

Docket Item #5
BZA #2023-00014
Board of Zoning Appeals
December 11, 2023

ADDRESS: 1402 MOUNT VERNON AVENUE
ZONE: RB, TOWNHOUSE
APPLICANT: BRANT THOMAS SNYDER & SAMANTHA JANE PROVOST,
OWNERS

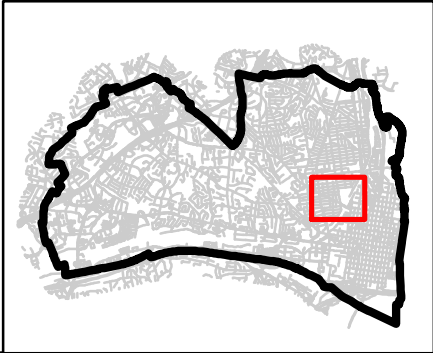
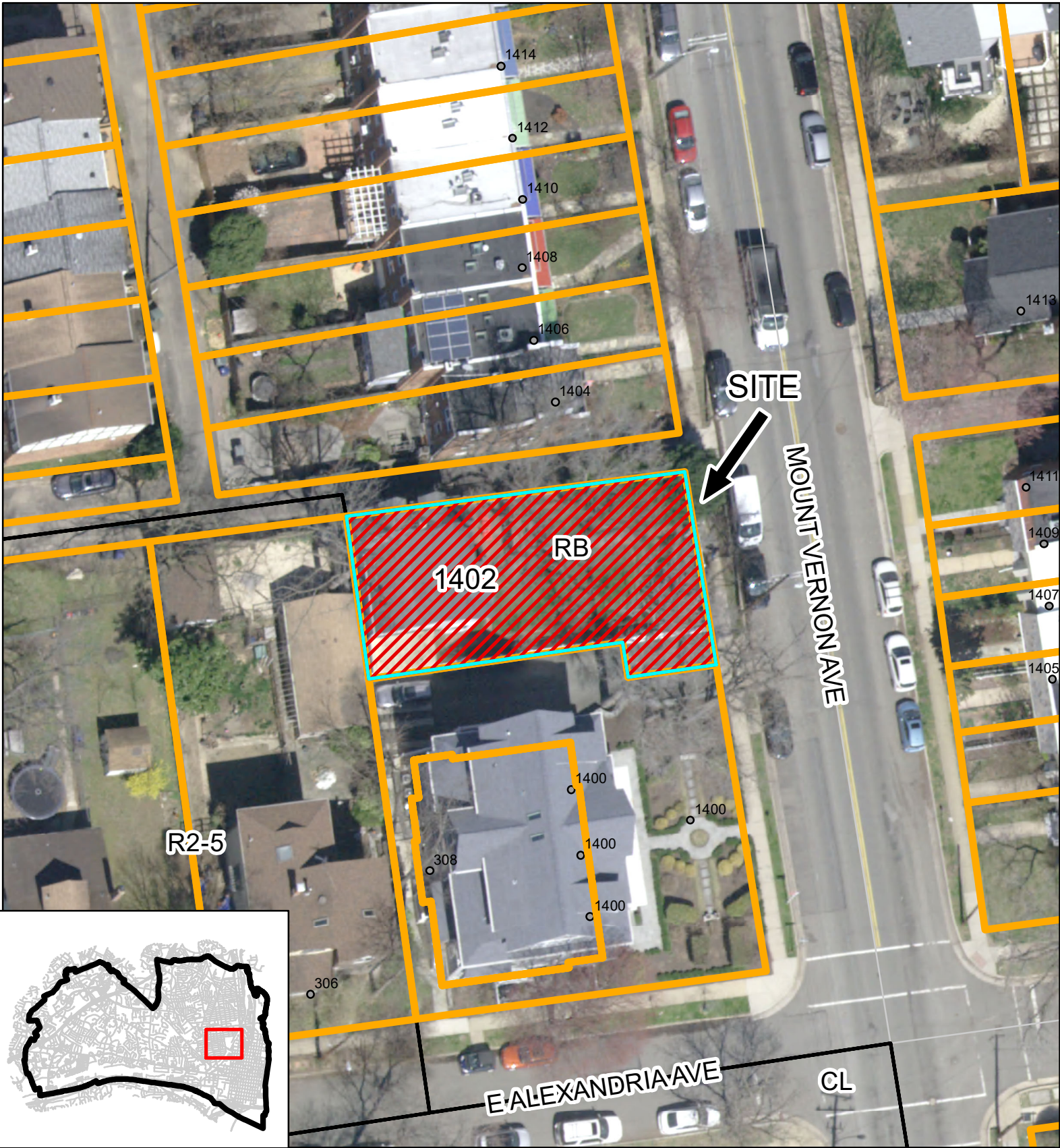
ISSUE: Variances to construct an addition in the required side and rear yards.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-706(A)(3)(a)	Side Yard (South)	8.00 feet	0.00 feet	8.00 feet
3-706(A)(5)	Rear Yard	10.66 feet	0.00 feet	10.66 feet

* Based on the addition height of 10.66 feet measured from average preconstruction grade to the midpoint of the roof facing the rear yard and the RB zone rear yard height to setback ratio of 1:1.

Staff **recommends approval** of the requested variances because they meet the standards for variances outlined in the Zoning Ordinance.

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



BZA #2023-00014
1402 Mount Vernon Avenue



I. Issue

The applicants request variances to continue the construction a 131.75 square foot one-story addition to replace an existing structure that previously existed in the required south side and rear yards.

II. Background

The subject property is one lot of record with 50.15 feet of lot frontage, 42.00 feet of width and 89.75 feet of lot depth. The property contains 3,782 square feet of lot area and is developed with a two-story single-family dwelling. The existing dwelling is 3.00 feet from the north side property line, 8.80 feet from the south side property line, and 0.00 feet from the rear property line.

The current lot was created by subdivision in 1981. The land subject to the 1981 subdivision first appears on the 1921 Sanborn maps and was developed with a multifamily building and the existing dwelling sometime between 1927 and 1937. While the existing dwelling has been renovated and expanded over the years, the general placement of the dwelling predates setback requirements. On December 13, 1984, the Board of Zoning Appeals approved BZA #5127, a variance to construct a second story addition about the one story portion of the dwelling in the required rear yard. Additionally, on January 10, 1985, the Board of Zoning Appeals approved BZA #5154, a variance to install an AC unit in the required side yard.

The existing lot complies with the RB zone regulations for a single-family dwelling in terms of lot frontage and size but is substandard in terms of lot width. The property narrows before the front building wall and is substandard by five feet in lot width. The placement of the dwelling on the lot is also non-complying as it does not meet the side or rear setback requirements of the RB zone.

The applicant received a Notice of Violation for the Department of Code Administration for constructing an addition without permit in 2023. The applicant believed what he was constructing was a shed that was exempt from the building permit requirement, but because it is attached to the dwelling a building permit will be required. Similarly, the proposed addition does not meet the Zoning Ordinance requirements to be considered a shed and must comply with the side and rear yard setbacks.

According to documents provided by the applicant, in City records and on Sanborn maps a previous partially enclosed addition in this approximate location was constructed sometime between 1992 and 2009 in the required side and rear yards. There are no records that the addition was reviewed or approved by the City. According to surveys, the previously existing illegal structure measured, 15.50 feet by 8.80 feet, a 136.40 square feet total. The previous structure was located along the rear property line and extends over the south property line by 0.50 feet onto 1400 Mount Vernon Avenue.

The applicant cannot apply for a replacement of a noncomplying structure as there are no building permits on record which indicate this structure was legally constructed.

Table 1. Zoning Table

RB Zone	Requirement (Single-family dwelling)	Existing	Proposed
Lot Area	1,980 sq. ft.	3,782.00 sq. ft.	3,782.00 sq. ft.
Lot Frontage	50.00 ft.	50.00 ft.	50.00 ft.
Lot Width	50.00 ft.	45.00 ft.	45.00 ft.
Front Yard	20.00 ft.	61.80 ft.	61.80 ft.
Side Yard (North)	1:3 minimum 8.00 ft.	2.50 ft.	2.50 ft.
Side Yard (South)	1:3 minimum 8.00 ft.	8.80 ft. (dwelling) 0.50 ft (encroachment of previous addition across property line)	8.80 ft. (dwelling) 0.00 ft. (addition)
Rear Yard	1:1 minimum 8.00 ft.	0.00 ft.	0.00 ft.
Open Space	800 sq. ft.	2,640.00 sq. ft.	2,640.00 sq. ft.
Floor Area Ratio	Maximum 2,836 sq. ft. FAR(0.75)	1,689.40 sq. ft.	1,684.75 sq. ft.
Height	>30.00 ft.	>30.00 ft.	>30.00 ft.
Parking	1 space	1 space *	1 space*

*No off-street parking is accommodated on the lot. However, there is an access easement along the southern property line which includes an area for parking on the adjacent lot that was granted at the same time as a subdivision of this lot in 1981.

III. Description

The applicants propose to construct a small addition for storage. Previously an addition of similar dimensions was located in this area but was damaged in a storm. The proposed addition will measure 128 square feet in area, 10.66 feet in height measured from average preconstruction grade to the midpoint of the roof and will be located 0.00 feet from the side and rear property lines and over 60.00 feet from the front property line. The applicants request variances to construct the addition in the required south side and rear yard.

The current AC unit is located in the required side yard and within the area that was partially enclosed by the previous structure. The location of the AC unit in the required side yard was approved by variance on January 10, 1985 by BZA #5145, prior to the construction of the structure around it. The applicants now wish to relocate the AC unit forward of the proposed addition, but still within the required yard. The applicants have

submitted an administrative waiver, per section 7-202(C)(3), which includes a signed agreement with the most affected neighbor.

The existing dwelling and proposed addition will comply with the height requirements, open space and maximum Floor Area Ratio (FAR) for the RB zone.

IV. Noncomplying Structure/Substandard Lot

The existing lot is substandard and the existing dwelling is a noncomplying structure with respect to the following:

	Required	Provided	Noncompliance
Lot Width	50.00 feet	45.00 feet	5.00 feet
Side Yard (South)	1:3 minimum 8.00 feet	Extends 0.50 feet over property line	8.50 feet
Side Yard (North)	1:3 minimum 8.00 feet	2.45 feet	5.50 feet
Rear Yard	1:1 minimum 8.00 feet	0.00 feet	8.00 feet

V. Master Plan/Zoning

The subject property is currently zoned RB/Townhouse and has been since the adoption of the 1963 Zoning Ordinance. Prior to 1963, the property was zoned R-2-5, Single and two family. The subject property is located in the Potomac West Small Area Plan which identifies this block of Mount Vernon Avenue for residential use.

VI. Requested Variances:

Side Yard Setbacks 3-706(A)(3)(a)

The applicants request a variance of 8.00 feet from the required 8.00 foot required south side yard setback based on a building height of 10.00 feet measured from average preconstruction grade to the top of the roof eave facing the south side yard to construct the one-story addition 0.00 feet from the south side property line.

Rear Yard Setbacks 3-706(A)(5)

The applicants request a variance of 10.66 feet from the required 10.66 foot required rear yard setback based on a building height of 10.66 feet measured from average preconstruction grade to the midpoint of the roof rear yard to construct the one-story addition 0.00 feet from the rear property line.

VII. Applicants Justification for Variance

The applicant justifies the variances because of the unique configuration of the lot and the placement of the dwelling on the lot. The dwelling is built to the rear property line. As a result, there are no other feasible locations for an addition or shed for storage that is behind the front building wall.

The applicants also state that they are replacing an existing structure that has been in this location and was recently destroyed by a storm. The applicant indicates they had no prior

knowledge of the previous structure being constructed illegally as it existed prior to the current property owners purchase of the property.

VIII. Analysis of the Variance Definition

Per Zoning Ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per Zoning Ordinance section 2-201.1 as follows:

- a. The requests are a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

The subject property is substandard in terms of lot width as there is a slight jog in the property line toward the rear that reduces the width to 45 feet at the front building wall whereas the zoning ordinance requires lot width to be 50.00 feet.

In addition, the location of the building, setback 61.00 feet from the front property line and situated along the rear property line and close to the side yards, is uncommon and does not meet the current rear yard setback requirements of the zoning ordinance.

The applicants proposed addition and requested deviations are reasonable because of the placement of the dwelling as well as the substandard width of the lot that make constructing a detached storage structure (shed) or any addition behind the front building wall impossible.

- b. The strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Strict application of the side and rear yards required by the RB/Townhouse zone for a single-family dwelling would unreasonably restrict the use of this property.

Given the placement of the dwelling on the lot and the setback requirements of the zone there are no other areas for an addition behind the front building wall for this modest expansion. Detached sheds up to 100 square feet and 10 feet tall are considered permitted obstructions and allowed by-right in required side and rear yards.

As currently developed there are no alternate locations for the applicant to construct an accessory structure for storage. While the proposed size is 28 square feet larger and 0.6 feet taller than sheds allowed by right in a required yard the applicants request is reasonable given the current configuration of the lot which constrains the property owners ability to construct an addition and would otherwise restrict this addition/storage structure to being built forward

of the front building wall. The applicant is requesting to replace an existing illegal structure with something of similar dimensions which accounts for the proposal being slightly larger and taller than would be permitted for a detached shed in a required yard. It is unreasonable to require the property owner locate the addition/storage structure at the front of the house to comply with the zoning ordinance as similar structures, like sheds, are not permitted forward of a front building wall per section 7-202(C)(2)(a).

- c. The need for variances is not shared generally by other properties.

There are few properties developed with the primary dwelling located at the rear property line and so close to both side property lines. It is not a generally reoccurring development pattern to have no area behind a dwelling for storage structures.

- d. The variances are not contrary to the purpose of the ordinance.

Accessory buildings, particularly those used for storage, are a permitted accessory use. While this one is attached it will function the same as a shed. Having an area for storage is not contrary to the purpose of the ordinance.

- e. The variances do not include a change in use, which change shall be accomplished by a rezoning.

There is no change of use, the proposed addition will be used residentially and cannot be accomplished with a rezoning.

IX. Analysis of Variance Standards

Per Zoning Ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.

The building was constructed, sometime between 1921 and 1981, as a residential dwelling unit. Therefore, the lot width and placement of the original dwelling on the lot predate the zoning ordinance requirements.

Detached storage structures, like a shed, are not permitted forward of a front building wall limiting areas where such a structure could be located on this lot.

Strict application of the zoning ordinance would unreasonably restrict the utilization of the property because the applicants cannot construct a shed for

storage and must instead construct an addition. The house is setback 61.80 feet from the front property line; whereas the required front yard setback for the subject property is 20.00 feet. While an addition to the front of the house is possible, given the intended use as storage and the substandard nature of the lot in terms of width, it is unreasonable to force the placement of such a structure on the front of the house because of the current lot configuration.

The variances, if approved, would alleviate hardships created by the subject property's lot narrow lot with and placement of the existing dwelling on the lot.

- b. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicants for the variance.

The original building has been in its current location since it was built which according to Sanborne maps was sometime between 1921 and 1981.

The current owner acquired the property with a partially enclosed side addition located in the side and rear yards without understanding this structure was constructed without the necessary approvals. The applicant wishes to replace that structure which was damaged by a recent storm to accommodate the family's storage needs. According to the application the property owner sought guidance from Planning and Zoning staff for the replacement of an existing shed in a required yard which does not require a building permit.

A complaint was filed that the proper building permits had not been completed. In responding to the inquiry it was discovered that because the structure is not detached, and the previous structure was constructed illegally exceeding the height/size limitations it cannot be considered as a "shed" as defined in the zoning ordinance and therefore a variance for the side and rear yard setbacks. Similarly, because the structure is not detached, it does not meet the Building Code shed exemption for a building permit and the applicant must obtain a building permit for the proposed addition if this variance is granted.

The applicant did not create the hardship in that they did not construct the original illegal structure and only sought to reconstruct it after it was damaged in a storm. The applicant took all reasonable steps to ensure they followed the requirements and therefore this proposal is not the result of a self-created hardship.

- c. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Granting of the variances would allow the applicants to replace the existing illegal addition and provide the applicants with a similar addition to meet their

storage needs. The proposal is in the same general location and of a similar size as the previous shed which was damaged and removed by the applicant. The proposed addition is similar in size and location to a shed which could be legally constructed in a required yard if not for the placement of the existing dwelling which does not provide sufficient width in the side yard to detach the structure. Granting this variance is not a substantial detriment as other properties in this zone are allowed to construct similar sheds, up to 100 square feet less than 10.00 feet tall, in required yards as a permitted obstruction under section 7-202(C)(2). Finally, given the previous structure was in place for 20+ years with no complaints prior to the reconstruction suggests that this proposal will not be a substantial detriment to neighboring properties or the neighborhood.

- d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance.

There are very few properties developed with a dwelling along the rear property line and so close to both side property lines. This configuration prohibits the construction of a detached storage structure behind the front building wall and forces the applicants to construct an addition to the dwelling to accommodate their storage needs as there is no other complying location on the lot.

- e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

The request for variances to the rear and side yard setback requirements for the proposed addition would not result in a change in use or change in zoning classification of the property.

- f. The relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance or the process for modification of a zoning ordinance at the time of the filing of the variance application.

Relief from rear yard and side yard setback requirements to construct an addition is not available through any other process besides a variance.

X. Staff Conclusion

As outlined above, staff **recommends approval** of the requested variances as it meets all of the standards and criteria as outlined within the Zoning Ordinance.

Staff

Alexa Powell, Urban Planner, alexa.powell@alexandriava.gov

BZA #2023-00014
1402 Mount Vernon Avenue

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov
Tony LaColla, AICP, Land Use Division Chief, anthony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception and/or variance is/are 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 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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 Per VRC Sec. 108.2 One-story detached structures used as tool and storage sheds, playhouses or similar uses, provided the building area does not exceed 256 square feet (23.78 m²) and the structures are not classified as a Group F-1 or H occupancy. The subject shed is not a detached structure. It shall be designed as an addition to the existing building.

C-2 Per VRC Table R302.1(1)

- a. Exterior walls, 1 hour fire rated wall is required within 5ft to the property line.
- b. No opening is allowed within 3ft of the property line. Non-operable windows shall have one hour fire protected rating.
- c. 1 Hour on the underside or fire-retardant-treated wood within 5ft of the property line.
- d. No penetration within 3ft.

C-1

Recreation (City Arborist):

No comments.

Archaeology:

No comments.



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

PART A

1. Applicant: Owner Contract Purchaser Agent

Name _____

Address _____

Daytime Phone _____

Email Address _____

2. Property Location _____

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name _____

Address _____

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.		
2.		
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.		
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.

5. Describe request briefly:

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:

Date:

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.

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

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.

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

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

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

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

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

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

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.

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.

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

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.

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

*****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 Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> 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 black; height: 60px; margin-top: 5px;"></div>
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"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C3. <input type="text"/> 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. <u>Total Gross</u> <input type="text"/>	C2. <u>Total Exclusions</u> <input type="text"/>	

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

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.

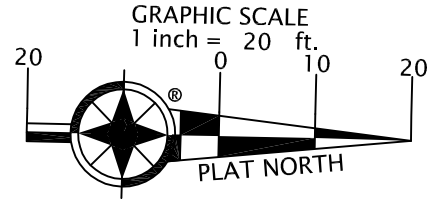
*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

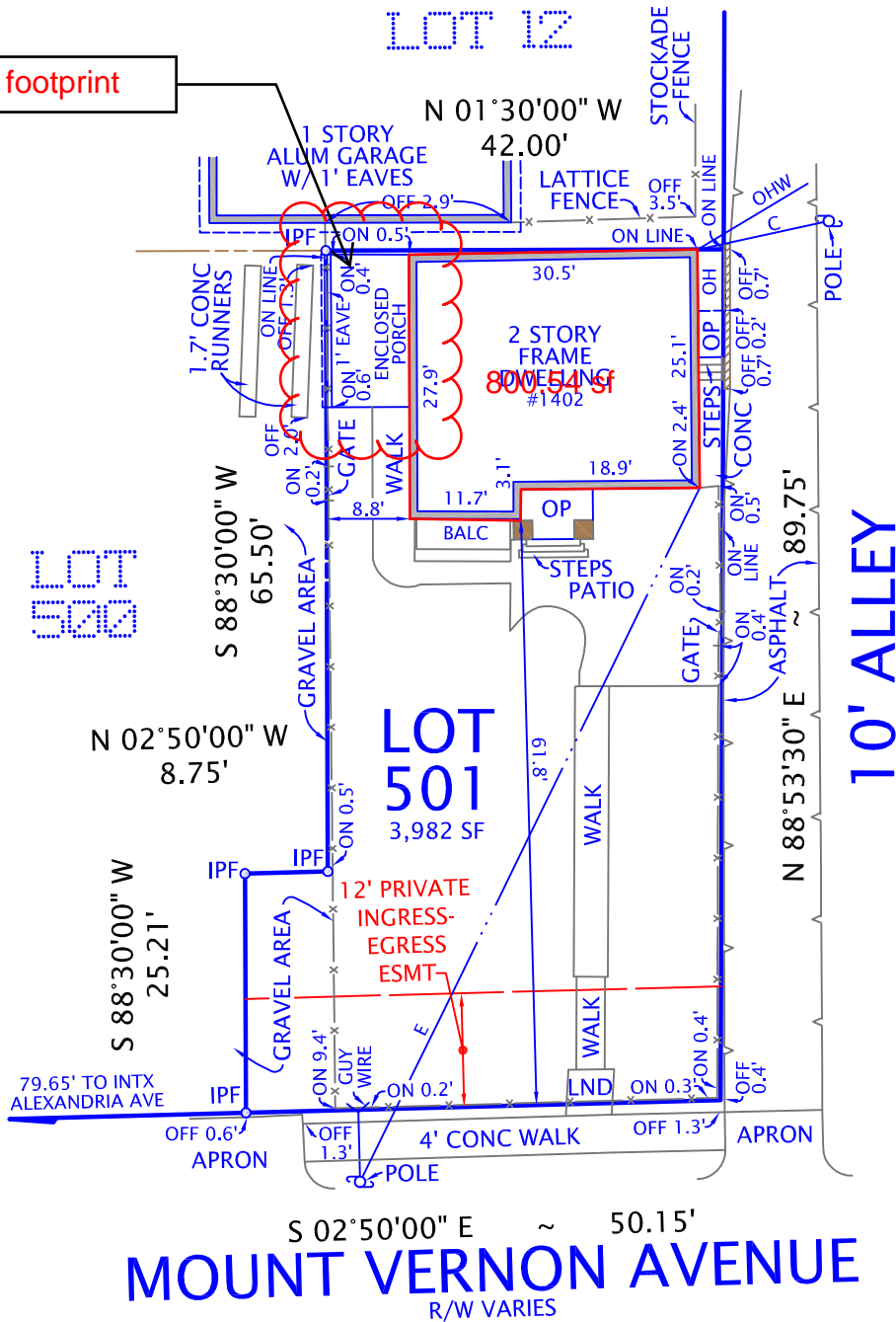
Signature: _____

Date: _____

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
 2. THERE IS A CRAWL SPACE ENTRANCE LOCATED UNDER THE OP/OH.
 3. BORDERS ARE 0.6' CONCRETE.
 4. PILLARS ARE 2' STONE.



Existing shed footprint



MOUNT VERNON AVENUE
R/W VARIES

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 501, BLOCK 10
 OF A RESUBDIVISION OF LOTS 9, 10, 11 & RESIDUE OF LOT 8
PARK ADDITION TO ALEXANDRIA
 (DEED BOOK 1033, PAGE 627)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' APRIL 17, 2023

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.

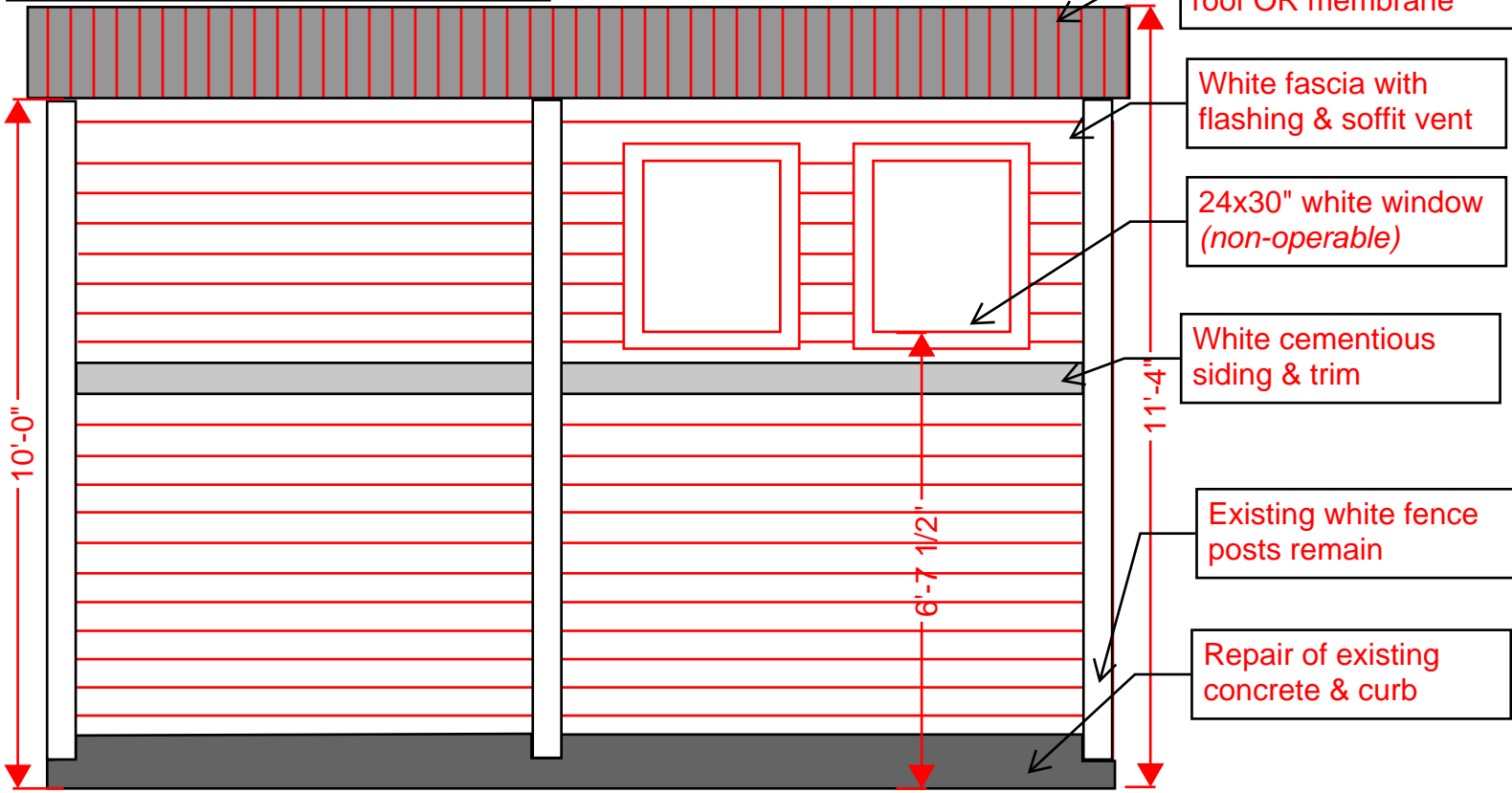


Ordered by:
U UNION SETTLEMENTS
 1614 14TH Street NW, 3rd Floor
 Washington, DC 20009
 Ph: 202-506-5751

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

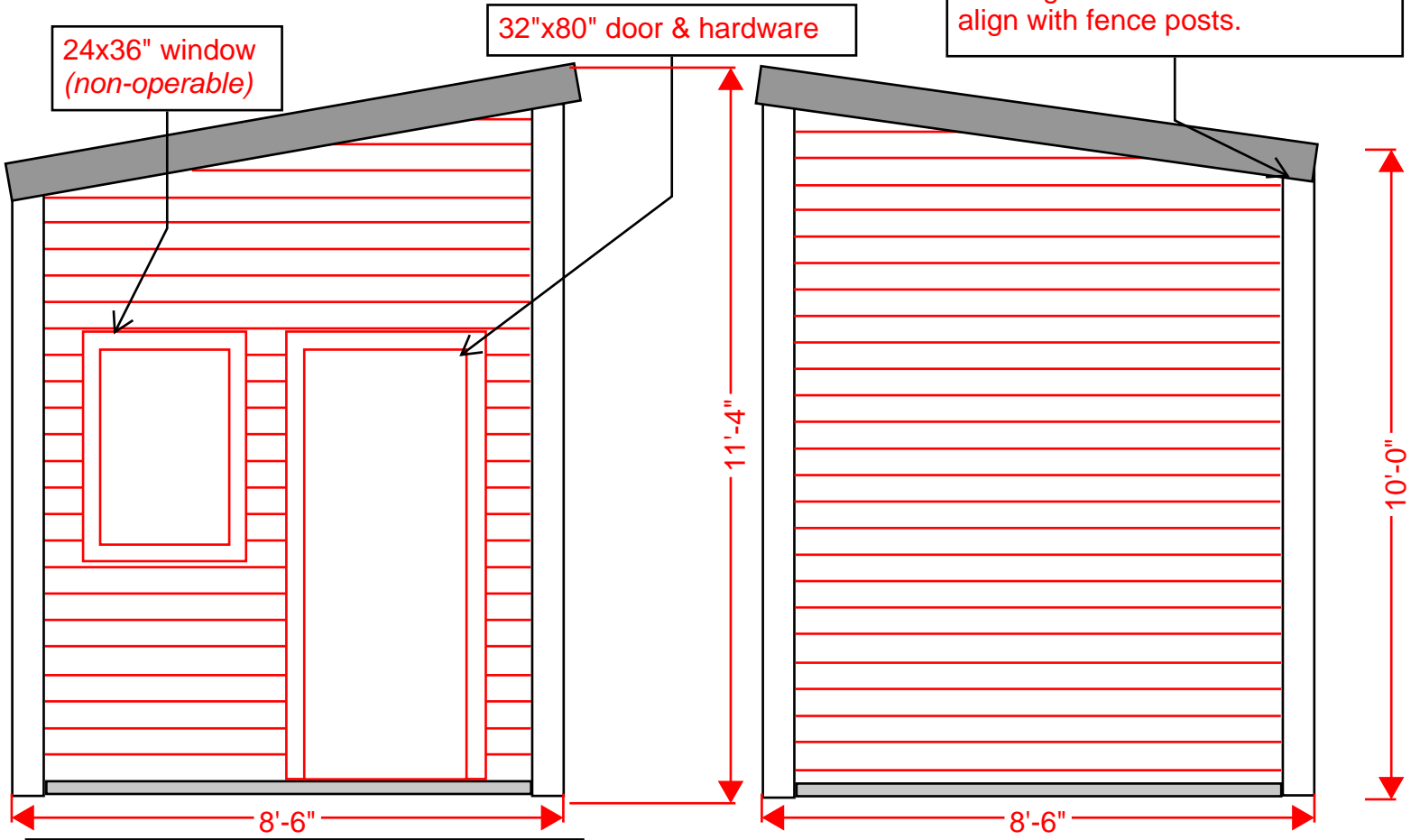
COPYRIGHT BY DOMINION SURVEYORS, INC. THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

PROPOSED SHED ELEVATIONS



SOUTH ELEVATION
(FACING 1400 MOUNT VERNON AVE)

Note: Height from average grade



EAST ELEVATION
(FACING APPLICANTS YARD)

WEST ELEVATION
(FACING 306 E ALEXANDRIA)

VIEWS OF EXISTING SHED STRUCTURE FROM STREET



**VIEW TOWARDS WEST FROM 1405
MOUNT VERNON AVE**



**VIEW TOWARDS WEST FROM 1409
MOUNT VERNON AVE**



**VIEW TOWARDS WEST FROM 1411
MOUNT VERNON AVE**

VIEWS OF EXISTING SHED STRUCTURE



VIEW FROM STREET IN FRONT OF APPLICANT'S HOME



VIEW AT REAR OF HOME FRONT PUBLIC ALLEY

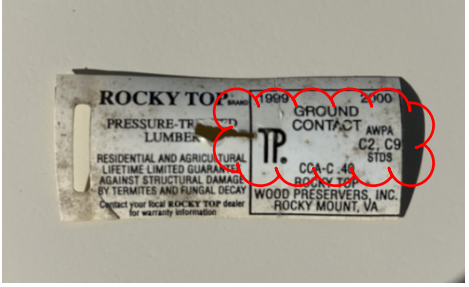


VIEW OF SHED FROM 1400 MOUNT VERNON AVE DRIVEWAY

ORIGINAL CONDITIONS OF SHED PRIOR TO CONSTRUCTION



Photo of pressure treated lumber tag attached to wood from 1999/2000



PHOTOS OF STORM DAMAGE FROM 7/29/2023 STORM

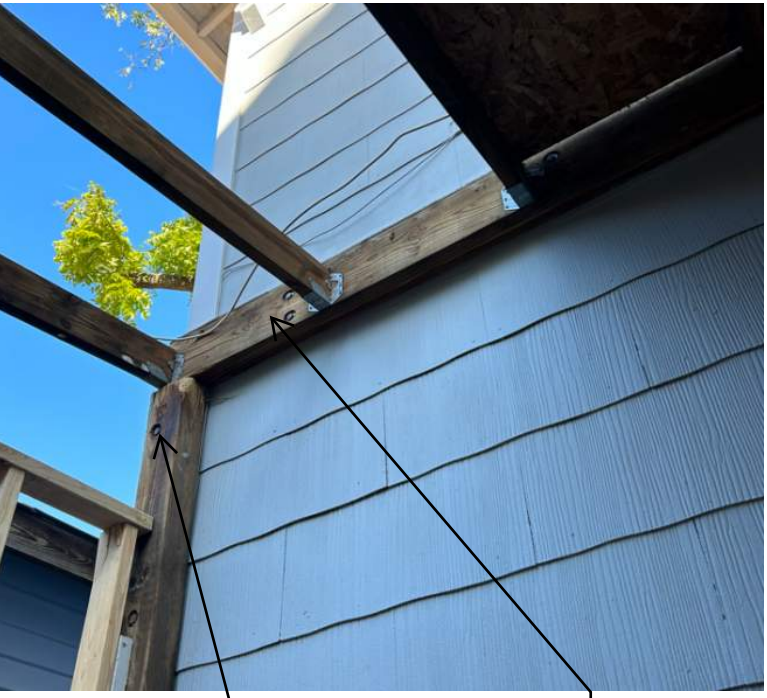


Multiple tree banches fell on house and shed roof

Climbing rose blown off shed wall, causing it to pull away from structure, requiring replacement



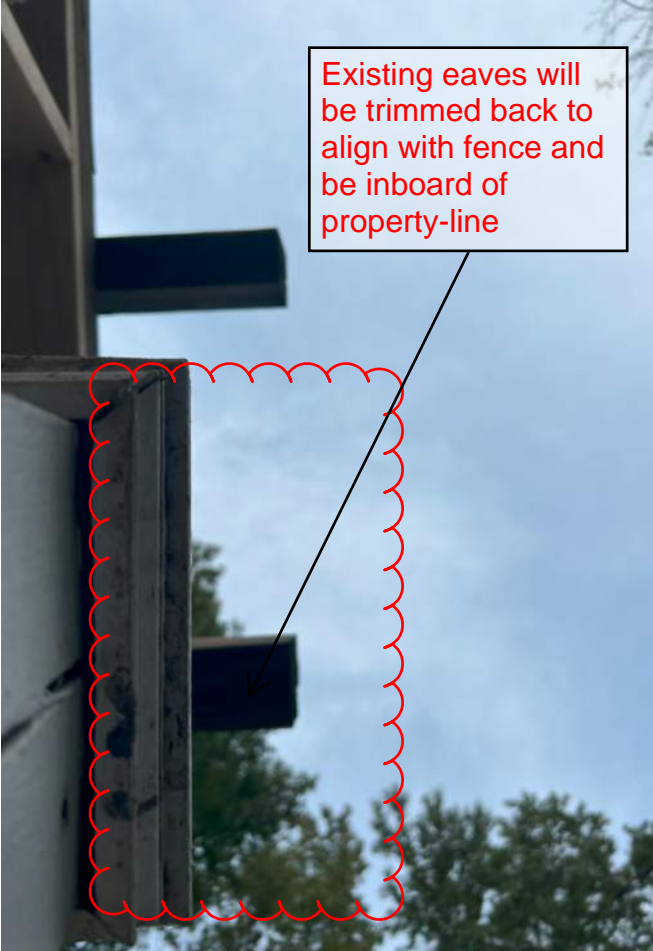
PHOTOS OF CURRENT SHED CONDITION AFTER CONSTRUCTION COMMENCED



Shed structure lag-bolting into existing home at multiple locations. Removal will cause significant damage to home and siding.



Shed footprint will not expand beyond existing structure. Shed wall will be inboard of fence line



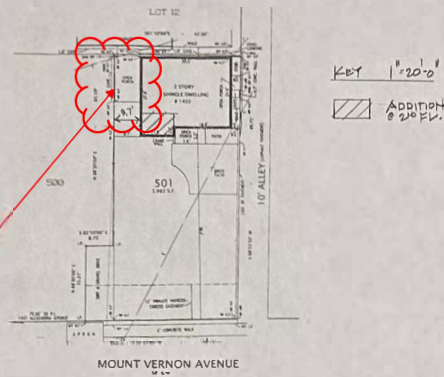
Existing eaves will be trimmed back to align with fence and be inboard of property-line

CERTIFICATE OF AUTHENTICITY
This is a true and exact copy of the document on file at the City of Alexandria, Dept. of Code Administration
Date: 11/13/12

SITE DATA



1402 Mt. Vernon Avenue
Alexandria, Virginia



ZONING DATA

ZONING CLASSIFICATION: PB - TOWNHOUSE ZONE
F.A.R. 1.75 x LOT SIZE = 2986.8 ALLOWED (3492)

LOT SIZE: 2982.8
OPEN SPACE REQUIRED: 800.0 REA.
OPEN SPACE PROPOSED: 1565.0 EXIST. # PROPOSED
FRONT YARD SETBACK: 20' REQ. 59.4' EXIST.
REAR YARD SETBACK: 11' MIN. REA. 7' EXISTING
SIDE YARD SETBACK: 1.3' MIN. REA. 8.7' EXIST. # PROPOSED

PARKING: 1 EXISTING SPACE

ZONING VARIANCE DATA: N/A
B.A.R. DATA: N/A

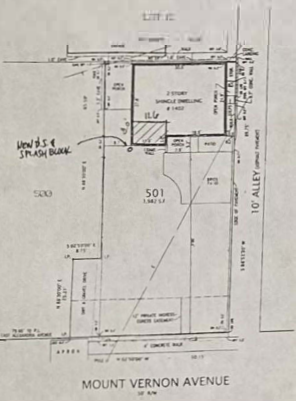
INDEX TO DRAWINGS

- ELEVATIONS & PLAN A1
- INDEX TO DRAWINGS, ZONING & CODE DATA A2
- FLOOR PLANS A3
- ELECTRICAL - GENERAL NOTES B0

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VA
OCT - 6 2009
THIS CONSTRUCTION PERMIT IS VALID ONLY WHEN APPLICABLE CODES AND REGULATIONS ARE IN EFFECT.

Plans from 2009 permit application showing the existence of the shed on plans approved by City Building Department

CHESAPEAKE BAY PRESERVATION ACT



I hereby certify that the limits of disturbance shown herein represent a reasonable land disturbance of less than 2,500 square feet in area. I further certify that the work shown on these drawings complies with the limits of disturbance for any other kind of work to be done on this site as shown hereon. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet in area the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

GAVIN NICHOLS AIA
GAVIN NICHOLS AIA, ARCHITECT

Drainage Certification

I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance or adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation of any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

GAVIN NICHOLS AIA
GAVIN NICHOLS AIA

CODE DATA

BUILDING CODE JURISDICTION (CITY, COUNTY): ALEXANDRIA, VA.
APPLICABLE CODE: IRC 2006
OCCUPANCY CLASSIFICATION: RESIDENTIAL
CONSTRUCTION TYPE: 5B

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information
41 Street Address: 1402 MT. VERNON AVE Zone: RB
42 2982.8 .75 2986.8 # sq ft
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions **	
Basement	793	Basement	793
First Floor	793	Stairways	36
Second Floor	671	Mechanical	0
Third Floor	0	Porch/Garage	41
Porch/Other	41	Attic less than 8'	41
Total Gross *	2298	Total Exclusions	771

C. New Gross Floor Area

Proposed Gross Area		Allowable Exclusions **	
Basement	0	Basement	0
First Floor	0	Stairways	0
Second Floor	88	Mechanical	0
Third Floor	0	Porch/Garage	0
Porch/Other	0	Attic less than 8'	0
Total Gross *	88	Total Exclusions	0

D. Existing + New Floor Area
D1 Total Floor Area = 2386.8 Sq Ft
D2 Total Floor Area Allowed by Zone (AZ) = 2979.8 Sq Ft

F. Open Space Calculations Required in RA & RB Zones

Existing Open Space	1565.0
Required Open Space	800.0
Proposed Open Space	1565.0

MODEL ENERGY CODE

Virginia Energy Code
TRADE-OFF WORKSHEET
Compliance by Whole House Performance Approach

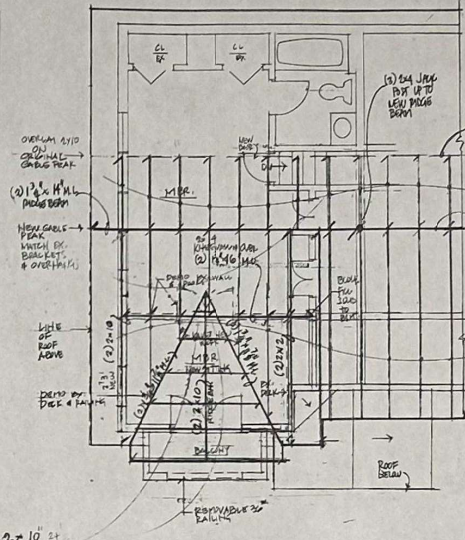
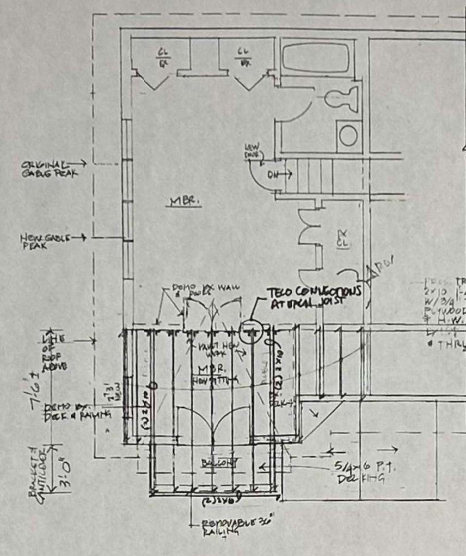
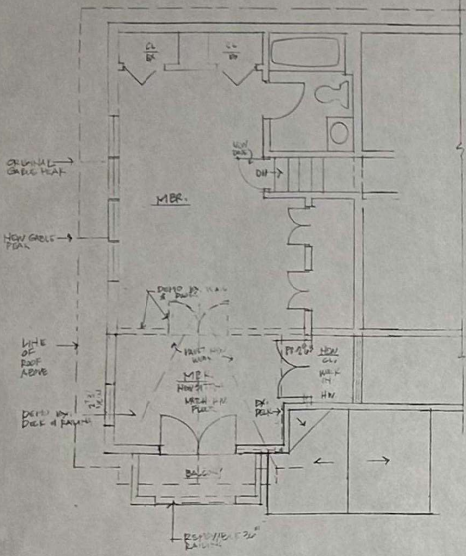
Builder Name: _____ Date: 8/19/09
Address: _____
Submitted by: GAVIN NICHOLS, ARCHITECT Phone No: 703.836.5209
Building Address: 1402 MT. VERNON AVENUE
Legal Description Lot: _____ Section: _____ County: _____
General Building Description: ADDITION @ 2ND FLOOR, GARB. OPEN, DET.

YOUR HOUSE		CODE HOUSE	
Insulation R Value	Area	System R Value	Req. U-factor
ROOF/CEILING			
1. Flat Ceiling (incl)	R-20	A 76	0.13
2. Cathedral Ceiling	A 50	A 50	0.20
3. Skylight	A 0	A 0	0
4. Floor Ceiling	A 0	A 0	0
WALLS			
5. Exterior Wall	R-13	A 13	0.07
6. Open Wall	A 0	A 0	0
7. Full Wall	A 0	A 0	0
8. Door	A 0	A 0	0
9. Window	A 30	A 20	0.18
10. Sliding Glass Door	A 0	A 0	0
11. Basement Window	A 0	A 0	0
12. Other	A 0	A 0	0
FOUNDATIONS/FLOORS			
13. Foundation/Floors	EXISTING (NO UCF #)	A 0	0
14. Slab	A 0	A 0	0
15. Floor over Insulated Space	A 0	A 0	0
16. Chert Stone Wall	A 0	A 0	0
17. Basement Wall	A 0	A 0	0
TOTAL U-factor			
U-factor from insulation to be installed		U-factor from code house	
U-factor from insulation to be installed	0.15	U-factor from code house	0.15

1402 Mt. Vernon Ave.
Alexandria, Virginia

CERTIFICATE OF AUTHENTICITY
 This is a true and exact copy of the document on file
 in the Office of Records, Dept. of State Administration.
 Date: 11/2/10
 Signature: [illegible]

OFFICE COPY



ORIGINAL ROOF PEAK STEEP HATCH BEARING POINT LOCATED IN FIELD
 2" x 10 24' x 6" W/ 1/2" CDW PLYWOOD ROOF SUBDECK - 30# ROOF FEELT & 1/2" SHINGLES - SET
 UPGRADE TO NEW ROOF 24' x 10' x 12' x 6" x 6" ROOF SHEATH
 SEE ELEVATIONS FOR BRACKET LOCATIONS OVER OVERHAULS

A3

FLUTE FRONTS
 GAVER
 ARCHITECT

Plans from 2009 permit application showing the existence of the shed on plans approved by City Building Department.

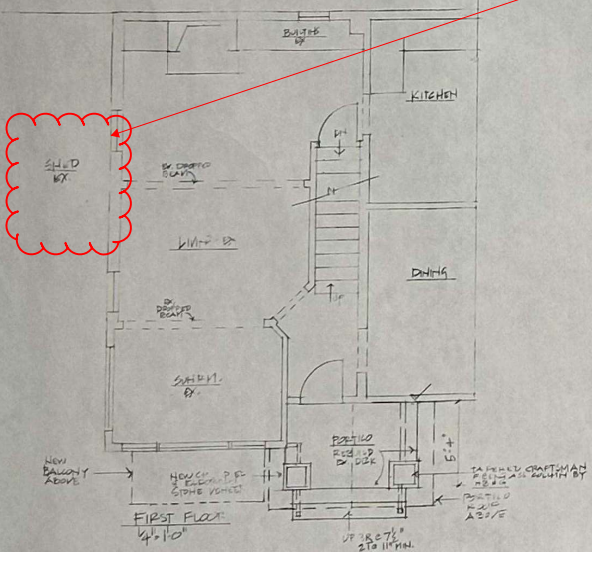
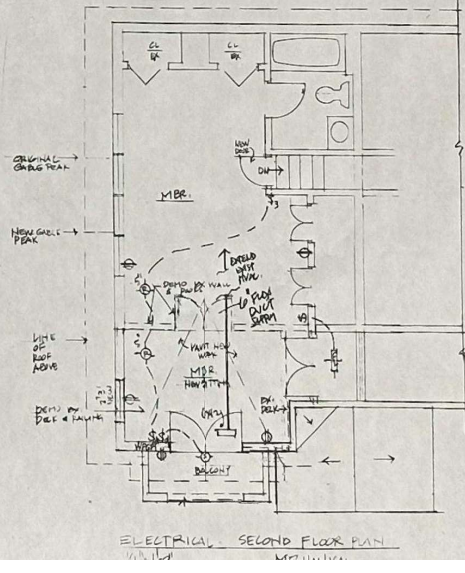


TABLE R602.3.2(1)
 CANTILEVER SPANS FOR FLOOR JOISTS SUPPORTING EXTERIOR BALCONY**

Member Size	Spanning	1/8 in. per ft. Maximum Cantilever Span	Minimum Cantilever Span
2 x 8	2'	42" (3'5")	36" (3'0")
2 x 8	3'	36" (3'0")	30" (2'6")
2 x 10	3'	48" (4'0")	42" (3'6")
2 x 10	4'	36" (3'0")	30" (2'6")
2 x 12	4'	54" (4'6")	48" (4'0")
2 x 12	5'	48" (4'0")	42" (3'6")

Notes:
 1. Joists shall be 2x8, 2x10 or 2x12 nominal size.
 2. Spans are based on the 2' clear span and shall be based on the span, head, 6" southern pine, and upper grade for repetitive (3 or more) joists.
 3. Ratio of backspan to cantilever span shall be not less than 1:1.
 4. Light frame is for a backspan to cantilever span ratio of 1:1. Tabulated span values are presented as a factor times the backspan.
 5. Conditions capable of causing structural failure shall be provided in the backspan.
 6. A full-depth rim joist shall be provided at the cantilevered end of the joist. Solid blocking shall be provided in the cantilevered support.
 7. Lateral bracing shall be provided to prevent racking under dead load stress.

WE ARE 36"!!



*NOTE: VERIFY EXISTING MECHANICAL DUCTWORK IN MASTER BEDROOM & EXTEND TO NEW SPACE.

1402 Mt. Vernon Ave.
 Alexandria, Virginia

180010409

000107

Consideration: \$0.00

Title Insurance Underwriter: Commonwealth Land
Title Insurance Co.

File #OTA1807009

Return to:
MBH Settlement Group, L.C.
Central Title
4230 Lafayette Center Drive
Suite I - MBH
Chantilly, VA 20151

Prepared by the following attorney
licensed to practice law in Virginia:
Ryan H. Stuart, Esq. (Virginia Bar No. 70714)
Grace | Stuart PLC
228 S. Washington Street #105
Alexandria, VA 22314

DEED OF EASEMENT

THIS DEED OF EASEMENT is made this 27th day of July, 2018, by and between The Mosby Condominium Association, a Condominium Association organized and registered under the laws of the Commonwealth of Virginia (herein “Mosby”), Grantor and Grantee; and Kristofer L. HARRISON and Christine C. HARRISON (collectively herein “Harrison”), Grantor and Grantee.

WITNESSETH

WHEREAS, pursuant to a Condominium Declaration dated recorded at Instrument Number 100219238 among the Land Records of the City of Alexandria, Mosby is the owner of certain real property identified as Lot 500 (“Lot 500”) on a plat made by Dominion Surveyors dated July 18, 2018, a copy of which is attached hereto (“Survey”); and,

WHEREAS, pursuant to a deed dated May 23, 2011, and recorded in May 24, 2011 at Instrument Number 110008947 among the aforementioned land records, Harrison is the owner of certain real property known as:

Lot 501, Resubdivision of Lots 9, 10, 11 and Residue of Lot 8, Block 10, PARK ADDITION TO ALEXANDRIA, as the same appears duly dedicated, platted and recorded in Deed Book 1033 at Page 627, among the Land Records of the City of Alexandria, Virginia (“Lot 501”).

WHEREAS, Harrison has agreed to grant to Mosby, its’ successors and assigns, a perpetual non-exclusive easement over a portion of Lot 501 (identified

on the Survey as Access Easement A) for pedestrian and vehicular ingress and egress; and,

WHEREAS, Mosby has agreed to grant to Harrison, its' successors and assigns, a perpetual non-exclusive easement over a portion of Lot 500 (identified on the Survey as Access Easement B) for pedestrian and vehicular ingress and egress; and,

WHEREAS, Mosby has agreed to grant to Harrison, its' successors and assigns, a perpetual exclusive easement for reasonable use consistent with ingress, egress and vehicular automobile parking within a portion of Lot 500 (identified on the Survey as Exclusive Use Easement Area).

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Harrison, as Grantor, hereby grants to Mosby, as Grantee, its' successors and assigns, a non-exclusive perpetual easement on and over that portion of Lot 501, more particularly shown and described on the survey attached hereto and labeled "Access Easement A" for the purpose of allowing for pedestrian and vehicular access to and from Mount Vernon Avenue to Lot 500.

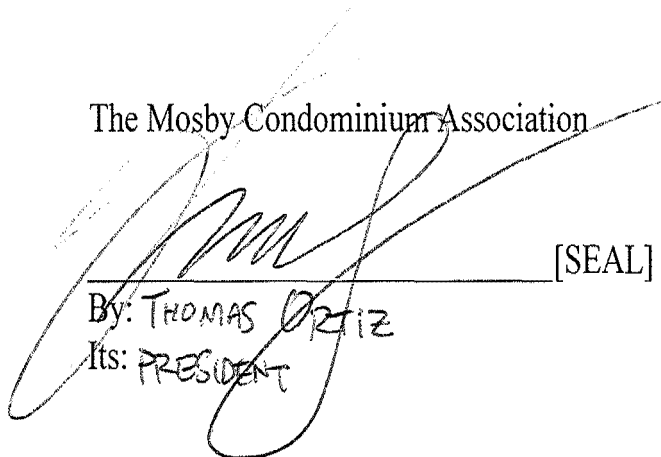
FURTHER THEREFORE, Mosby, as Grantor, hereby grants to Harrison, as Grantee, its' successors and assigns, a non-exclusive perpetual easement on and over that portion of Lot 500, more particularly shown and described on the survey attached hereto and labeled "Access Easement B" for the purpose of allowing for pedestrian and vehicular access to and from Mount Vernon Avenue to Exclusive Use Easement Area.

FURTHER THEREFORE, Mosby, as Grantor, hereby grants to Harrison, as Grantee, its' successors and assigns, an exclusive perpetual easement on and over that portion of Lot 500, more particularly shown and described on the survey attached hereto and labeled "Exclusive Use Easement Area" for the purpose of allowing reasonable exclusive use consistent with ingress, egress and vehicular automobile parking within such area by Harrison, its' successors and assigns. Harrison, its' successors and assigns, shall have the responsibility, at its' sole cost, to maintain said Exclusive Use Easement Area in a neat, clean and attractive manner.

1. The Easements created herein shall run with the property of the Grantees and shall be appurtenant thereto.
2. The Easements are not dedicated to public use.
3. This Deed of Easement contains the entire agreement between the parties hereto and shall be construed and interpreted according to the laws of the Commonwealth of Virginia.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

The Mosby Condominium Association



_____ [SEAL]
 By: THOMAS ORTIZ
 Its: PRESIDENT

COMMONWEALTH OF VIRGINIA;
CITY OF ALEXANDRIA; to-wit:

The foregoing instrument was acknowledged before me this 27th day of July, 2018, by THOMAS ORTIZ, President and duly authorized representative of Mosby Condominium Association.





_____ [SEAL]
 Notary Public

My Commission Expires: 10/31/21

Notarial Registration Number: 308932

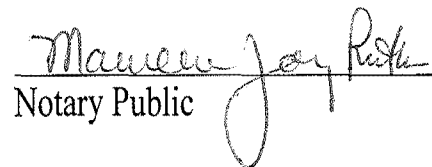
WITNESS THE FOLLOWING SIGNATURES AND SEALS:

 [SEAL]
Kristofer L. Harrison

 [SEAL]
Christine C. Harrison

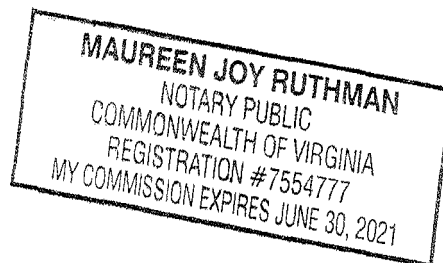
COMMONWEALTH OF VIRGINIA;
CITY OF ALEXANDRIA; to-wit:

The foregoing instrument was acknowledged before me this 27th day of July, 2017, by Kristofer L. Harrison and Christine C. Harrison.

 [SEAL]
Notary Public

My Commission Expires: 6/30/21

Notarial Registration Number: 7554777

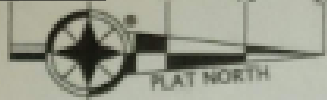


INSTRUMENT #180010409
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA ON
JULY 31, 2018 AT 10:13AM

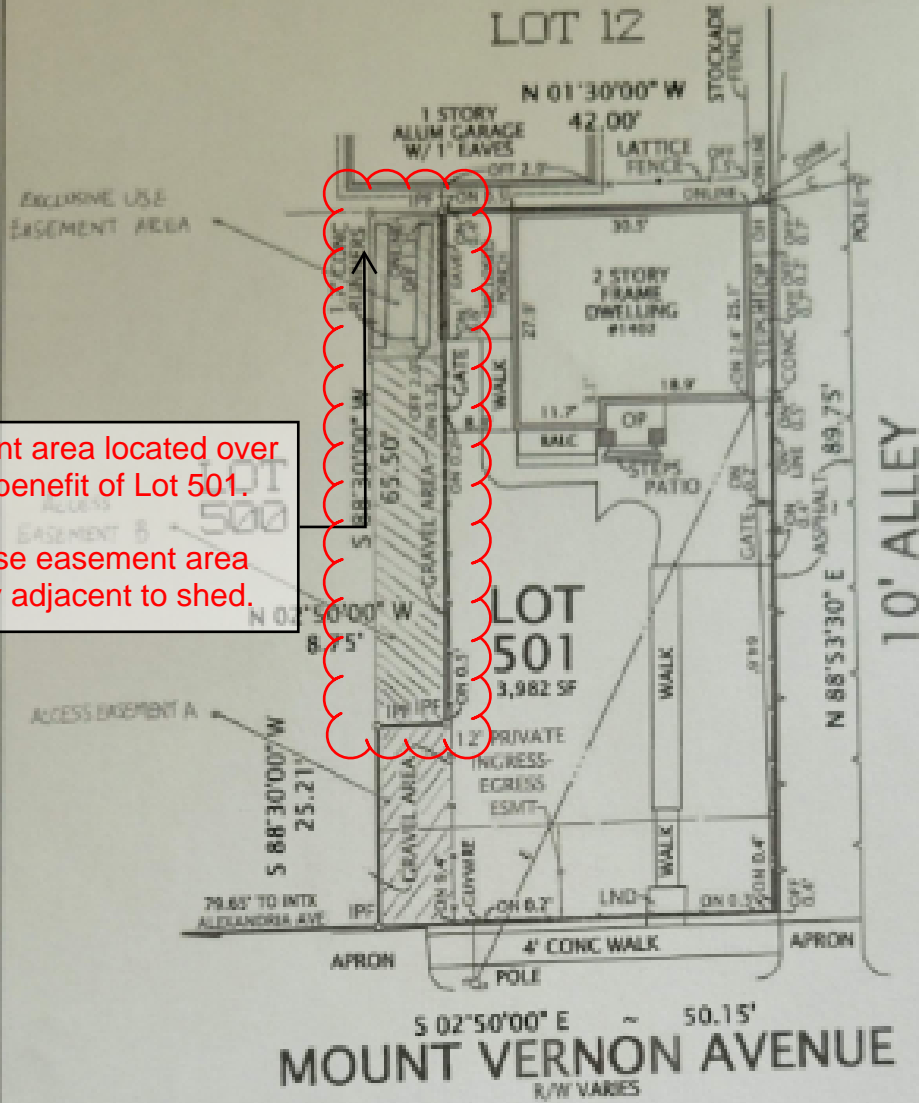
EDWARD SEMONIAN, CLERK
RECORDED BY: JH

RECORDED EASEMENT BETWEEN LOT 500 and 501

GRAPHIC SCALE
Inch = 20 Ft.



- 1. UNDER THE OPTION.
- 2. BORDERS ARE 0.4' CONCRETE.
- 3. BORDERS ARE 0.4' CONCRETE.
- 4. PILLARS ARE 2" STONE.



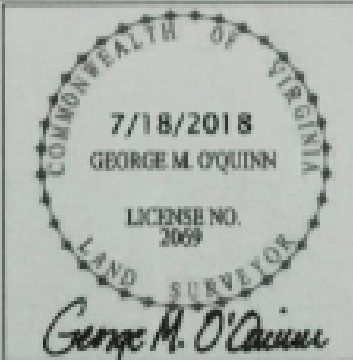
10' easement area located over Lot 500 for benefit of Lot 501.

Exclusive use easement area immediately adjacent to shed.

PLAT
SHOWING HOUSE LOCATION ON
LOT 501, BLOCK 10
OF A RESUBDIVISION OF LOTS 9, 10, 11, & RESIDUE OF LOT 8
PARK ADDITION TO ALEXANDRIA
(DEED BOOK 1013, PAGE 627)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JULY 18, 2018

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.



Ordered by

228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-799-0100
Fax: 703-799-6338

8808-H FEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6335
FAX: 703-799-6412



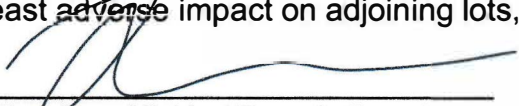
Freestanding Residential Mechanical Equipment Waiver Request

Request for permission to install freestanding residential mechanical equipment within a required side and/or rear yard, pursuant to Article VII, Section 7-202(B)(3) of the City of Alexandria Zoning Ordinance.

The undersigned hereby certifies that the freestanding mechanical equipment shown as located on the attached survey will not exceed a noise level of 55 decibels (55dB(A)) when measured at any property line of the lot located at 1402 E Mount Vernon Ave, Alexandria, VA 22301.
(Subject Property Address)

which is identified as City of Alexandria Map # 043, Block 04, Lot 02.

The freestanding mechanical equipment will be placed at a location that has the least adverse impact on adjoining lots, of those locations available.

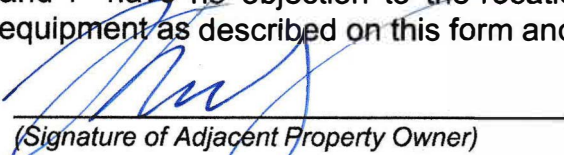

(Signature of Subject Property Owner)

Brant Snyder
(Print Name of Subject Property Owner)

10/25/2023
(Date)

Adjacent Property Owner Information

I am the owner of record of the property at 1400 E Mount Vernon Ave and I have no objection to the location of the proposed residential mechanical equipment as described on this form and as shown on the attached survey.


(Signature of Adjacent Property Owner)

Thomas Ortiz (HOA President)
(Print Name)

10/25/2023
(Date)

October 25, 2023

Board of Zoning Appeals

City of Alexandria

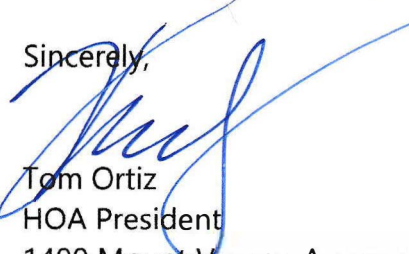
To whom it may concern:

My name is Tom Ortiz and I serve as the President of the HOA for the Mosby Condominium Association and reside at 1400 Mount Vernon Avenue, Unit C with Kathy Madrick, resident and owner. I am writing in support of my neighbors, Brant Snyder and Samantha Provost, and their planned shed renovation. I met Brant and Samantha when they moved into their property at 1402 Mount Vernon Avenue in June of this year. Since their arrival, I have found them to be conscientious and considerate neighbors.


I am aware of their plans to renovate the shed on the side of their home and have given them my blessing and enthusiastic support. The pre-existing shed, which was damaged by a fallen tree branch in a recent storm was an eyesore that was badly in need of repair. As my unit and deck overlook the shed-side of their home, I am appreciative of the time and effort they are putting in to refine the aesthetics of this structure. I am looking forward to the timely completion of this project and to enjoying the improved view from my deck. I encourage the Board of Zoning Appeals to approve this project swiftly so that Brant and Samantha can continue their work to complete the necessary project with no further delay.

Please do not hesitate to contact me should you have any questions. I can be reached via email at wallstreet3924@gmail.com. Thank you for your time.

Sincerely,



Tom Ortiz
HOA President
1400 Mount Vernon Avenue,
Alexandria, VA 22301



Kathy A. Madrick
HOA Treasurer
1400 Mount Vernon Avenue
Alexandria, VA 22301

October 25, 2023

Board of Zoning Appeals
City of Alexandria

My name is Peggy Kleysteuber and I am the owner of 306 E Alexandria Avenue. I am writing to support my neighbors, Brant Snyder and Samantha Provost variance application. Brant and Sam recently moved into their property at 1402 Mount Vernon Avenue in June and have been conscientious and respectful neighbors.

My home has been in our family since it was originally built in the 1920s and I purchased it in the 1980s. As such, I am well aware of the unique nature of Brant and Sam's home, as it exists along our shared property line. The shed that Brant and Sam are renovating has been in existence for at least 20 years and I have no objection to its current location. It was damaged in a recent storm and is in need of repair.

Brant and Sam reached out to me prior to starting construction on the shed to get my permission and make clear what their plans are - I am supportive of those plans as they will improve the aesthetics of the previous shed and have no negative impact on my home. I encourage the Board of Zoning Appeals to approve this project quickly so the work can be completed without delay.

Should you need to contact me, I can be reached at peg.kleysteuber@gmail.com.

Sincerely,



Peggy Kleysteuber
306 E Alexandria Avenue
Alexandria, VA 22301