



**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 Christine A. Kelly

Address 950 North Washington Street, Suite 234
Alexandria, Virginia 22314

Daytime Phone 703-708-7371

Email Address christine@craftedarchitecture.com

2. Property Location 13 East Masonic Avenue

3. Assessment Map # 053 Block 02 Lot 09 Zone R2-5

4. Legal Property Owner Name Tamisha V Carino and Jayln Henton

Address 13 East Masonic Avenue
Alexandria, Virginia 22301

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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.	Tamisha V Carino	13 East Masonic Ave	100%
2.	Jalyn Henton	13 East Masonic Ave.	100%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 13 East Masonic Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Tamisha V Carino	13 East Masonic Ave.	100%
2.	Jalyn Henton	13 East Masonic Ave	100%
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.	Tamisha V Carino		
2.	Jalyn Henton	NONE	NONE
3.			

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

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5. Describe request briefly:

Request to construct a new front porch 11.8' from front yard property line and 6.8' from side yard property line.

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.

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.

Due to the location of the house on the lot, an 8' porch will not fit within the allowable setback. The deepest porch permitted would be 4' which would not be useful, therefore we would like to ask permission to construct an 8' deep porch. This front porch would be a similar set back credit in to 13, 21 and 19 East Masonic Avenue.

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

If granted, Tamisha and Talyn would have a usable front porch to utilize each day as they spend a lot of time enjoying the front yard and street scope of their neighborhood.

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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.

13, 15 and 17 East Musmie share a similar front set back situation but 32, 19 and 21 East Musmie sit closer to the property line and all have front porches (see photos) If granted, our porch ~~was~~ would be of a similar condition to these existing homes with front porches.

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?

Yes

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

Yes

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

It has been in existence since the property was purchased.

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

No the applicant did not create it

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 variance will not be harmful to others. The new front porch will be similar to other porches in the community and street.

- 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.

Yes - the statements are attached.

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

No.

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.

An alternative plan is to have 2 small separate entries at the front door and the mud room. The front porch would create a cohesive architectural element to tie these 2 entries together.

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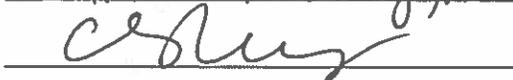
THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by 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: Christine A. Kelly, Architect Date: 9/24/2016

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.

*****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.

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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 13 EAST MASONIC AVENUE Zone R2-5
 A2. 5000 x .45 = 2250
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	620	Basement**	620
First Floor	809	Stairways**	142
Second Floor	620	Mechanical** garage	222.65
Third Floor	620	Porch/Garage**	36
Porches/Other	GARAGE 222.45 PORCH 36	Attic less than 5**	226
Total Gross*	2927.65	Total Exclusions	1246

B1. Existing Gross Floor Area *
2927.65 Sq. Ft.
 B2. Allowable Floor Exclusions**
1246 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1681.65 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	419	Stairways**	0
Second Floor	55	Mechanical**	0
Third Floor	0	Porch/Garage**	240
Porches/Other	297	Attic less than 5**	0
Total Gross*	771	Total Exclusions	240

C1. Proposed Gross Floor Area *
771 Sq. Ft.
 C2. Allowable Floor Exclusions**
240 Sq. Ft.
 C3. Proposed Floor Area minus
Exclusions 531 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2212.65 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2250 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: 9/24/2016 REVISED

Crafted Architecture LLC

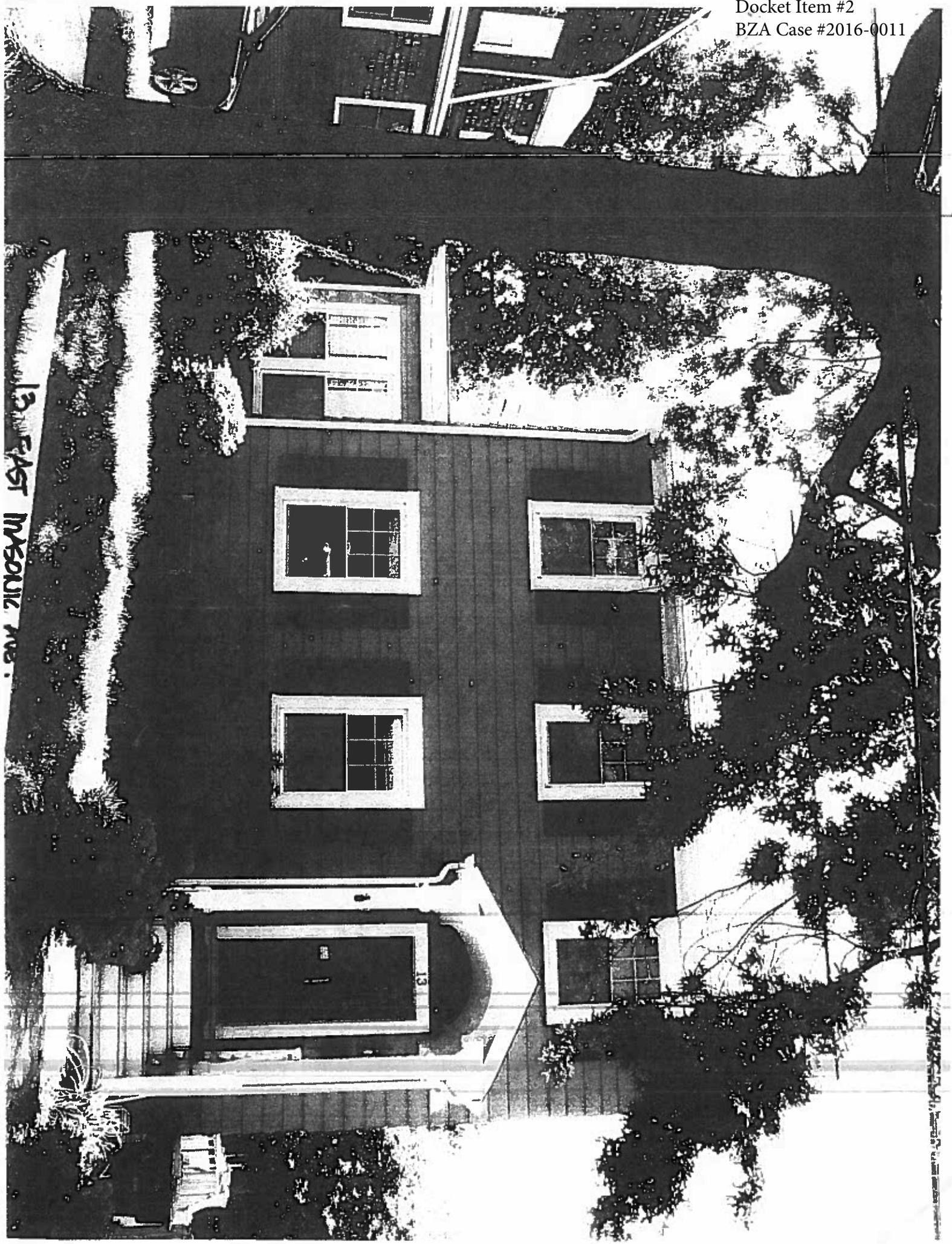


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Average Prevailing Setback for the East Monroe Avenue

1 East Monroe Avenue	25.93'
3 East Monroe Avenue	25.89'
5 East Monroe Avenue	25.22'
7 East Monroe Avenue	28.26'
11 East Monroe Avenue	24.41'
13 East Monroe Avenue	19.09'
15 East Monroe Avenue	19.09'
17 East Monroe Avenue	19.09'
19 East Monroe Avenue	12.02'
21 East Monroe Avenue	10.68'
23 East Monroe Avenue	16.06'
27 East Monroe Avenue	16.15'
<u>31 East Monroe Avenue</u>	11.68' 11.5'
Total	252.57 253.39

Average = 19.49' Cal 9/25/2016



13 EAST MESSICK AVE.



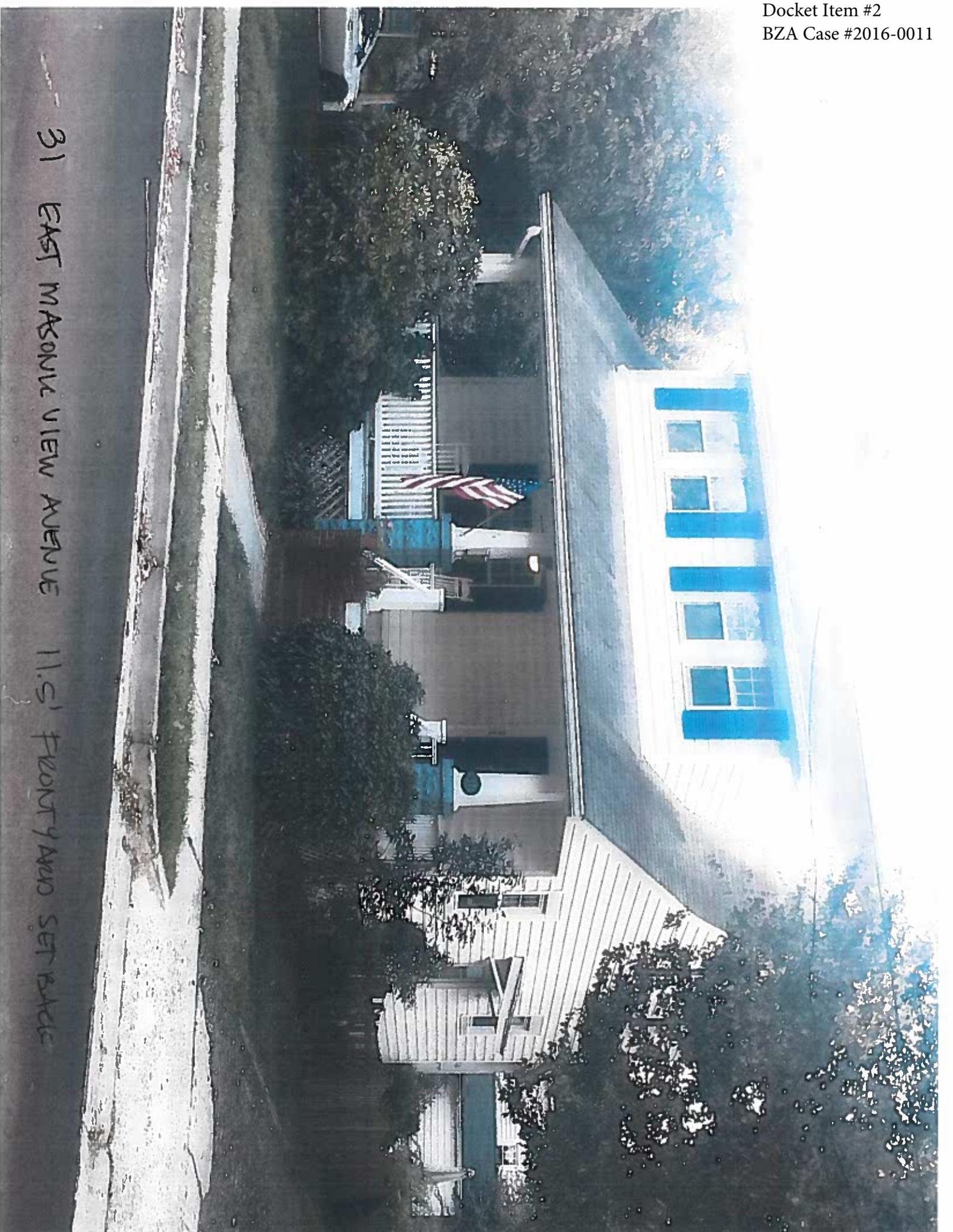
19 EAST MASONIC VIEW AVE 12.02 FRONT YARD SETBACK



21 EAST ~~MONTGOMERY~~ MASONIC VIEW AVENUE 10.68' SETBACK

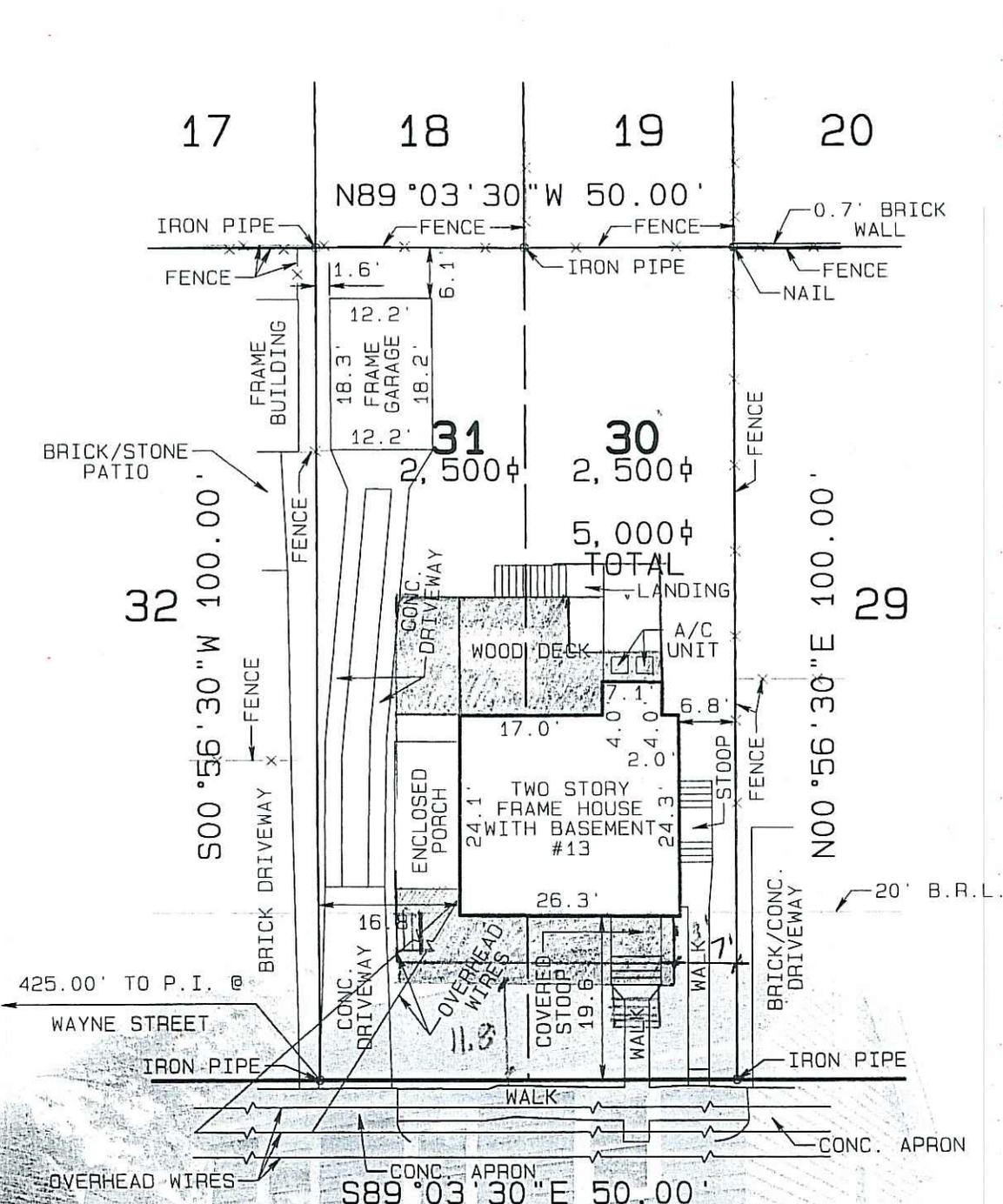
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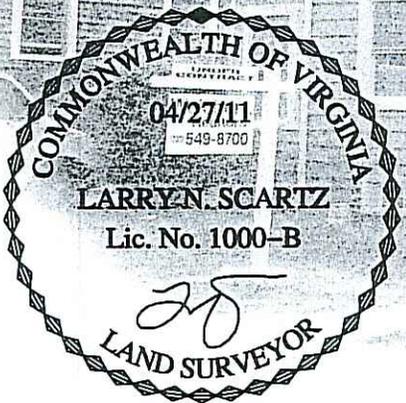


31 EAST MASONIC VIEW AVENUE 11.5' FRONT YARD SET BACK

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.
THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



EAST MASONIC VIEW AVENUE
40' R/W



PHYSICAL IMPROVEMENTS SURVEY
LOTS 30 AND 31, BLOCK 5

ROSEMONT PARK

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: APRIL 27, 2011

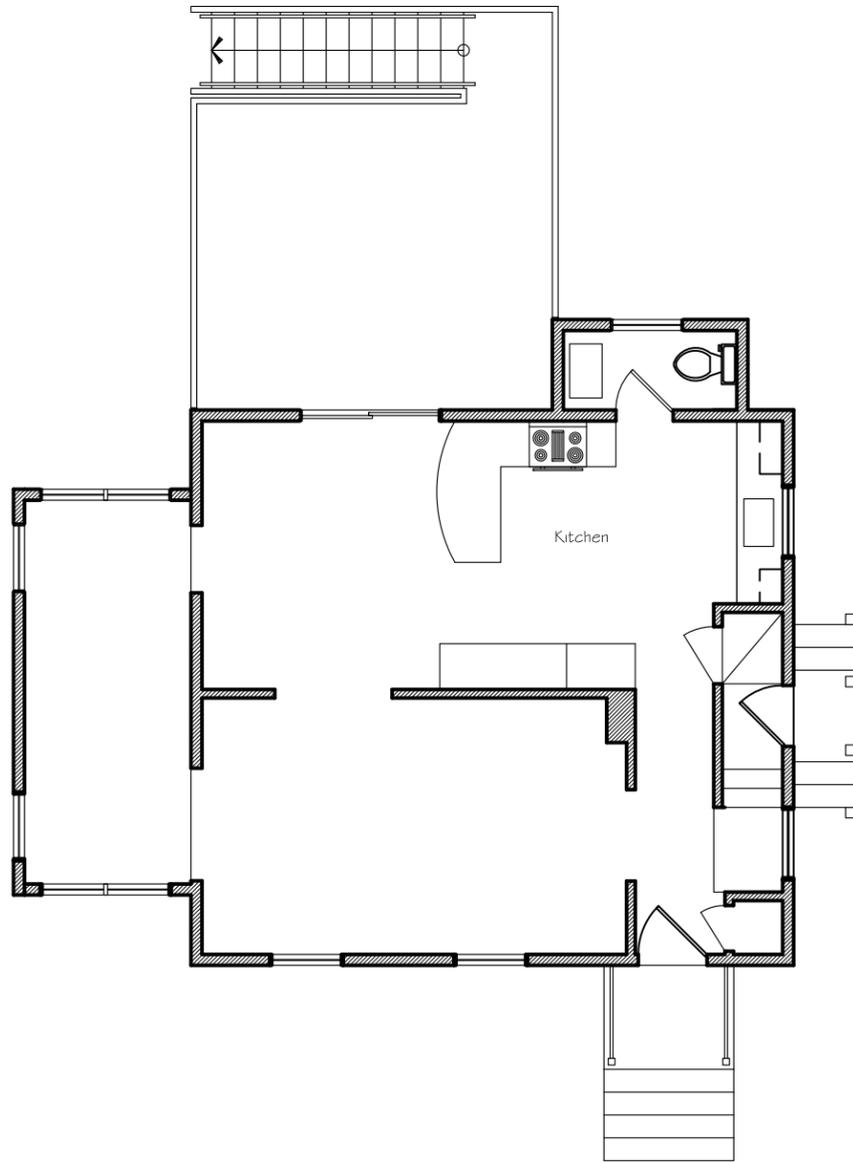
CASE NAME: ALABAMA AVE LC
TO HENTON/CARDINO (OTAW1104089)

NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

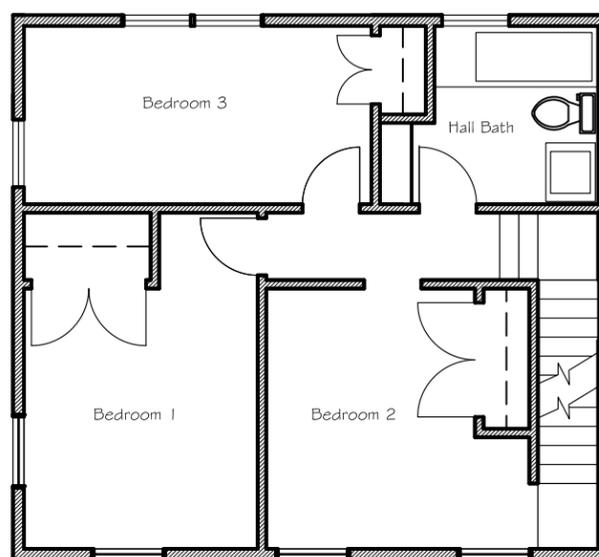


SCARTZ SURVEYS
LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM





② Existing First Floor Plan
SCALE: 1/8" = 1'-0"



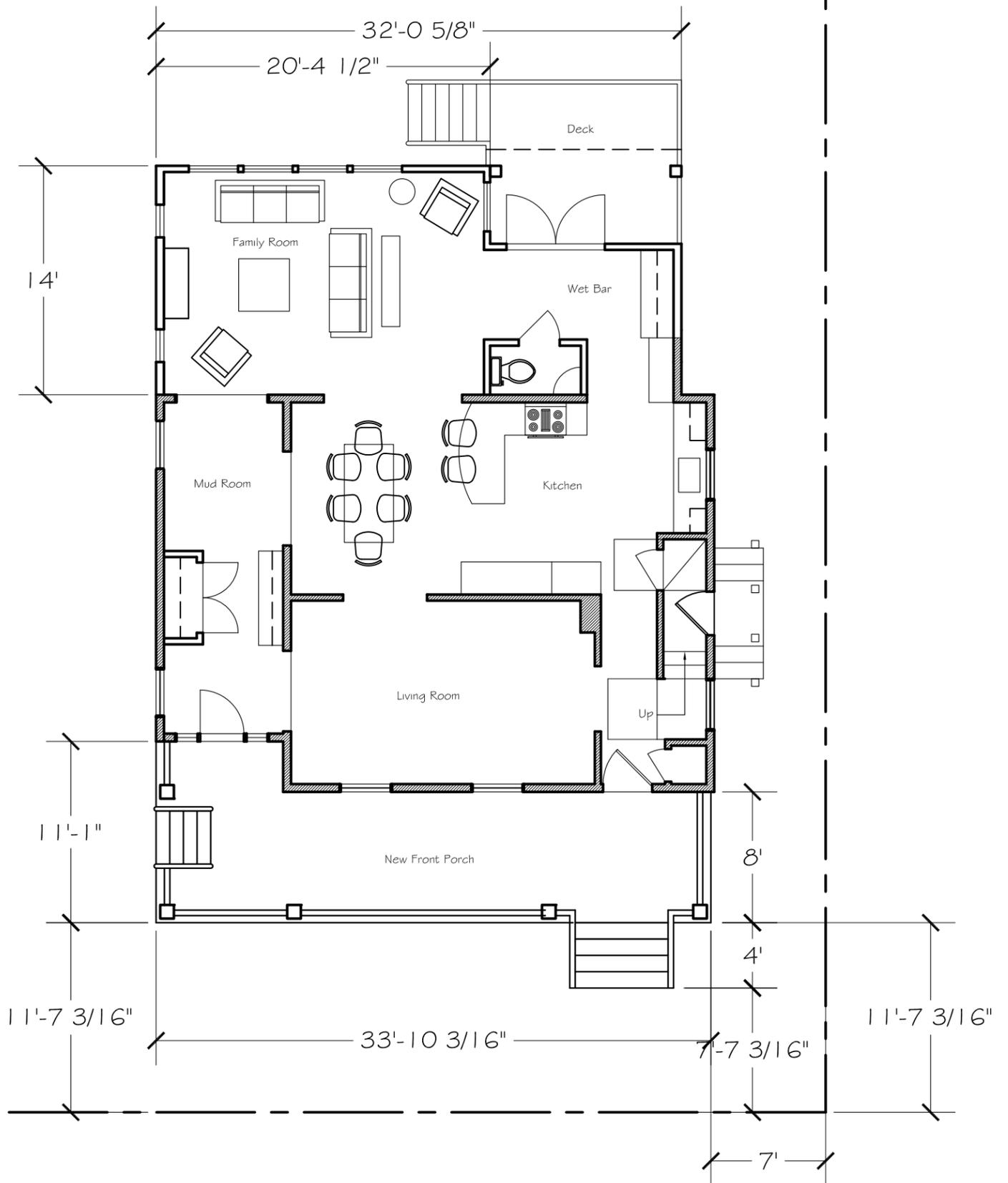
① Existing Second Floor Plan
SCALE: 1/8" = 1'-0"

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Carino Henton Residence
13 East Masonic Avenue
Alexandria, VA 22301
September 25, 2016

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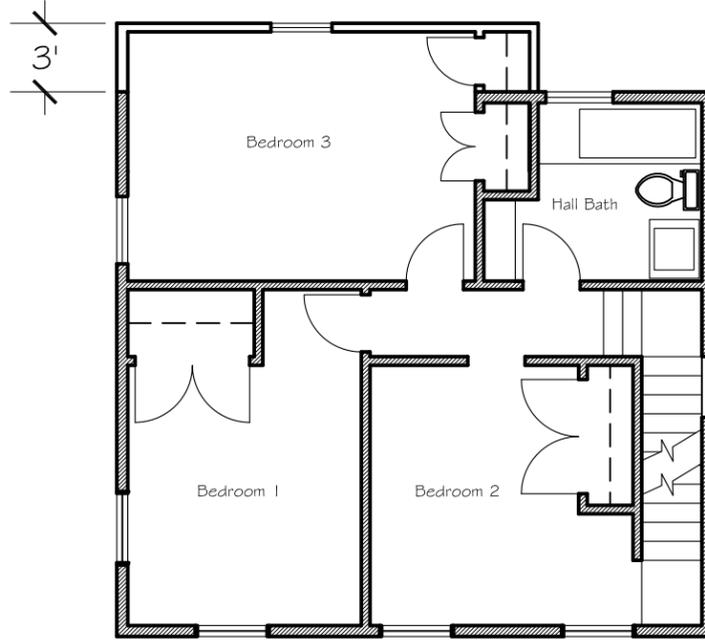


1 First Floor Plan
SCALE: 1/8" = 1'-0"

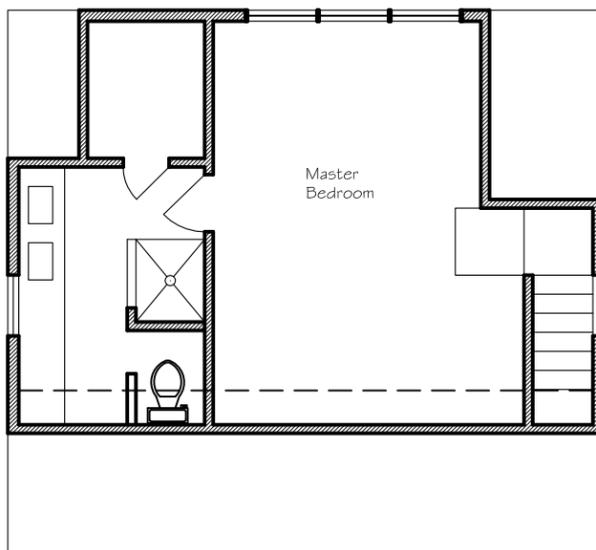
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Carino Henton Residence
13 East Masonic Avenue
Alexandria, VA 22301
September 26, 2016



1 Second Floor Plan
SCALE: 1/8" = 1'-0"



2 Attic Floor Plan
SCALE: 1/8" = 1'-0"



1 Front (North) Elevation
SCALE: 1/8" = 1'-0"



2 Rear (South) Elevation
SCALE: 1/8" = 1'-0"



1 Side (East) Elevation
SCALE: 1/8" = 1'-0"



2 Side (West) Elevation
SCALE: 1/8" = 1'-0"

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September, 2016