

Docket Item # 4  
BZA CASE #2013-00010 and 00011

Board of Zoning Appeals  
June 13, 2013

**ADDRESS:** 400 EAST BELLEFONTE AVENUE  
**ZONE:** R-2-5, RESIDENTIAL  
**APPLICANT:** JUSTIN SPARROW, OWNER

**ISSUE:** Special exception to construct an open front porch in the required front yard facing East Bellefonte Avenue and a variance to construct a wrap around porch and a two-story staircase addition in the required vision clearance.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION/VARIANCE
7-801	Vision Clearance (wrap around porch)	100.00 feet	74.00 feet	26.00 feet
	Vision Clearance (two-story staircase addition)	100.00 feet	93.00 feet	7.00 feet
7-2503(A)	Front Setback	24.78 feet	18.00 feet	6.78 feet

**STAFF RECOMMENDATION:** The staff **recommends approval** with conditions of the requested front porch special exception because the request meets the criteria and standards for a special exception.

**STAFF RECOMMENDATION:** The staff **recommends approval** with conditions of the requested vision clearance variance for the wraparound front porch because the applicant has demonstrated a hardship, with conditions.

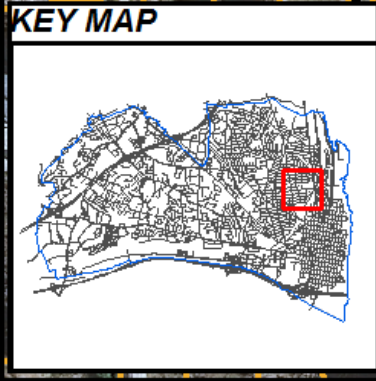
**STAFF RECOMMENDATION:** The staff **recommends denial** of the requested vision clearance variance for the two-story staircase addition because the applicant has not demonstrated a hardship.


Conditions:


- 1) The entire wraparound porch must remain open.
- 2) At least 50% of the existing first floor walls must remain in their entirety.

**BZA CASE #2013-00010 and 00011**

If the Board decides to grant the requested special exception and/or variances, the development must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception or variance 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 #2013-0010 & BZA#2013-0011**  
**400 E. Bellefonte Ave.**



**I. ISSUE**

The applicant proposes to construct a wraparound open front porch in the required front yard facing East Bellefonte Avenue and in the required vision clearance area, a two-story addition in the required vision clearance area and a second-story addition at 400 East Bellefonte Avenue.

**II. BACKGROUND**

The subject property, a corner lot, is two lots of record with a total of 50.00 feet of frontage facing East Bellefonte Avenue and 115.00 feet of frontage facing Leslie Avenue. The property contains 5,750 square feet of lot area and is noncomplying as to the 6,500 square feet of lot area and 65 feet of lot width as required for corner lots in the R-2-5 zone. The property complies with the minimum lot frontage.

The property is currently developed with a brick cape cod single-family dwelling with an open front portico located 18.00 feet from the front property line facing East Bellefonte Avenue, 18.00 feet from the front property line facing Leslie Avenue, 47.50 feet from the north side property line and 7.00 feet from the east side property line. The property is also developed with a detached garage, 1.10 feet from the east side property line and 3.00 feet from the north side property line.

The simple 1½ story, front gable, brick veneered, Colonial Revival style single family dwelling at 400 East Bellefonte was constructed in 1939 for Howard N. Tinkle. It is listed as a contributing structure in the Town of Potomac National Register Historic District, but there are no particularly distinguished or high-quality design features of this individual structure.

Based on the plans submitted, the majority of the existing structure will be demolished to construct a new two story Craftsman style dwelling. The three predominant residential architectural styles in the Town of Potomac district are Folk Victorian, Colonial Revival and Craftsman, so the proposed dwelling will generally be architecturally compatible with the remaining historic structures in the district.

**III. DESCRIPTION**

The applicant proposes the following expansions to the existing dwelling at 400 East Bellefonte Avenue:

1. Construct a wrap around front porch located 18.00 feet from the front property line facing East Bellefonte Avenue, 13.75 feet from the front property line facing Leslie Avenue and 6.25 feet from the east side property line. Based on the established front setback of 24.78 feet along the north side of East Bellefonte Avenue between Leslie Avenue and La Grande Avenue, the applicant requests a special exception of 6.78 feet.

The proposed wrap around front porch will also be located within the required 100.00 foot vision clearance triangle. The existing dwelling and portico are currently located within the required vision clearance triangle. The wrap around porch will further

reduce the required vision clearance to 74.00 feet. The applicant is requesting a variance of 26.00 feet to allow the wrap around porch to reduce the vision clearance.

2. Construct second story addition above the existing brick first floor in line with the existing east side wall, 7.00 feet from the property line, in line with the existing front building wall, 26.10 feet from the front property line facing East Bellefonte Avenue and forward of the front building wall facing Leslie Avenue, 13.50 feet from the front property line. Based on height of 20.75 feet to the roof eave facing the east side yard, a minimum setback of 7.00 feet is required and provided. The second story addition also complies with the average front setbacks along East Bellefonte Avenue and Leslie Avenue, 24.78 feet and 11.50 feet respectively. The proposed second story complies with zoning.
3. The applicant proposes to incorporate a new two-story staircase addition on the front elevation facing Leslie Avenue. This addition is located 11.50 feet from the front property line facing Leslie Avenue in compliance with the average of the blockface. The staircase addition is located within the 100.00 foot vision clearance triangle and the applicant is requesting a variance of 7.00 feet to reduce the vision clearance for the proposed two-story staircase addition to 93.00 feet.
4. The applicant also plans to expand the existing dwelling to the north with a two-story addition set in slightly from the existing east building wall, 7.50 feet from the east side property line, 37.00 feet from the north side property line and 18.00 feet from the front property line facing Leslie Avenue. The proposed two-story addition complies with zoning.

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 Area Plan for residential land use.

**V. REQUESTED SPECIAL EXCEPTION:**

Section 7-2503(A) Residential Front Setback (East Bellefonte Avenue)

The applicant requests a special exception from the required 24.78 foot front yard requirement, based on the average setback of the blockface along East Bellefonte Avenue. The open front porch will be located 18.00 feet from the front property line. The applicants request a special exception of 6.78 feet.

**VI. REQUESTED VARIANCES:**

Section 7-801(A) Vision Clearance (wrap around front porch)

The applicant requests a variance from the required 100 foot vision clearance requirement. The wrap around front porch reduces the required vision clearance to 74.00 feet. The applicants request a variance of 26.00 feet.

Section 7-801(A) Vision Clearance (two-story staircase addition)

The applicant requests a variance from the required 100 foot vision clearance requirement. The two-story addition reduces the required vision clearance to 93.00 feet. The applicants request a variance of 7.00 feet.

**VII. NONCOMPLYING STRUCTURE/ SUBSTANDARD LOT**

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Vision Clearance	100.00 feet	79.00 feet	21.00feet
Lot Width	65.00 feet	50.00 feet	15.00 feet
Lot Area	6, 500 square feet	5,750 square feet	750 square feet

**VIII. SPECIAL EXCEPTIONS STANDARDS UNDER SECTION 11-1304:**

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.

- a. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- b. 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.
- c. Whether approval of the special exception will alter the essential character of the area or zone.
- d. Whether the proposal will be compatible with the development in the surrounding neighborhood.
- e. 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.

**IX. VARIANCE STANDARDS UNDER SECTION 11-1103:**

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- a. The particular physical surroundings, shape, topographical condition or other extraordinary situation or condition of the specific property involved would effectively prohibit or unreasonably restrict the utilization of the property or would constitute a clearly demonstrable hardship, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out
- b. The conditions upon which the petition for a variance is based are not applicable generally to other property within the same zoning classification;
- c. The property was acquired in good faith and any hardship produced by the ordinance was not created by the owner of such property;
- d. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof;
- e. The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public streets, or increase the danger of fire or the spread of fire, or endanger the public safety;
- f. The variance, if granted, will not alter the essential character of the area or be a substantial detriment to adjacent property;
- g. The strict application of this ordinance would produce undue hardship;
- h. Such undue hardship is not shared generally by other properties in the same zone and vicinity; and
- i. No other remedy exists whereby the same relief was, is or may be available from another approval body of the city as part of its review of a site plan or other development application.

**X. APPLICANT'S JUSTIFICATION FOR HARDSHIP**

The applicant states that the location of the existing dwelling in the required vision clearance area combined with the substandard nature of the lot create a hardship when trying to expand the property.

**XI. STAFF ANALYSIS**

Vision Clearance Variances

Staff agrees that the current location of the house and the substandard nature of the lot due create a hardship for the applicant when trying to locate an open front porch on this property. Even if the porch did not wrap around the corner of the dwelling it would still require a vision clearance variance. The front porch is open and is required to remain open so it is unlikely to hinder the visibility within the intersection. The stop signs at this intersection are placed so that a stopped car will be able to see past the front porch to the adjacent street.

While staff still agrees that the placement of the existing house and the substandard nature of the lot are hardships on the property, staff believes that the enclosed two-story staircase addition could be relocated outside of the required vision clearance triangle. The addition could be shifted to the north and or pulled in and incorporated into the footprint of the new two-story addition.

The second story addition above the existing dwelling is also located with the vision clearance triangle, however because the second story does not further reduce the visibility at the intersection to either vehicular pedestrian traffic, no variance is required.

Special Exception for a front porch

*Neighborhood Impact*

An inspection of the immediate neighborhood revealed that many homes have open front porches located relatively to the front property lines. The proposed porch is modest and architecturally compatible with the proposed improvements to the dwelling and with the neighborhood.

*Light and Air*

It is unlikely the proposed porch will negatively impact the light or air to adjacent properties, as it is an open front porch.

*Lot Constraints*

The placement of the existing dwelling and the substandard nature of the lot limit where a reasonable sized front porch could be located.

The portions of the proposed porch that extend beyond the end wall of the front building façade facing East Bellefonte Avenue complies with the average front setback along Leslie Avenue; the roof line of the porch is in scale with the proposed building architecture; and no second floor balcony, deck or enclosed construction above the front porch is proposed. Staff believes the proposed porch meets the intent of the zoning ordinance regulations that the proposed porch must be compatible with the building architecture, neighboring properties and neighborhood character.

Because this property is substandard in lot area and lot width, at least 50% of the existing first floor walls must be maintained in their entirety, otherwise this project will be considered a redevelopment and will require a special use permit for redevelopment of a substandard lot.

**XII. STAFF CONCLUSION**

Staff **recommends approval** of the requested special exception and vision clearance variance for the wrap around front porch and **denial** of the vision clearance variance for the two-story staircase addition.

**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)
- F2. As a stop sign exists at the intersection, T&ES has no objection to the variance (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 There is a willow oak tree that is growing from the property into the City right of way that cannot be adequately protected, and will be negatively affected by this project. The property owner is responsible for the maintenance and removal of the tree should it dies. The tree does not qualify as a specimen tree.

Historic Alexandria (Archaeology):

- R-1\* The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- 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 Historic maps do not indicate that there are any known archaeological resources in the immediate vicinity of the subject property. The lot appears to have been vacant until the present house was built in the 1930s. Nevertheless, the subject property is located in the Town of Potomac Historic District, which is an important chapter of the growth of Alexandria in the late nineteenth and early twentieth century. Given the scale of the proposed project, archaeological resources could be unearthed on the subject property that could provide insight into the past history of Alexandria.

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.

BZA Case # 2013-0001B



**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 Justin A. Sparrow

Address 1112 N. Fairfax Street

Alexandria, VA 22314

Daytime Phone 703-622-3282

Email Address jsparrow@advancedconstructgroup.com

2. Property Location 400 E. Bellefonte Avenue

3. Assessment Map # 035.03 Block 05 Lot 25 Zone \_\_\_\_\_

4. Legal Property Owner Name Justin A., Chad F., & Lynwood A. Sparrow

Address 1112 N. Fairfax Street

Alexandria, VA 22314

## 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.	JUSTIN A. SPARROW	2324 N. Early Street, Alexandria VA 22302	33 1/3%
2.	CHAD F. SPARROW	1225 N. Van Dom Street, Alexandria VA 22304	33 1/3%
3.	LYNWOOD A. SPARROW	2416 Davis Avenue, Alexandria VA 22302	33 1/3%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 400 E. Bellefonte Avenue (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.

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**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](#).

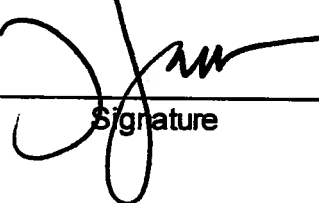
	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	JUSTIN A. SPARROW	None	None
2.	CHAD F. SPARROW	None	None
3.	LYNWOOD A. SPARROW	None	None

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

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

3/30/2013  
Date

JUSTIN A. SPARROW  
Printed Name

  
Signature

**5. Describe request briefly:**

Variance Request for Vision Clearance @ intersection of Leslie Avenue & E. Bellefonte Avenue.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?**

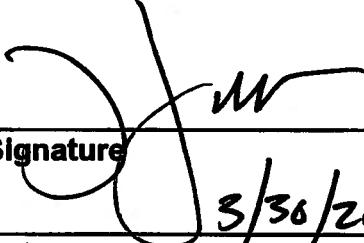
- Yes — Provide proof of current City business license.
- No — Said agent shall be required to obtain a business prior to filing application.

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

**APPLICANT OR AUTHORIZED AGENT:**

JUSTIN A. SPARROW  
Print Name

703-622-3282  
Telephone

  
Signature

3/30/2013  
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.

**PART B (SECTION 11-1102)**

**NOTE:** The Board of Zoning Appeals may grant a variance only if the applicant can clearly demonstrate a hardship. A demonstrated hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A demonstrated hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a hardship having to do with specific conditions of the land.)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please print clearly and use additional pages where necessary.)

**1. Does strict application of the zoning ordinance to the subject property result in a hardship to the owner? (Answer A or B).**

**A. Explain how enforcement of the zoning ordinance will amount to a clearly demonstrable hardship.**

The existing house currently sits within the vision clearance triangle and the proposed renovation will continue to sit within the vision clearance triangle and enforcement would place both structures within violation of the zoning ordinance.

**B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.**

If the zoning ordinance is enforced, the current house would be in conflict and so would the proposed renovations preventing reasonable use under either situation.

**2. Is this hardship unique to the property?**

**A. Explain if the hardship shared by other properties in the neighborhood.**

Yes, various properties within Del Ray conflict with the ordinance. It should be noted that E. Bellefonte Avenue has a stop sign installed at the intersection of Leslie & E. Bellefonte.

**B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.**

Many houses sit within the vision clearance zone and this is mitigated with stop signs at various intersections throughout the street network in Del Ray.

**3. Was the hardship caused by the applicant?**

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

Yes

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

Yes

**C. How and when did the condition, which created the hardship, first occur?**

We were unaware of the condition until we submitted building plans to the City for review. The condition existed prior to purchasing the property and will remain in conflict with the renovations.

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

No

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

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

No, the condition exists today and is mitigated with an existing stop sign at the intersection of Leslie and E. Bellefonte.

**B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.**

The variance will not negatively affect the value of the adjacent or nearby properties, as this condition exists with the current house on the property.

**C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter or submit at the time of the hearing.**

We have not discussed the plans with neighbors because the vision clearance exists today and impacts or property.

**D. Explain how the proposed variance will change the character of the neighborhood.**

No impact on the neighborhood.





**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR PORCHES**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Applicant:  Owner  Contract Purchaser  Agent

Name Justin A. Sparrow

Address 1112 N. Fairfax Street

Alexandria, VA 22314

Daytime Phone 703-622-3282

Email Address jsparrow@advancedconstructgroup.com

2. Property Location 400 E. Bellefonte Avenue

3. Assessment Map # 035.03 Block 05 Lot 25 Zone \_\_\_\_\_

4. Legal Property Owner Name Justin A., Chad F., & Lynwood A. Sparrow

Address 1112 N. Fairfax Street

Alexandria, VA 22314

## 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
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3. LYNWOOD A. SPARROW	2416 Davis Avenue, Alexandria VA 22302	33 1/3%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 400 E. Bellefonte Avenue (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.

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**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. JUSTIN A. SPARROW	None	None
2. CHAD F. SPARROW	None	None
3. LYNWOOD A. SPARROW	None	None

**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.

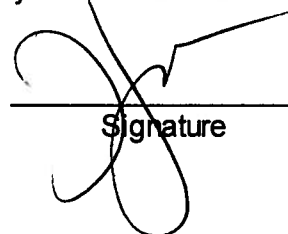
4/3/2013

Justin A. Sparrow

Date

Printed Name

Signature



BZA Case # 2013-00011

**5. Describe request briefly :**

Requesting Special Exception to renovate existing front porch and add side porch at 400 E. Bellefonte

**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:**

Justin A. Sparrow

**Print Name**

703-622-3282

**Telephone**



**Signature**

4/3/2013

**Date**

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

**Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).**

**PART B** (SECTIONS 11-1302(C) and 11-1304)

**APPLICANT MUST COMPLETE THE FOLLOWING:**  
(Please use additional sheets where necessary.)

1. **Please provide the following details of the proposed porch:**
  - a. Porch projection from front building wall to deck edge 8' (Front) & 4' 5" (Side)
  - b. Length of building wall where porch is to be built 24' 6" (Front) & 16' 4" (Side)
  - c. Length of porch deck 21' 1" (Front) & 24' 3" Side
  - d. Depth of overhang 12"
  - e. Distance of furthest projecting porch element from the front property line 18' to Post & 17' to overhang
  - f. Overall height of porch from finished or existing grade 11' 2"
  - g. Height of porch deck from finished or existing grade \_\_\_\_\_

2. **Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.**

Existing Porch is located inside the average set back along E. Bellefonte and the renovation maintains the existing front wall in order to maintain over 50% of the existing walls, while keeping the front projection of the existing porch along E. Bellefonte. in the same location.  
\_\_\_\_\_  
\_\_\_\_\_

3. **Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.**

We do not believe the front porch will be detrimental to the adjacent properties or neighborhood. The property currently has a front porch and many properties along the same block and many adjacent blocks have similar porches, which we believe to be in keeping with the Craftsman Style architecture in Del Ray.  
\_\_\_\_\_  
\_\_\_\_\_

4. **Explain how the proposed porch will affect the light and air to any adjacent property.**

The porch will be open on all sides and should not impact the light and air to any adjacent properties.  
\_\_\_\_\_  
\_\_\_\_\_

5. **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.**

Not at the time of submission, but we will show plans to our neighbors (specifically 402 E. Bellefonte Avenue) prior to the May hearing.  
\_\_\_\_\_  
\_\_\_\_\_





## 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 400 E. Bellefonte Avenue Zone R 2-5

A2.  $\frac{5750}{\text{Total Lot Area}} \times .45 = 2587$   
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1002	Stairways**	52
Second Floor	371	Mechanical**	15
Third Floor	0	Porch/ Garage**	324
Porches/ Other	324	Attic less than 5'***	0
<b>Total Gross *</b>	<b>1697</b>	<b>Total Exclusions</b>	<b>391</b>

B1. Existing Gross Floor Area \*  
 $\frac{1697}{\text{Sq. Ft.}}$   
 B2. Allowable Floor Exclusions\*\*  
 $\frac{391}{\text{Sq. Ft.}}$   
 B3. Existing Floor Area minus Exclusions  $\frac{1306}{\text{Sq. Ft.}}$   
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	806	Basement**	806
First Floor	381	Stairways**	198
Second Floor	859	Mechanical**	12
Third Floor	992	Porch/ Garage**	150
Porches/ Other	312	Attic less than 5'***	992
<b>Total Gross *</b>	<b>3350</b>	<b>Total Exclusions</b>	<b>2158</b>

C1. Proposed Gross Floor Area \*  
 $\frac{3350}{\text{Sq. Ft.}}$   
 C2. Allowable Floor Exclusions\*\*  
 $\frac{2158}{\text{Sq. Ft.}}$   
 C3. Proposed Floor Area minus Exclusions  $\frac{1192}{\text{Sq. Ft.}}$   
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3)  $\frac{2498}{\text{Sq. Ft.}}$   
 D2. Total Floor Area Allowed by Zone (A2)  $\frac{2587}{\text{Sq. Ft.}}$

\*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 on a lot, measured from exterior walls.

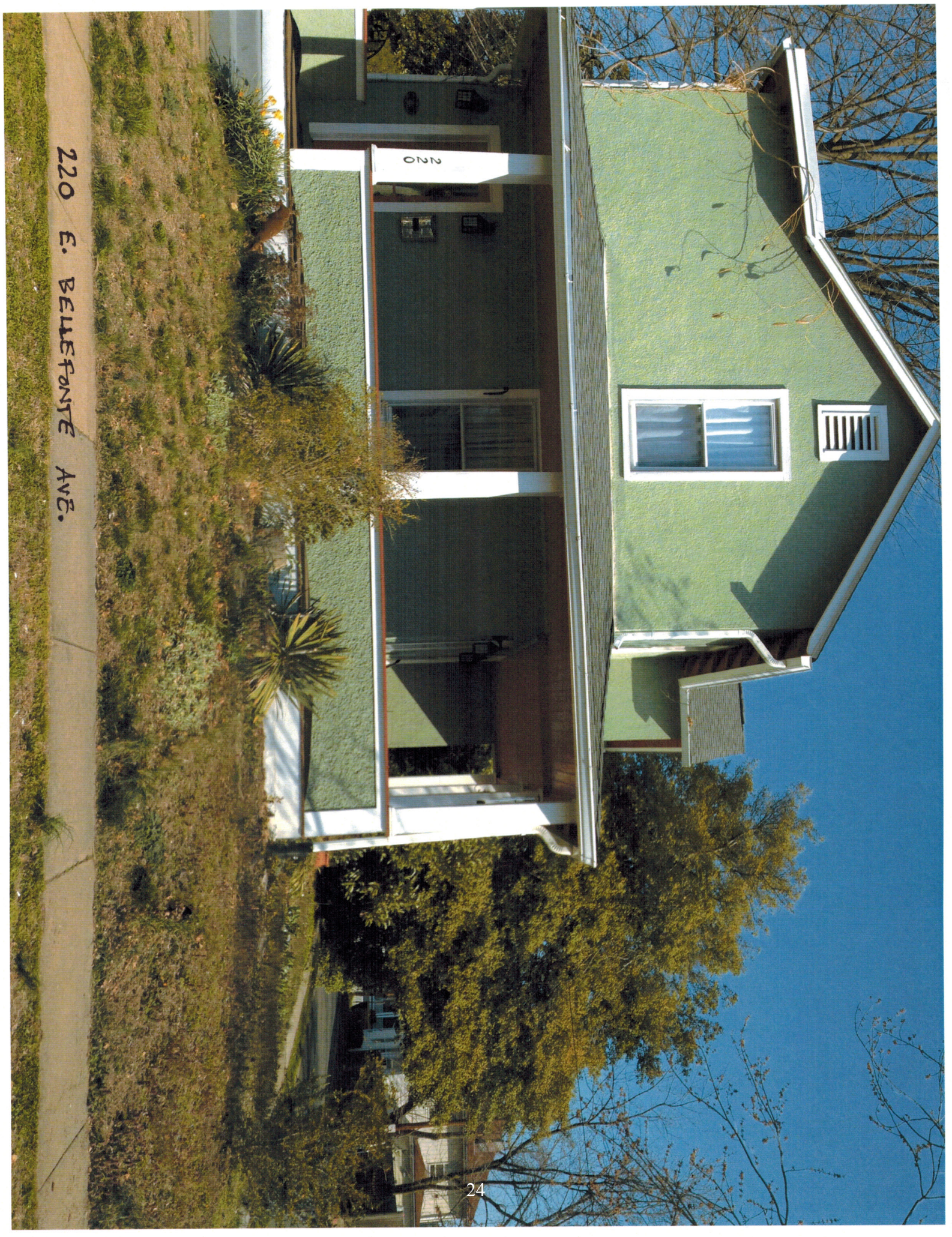
\*\*Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

### F. 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: 4/30/13



220 E. BELLEFONTE AVZ.

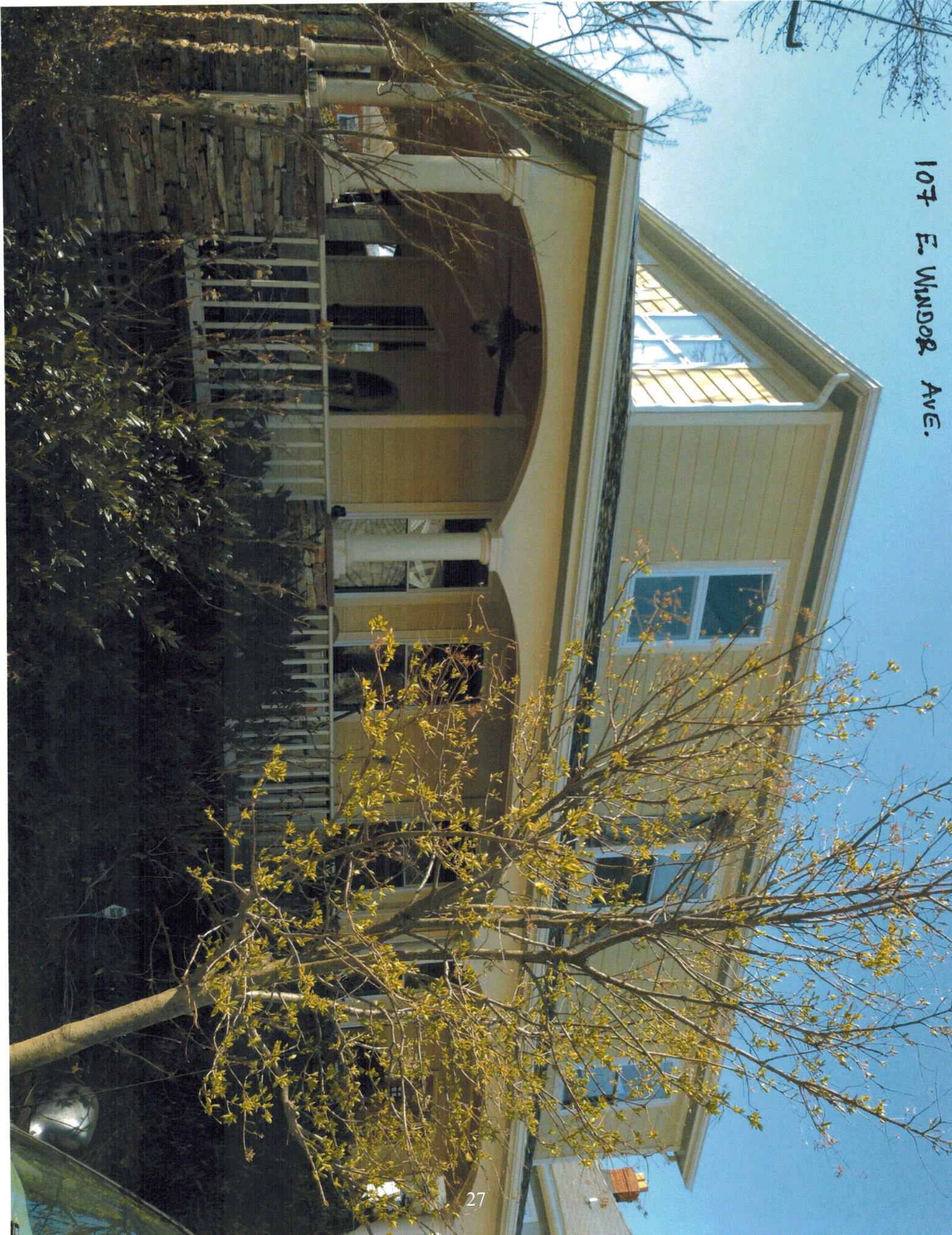
418 E. HOWELL AVE.



2001 LaGrande Ave.



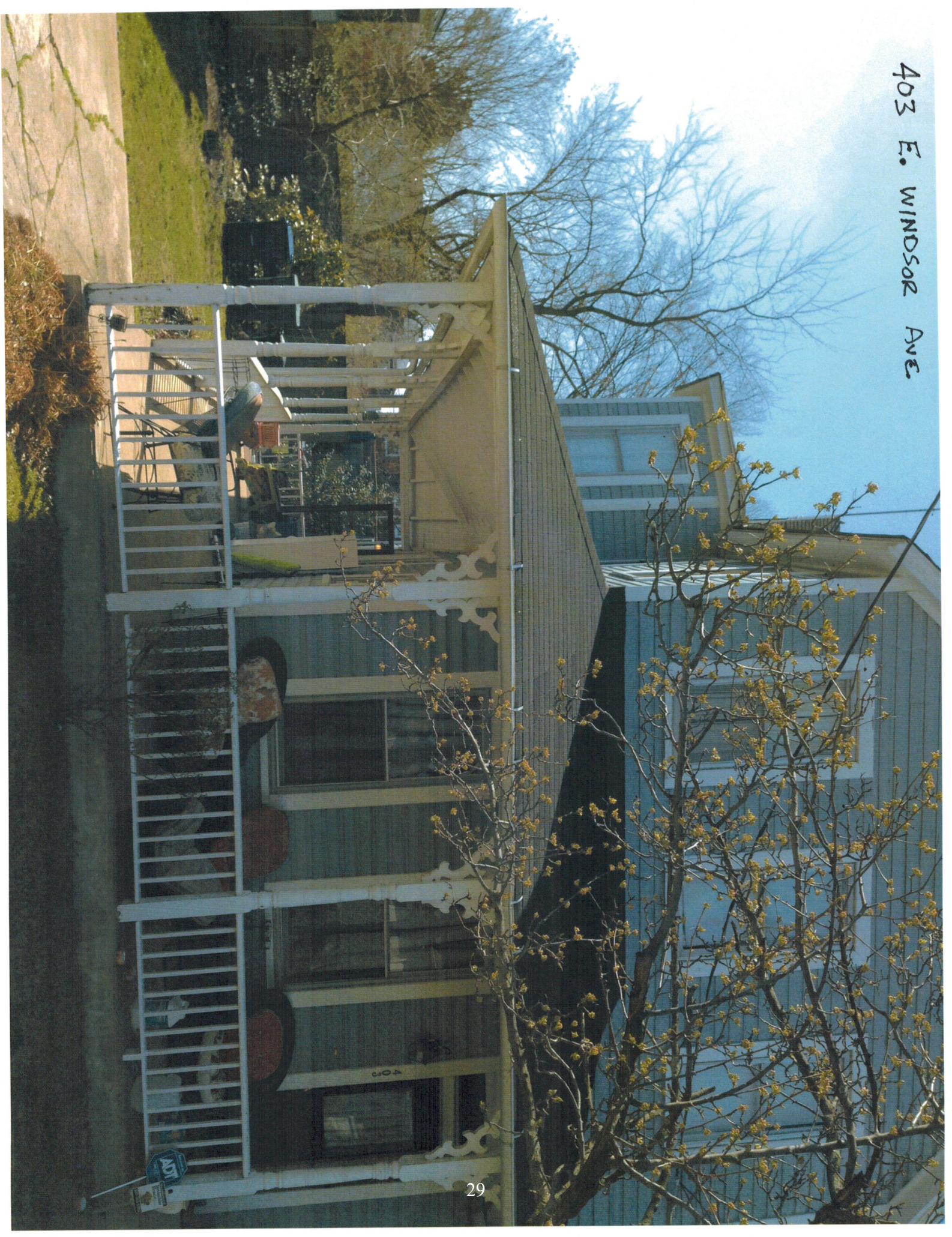
107 E. WINDSOR AVE.



422 E. COSTIS AVE.



403 E. WINDSOR AVE









Advanced Construction Group, LLC  
**PCG**  
Advanced Construction Group, LLC  
703-813-5554

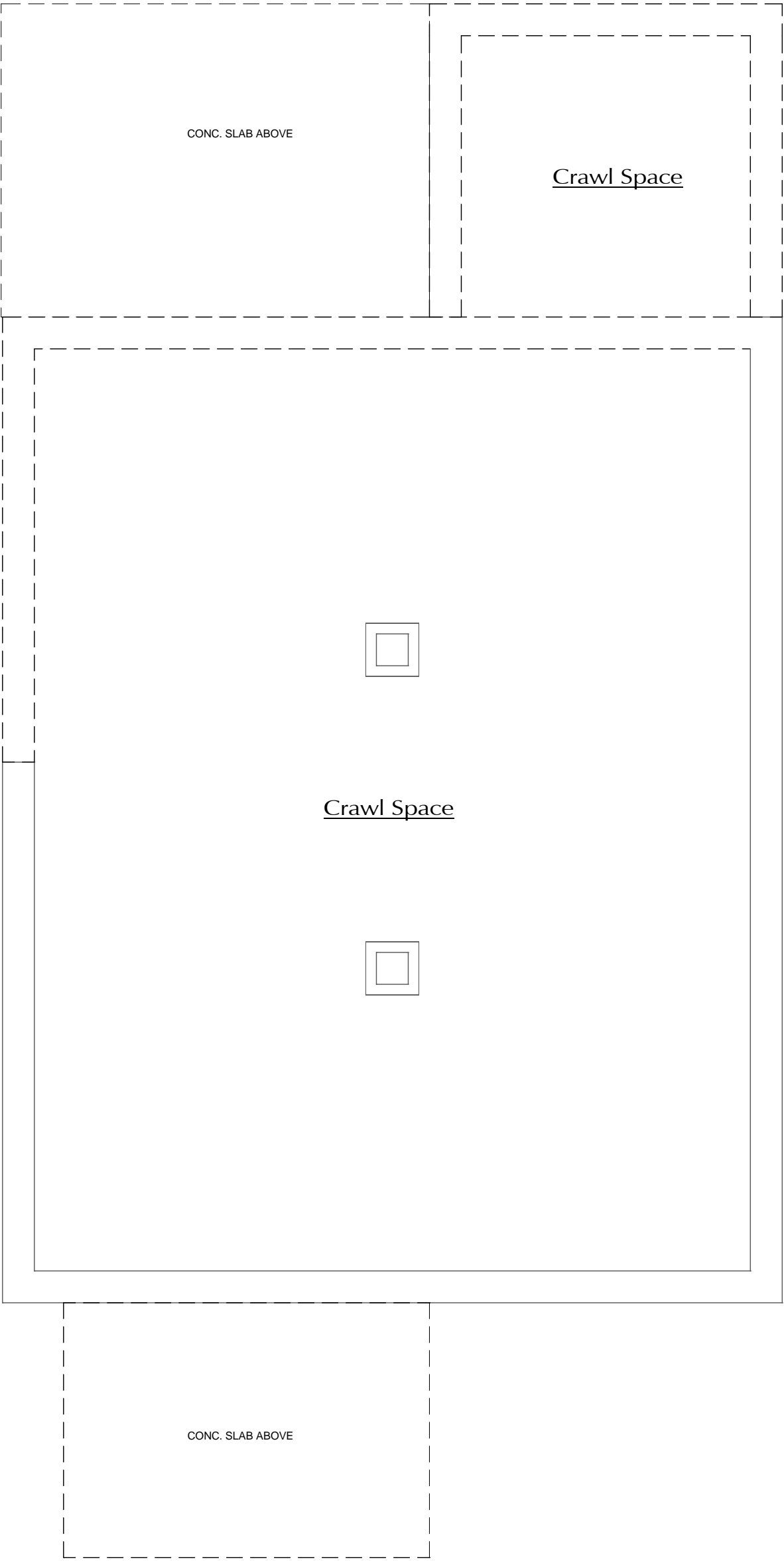
**PA**  
202.494.6639  
PATRICK AND ANDERSON  
REAL ESTATE

STOP

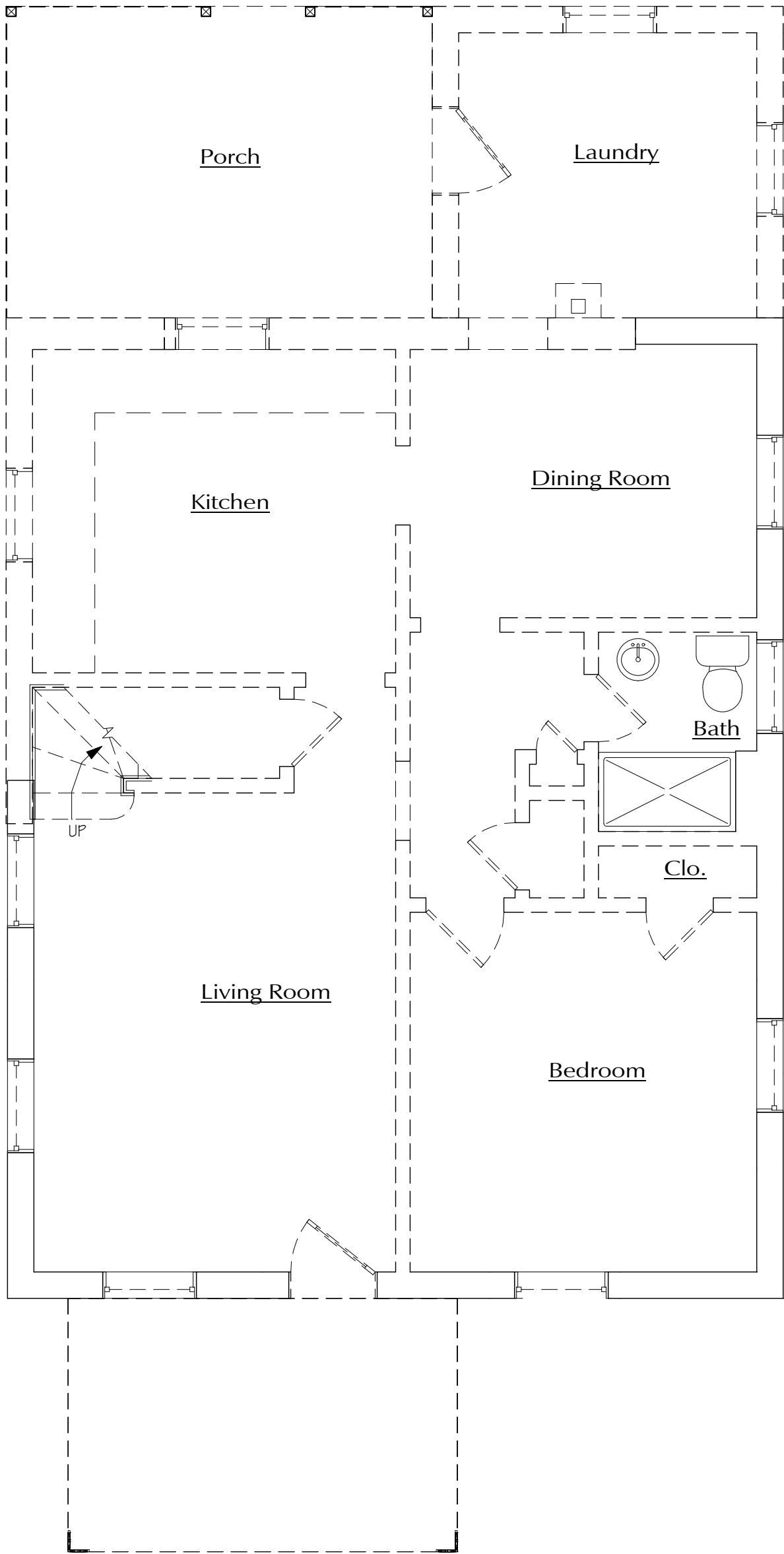




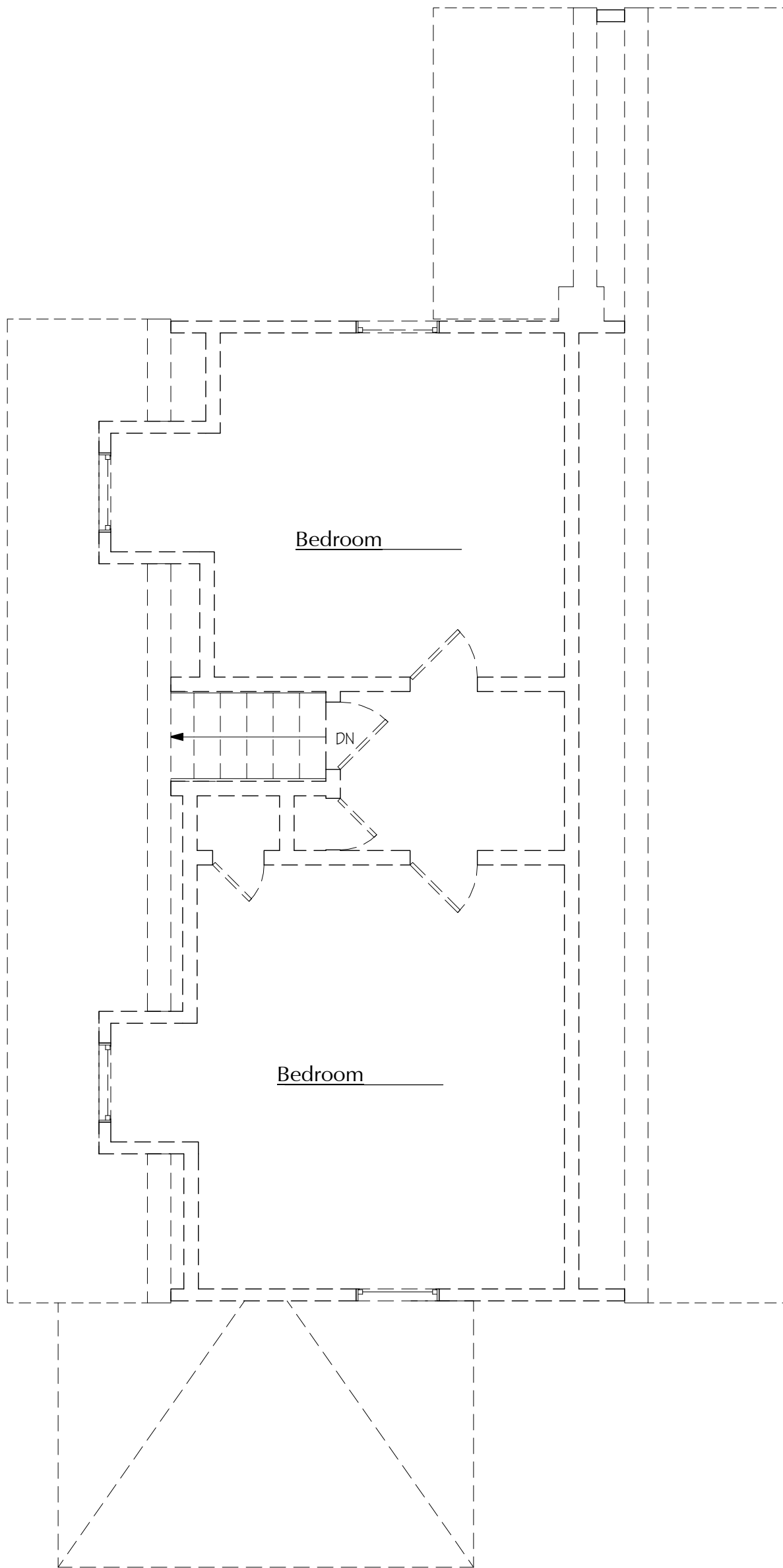


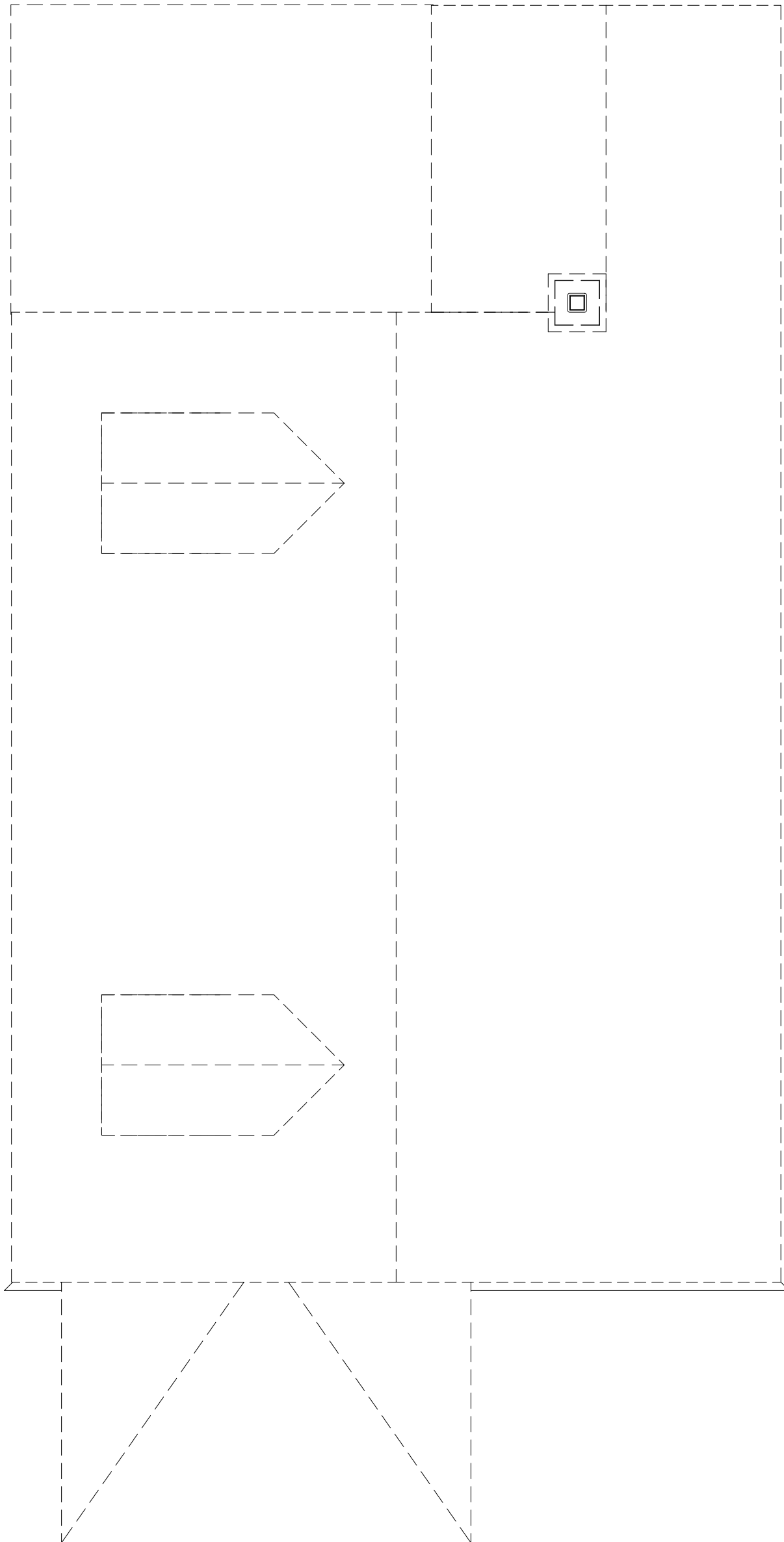


8 Basement Plan - Existing/Demolition  
1/4" = 1'-0"

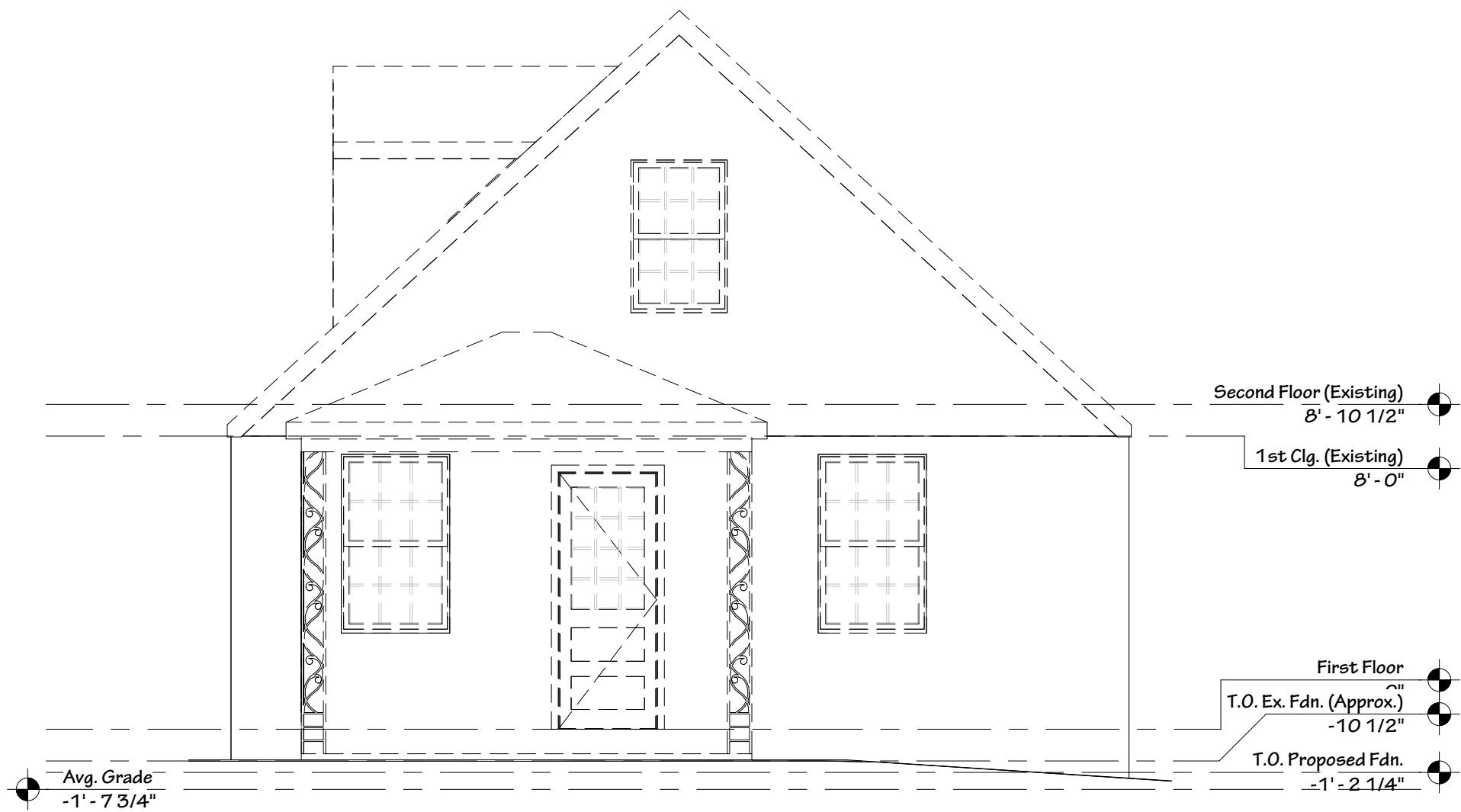


4 First Floor Plan - Existing/Demolition  
 1/4" = 1'-0"

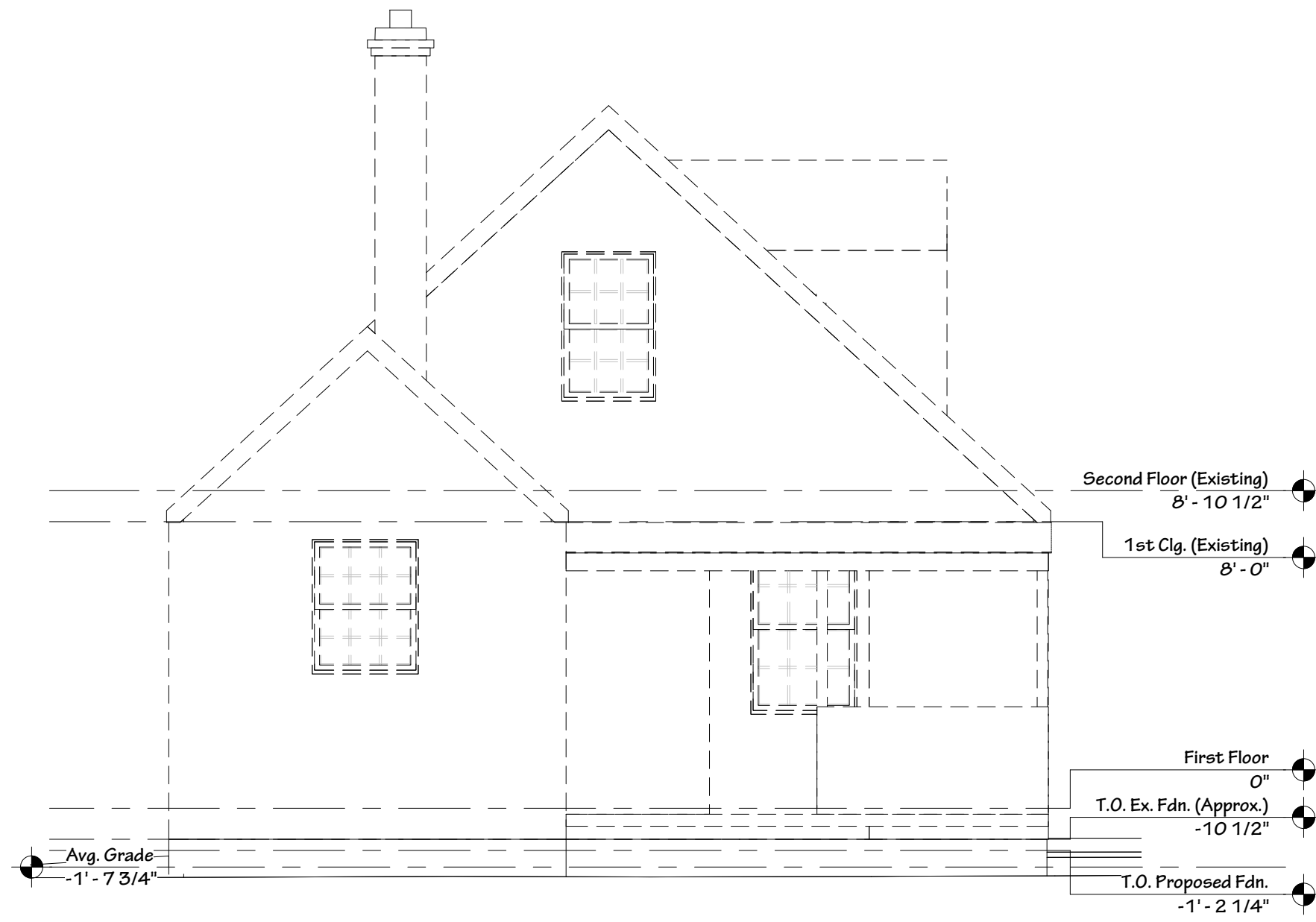




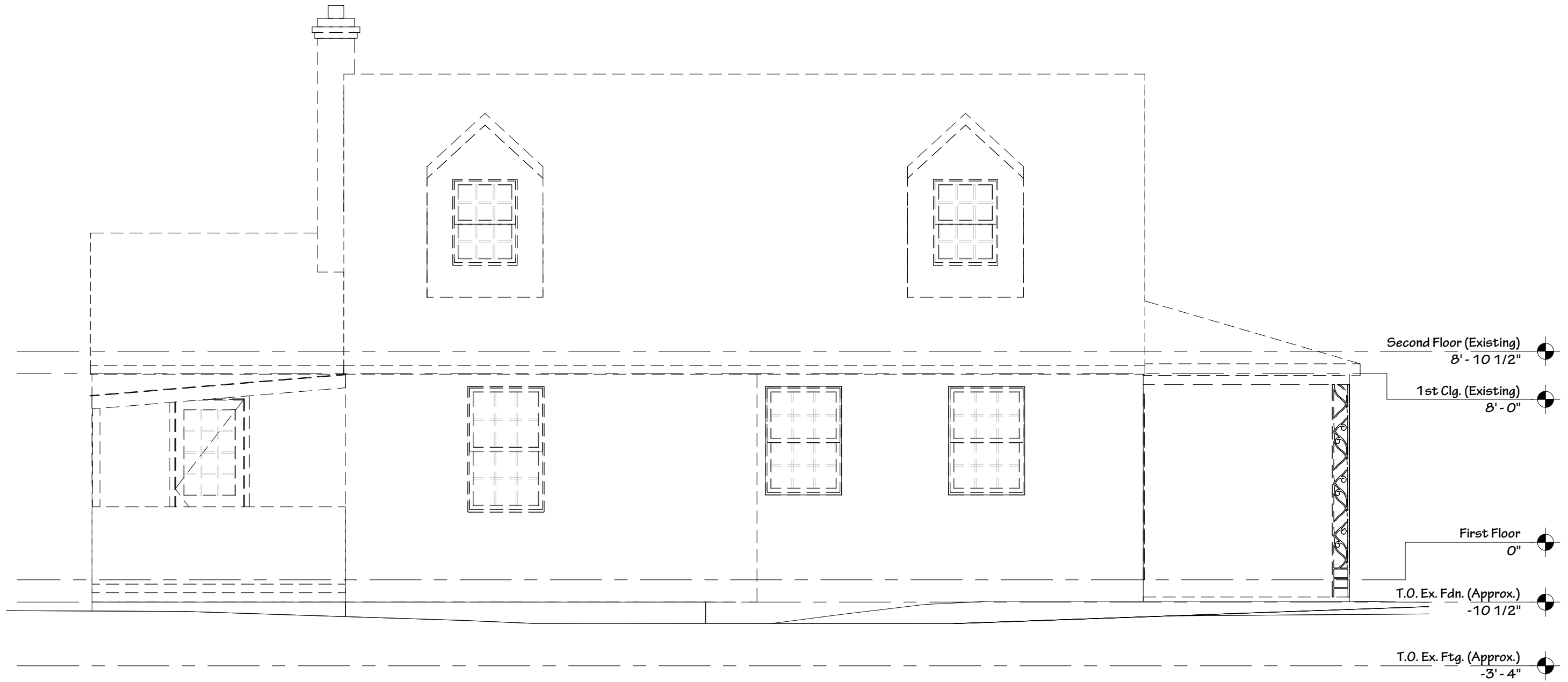
6 Roof Plan - Existing/Demolition  
1/4" = 1'-0"



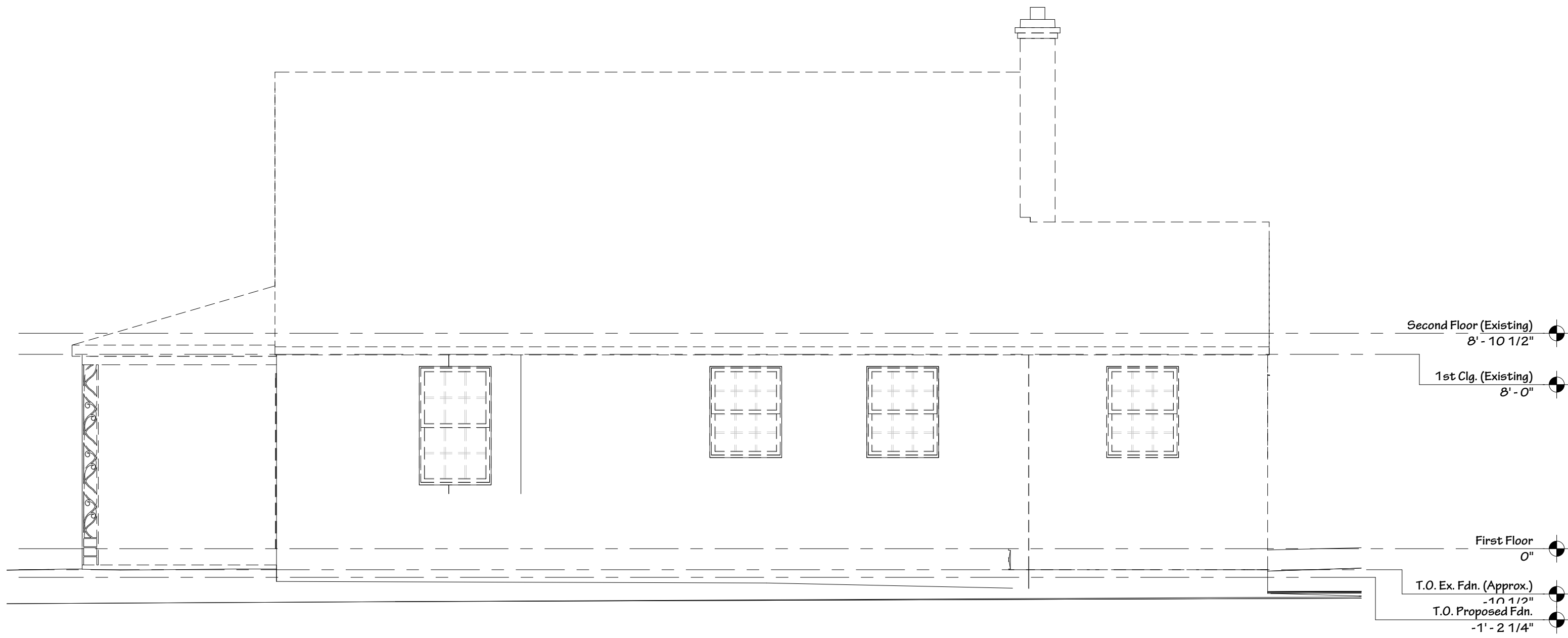
1 Front Elevation - Existing/Demolition  
 1/4" = 1'-0"



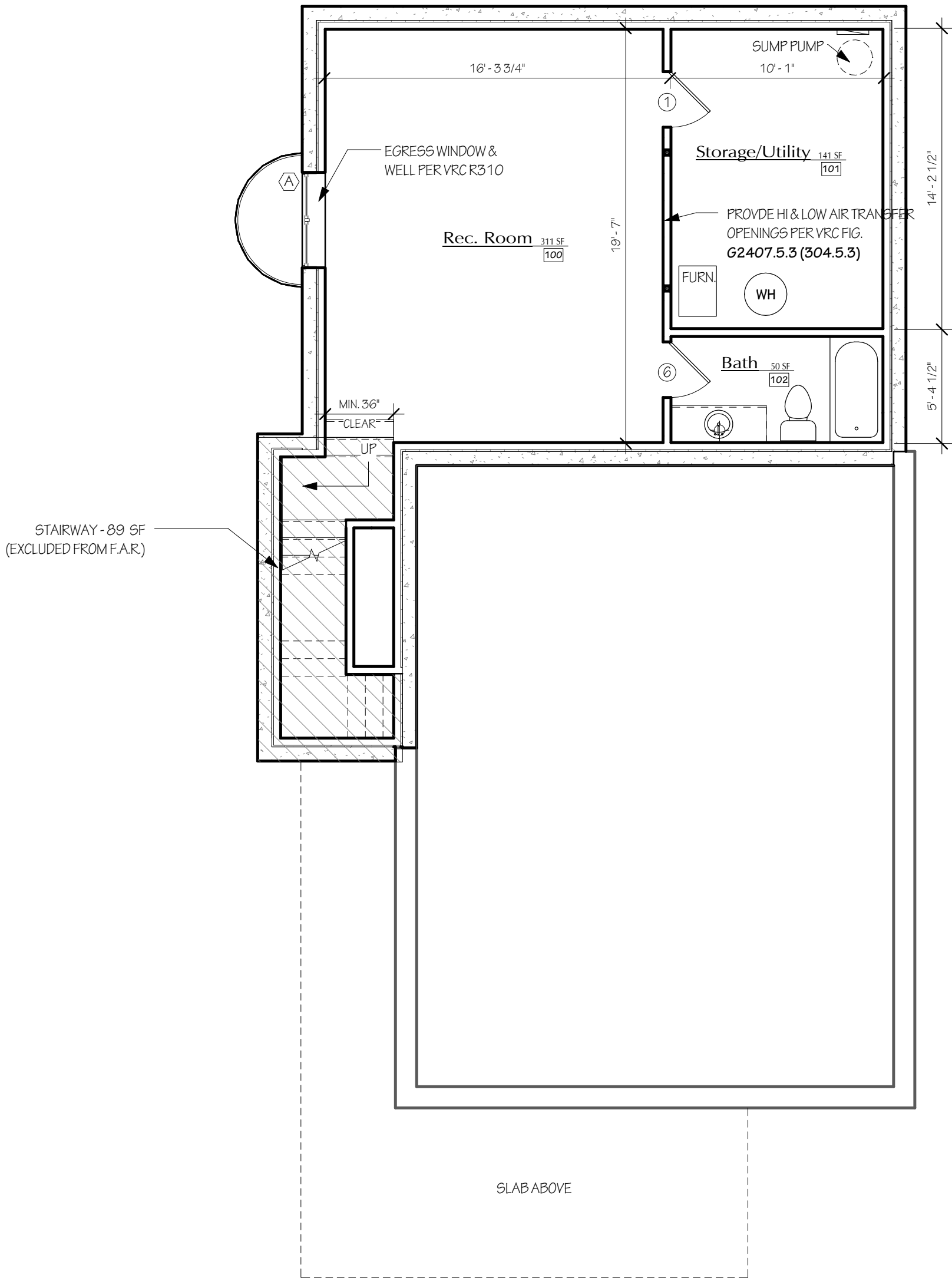
3 Rear Elevation - Existing/Demolition  
 1/4" = 1'-0"



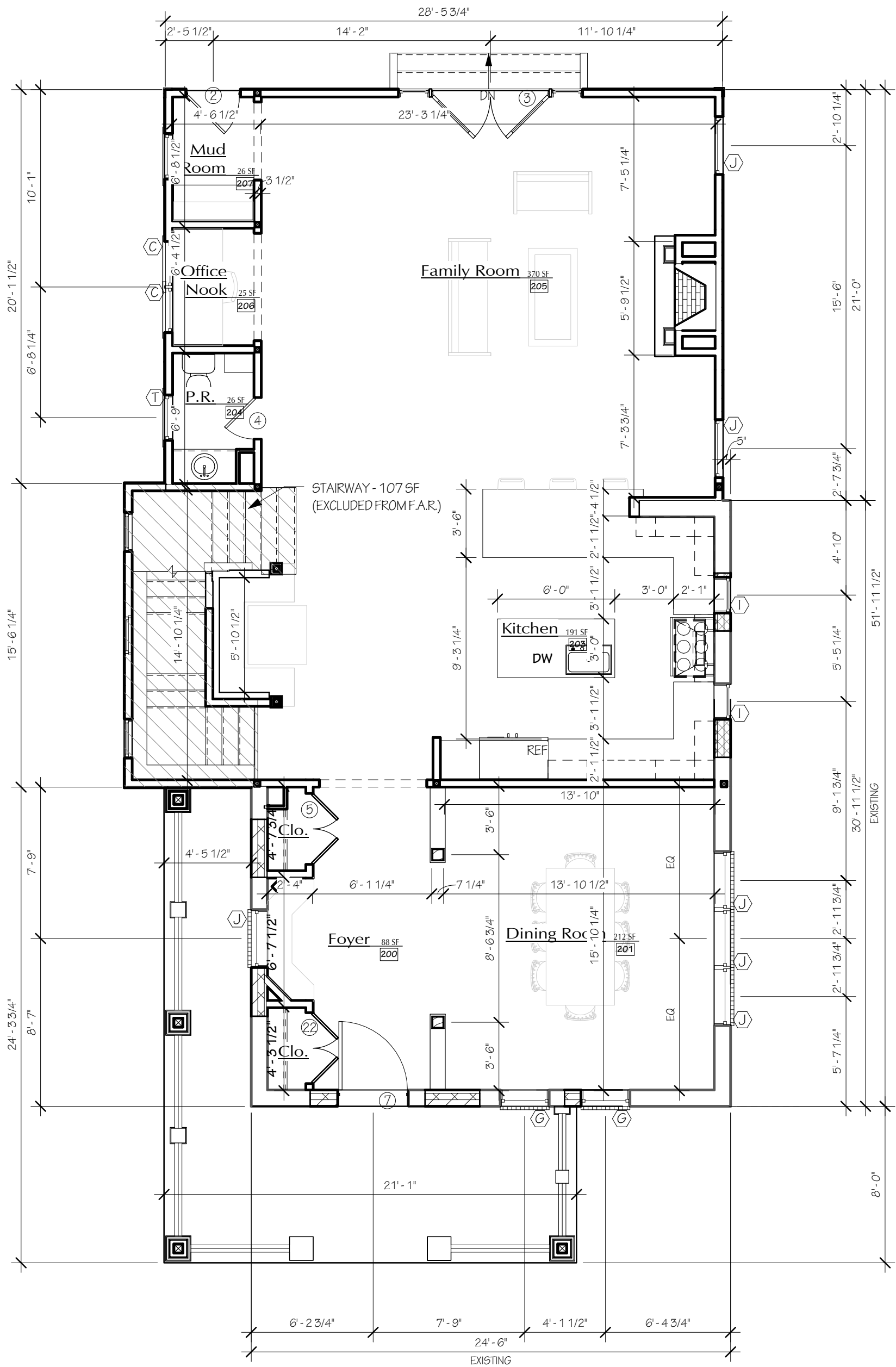
7 Left Side Elevation - Existing/Demolition  
 1/4" = 1'-0"



2 Right Side Elevation - Existing/Demolition  
 1/4" = 1'-0"

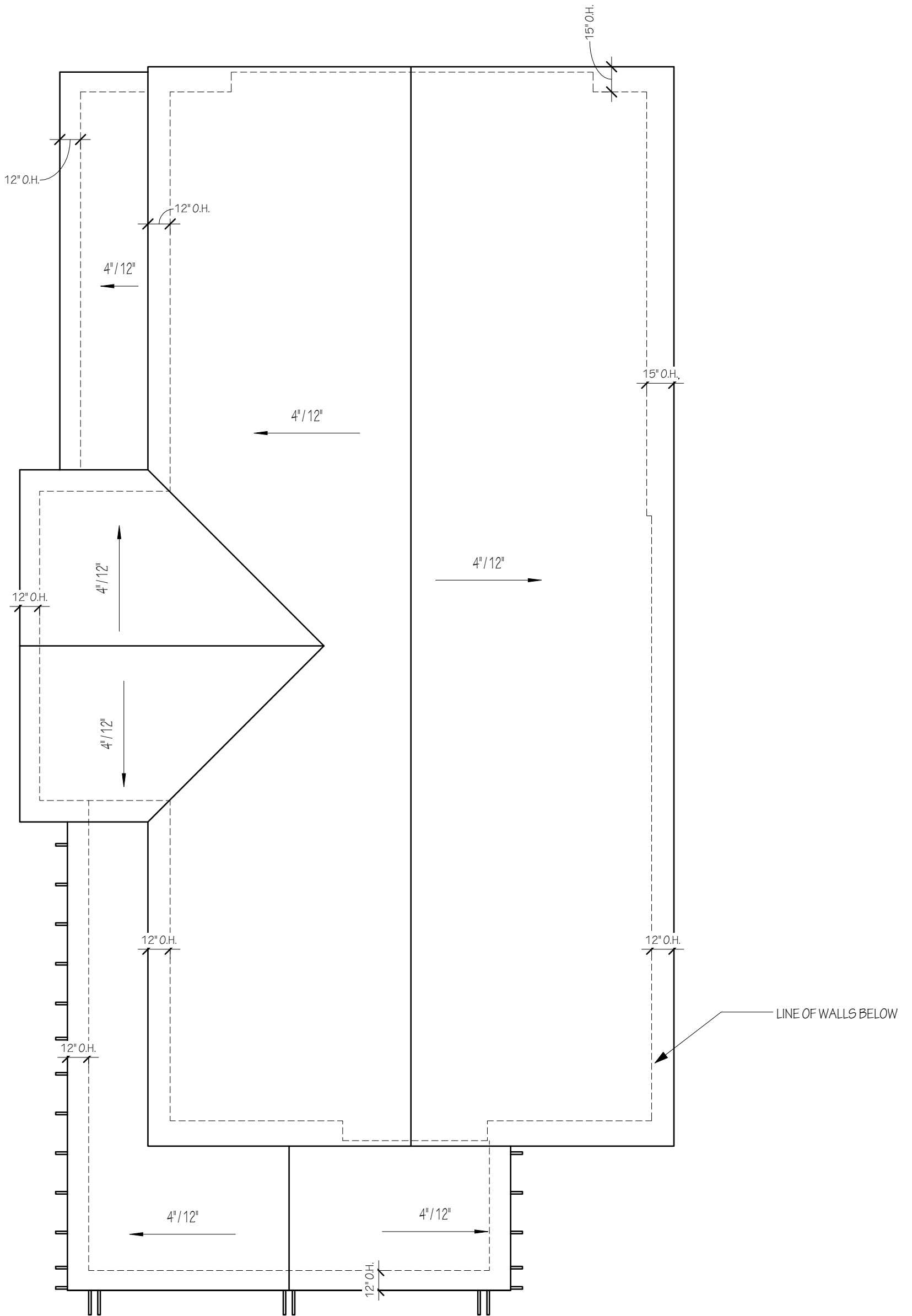


1 Basement Plan Proposed  
 3/16" = 1'-0"



1 First Floor Plan Proposed  
 3/16" = 1'-0"

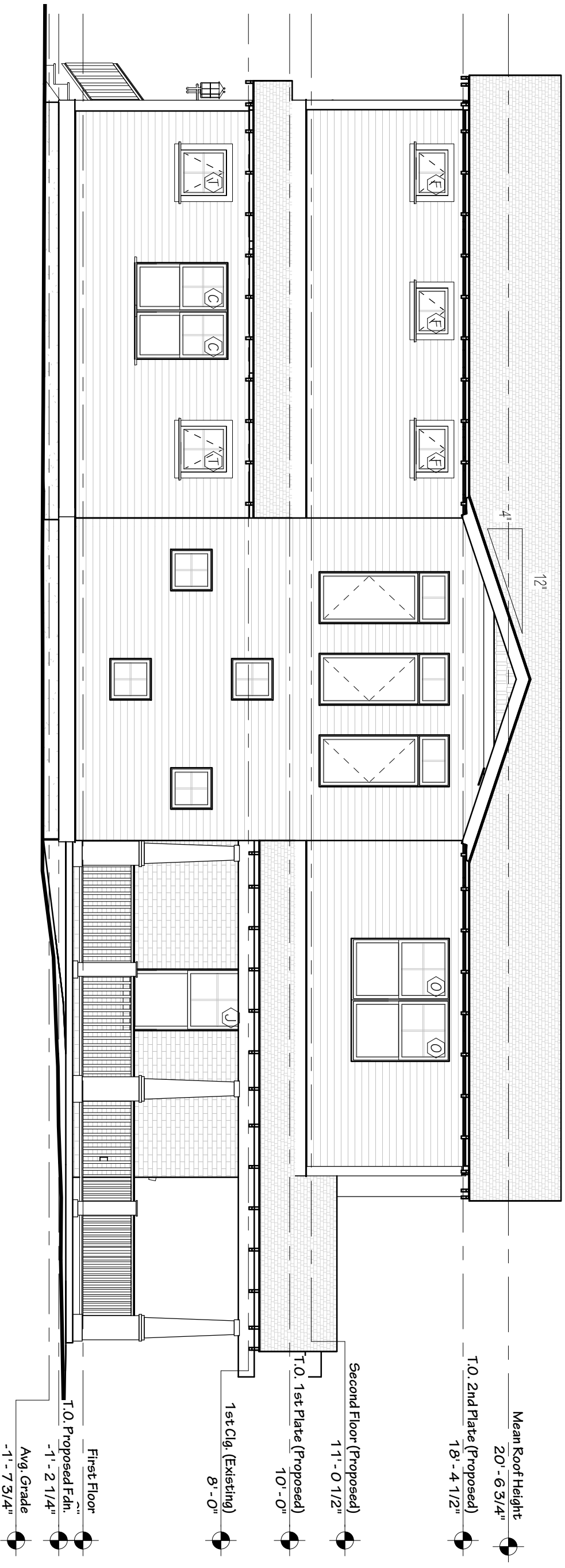




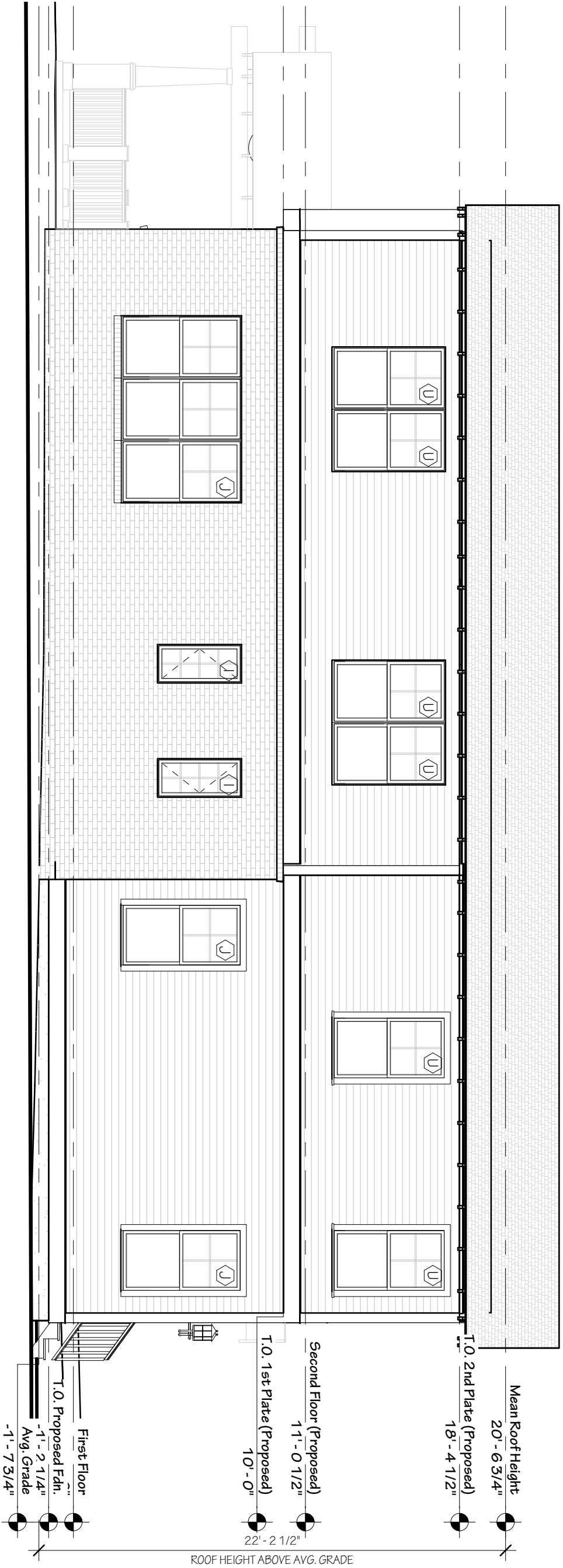
1 Roof Plan Proposed  
 3/16" = 1'-0"



1 Front Elevation Proposed  
 3/16" = 1'-0"



1 Left Side Elevation Proposed  
 3/16" = 1'-0"



1 Right Side Elevation Proposed  
 3/16" = 1'-0"



1 Rear Elevation Proposed  
 3/16" = 1'-0"

# Leslie Avenue

PROPOSED CONSTRUCTION ENTRANCE

**PROJECT NARRATIVE**

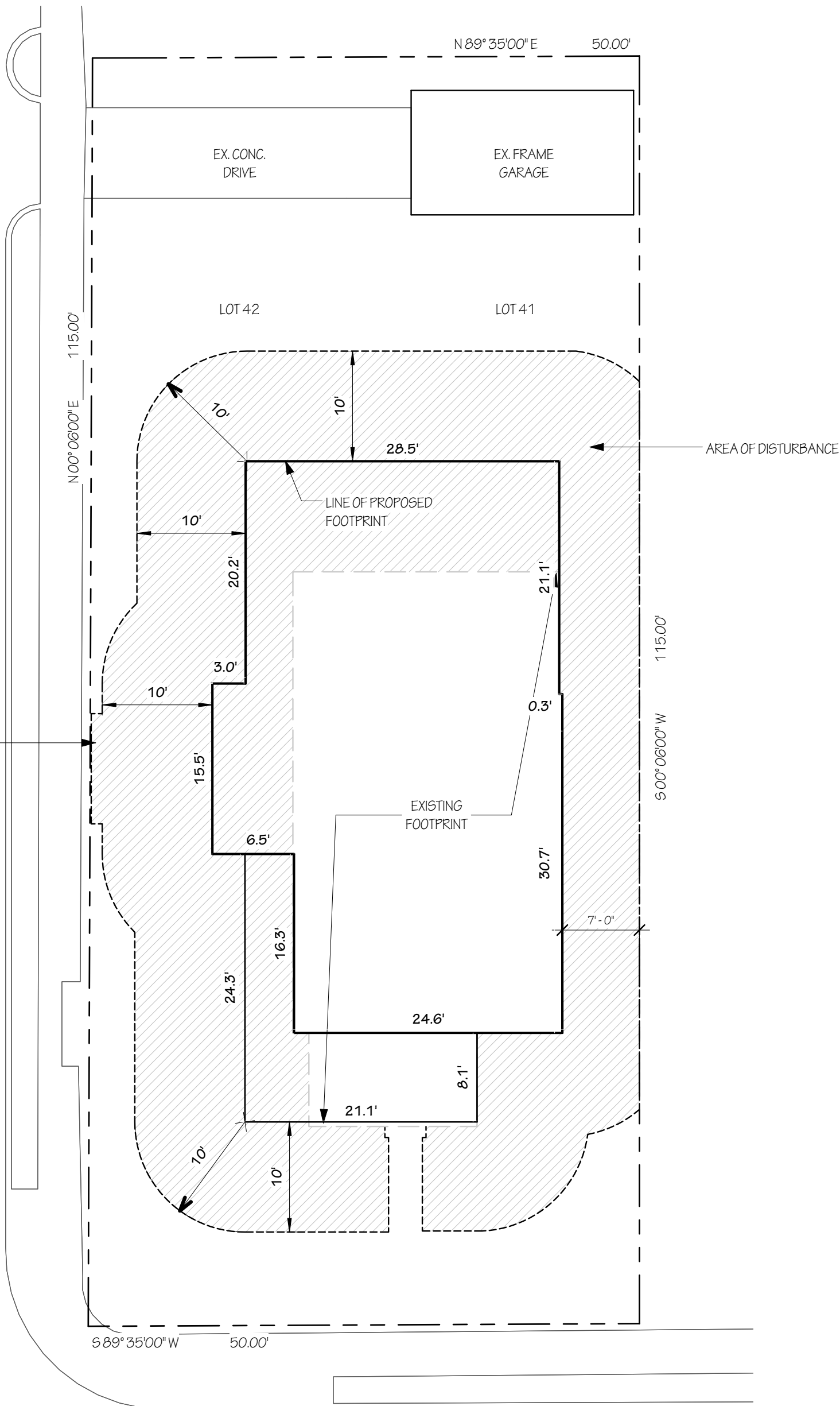
THE PROPOSED SITE CONSISTS OF TWO ADJOINING LOTS AND HAS A TOTAL AREA OF 5,750 S.F. THE PROPOSED SIDE IS RELATIVELY FLAT.

THE PROPOSED DEVELOPMENTS INCLUDE INTERIOR AND EXTERIOR RENOVATIONS, AND ADDITIONS TO AN EXISTING HOUSE. THE TOTAL PROPOSED AREA OF DISTURBANCE IS 2,397 S.F.

A SILT FENCE SHALL BE INSTALLED DOWNSLOPE OF DISTURBED AREAS AND A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED. SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

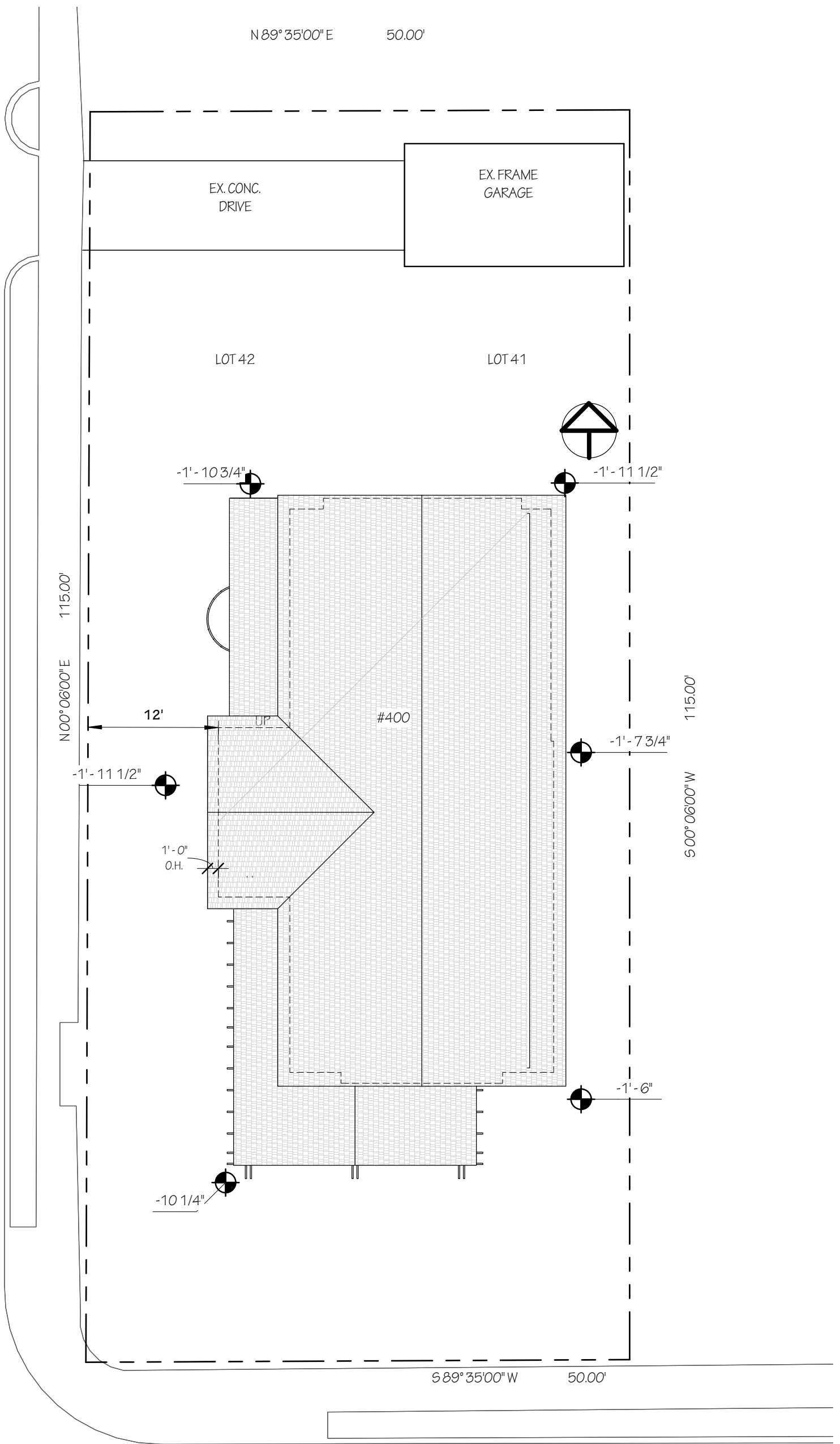
**LAND DISTURBANCE NOTES**

1. ALL EXCAVATED EARTH SHALL BE IMMEDIATELY REMOVED FROM PROPERTY
2. DURING CONSTRUCTION, MATERIALS MAY BE STORED ON EXISTING CONC. DRIVEWAY PROVIDED THEY ARE TRANSPORTED TO WORK AREAS ONLY VIA LESLIE AVENUE CONSTRUCTION ENTRANCE.



# Bellefonte Avenue

LESLIE AVENUE



E BELLEFONTE AVENUE