

Docket Item # 3
BZA CASE #2013-0008

Board of Zoning Appeals
June 13, 2013

ADDRESS: 2605 RANDOLPH AVENUE
ZONE: R-2-5, RESIDENTIAL
APPLICANT: RANDY ESTABROOK, OWNER

ISSUE: Special exception to construct a two-story addition in the required northwest side yard.

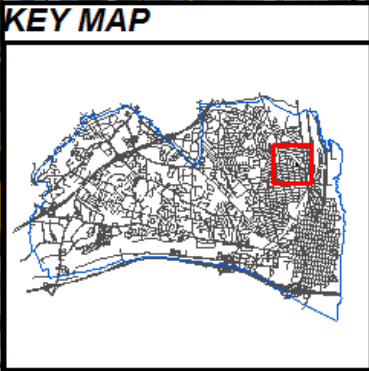
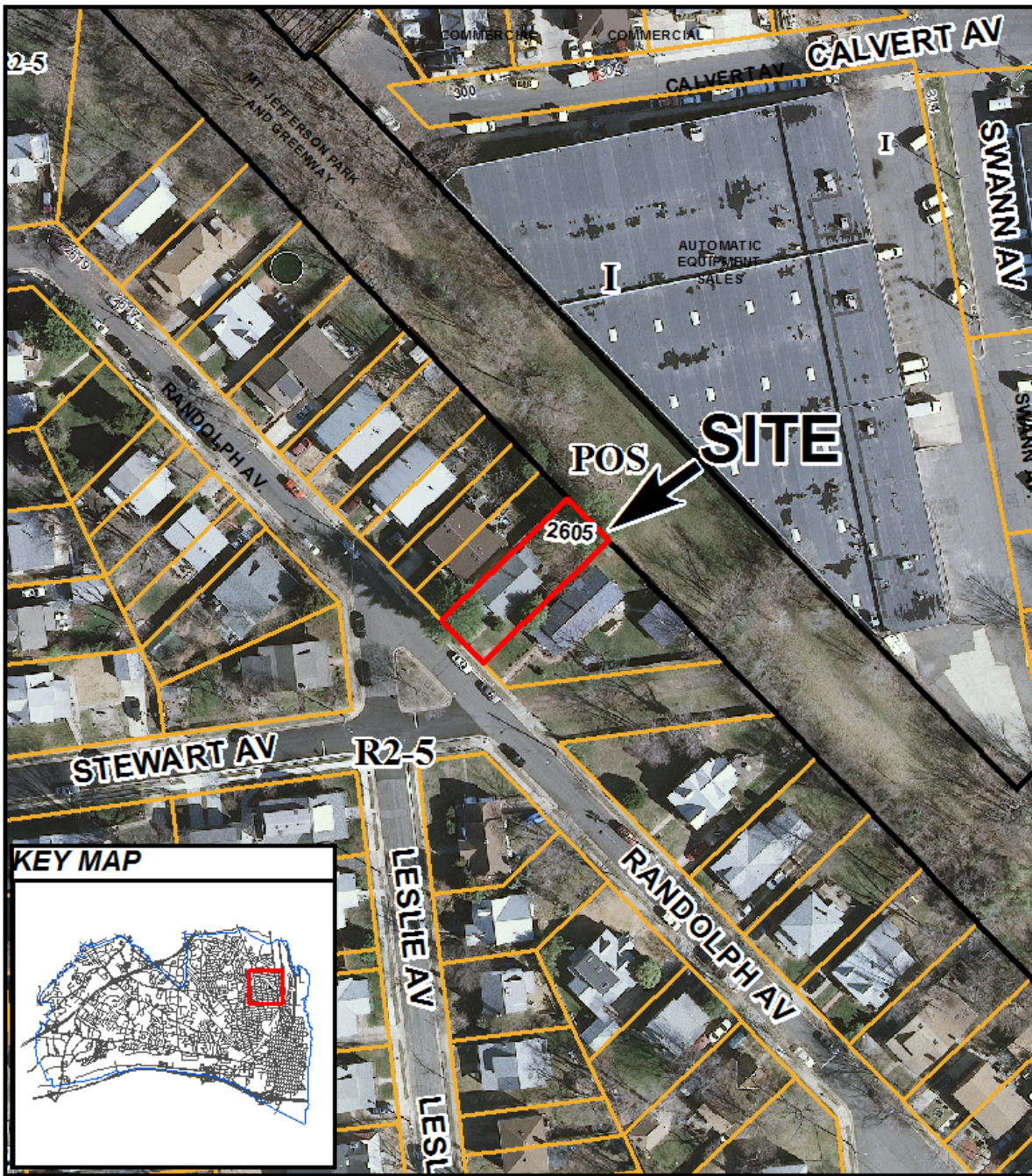
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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSED	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (northwest)	7.00 ft*	4.20 ft	2.80 ft

* Base on the minimum required side yard setback of 7.00 Feet

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

If the Board decides to grant the requested special exception, it must comply with the code requirements under the department comments. 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.



BZA #2013-0008
2605 Randolph Ave.



I. Issue

The applicant proposes to demolish the current rear addition, and construct a new two-story rear addition with crawlspace and a covered back porch in the required northwest side yard at 2605 Randolph Avenue.

II. Background

The subject property is one lot of record with 37.00 feet of frontage facing Randolph Avenue and 115.00 feet of depth. The property contains 4,255 square feet of lot area and is substandard for single family dwelling lot in the R-2-5 zone, where the minimum lot area is 5,000 square feet and minimum lot width is 50.00 feet.



The property is currently developed with a one-story single family dwelling with an open front porch located 22.00 feet from the front property line, 10.40 feet from the southeast side property line, 4.20 feet from the northwest side property line, and 44.00 feet from the rear property line. The eaves project an additional 2.00 feet around the perimeter of the existing dwelling.

The freestanding, one story, front-gable bungalow with a front porch is identified as a contributing resource within the Town of Potomac National Register Historic District. According to City Real Estate records and the National Register nomination, this house was constructed c. 1925.

III. Description

The applicant is proposing to construct a rear two-story addition with crawlspace and rear covered porch 10.40 feet from the southeast side property line, 4.20 feet from the northwest side property line (in line with the existing northwest side wall), and 24.00 feet from the rear property line. The proposed southeast side canopy projects less than five feet (4.88 ft) from the existing building face, and therefore is permissible within the side setback. The open stairs leading to the



ground from the said canopy covered side porch are located within the required side yard, but maintain 5.00 feet to the property line, and therefore are permitted. The addition is 20.25 feet in height measured to the midpoint of the roof facing the northwest side property line from grade. The existing architectural details have been incorporated into the design of the addition such as larger, projecting eaves (1.40 feet). The proposed addition contains 442.00 square feet of floor area on the first and second floors, and a 28.70 square foot side porch, and a rear porch totaling 184 square feet.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements.

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Potomac West Small Area Plan for residential use.

V. Requested Special Exception:

3-306(A)(2) Side Yard (Northwest)

The applicant requests a special exception of 2.80 feet from the required 7.00 feet to construct the two-story addition 4.20 feet from the northwest side property line.

VI. Existing Noncomplying Structure/ Substandard Lot

The existing building at 2605 Randolph Avenue is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (northwest)	7.00 ft	4.20 ft	2.80 ft
Lot Area	5,000 sq ft	2,875 sq ft	2,125 sq ft
Lot Width	50.00 ft	37.00 ft	13.00 ft

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

1. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the 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.
3. Whether approval of the special exception will alter the essential character of the area or zone.
4. Whether the proposal will be compatible with the development in the surrounding 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.

VIII. Staff Analysis and Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood indicated that many homes have existing or have been expanded to include second stories. The neighborhood has a substantial variety of dwelling unit types and heights including simple one-story single family homes, two-story single family homes, and two story, two-family semi-detached homes. The proposed addition is consistent with the mixed character of the neighborhood and complements the existing dwellings. The scale of the home and addition located on a substandard lot will be in scale and will not detract from larger neighboring lot or homes.

Light and Air

The proposed addition extends approximately 10.00 feet from the current rear building wall, and will be a continuation of the current side (northwest) building wall. The semi-detached, two-family structure to the northwest of the property has a second story, and is currently taller than the applicant's dwelling. The adjacent property to the southeast is a one-story home, but the proposed addition will be setback at a greater distance of 10.40 feet from the property line. The second story rear addition will not reduce the light or air to any other property.

Lot Constraints

The subject property is substandard as to the required lot area and width for an R-2-5 zoned property. The existing dwelling is not centered on the lot. The combination of the substandard condition of the lot and the position of the existing dwelling limits the development opportunities on the lot.

IX. Staff Conclusion

As outlined in the report, staff finds that the application meets the criteria and standards for a special exception and **recommends approval** of the request.

DEPARTMENTAL COMMENTS

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

Transportation and Environmental Services:

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R3. 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)
- R4. The building permits must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F1. 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)
- 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 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- C-3 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-4 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-5 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

No comments received.

Recreation (Arborist):

F-1 No specimen trees are affected by this plan.

Historic Alexandria (Archaeology):

R-1.* The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

R-2.* The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

F-1 The former location of the late nineteenth-century Thomas Swann house is situated approximately 200 ft. to the northeast from the subject property. While it is unlikely, archaeological resources could be present on the subject property that could provide insight into the history of Alexandria.

Planning and Zoning (Historic Preservation):

The following are BAR Staff comments and findings regarding the proposed rear addition:

F-1 Rear additions are commonly found throughout the Town of Potomac and are generally designed so that the original massing and architecture are maintained and respected. The location of an addition at the rear maintains traditional development patterns in the Town of Potomac.

F-2 In general, additions should not overwhelm existing historic buildings. Staff notes that it is challenging to design a two-story addition so that it does not overwhelm an existing one-story dwelling.

F-3 Additions to historic buildings are often differentiated through changes in materials, changes in fenestration patterns, and the offsetting of the new construction from the existing. The proposed addition will be inset from the existing side walls of the house.

F-4 The proposed two-story rear addition will not threaten the historic integrity of this contributing property.

Other Requirements Brought to the Applicant's Attention (Planning and Zoning):

C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Randy Estabrook

Address 2605 E RANDOLPH AVE
ALEXANDRIA, VA 22301

Daytime Phone 301-675-0803 (cell)

Email Address REstabrook@mac.com

2. Property Location 2605 E. RANDOLPH AVE.

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

4. Legal Property Owner Name RANDY ESTABROOK

Address 2605 E. RANDOLPH AVE
ALEXANDRIA, VA 22301

5. Describe request briefly:

EXTEND REAR OF EXISTING HOME by approx 20'
TO ADD FAMILY ROOM, BED ROOM & BATH ROOM.

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:

Randy Estabrook
Print Name

703-519-1963
Telephone


Signature

4/29/13
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.

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 ten 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.	Randy Estabrook	2605 E Randolph Ave	100
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 2605 E. Randolph Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.	Randy Estabrook	2605 E Randolph	100
2.			
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](#).

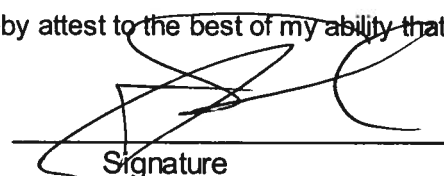
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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.

9/29/13
Date

Randy Estabrook
Printed Name


Signature

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.

THIS EXCEPTION WILL ALLOW US TO EXPAND OUR SMALL
HOME OF LESS THAN 900 SQ FT TO A HOME OF
APPROX 1600 SQ FT OF LIVING SPACE, ADDING A BEDROOM,
FAMILY ROOM & BATHROOM

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

THERE WILL BE NO IMPACT TO ADJOINING PROPERTIES
BY THIS EXPANSION.

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

THERE WILL BE MINIMAL, IF ANY, LIGHT OR AIR
IMPACT.

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

THIS ADDITION WILL INCREASE THE SIZE OF THIS
HOME IN A NEIGHBORHOOD OF HOMES THAT AVERAGE
1600-1800 SQ FT AND WHERE SOME HOMES EXCEED
2800 SQ FT OF LIVING SPACE

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

THE DESIGN OF THIS ADDITION IS IN ACCORD
WITH THE ARCHITECTURAL INTEGRITY OF THE SURROUNDING
HOMES

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

THIS PLAN IS A STRAIGHT FORWARD, SIMPLE ADDITION.
THE LOCATION OF THE EXISTING & NEWLY RELOCATED
STALLWAY WOULD NOT BE POSSIBLE WITHOUT THIS.
EXCEPTION DUE TO THE SMALL NATURE OF THE EXISTING
LAYOUT

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.

THIS EFFORT IS IN PROCESS AND WILL BE
PERFORMED.



A

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. Street Address 2605 E. RANDOLPH AVE Zone R-2-5
 A2. 4255 x .45 = 1914.75
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	740.36	Basement**	740.36
First Floor	740.36	Stairways**	42
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	101.4
Porches/Other	101.4	Attic less than 5**	
Total Gross*	1582.12	Total Exclusions	841.76

B1. Existing Gross Floor Area *
1582.12 Sq. Ft.
 B2. Allowable Floor Exclusions**
841.76 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
740.36 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	441.96	Stairways**	54
Second Floor	441.96	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other	232.39	Attic less than 5**	
Total Gross*	1116.31	Total Exclusions	

C1. Proposed Gross Floor Area *
1116.31 Sq. Ft.
 C2. Allowable Floor Exclusions**
54 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
1062.31 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1802.67 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1914.75 Sq. Ft.

*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. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: _____

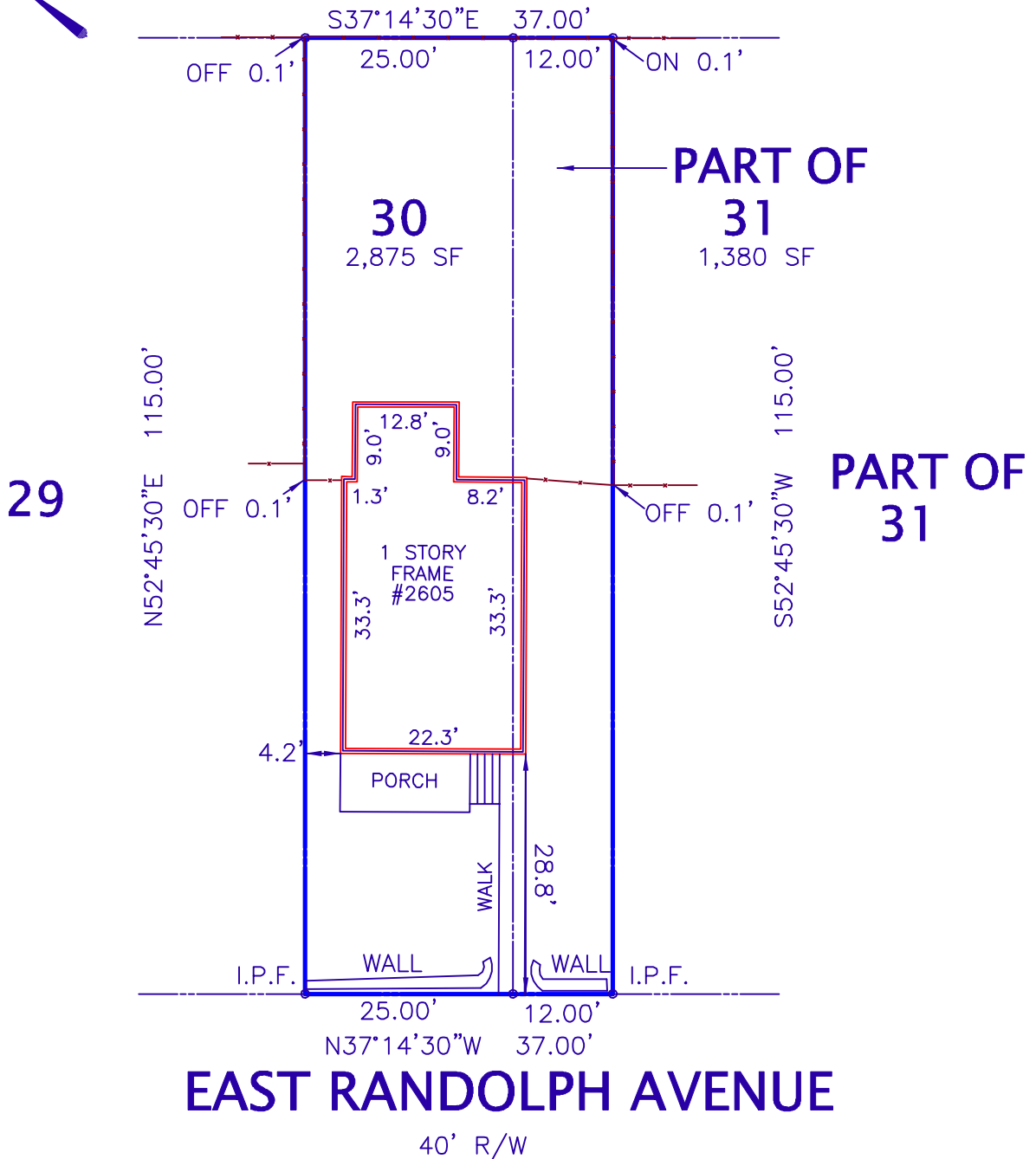
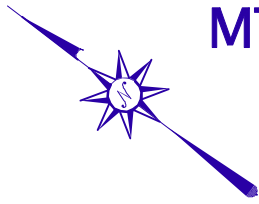
Date: 5/28/13

12

2605 E Randolph Ave. ,Alexandria, Va 22301



MT. JEFFERSON PARK & GREENWAY



CASE NAME:

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

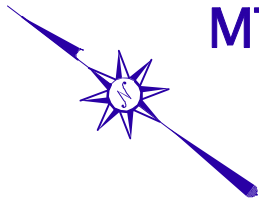
REQUESTED BY:

RANDY ESTABROOK

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

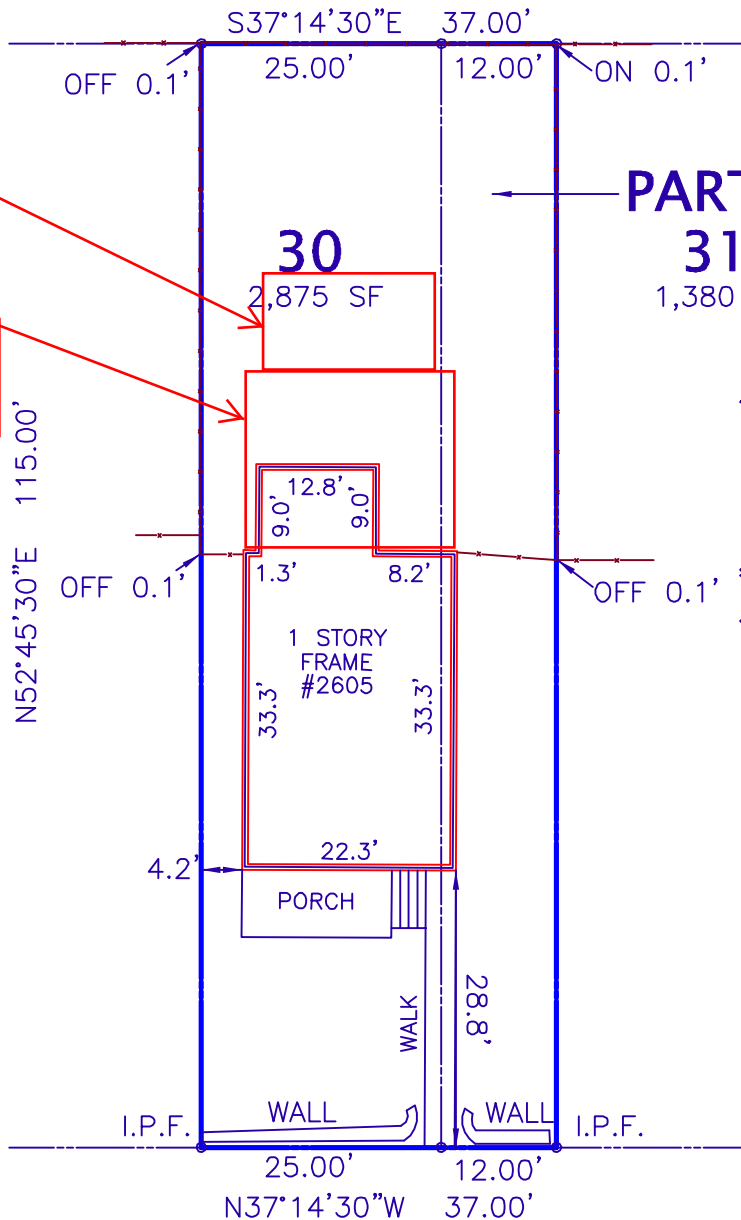
MT. JEFFERSON PARK & GREENWAY



Proposed Porch
17'-11" wide
x 9'-6" Deep

Proposed Addition
21'-11" wide x
19'-9" Deep

29



PART OF
31
1,380 SF

PART OF
31

EAST RANDOLPH AVENUE

40' R/W

PLAT

SHOWING LOCATION SURVEY ON
LOT 30 & NORTH 12' OF LOT 31

ABINGDON

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MAY 07, 2013

CASE NAME:

GRAPHIC SCALE



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:

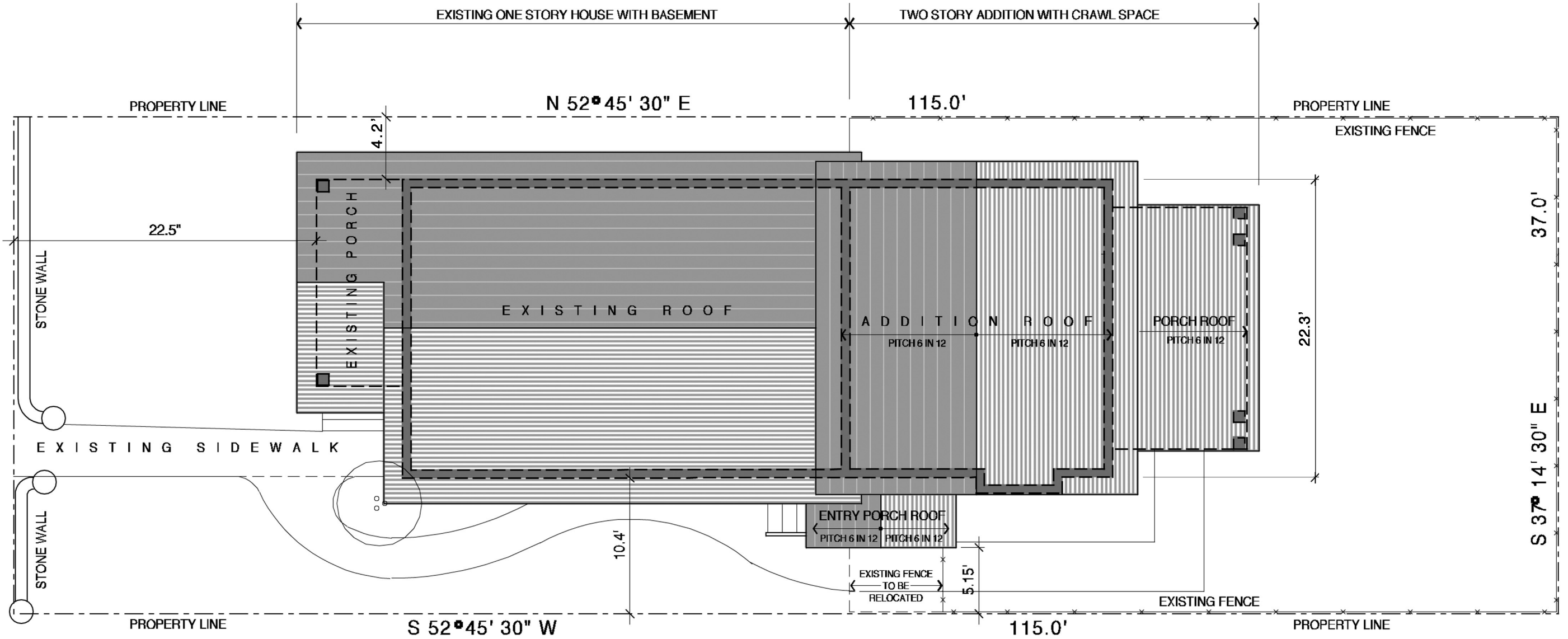
RANDY ESTABROOK

ALEXANDRIA SURVEYS, LLC

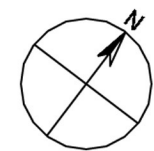
3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

RANDOLPH AVENUE

EXISTING SIDEWALK

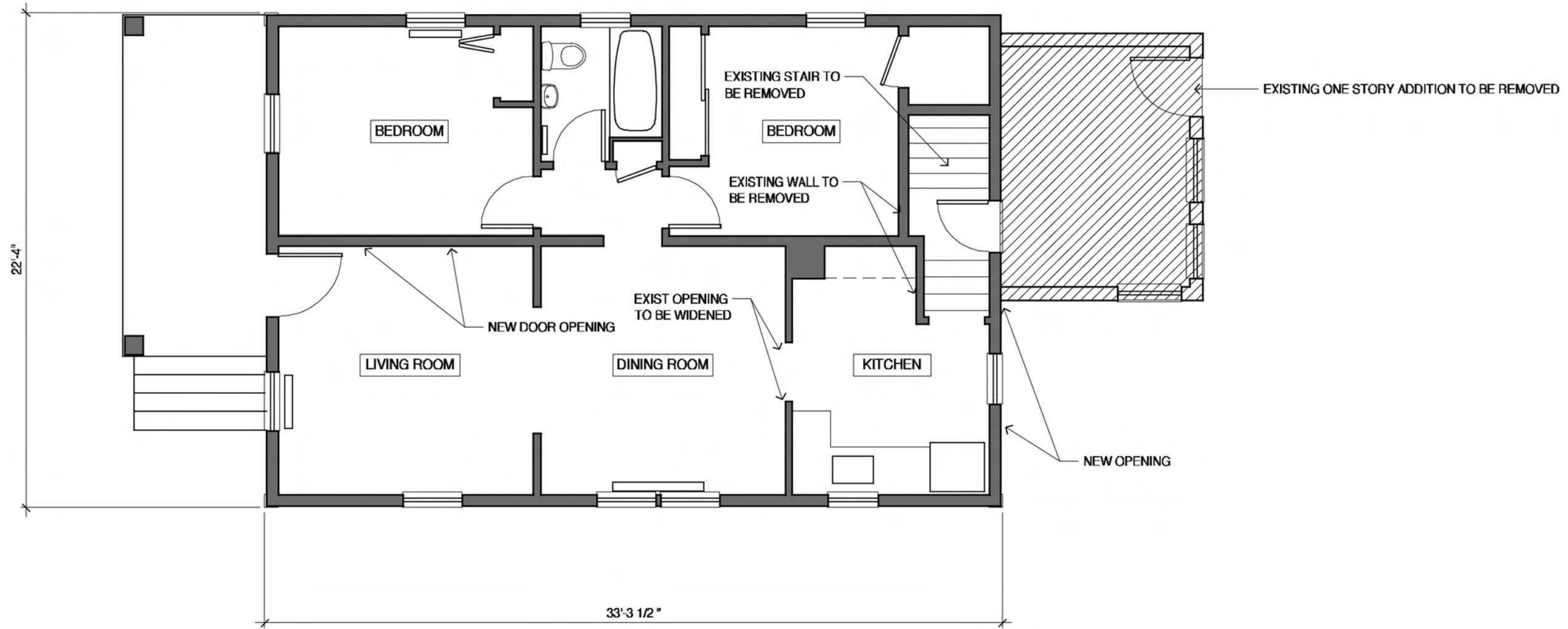


SITE PLAN



PROPERTY LINE

PROPERTY LINE

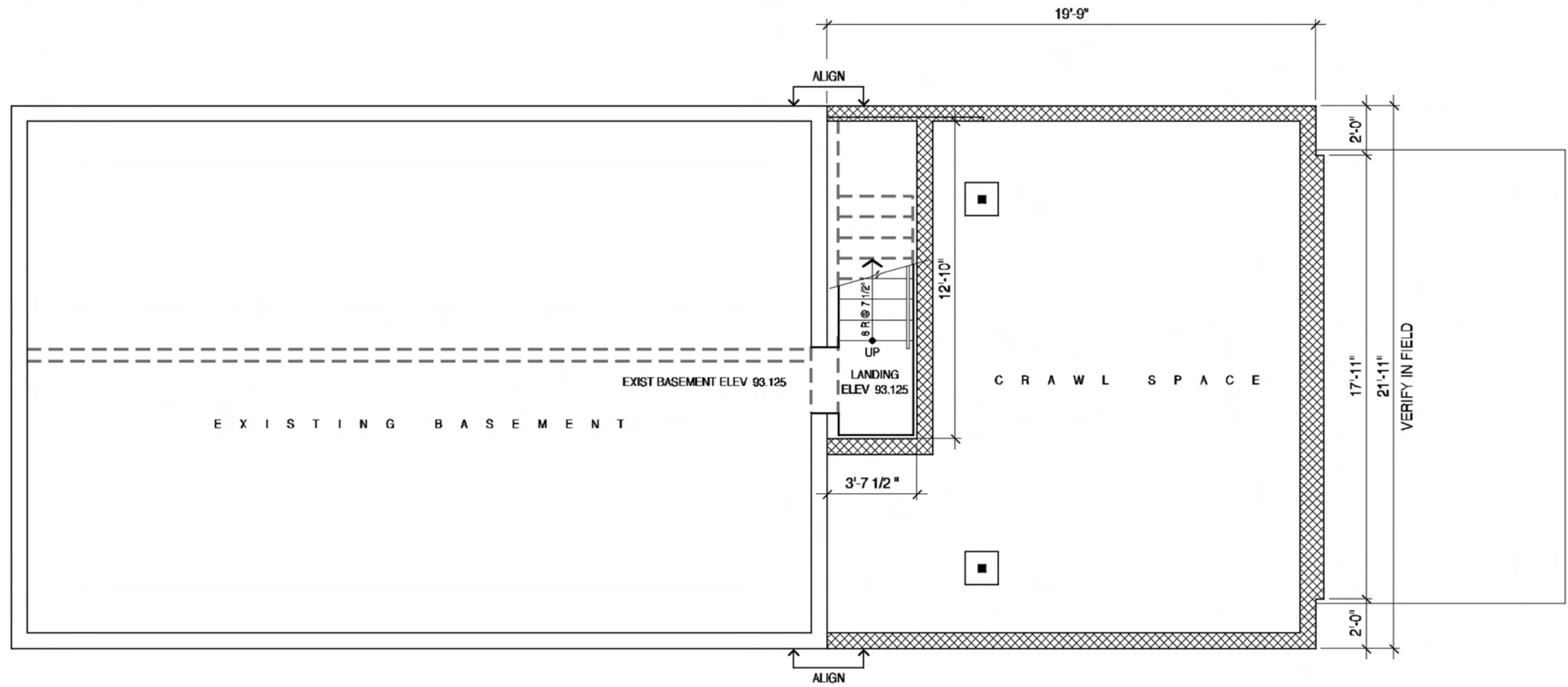


EXISTING FIRST FLOOR PLAN



PROPERTY LINE

PROPERTY LINE

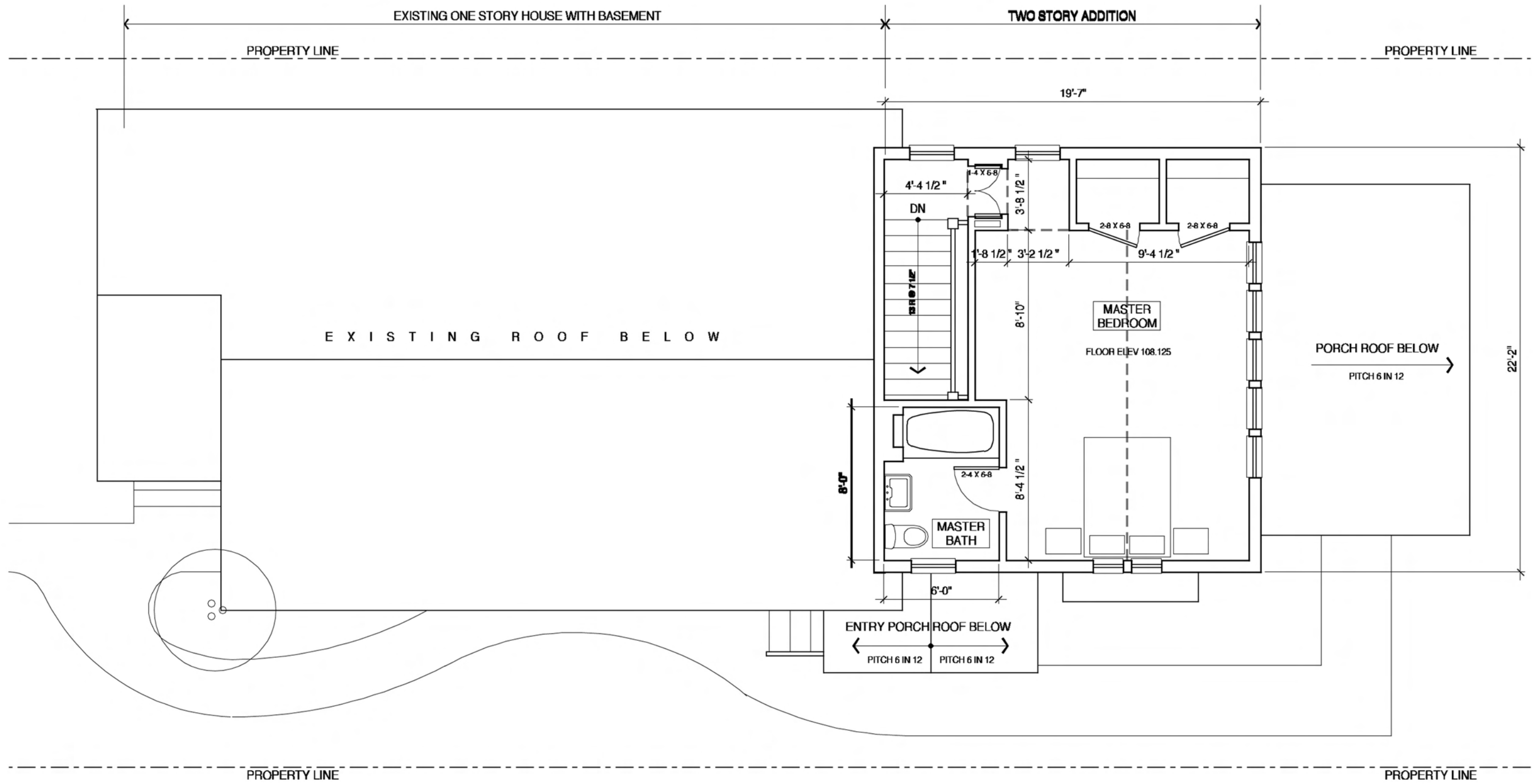


PROPERTY LINE

PROPERTY LINE

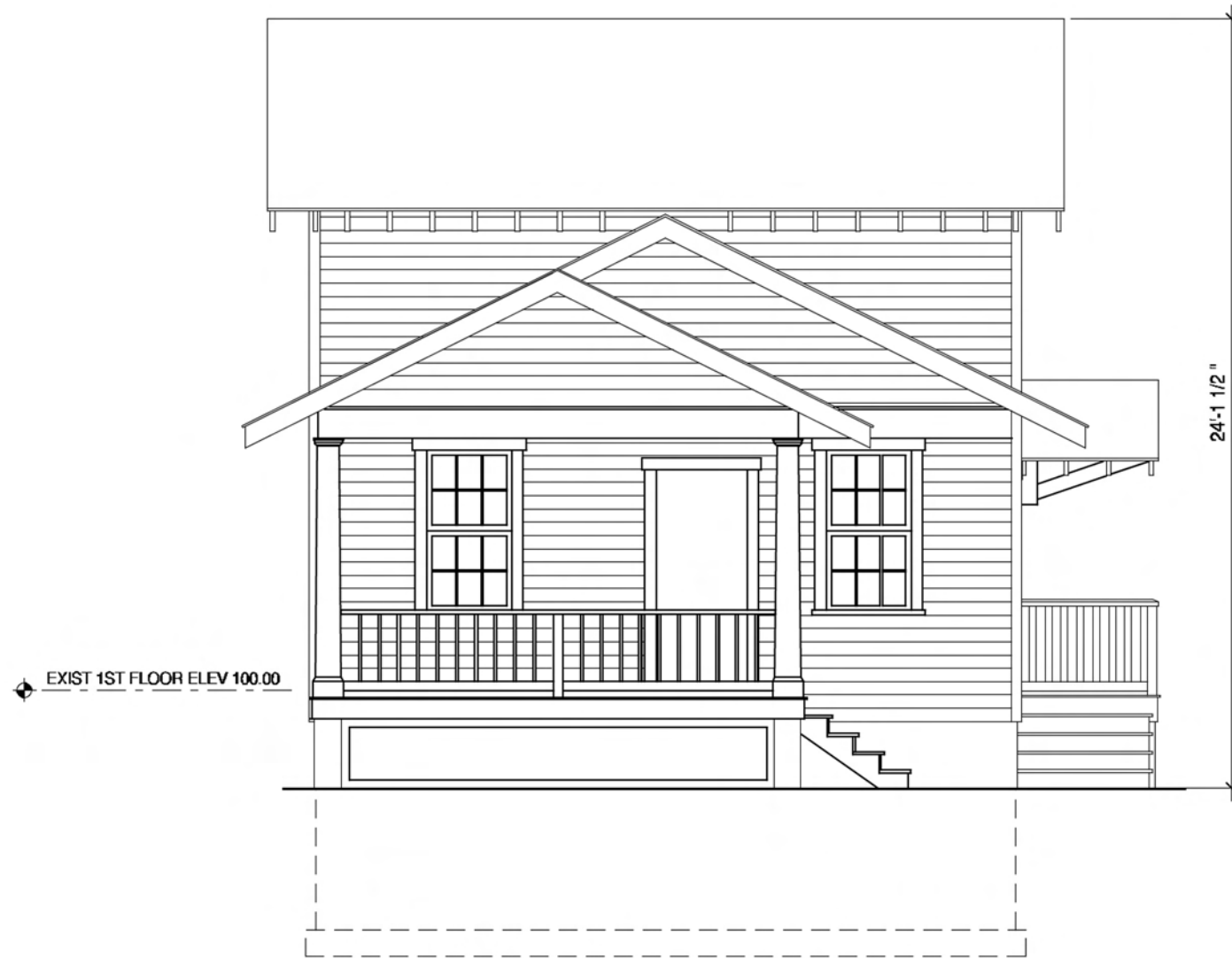
BASEMENT FLOOR PLAN



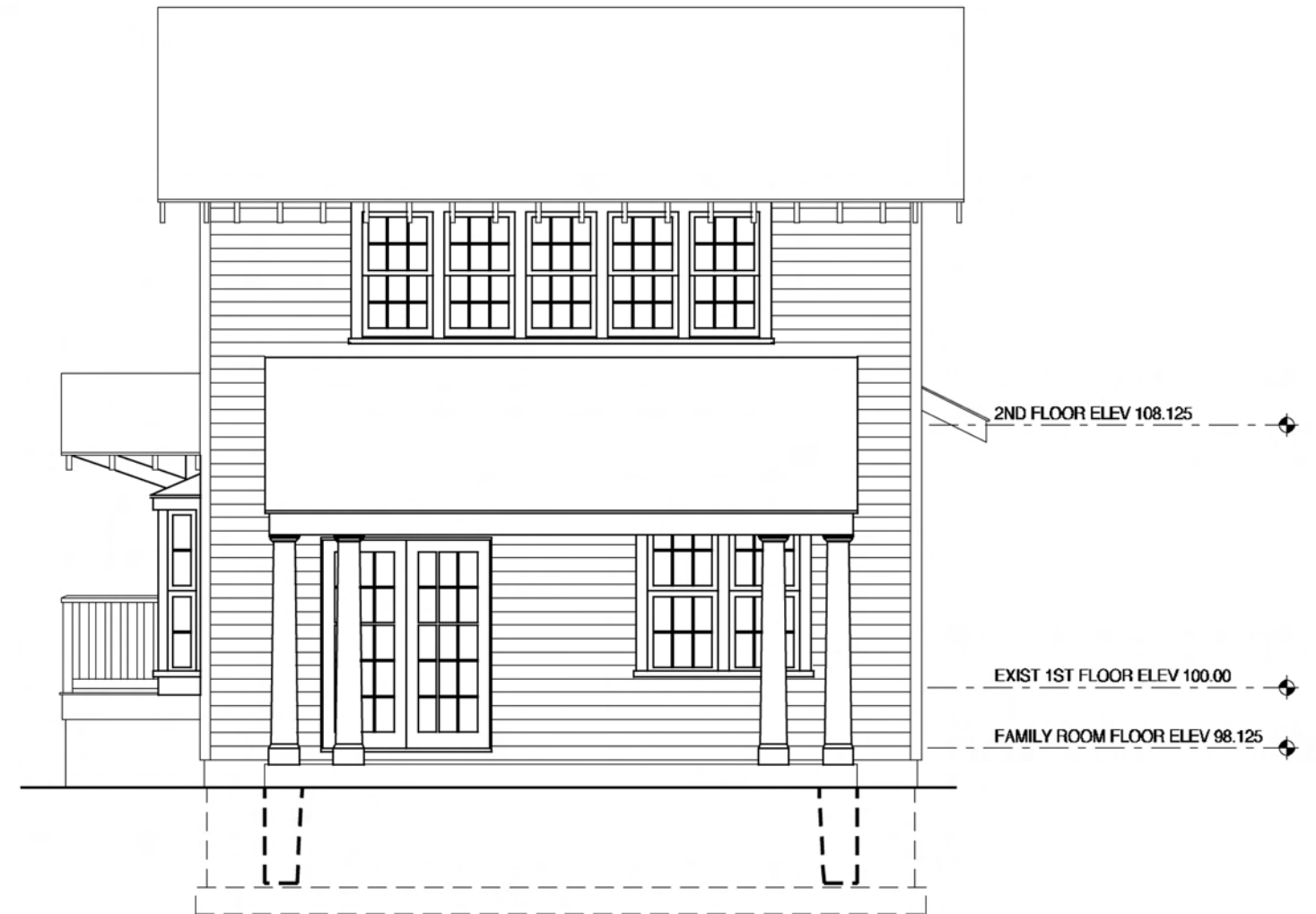


SECOND FLOOR PLAN





SOUTHWEST (FRONT) ELEVATION



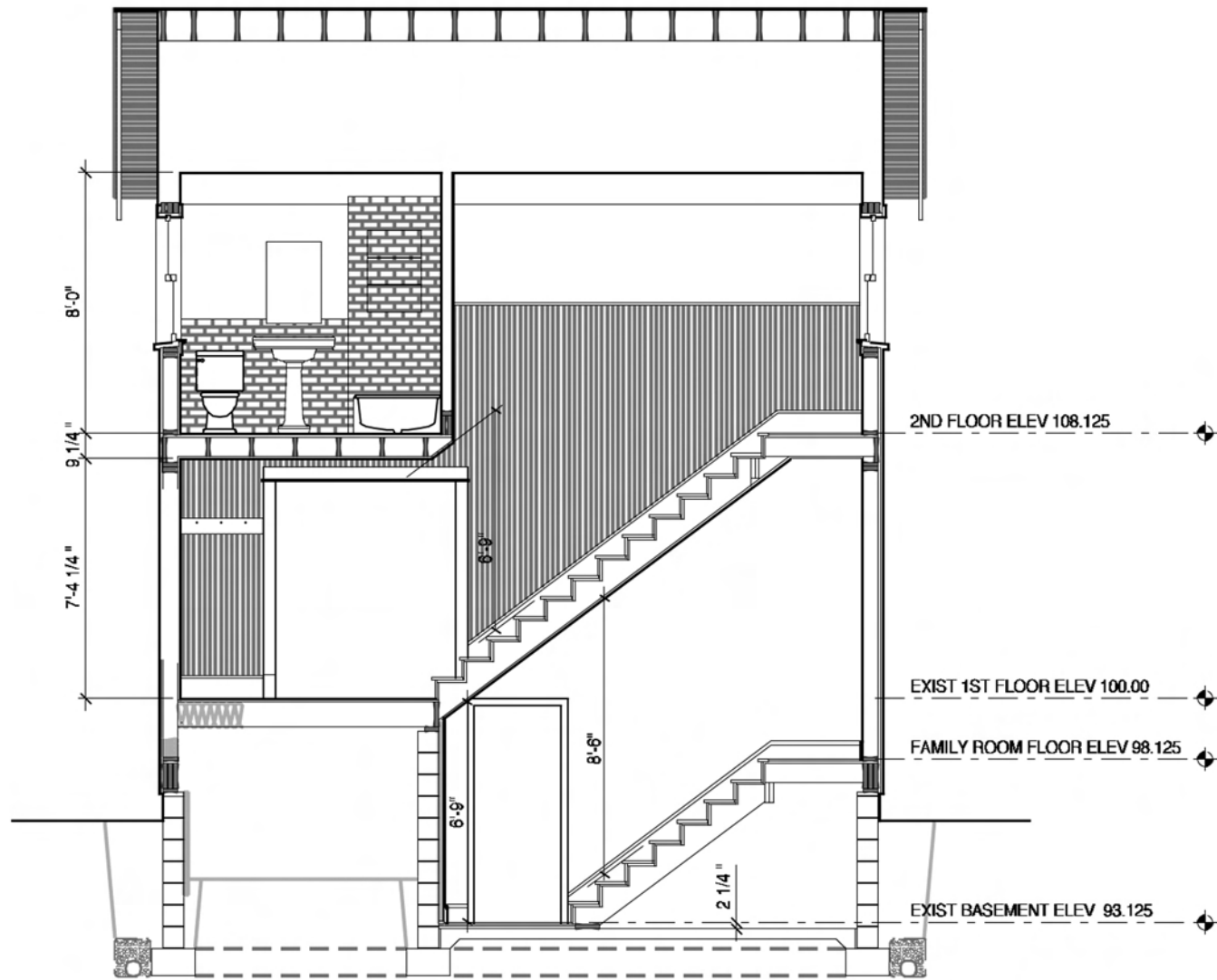
NORTHWEST (REAR) ELEVATION



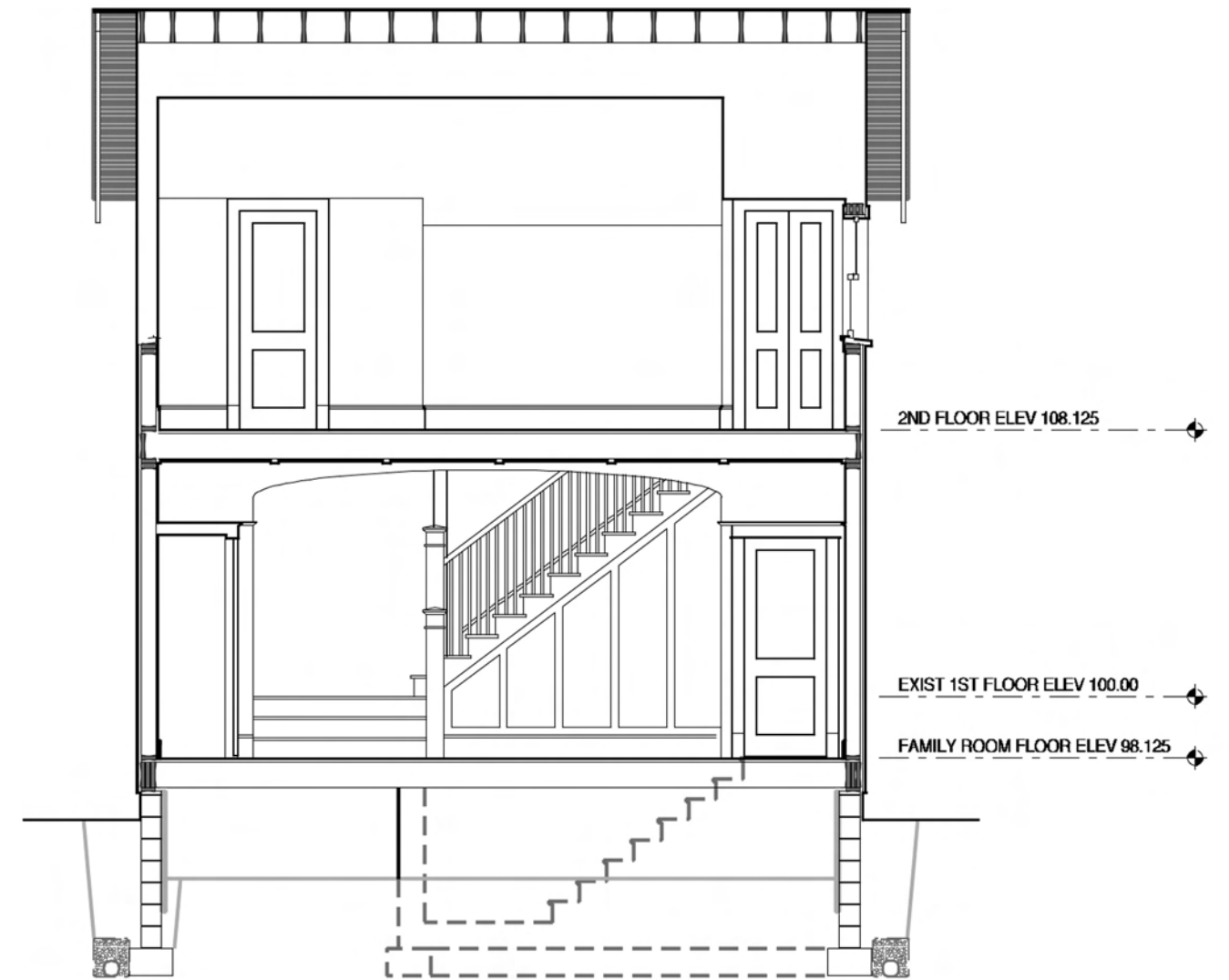
SOUTHEAST (SIDE) ELEVATION



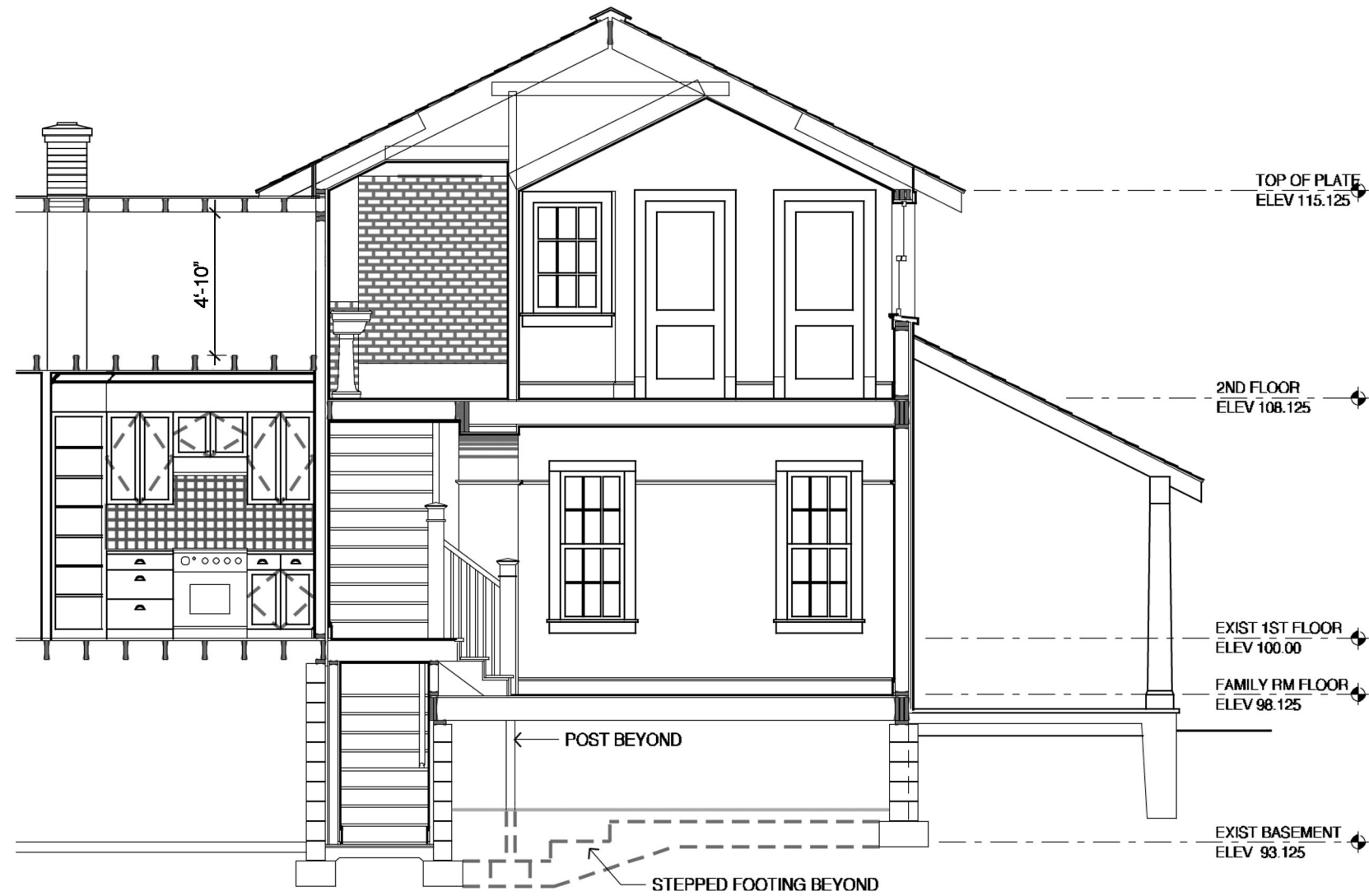
NORTHWEST (SIDE) ELEVATION



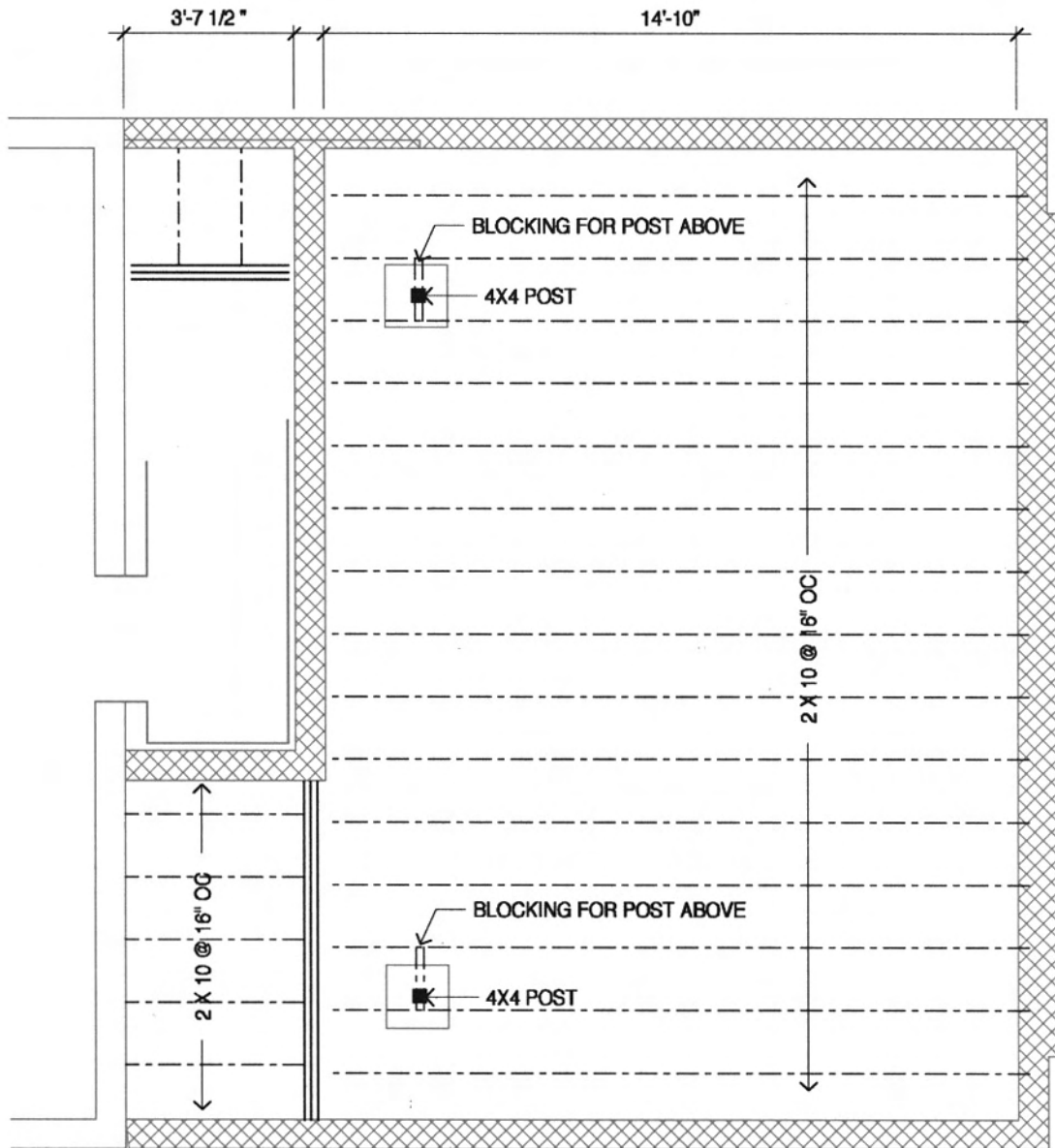
SECTION THRU STAIR



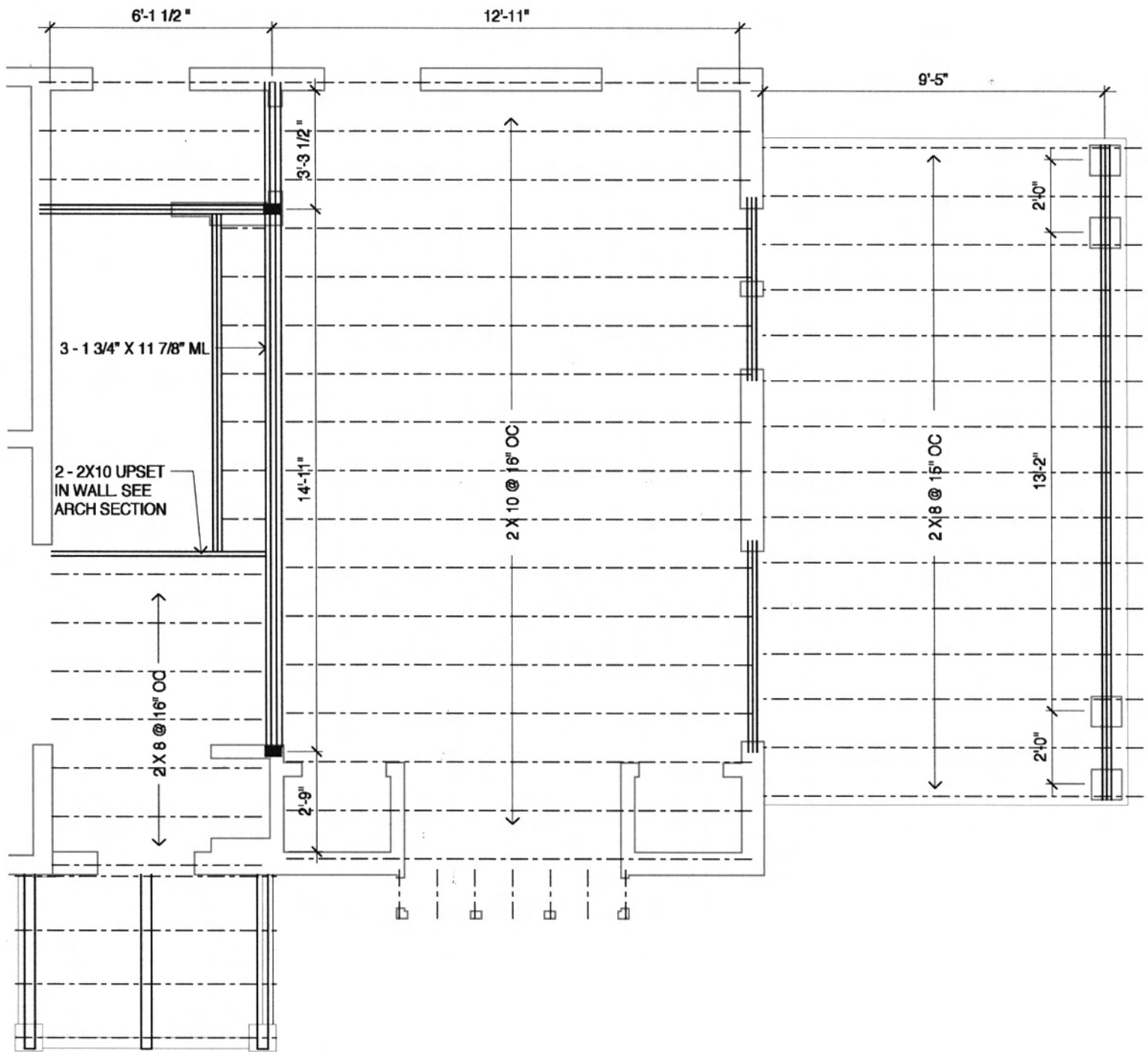
SECTION THRU FAMILY ROOM AND MASTER BEDROOM



PARTIAL LONGITUDINAL SECTION LOOKING NORTHWEST



FIRST FLOOR FRAMING PLAN



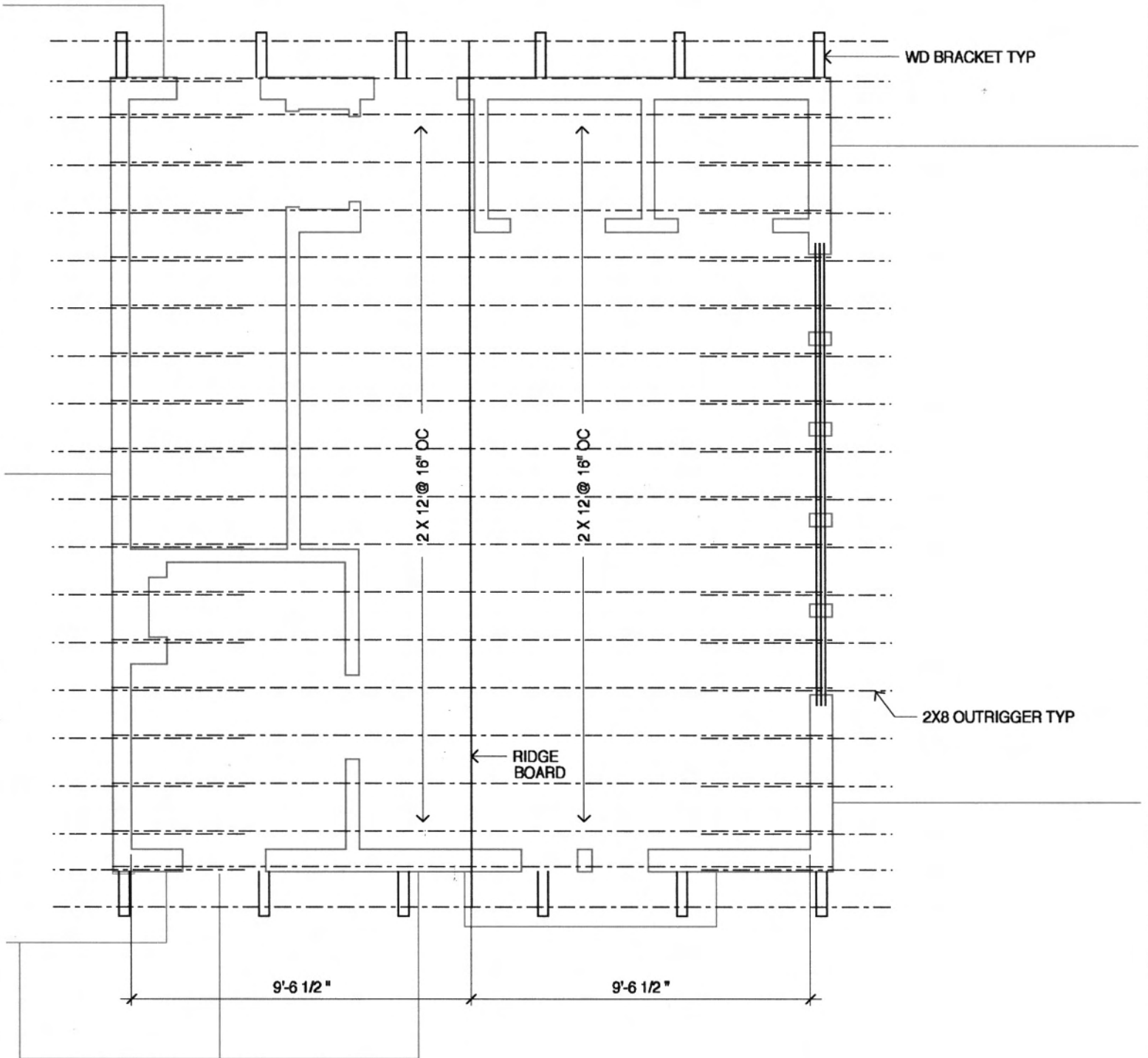
**SECOND FLOOR FRAMING PLAN
AND PORCH ROOF FRAMING PLAN**

ESTABROOK RESIDENCE
2605 E. RANDOLPH, ALEXANDRIA, VA

APRIL 25, 2013

1/4" = 1'-0"

SHEET **FP02**



ROOF FRAMING PLAN

ESTABROOK RESIDENCE
2605 E. RANDOLPH, ALEXANDRIA, VA

APRIL 25, 2013

1/4" = 1'-0"

SHEET **FP03**