



# 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.	YOUNG, NATHAN CLARK	████████████████████	0%
2.	SPENCER, REBECCA	████████████████████	0%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 20 W Myrtle St (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.	YOUNG, NATHAN CLARK	████████████████████	50%
2.	SPENCER, REBECCA	████████████████████	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 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.	YOUNG NATHAN CLARK	None	None
2.	SPENCER REBECCA	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.**

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.

04-21-2026  
Date

Nathan Young  
Printed Name

  
Signature

5. Describe request briefly:

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:**

Nathan Young

\_\_\_\_\_  
**Print Name**



\_\_\_\_\_  
**Signature**

04-21-2026

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Telephone**

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 special exception of 8.75 inches allows for maintaining as much of existing home structure as possible. If granted, this would prevent construction/alterations to the already non-complying, existing East wall and reduce the depth of proposed addition into the lot for creation of the proposed family room off the existing kitchen. Additionally, the other sides (West and South) of the proposed structure will entirely meet the zoning requirements and all sides attempt to minimally impact light, air flow, and neighborhood.

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

Home owners do not anticipate any harm to adjoining properties. The proposed wall is further setback from adjoining property line than existing structure to the neighboring property (East) most affected by the proposal. There will be no changes to the front/sides of the existing structure and the proposed additional structure will be nested behind the existing house. The proposed addition does not sit as far back on the lot as either side neighbor and the rear addition is similar to many neighboring additions.

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

Home owners anticipate minimal adverse effects to adjoining properties. To reduce effects of proposed structure, the proposal is intentionally set not as far back into the lot and with walls narrower than existing structure. With the special exception wall, and the set-back compliant walls, the structure should minimally alter morning light for the West neighbor and evening light for East neighbor due to existing tree coverage across the three lots. The neighbor closest to the special exception would have minimal changes to light reaching the side of their house due to near total tree cover to the back and side of both houses. For the West neighbor near the proposed, set-back compliant wall, their house is fully covered in shade due to tree coverage and would also not experience light changes. The proposed addition is intentionally set not as far back in the lot as either neighbor's structure to minimally impact air flow to either property.

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

The proposed East wall is more compliant than existing structural walls and in line with the additions from neighbors to the East, North, Southeast and South. The proposed addition does not alter the pre-existing, street-facing view or either side of the existing structure. The proposed structure is nested entirely behind the existing structure.

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

The proposed East wall is more compliant than existing structural walls and in line with the additions from neighbors to the East, North, Southeast and South. Many of the Cape Cod style homes have a variety of additions in the neighborhood that are similar, or greater in scope, to the proposed rear addition. The proposed addition does not impact the existing front or sides of the existing structure and the addition is nested behind the existing structure.

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

The proposal plans utilize as much of the pre-existing home as possible and attempts to minimize structure changes to the non-complying walls/structure. This proposal leverages an existing, exterior door as the transition from the existing structure to the addition and limits the number of changes to existing rooms. To maximize the impact of the additional square feet, the use of the special exception wall allows for the existing kitchen to remain as a separate room and for the creation of a family room right off of the kitchen. The special exception also allows for preservation of existing, 90 year-old tree in rear of lot.

**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.**

Yes, the plans have been shown to the East neighbor who is directly facing the special exception wall. No, there have been no objections to the proposed special exception.



# 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  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="731.00"/>	Basement**	<input type="text" value="731.00"/>	B1. <input type="text" value="2,017.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="778.00"/>	Stairways**	<input type="text" value="41.00"/>	B2. <input type="text" value="1,220.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="59.80"/>	Mechanical**	<input type="text" value="0.00"/>	B3. <input type="text" value="796.80"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="368.20"/>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;">                     -80 SF Ext'g Shed -2nd FL is upper most floor in 1.5 story house                 </div>
Attic	<input type="text" value="368.20"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	
Balcony/Deck	<input type="text" value="0.00"/>	Garage**	<input type="text" value="0.00"/>	
Garage	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
Other***	<input type="text" value="80.00"/>	Other***	<input type="text" value="80.00"/>	
<b>B1. Total Gross</b>	<input type="text" value="2,017.00"/>	<b>B2. Total Exclusions</b>	<input type="text" value="1,220.20"/>	

#### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	<input type="text" value="421.00"/>	Basement**	<input type="text" value="421.00"/>	C1. <input type="text" value="1,281.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="421.00"/>	Stairways**	<input type="text" value="0.00"/>	C2. <input type="text" value="421.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="439.00"/>	Mechanical**	<input type="text" value="0.00"/>	C3. <input type="text" value="860.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7'***	<input type="text" value="0.00"/>	
Attic	<input type="text" value="0.00"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	
Balcony/Deck	<input type="text" value="0.00"/>	Garage**	<input type="text" value="0.00"/>	
Garage	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
Other***	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
<b>C1. Total Gross</b>	<input type="text" value="1,281.00"/>	<b>C2. Total Exclusions</b>	<input type="text" value="421.00"/>	

#### 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

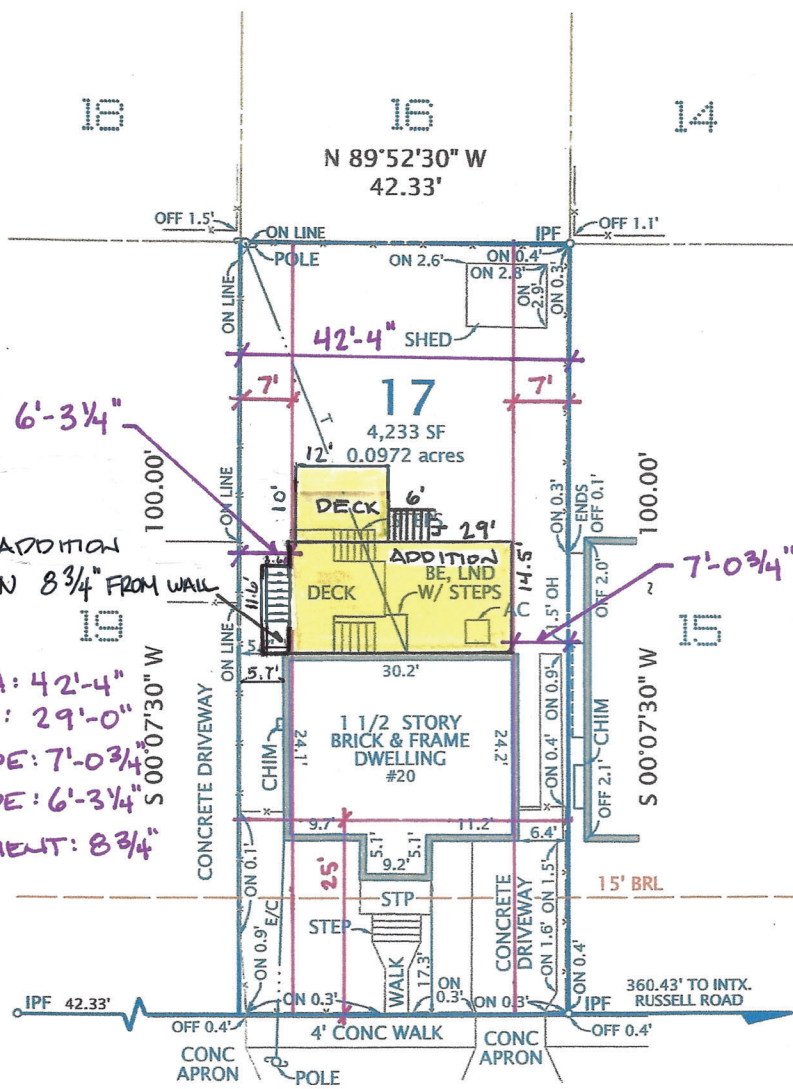
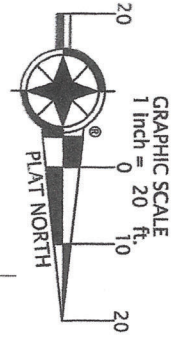
E3.  Sq. Ft.  
Proposed Open Space

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

Signature:

Date: 04-21-2026

NOTES: 1. FENCES ARE FRAME.



PROPOSED ADDITION  
WILL SET IN 8 3/4" FROM WALL

LOT WIDTH: 42'-4"  
ADDITION: 29'-0"  
WEST SIDE: 7'-0 3/4"  
EAST SIDE: 6'-3 1/4"  
ENCROACHMENT: 8 3/4"

S 89°52'30" E  
42.33'

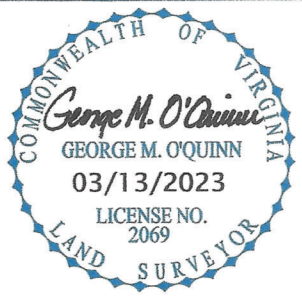
**WEST MYRTLE STREET**  
40' WIDE

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 17, BLOCK 3  
**TEMPLE PARK**  
(DEED BOOK 77, PAGE 172)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'      MARCH 13, 2023

COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION FROM THE COPYRIGHT OWNER.

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:  
**Monarch**  
TITLE, INC.®  
675 N. Washington Street, Suite 435  
Alexandria, Virginia 22314  
Phone: 703-852-7700

**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
www.dominionsurveyors.com



