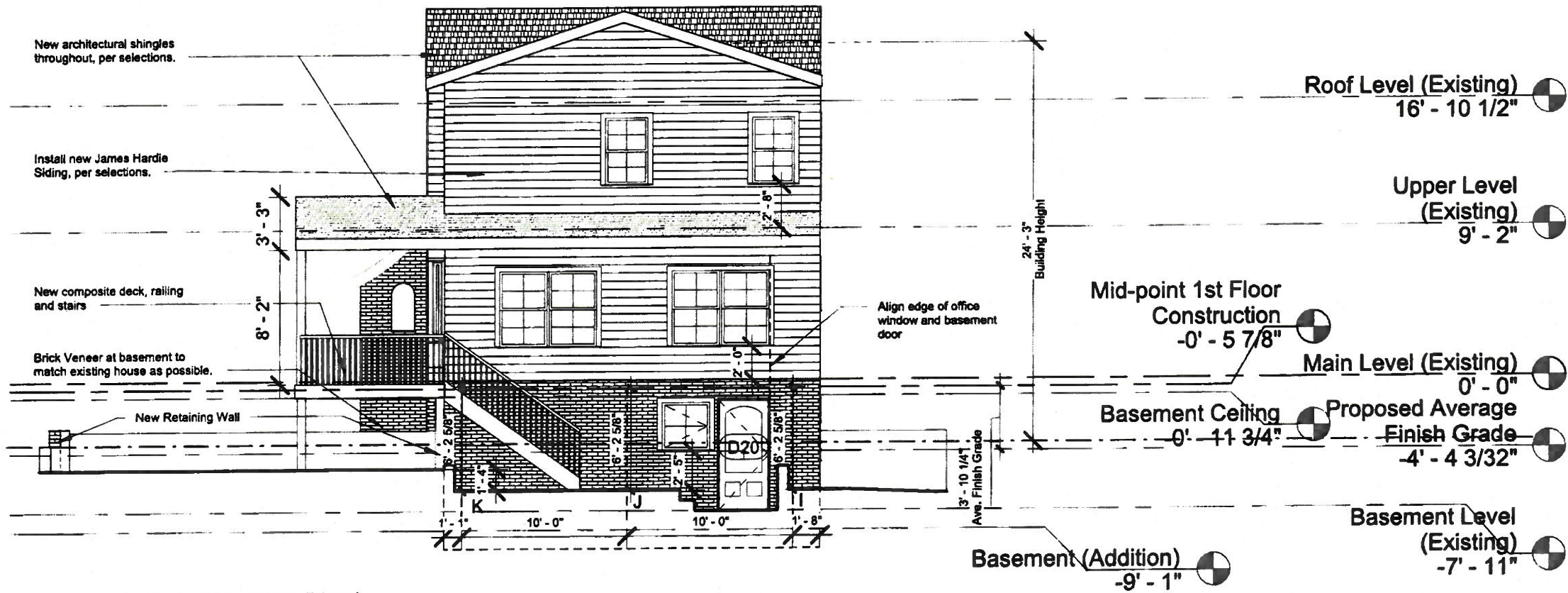
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA



① Rear Elevation (Existing)
1/8" = 1'-0"



② Rear Elevation (New)
1/8" = 1'-0"

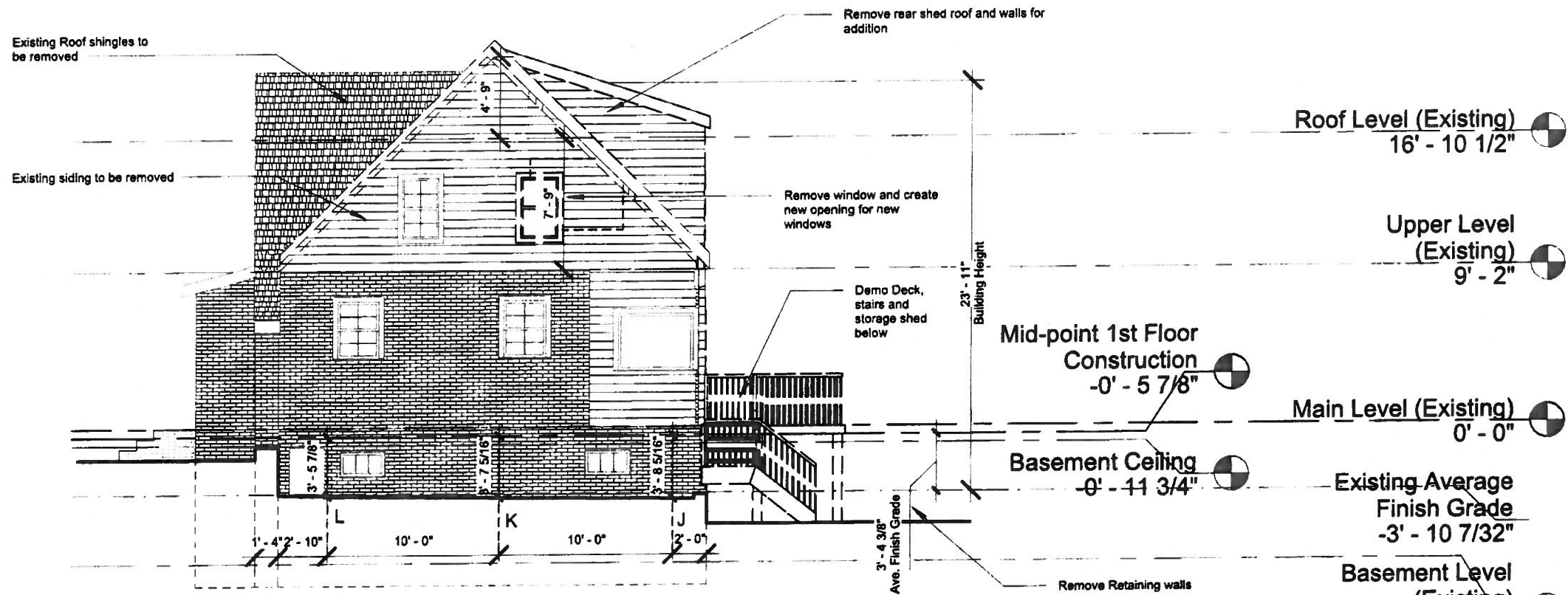
219 W. Mount Ida Avenue

REAR ELEVATIONS	A108	
	Date	Scale 1/8" = 1'-0"
	3/5/26	
	Drawn by	RVC

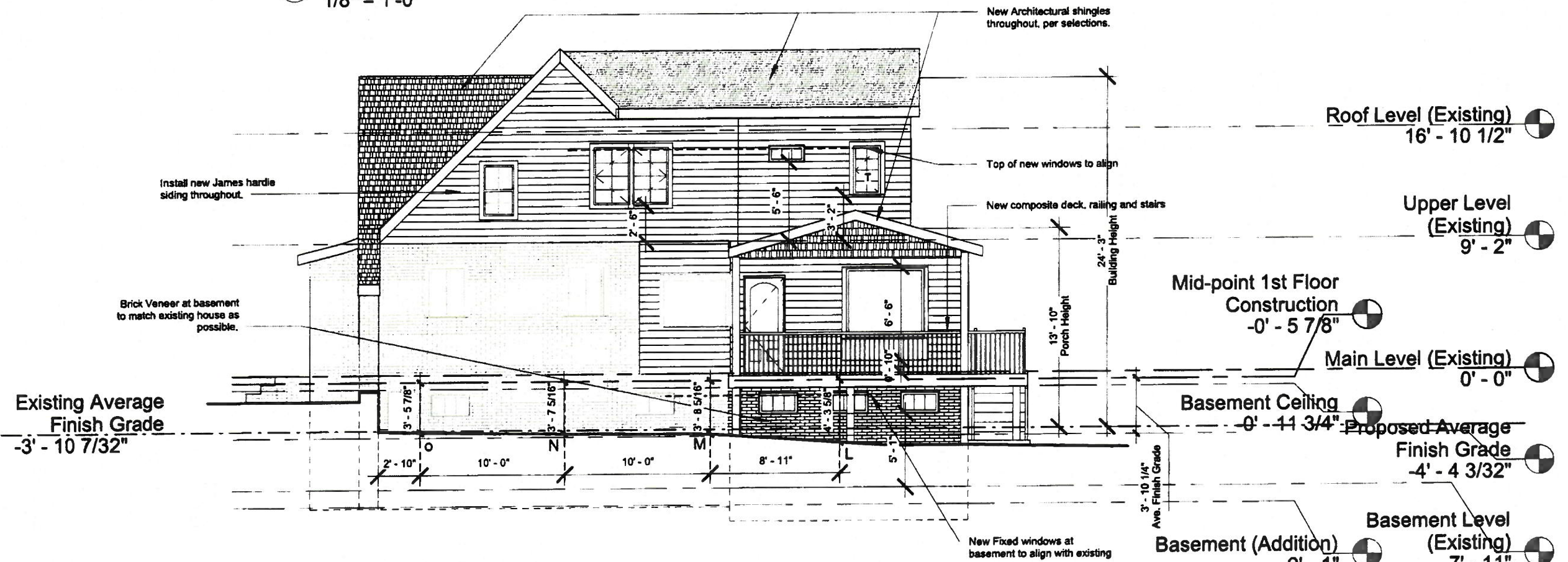
OWNER:
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:
BZA



① Right Elevation (Existing)
1/8" = 1'-0"



② Right Elevation (New)
1/8" = 1'-0"

219 W. Mount Ida Avenue

RIGHT ELEVATION A109

Scale 1/8" = 1'-0"

Date 3/5/26

Drawn by RVC

OWNER:

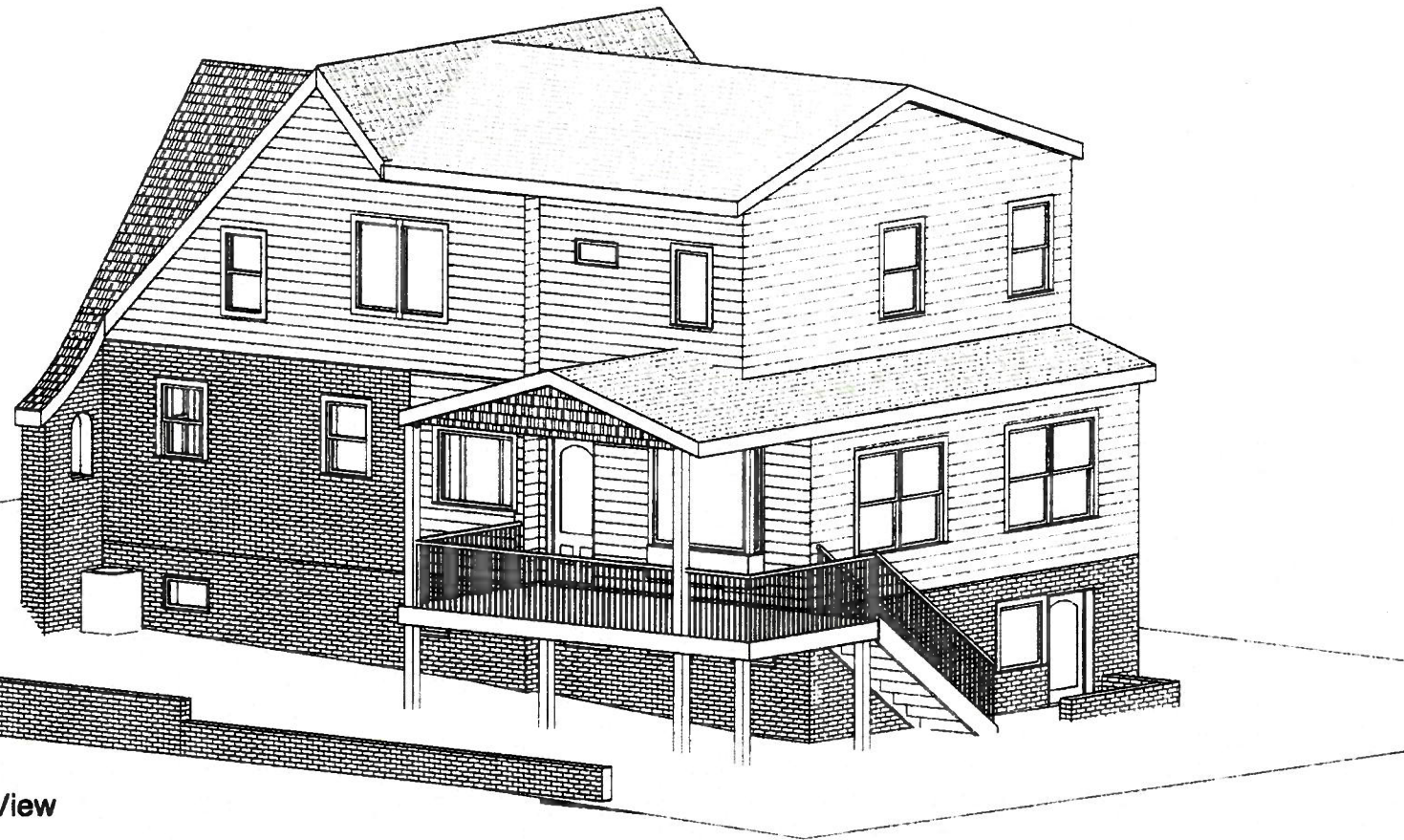
Rachel Check
219 W. Mount Ida Avenue
Alexandria, VA 22305

CONTRACTOR:

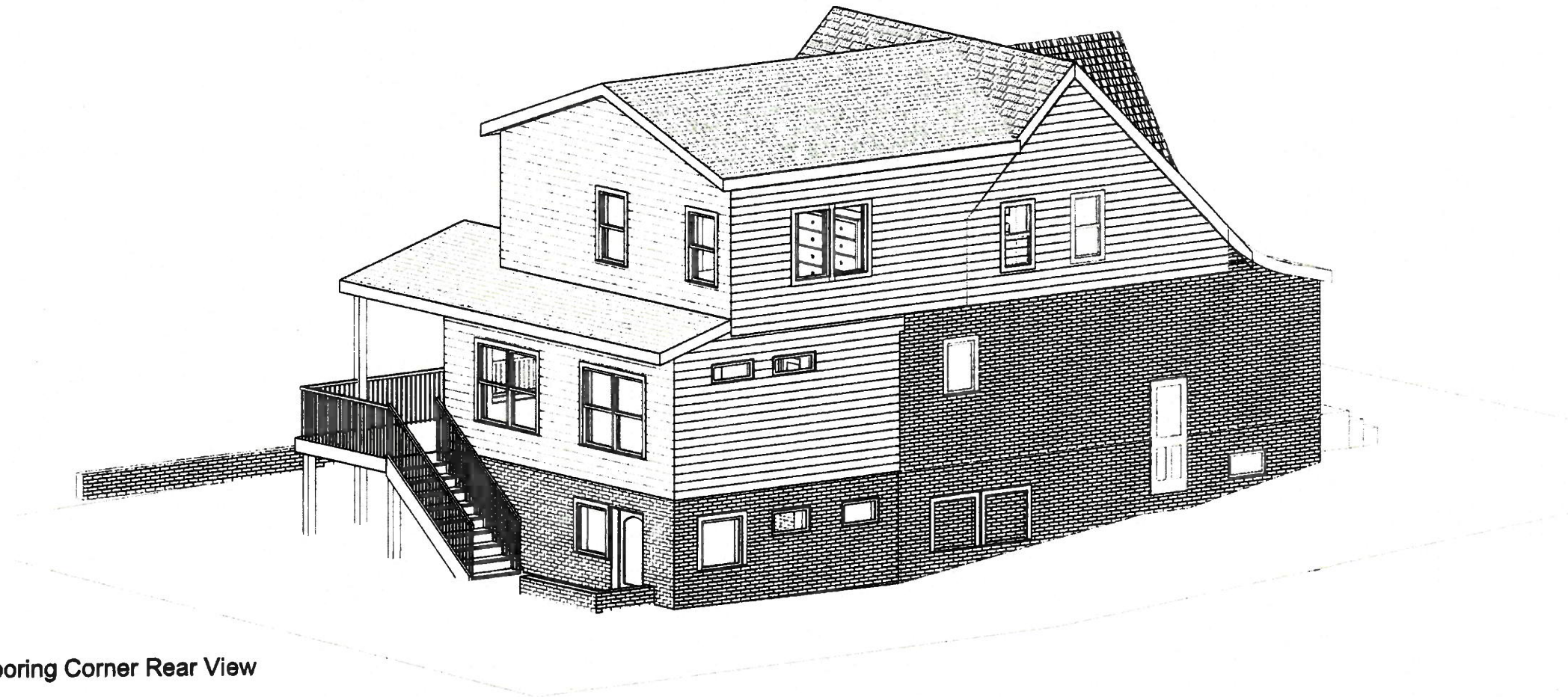
Moore Construction Group
913 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BZA



① Holly St Rear View



② Neighboring Corner Rear View

219 W. Mount Ida Avenue

3D Views	A110	
	Date	Scale
Drawn by	2/25/26	RVC

OWNER:
 Rachel Check
 219 W. Mount Ida Avenue
 Alexandria, VA 22305

CONTRACTOR:
 Moore Construction Group
 913 Duke St
 Alexandria VA, 22314

DRAWING STATUS:
 BZA



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for Single and Two-Family Residential Outside Historic Districts



A. Property Information

A1. 219 W. Mt. Ida Street Address R-8 Zone
 A2. 5,056.00 Total Lot Area x 0.35 Floor Area Ratio Allowed by Zone = 1,769.60 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 649.48
 First Floor 637.88
 Second Floor 542.97
 Third Floor
 Attic
 Porches
 Balcony/Deck
 Garage
 Other***

Allowable Exclusions**

Basement** 649.49
 Stairways** 114.95
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck**
 Garage**
 Other***
 Other***

B1. 1,830.33 Sq. Ft. Existing Gross Floor Area*
 B2. 764.44 Sq. Ft. Allowable Floor Exclusions**
 B3. 1,065.89 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 1,830.33 B2. Total Exclusions 764.44

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 361.55
 First Floor 381.67
 Second Floor 271.76
 Third Floor
 Attic 271.76
 Porches 178.93
 Balcony/Deck
 Garage
 Other***

Allowable Exclusions**

Basement** 361.55
 Stairways**
 Mechanical**
 Attic less than 7*** 271.76
 Porches**
 Balcony/Deck** 157.92
 Garage**
 Other***
 Other***

C1. 1,465.67 Sq. Ft. Proposed Gross Floor Area*
 C2. 791.23 Sq. Ft. Allowable Floor Exclusions**
 C3. 674.44 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

portions of porch 8' or < in depth

C1. Total Gross 1,465.67 C2. Total Exclusions 791.23

D. Total Floor Area

D1. 1,740.33 Sq. Ft. Total Floor Area (add B3 and C3)
 D2. 1,769.60 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space
 E2. Required Open Space
 E3. 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.

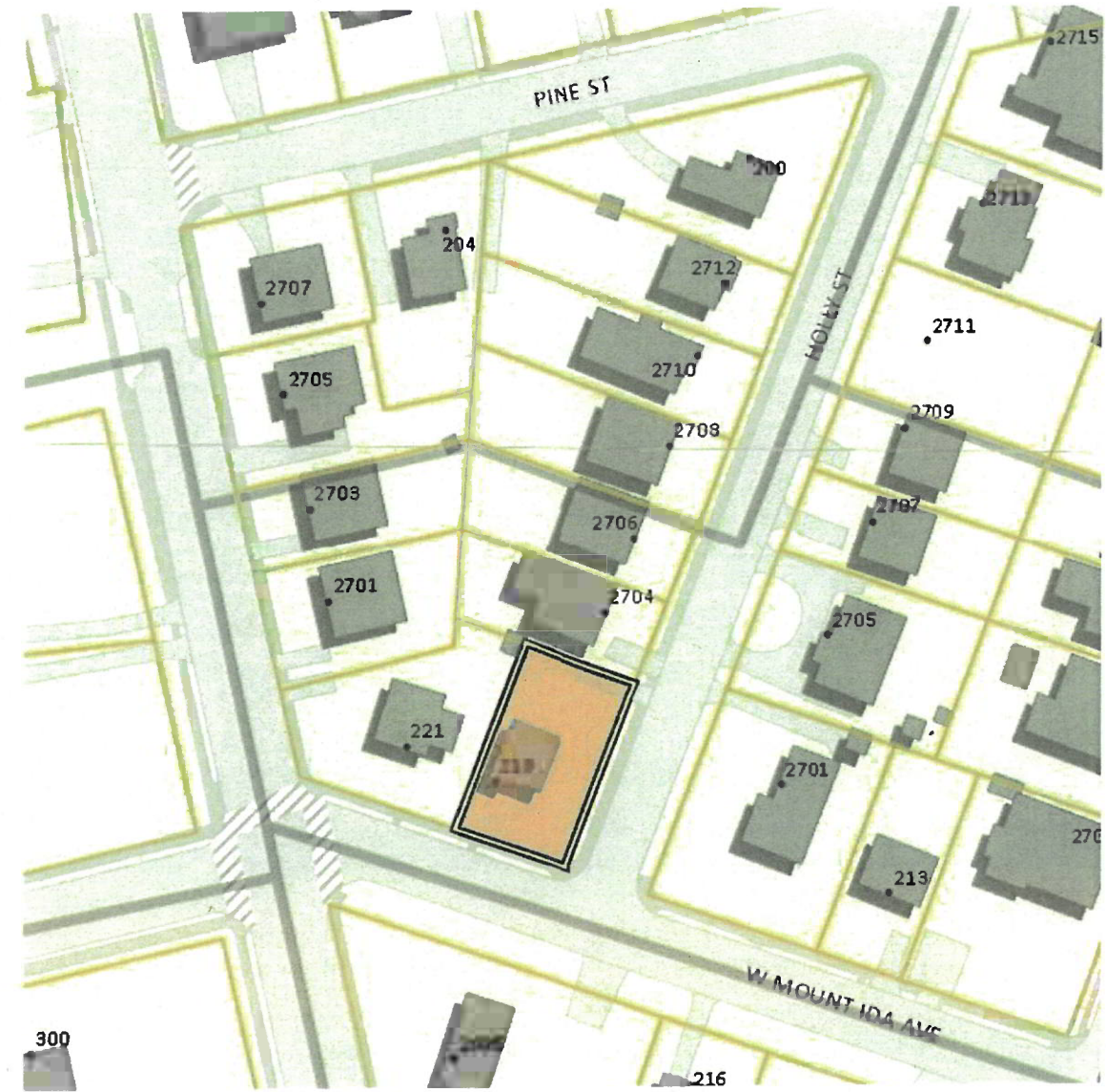
Signature: _____

Revised
03/16/2026 9:53:45 AM

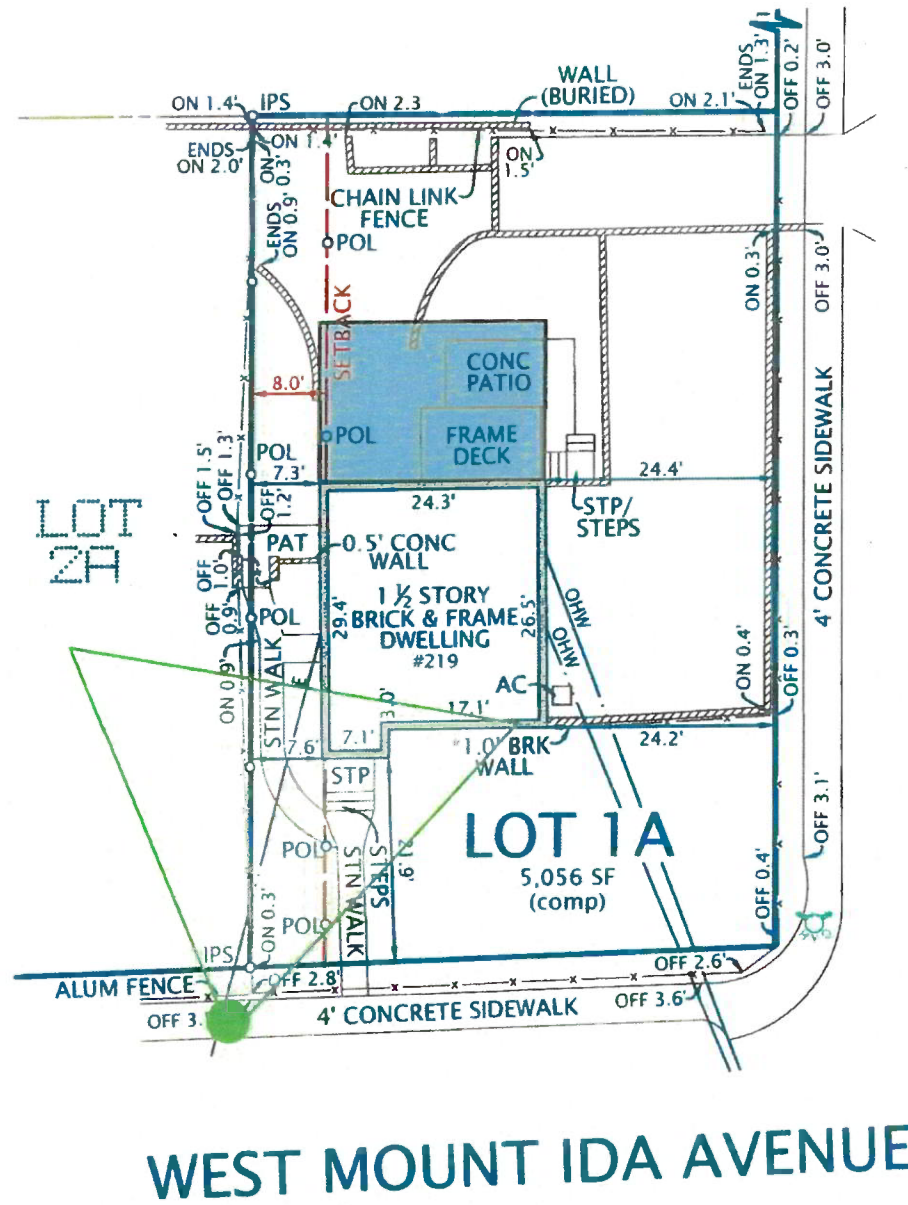
Date: 3.16.26 _____

219 W. Mount Ida Avenue

Surrounding Context for Side Setback at
Existing House and Neighboring Property

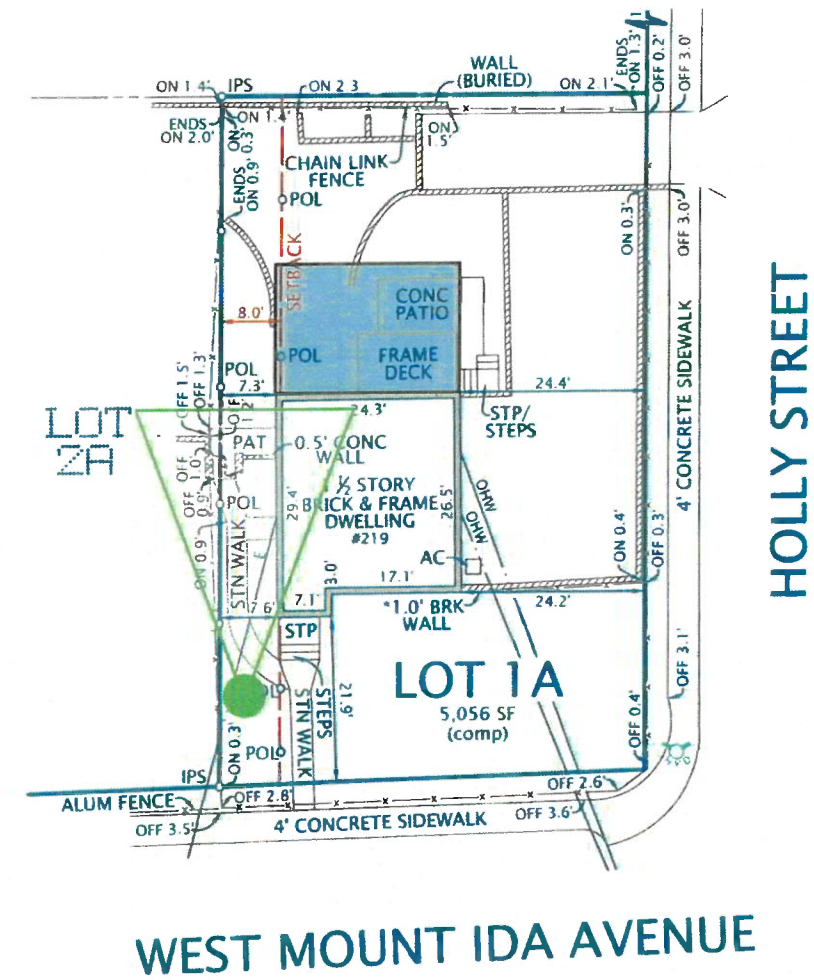


Project | 219 W. Mount Ida Avenue

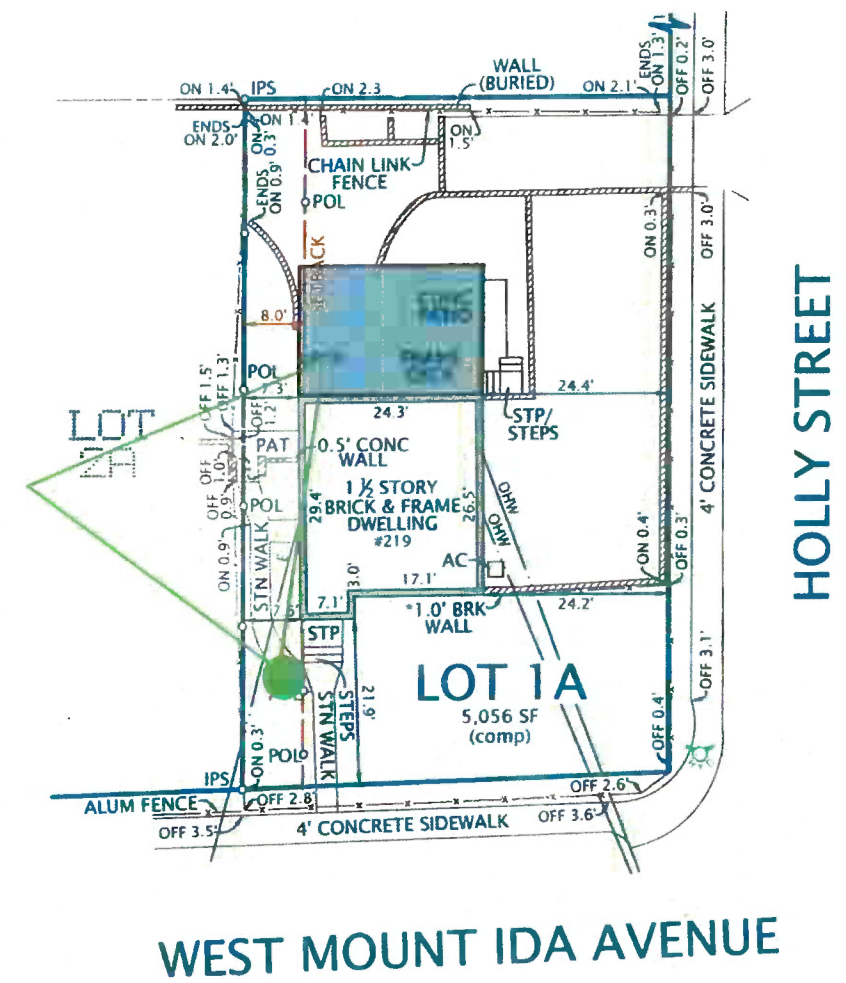


- Proposed Addition; to continue off existing line of house
- Location/angle of Camera view

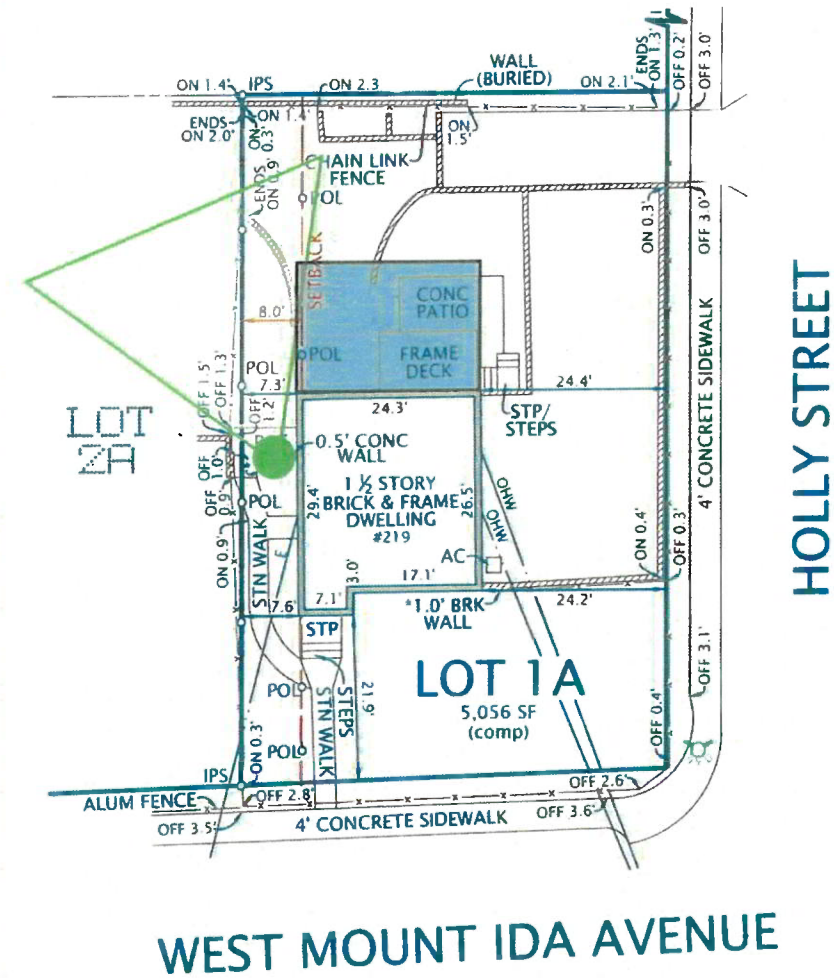
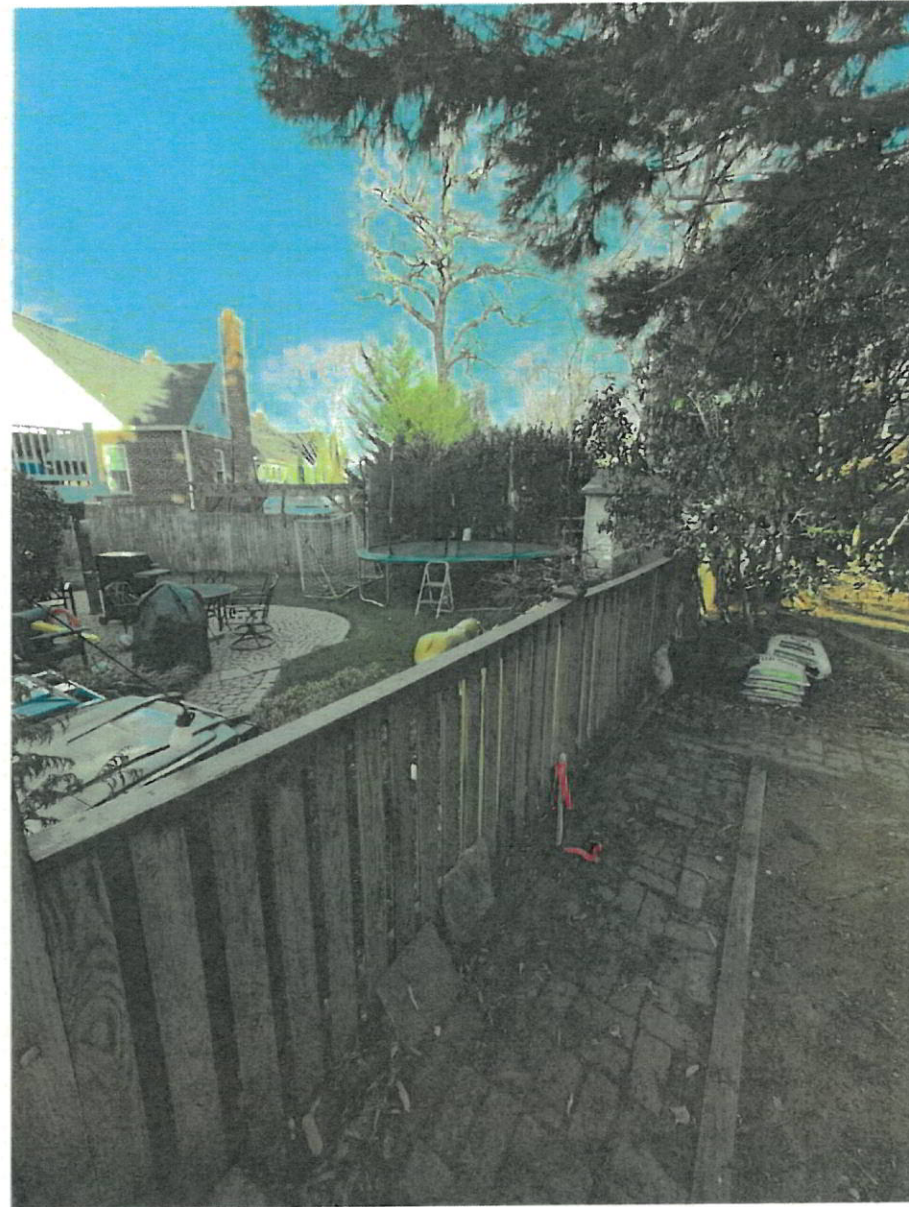
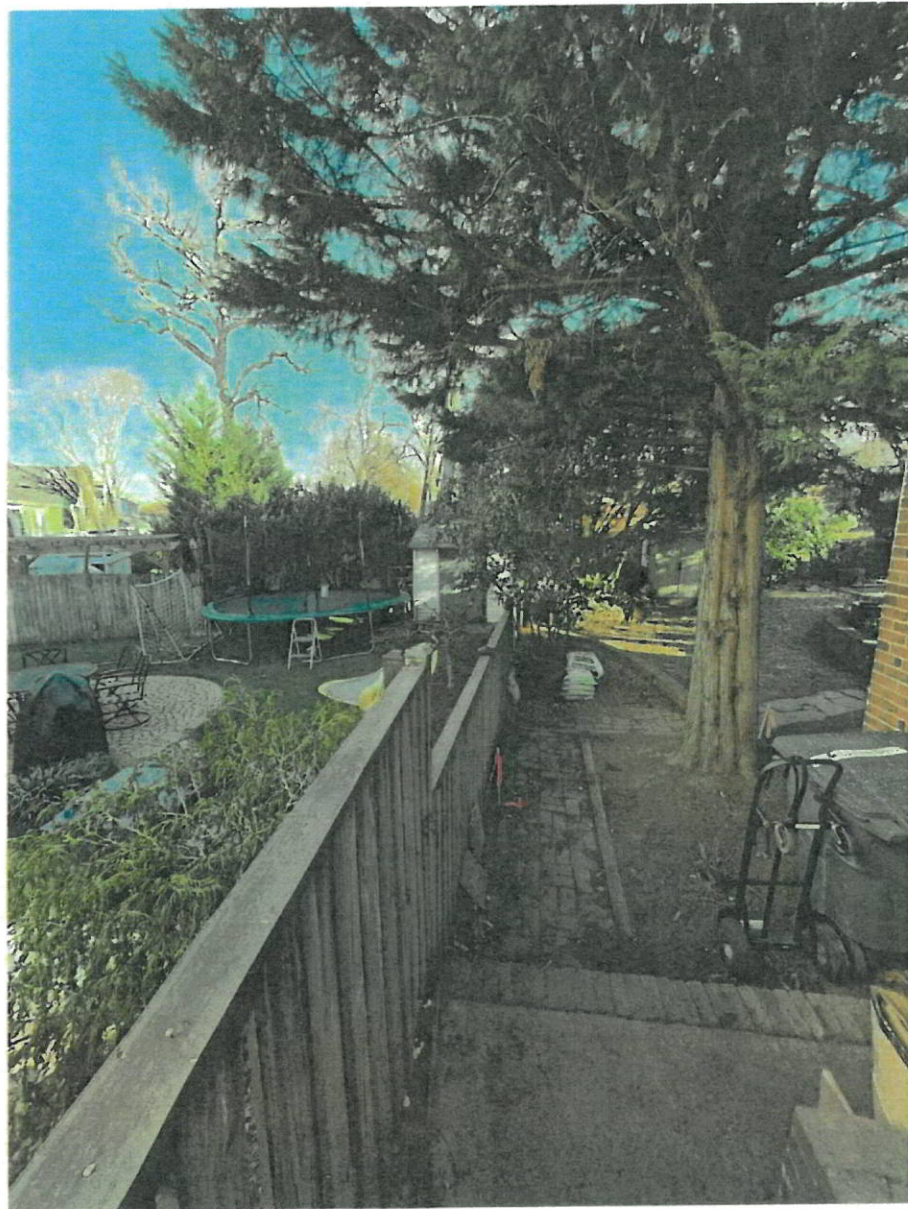
Front view of shared property line of side setback in question



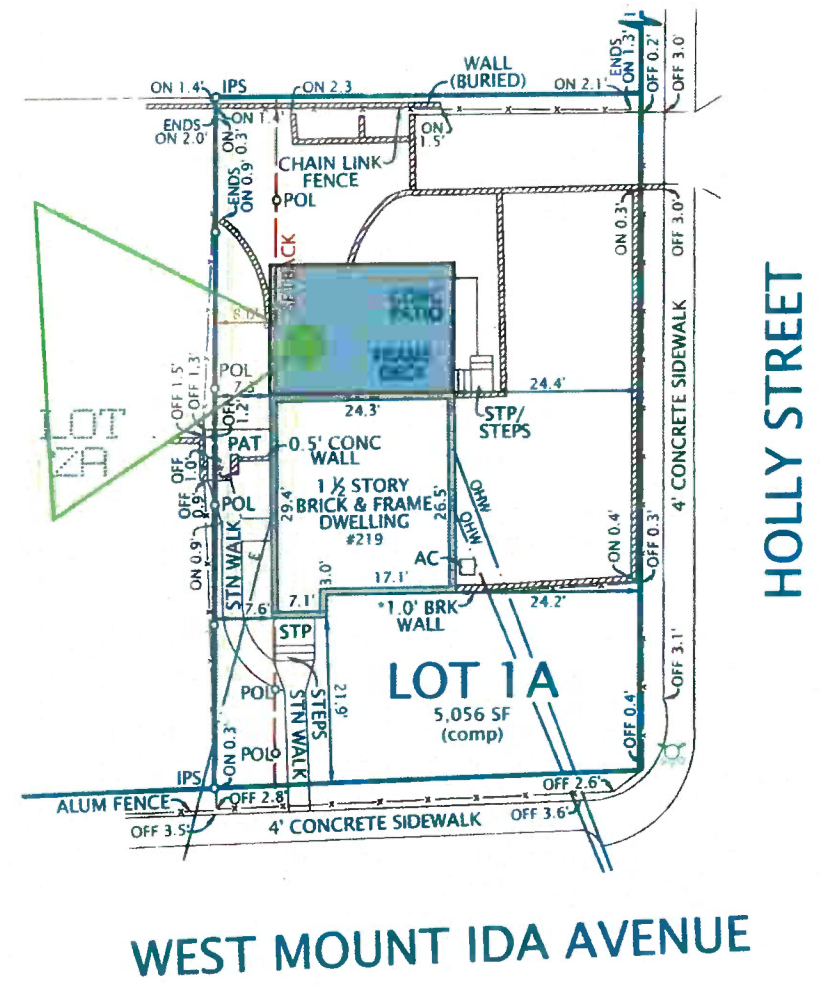
Views walking front to back along the shared property line with 221 W Mount Ida Avenue



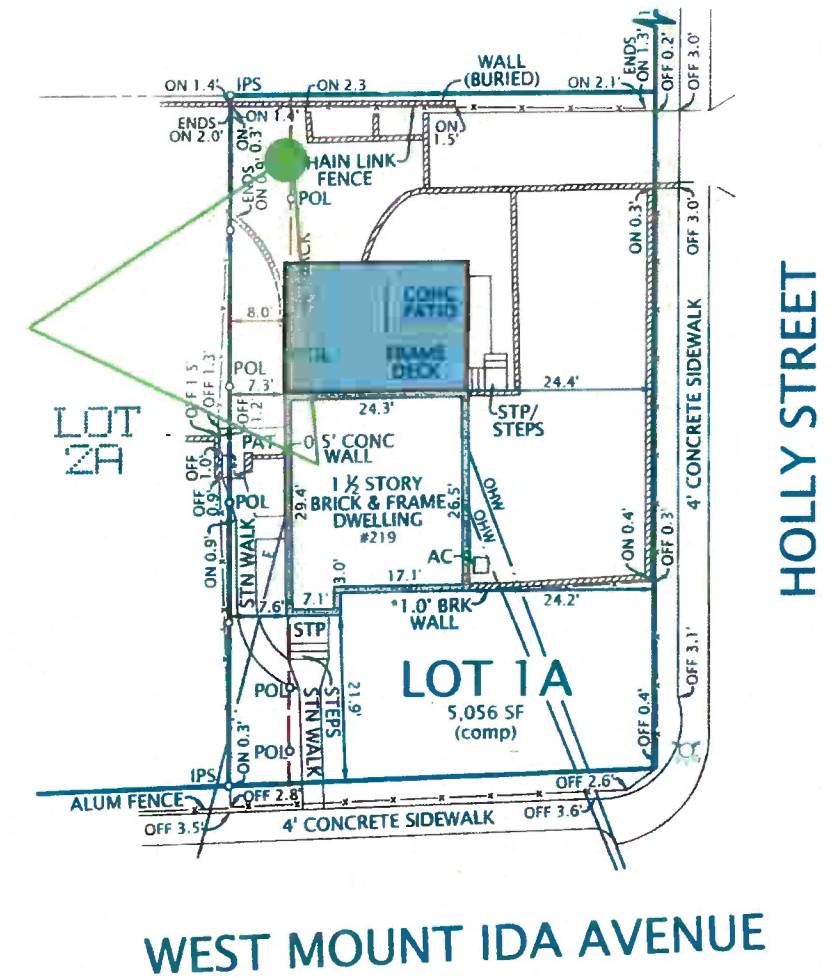
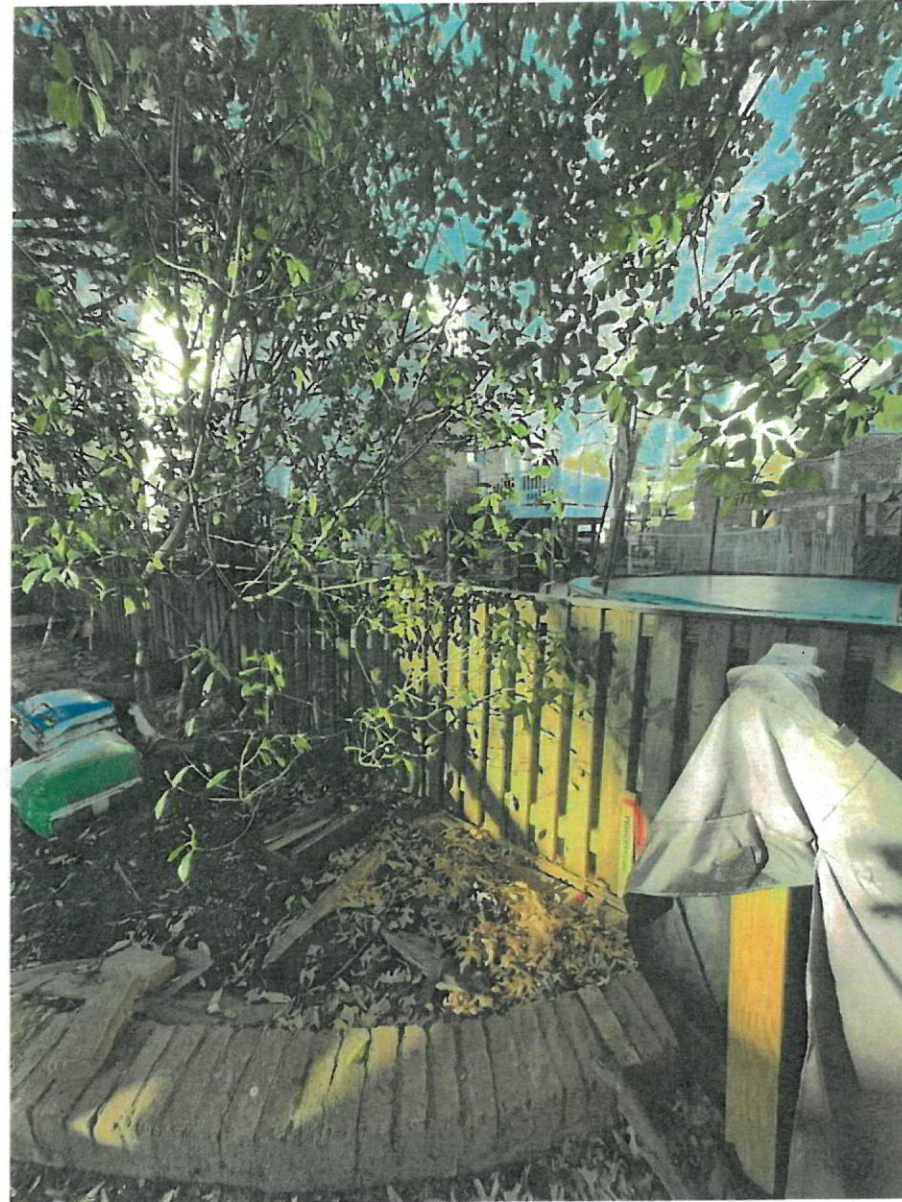
View walking front to back along the shared property line with focus on neighboring lot.



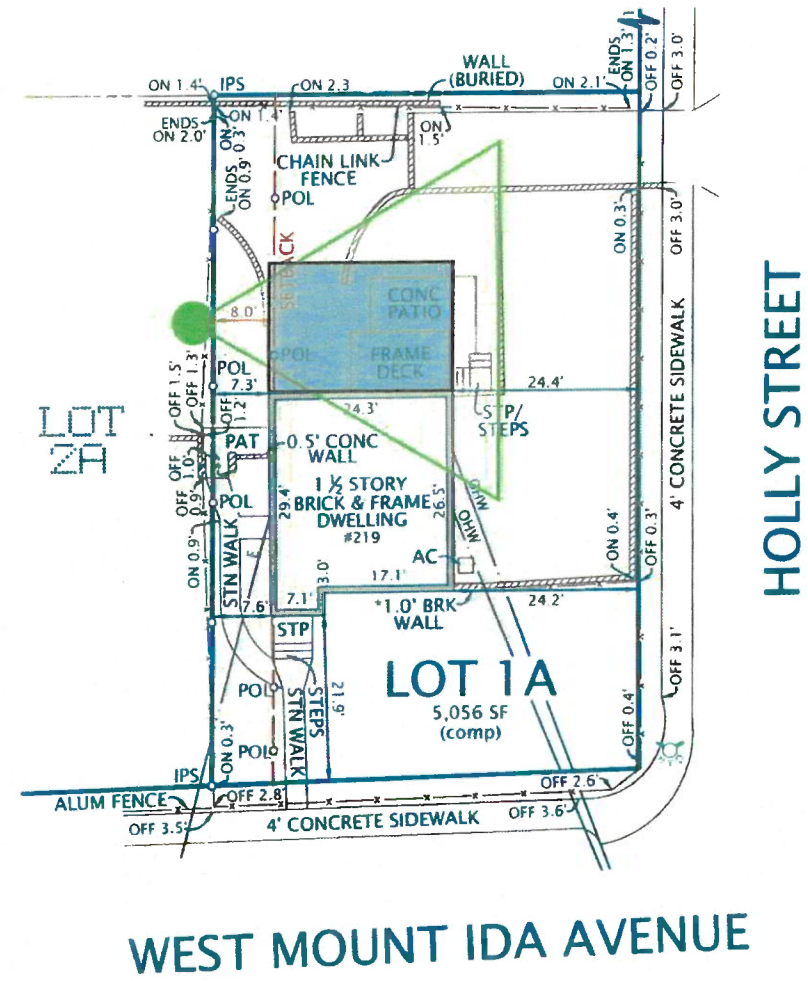
View walking front to back along the shared property line with focus on the neighbor's lot where the proposed addition will be parallel to.



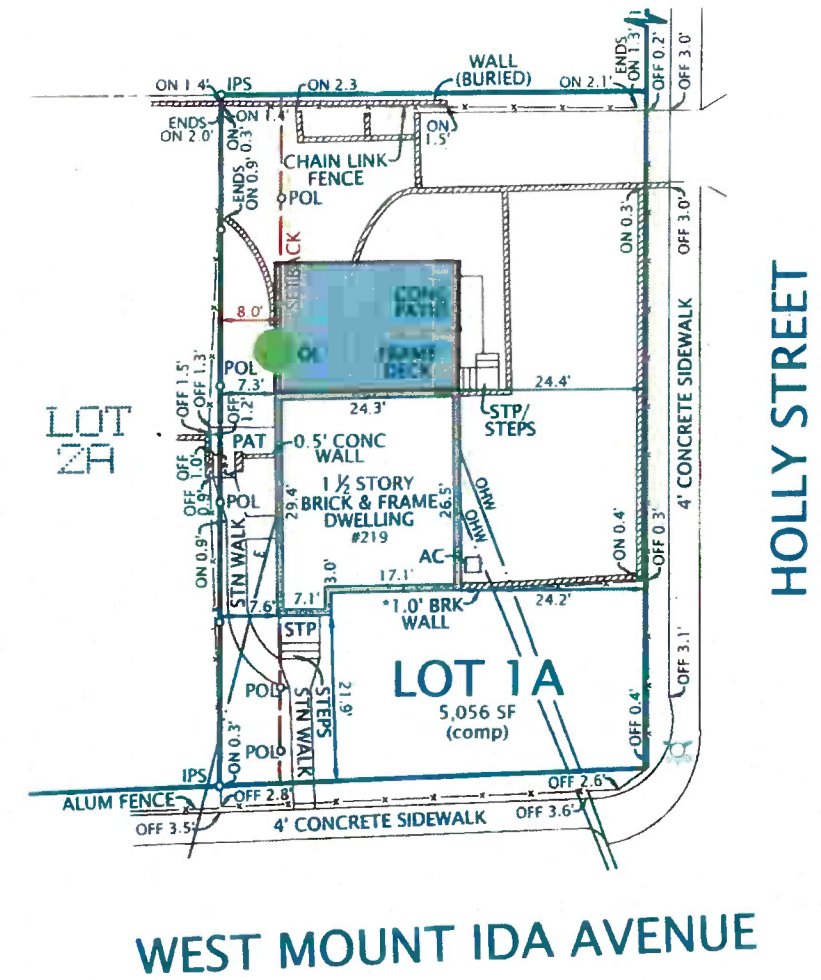
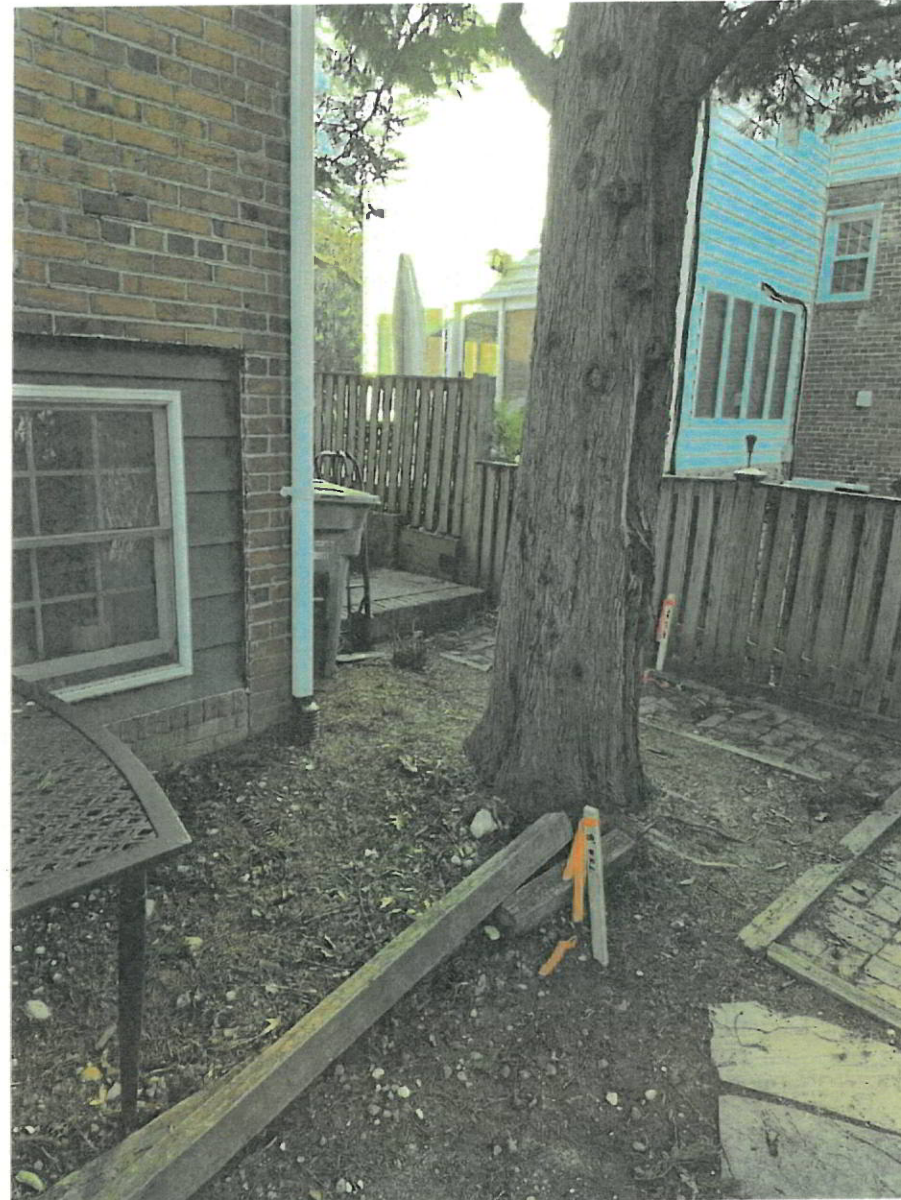
View of the neighboring lot where the proposed addition will be parallel to.



View from rear of property following proposed line of addition (Visual in Orange), property line and side setback area.



View of rear of house, from side property line, where proposed addition will be.



View of corner of house where existing tree, to be removed for addition, is located.