Docket Item # 2
BZA Case #2025-00009
Board of Zoning Appeals
November 10, 2025

ADDRESS: 9 POTOMAC COURT
ZONE: RM/TOWNHOUSE
APPLICANT: RONNIE VASALLO JR AND MARY SAVINO
REPRESENTED BY STEVE BERRY

ISSUE: Variance to construct a deck in the required rear yard and reducing the required open space.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-1106 (A)(3)(a)	Rear Yard	16.00 ft.*	3.60 ft.	12.40 ft.*
3-1106(B)(1)(b)	Open Space	408.50 sq.ft.**	297.00 sq.ft.	111.50 sq.ft.

* A setback ratio of 1:1, with a minimum of 16.00 feet is required. Based on the deck height of 13.17 feet measured from average finished grade to the top of the deck railing, a setback of 16.00 feet is required.
** Zoning Ordinance section 7-1106(B)(1)(b) states that the open space requirement shall be the lesser of the following: 35 percent of the lot or the amount existing on June 24, 1992. On June 24, 1992, the lot had 408.50 square feet of open space. This is the amount the zoning ordinance requires.

Staff **recommends denial** of the requested variances because the request does not meet all the variance definition or standards.

If the Board decides to grant the requested variances, the project is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. Prior to final inspection, the applicant must submit a survey plat prepared by a licensed surveyor confirming the deck footprint, setbacks, and open space compliance. The variances 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.

BOARD OF ZONING APPEALS ACTION, SEPTEMBER 9, 2025: On a motion by Mr. Foley seconded by Mr. Patel, the Board of Zoning Appeals voted to defer the variance as requested by the applicant. The motion was approved on a vote of 5 to 0.

Reason: The applicant requested a deferral to a future date to be determined, and the Board supported this request.

Speakers: Steve Berry, agent for the applicant, requested the deferral.


WOLFE ST
POTOMAC CT
S UNION ST
WILKES ST
RM
W-1
WPR
SITE
9
BZA2025-00009
9 Potomac Court
N
0 40 80 160 Feet

I. Issue

The applicant requests variances to construct a deck in the required rear yard and reducing the required open space at 9 Potomac Court.

Figure 1- Subject Property

II. Background

The subject property is one lot of record with 17.58 feet of frontage on Potomac Court, 36.11 feet of width along the rear property line, 62.88 feet of depth on the south side of the lot, and 70.31 feet of depth on the north side of the lot. The property contains 1,541 square feet of lot area and is substandard to the minimum lot size, lot width, and frontage requirements of the RM zone.

The lot contains a three-story townhouse dwelling. According to Real Estate Assessment Records, the dwelling was constructed in 1967. On March 24, 1966, Planning Commission approved a preliminary subdivision plat of Potomac Court subdivision. On June 28, 1966, the Board of Zoning Appeals approved a variance for a townhouse to be constructed 9.00 feet from the rear property line.

The subject property is located in the Old and Historic Alexandria District and is under the purview of the Board of Architectural Review.

The existing dwelling is located 18.60 feet from the front property line facing Potomac Court, and 9.00 feet from the rear property line. There are no side yard setbacks for interior townhouses within the RM zone.

RM Zone	Required/Permitted	Existing	Proposed*
Lot Area	1,542sq. ft.	1,541 sq. ft.	1,541 sq. ft.
Lot Frontage	18.00 ft.	17.58 ft.	17.58 ft.
Lot Width	18.00 ft.	20.00 ft.	20.00 ft.
Front Yard setback	Front lot line	18.60 ft.	18.60 ft.
Side Yard (North)	0.00 ft.	0.00 ft.	1.50 ft.
Side Yard (South)	0.00 ft.	0.00 ft.	1.50 ft.
Rear Yard	1:1, 16.0 ft. min.	8.90 ft.	3.60 ft.
Height	45.00 ft.	>30 ft.	13.17 ft.
Open Space	408.50 sq. ft.	408.50 sq. ft.	297 sq. ft.
Floor Area Ratio (FAR)	2,311.50 sq. ft. (max) (1.5)	1,487 sq. ft.	1,487 sq. ft.

*Based on the proposed deck

III. Description

The applicant proposes to construct a second story deck to the rear of the existing dwelling. The proposed second story deck would be located 3.60 feet from the rear property line and 1.50 feet from both side property lines. Based on a height of 13.17 feet, measured from grade to the top of the railing, the applicant is requesting a variance of 12.40 feet to construct the deck 3.60 feet from the rear property line.

The proposed deck would reduce open space from 408.50 square feet to 297.00 square feet. The applicant is requesting a variance of 111.50 square feet.

The footprint of the deck is proposed to be 72.00 square feet.

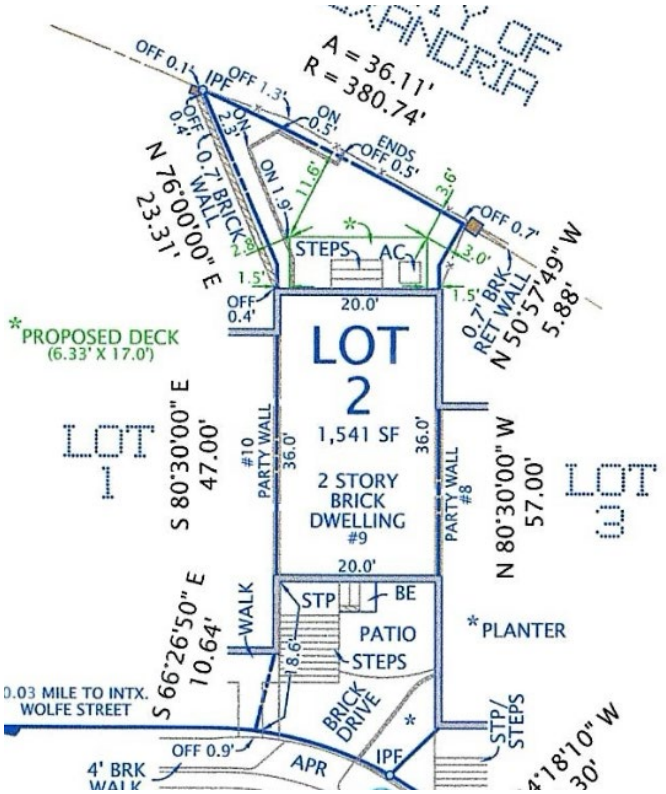

Figure 2: Proposed site plan

IV. Master Plan/Zoning

The subject property is currently zoned RM/Townhouse and has been so zoned since the adoption of the Third Revised Zoning Map in 1951 and is identified as residential in the Old Town Small Area Plan.

V. Requested Variances:

Rear Yard 3-1106(A)(3)(a)

The RM zone requires a rear yard based on a height to setback ratio of 1:1 with a minimum of 16.00 feet. The height of the proposed deck is 13.00 feet; requiring a 16-foot setback, thus the applicant requests a variance of 12.40 square feet from the required rear yard to construct the accessory building on the rear property line.

Open Space 3-1106(B)(1)(b)

The RM zone requires a minimum open space of either 35 percent of the lot area or the amount existing on June 24, 1992, whichever is less. In this case:

- 35% of the lot area is 539.35 square feet
- The amount that existed on June 24, 1992 is 408.50 square feet

Since 408.50 square feet is less than 539.35 square feet, the required open space is 408.50 square feet. The applicant requests a variance of 111.50 square feet from the required open space.

VI. Applicants Justification for Variances

The applicant's justification for the variance is that the Zoning Ordinance requirements limit the use of the existing second story rear door and outdoor space. According to the applicant, granting the variances would not impact open space and would provide a functional area to enjoy the outdoor environment.

VII. Analysis of 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 request is 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 request for a setback variance is not a reasonable deviation. To construct the existing townhouse, a rear yard variance was already granted. Approving the current request would bring the property further out of alignment with Zoning Ordinance.

The request for an open space variance is not a reasonable deviation. The RM zone already allows less open space than the 35% requirement for properties developed prior to June 24, 1992, if that reduced amount of open space already existed on that date. The applicant seeks to reduce the open space even further.

b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Strict application does not unreasonably restrict the use of the property because a deck is not a necessary structure to utilize the property. This property is already developed with a townhouse dwelling.

c. The need for a variance is not shared generally by other properties.

While all properties in the RM zone are subject to the same rear yard setback and open space requirements, the need for an open space variance is somewhat unique as this lot is substandard with respect to lot size, width, and frontage. The irregular shape of the rear portion of the lot is unique and necessitates the need for relief from the required rear yard setback.

d. The variance is not contrary to the purpose of the ordinance.

The requested variance to reduce the rear yard setback is not contrary to the ordinance. The intent of the RM zone setback requirement is to provide sufficient supply of light and air to the surrounding properties. There are no side yard

setback requirements for properties less than 25 feet wide in the RM zone and the adjacent property to the rear is a park, so there will be minimal impact to the surrounding properties.

The RM open space requirement is contrary to the ordinance to ensure there is open and usable space on the property, which must be at ground level, and, by definition, must be a minimum of eight feet by eight feet.

e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

The requested variances do not change the use.

VIII. Analysis of Variance Standards

A variance allows a property owner to do what is otherwise not allowed under the ordinance. Per Zoning Ordinance Section 11-1005(B) the BZA hears and decides applications for variances and any application must meet the standards under Zoning Ordinance Section 11-1103. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1100 can be considered in making a variance decision. The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. 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 strict application of the zoning ordinance would not unreasonably restrict the utilization of this property as a deck is not necessary for the use and enjoyment of the property as an existing townhouse dwelling. While the existing shape of the rear yard and the physical location of the dwelling on the property prevents any further improvements, this is not a hardship because the property has already been granted a variance from the RM setbacks requirements, allowing the townhouse to be closer to the rear property line.

b. The property for which the variance is being requested was acquired in good faith and a hardship was not created by the applicant for the variance;

The property was likely acquired in good faith. The hardship was not created by the applicant as the townhouse was already constructed with a variance.

c. The granting of a variance will not be of substantial detriment to adjacent property and

nearby properties in the proximity of that geographical area;

Granting the rear yard variance would not be of substantial detriment to adjacent properties. There are no side yard setbacks for townhouses in the RM zone and the property immediately to the rear is a park.

Granting the open space variance would be detrimental to the adjacent properties. Above grade decks are not allowed to count toward open space in the RM zone, reducing the open and useable space at grade level.

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

The rear yard setback of the RM zone applies to all residential uses in the RM zone. Any addition in the RM zone encroaching into the rear yard setback or reducing open space would require a variance. A zoning text amendment would be required to change the regulations; however, this would undermine the purpose of this limitation in the Zoning Ordinance to protect light and air supply to the surrounding properties.

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 variance request would not result in a use that is prohibited as the property will continue to contain a townhouse dwelling.

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 filling of the variance application.

The relief being requested in this case can only be granted through a variance.

IX. Staff Conclusion

In conclusion, staff **recommends denial** of the requested variance as it does not meet the definition or standards for variances as outlined above.

Staff
Rachel Drescher, Urban Planner, rachel.drescher@alexandriava.gov
Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov
Tony LaColla, Division Chief, Land Use Services, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services (Transportation Planning):

No comments

Development Right of Way (Planning and Zoning):

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)

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)

Code Administration:

C-1 A deck needs a building permit.

Recreation (City Arborist):

No comments.

Historic Alexandria (Archaeology):

F-1 This property has potential to yield archaeological resources that could provide insight into domestic activities in the early 19th century. The 1810 tax records indicate that houses were present on a lot that stretched from Union to Lee Street, parallel to Wilkes on this block. The 1877 G.M. Hopkins atlas shows several structures on the property. There may also be some potential for archaeological evidence of waterfront/industrial activities of the late 18th and early 19th centuries. The east side of Union Street across from this block was the site of Roberdeau's wharf in the 18th century, and Roberdeau's distillery was located on the block at the corner of Union and Wolfe streets.

R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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.

Historic Preservation

F-1 The subject property is located within the Old and Historic District and the proposed work will require approval of a Permit to Demolish/Capsulate and a Certificate of Appropriateness from the Alexandria Board of Architectural Review (BAR).

F-2 The applicant should meet with Historic Preservation staff prior to submitting for the Certificate of Appropriateness to review the proposed design (BAR).

F-3 The building was constructed after 1932, making it a Later building (BAR).

APPLICATION
BOARD OF ZONING APPEALS
VARIANCE

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

added VARIANCE AS Follows:
Sec-3-1106(A)(3)(A) set Back of 16FT ASK THAT you Allow IT TO Be 3.6 Ft FOR The POST TO SUPPORT DECK
SEC 3-1106(B)(1)(b) Allow For open SPACE TO Be ADJUSTED FOR DECK TO Be Built Above Ground

PART A

1. **Applicant:** ☑ **Owner** ☐ **Contract Purchaser** ☐ **Agent**

   Name Vassalo, Ronnie Jr & Savino, Mary

   Address [redacted]t

   Daytime Phone [redacted]

   Email Address [redacted]

2. **Property Location** 9 Potomac Court

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

4. **Legal Property Owner Name** Same As Above

   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. Vassallo, Ronnie	[redacted]	50
2. Savino, Mary	[redacted]	50
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. Vassallo, Ronnie	[redacted]	50
2. Savino, Mary	[redacted]	50
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.

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.

AGENT FOR OWNERS

Stephen Berry

SIGNED [signature] 8-1-2025

5. Describe request briefly:

We need a variance to build a second floor deck on the rear of are three story town house.

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: Stephen Berry & L&N Contracting, LLC Date: 5-1-2025

By Agent For Owners

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.**

This family wishes to fully enjoy the outdoor charm and historic beauty of living in Old Town Alexandria

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

Building the new deck will provide our family with a comfortable space to take in the natural beauty and peaceful views of the surrounding landscape

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.**

The second-floor deck does not exceed the total square footage of the backyard

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

The second-floor deck does not meet the original variance

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 The family has grown since purchasing the property and we would like to expand our use of the backyard.

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

We became aware of this during the permit application for the second-floor deck

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

N

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.**

The proposed second-floor deck will not be detrimental to adjacent properties or neighbors, especially considering that a neighboring property already has a second-floor deck

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.**

Certified letters have been sent to the adjoining neighbors regarding the proposed project

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.**

The lot back up to an open lot

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

We are long-term residents of Old Town, Alexandria, and also own a property on Washington Street where my husband operates his business. We are deeply committed to preserving the historical integrity of Old Town, Alexandria

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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 450 S Union Street 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

B

A. Property Information

A1. 9 Potomac Ct — Street Address

RM — Zone

A2. 1,541.00 — Total Lot Area

x 1.50 — Floor Area Ratio Allowed by Zone

= 2,311.50 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	544.00	Basement**	
First Floor	544.00	Stairways**	
Second Floor	544.00	Mechanical**	
Third Floor		Attic less than 7'**	544.00
Attic	544.00	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	145.00
Lavatory***		Other**	
Other**		Other**	
B1. Total Gross	2,176.00	**B2. Total Exclusions**	689.00

B1. 2,176.00 Sq. Ft.
Existing Gross Floor Area*

B2. 689.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,487.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Not change to FAR is proposed.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	72.00
Balcony/Deck	72.00	Lavatory***	
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	72.00	**C2. Total Exclusions**	72.00

C1. 72.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 72.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 1,487.00 Sq. Ft.
Total Floor Area *(add B3 and C3)*

D2. 2,311.50 Sq. Ft.
Total Floor Area Allowed by Zone *(A2)*

E. Open Space

E1. 408.50 Sq. Ft.
Existing Open Space

E2. 408.50 Sq. Ft.
Required Open Space

E3. 297.00 Sq. Ft.
Proposed Open Space

Notes

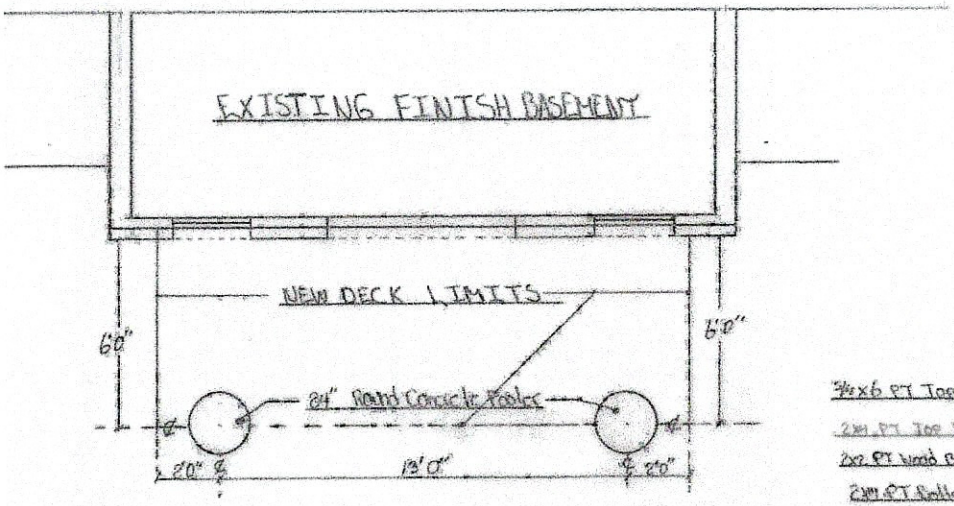
**Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*

*** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.*

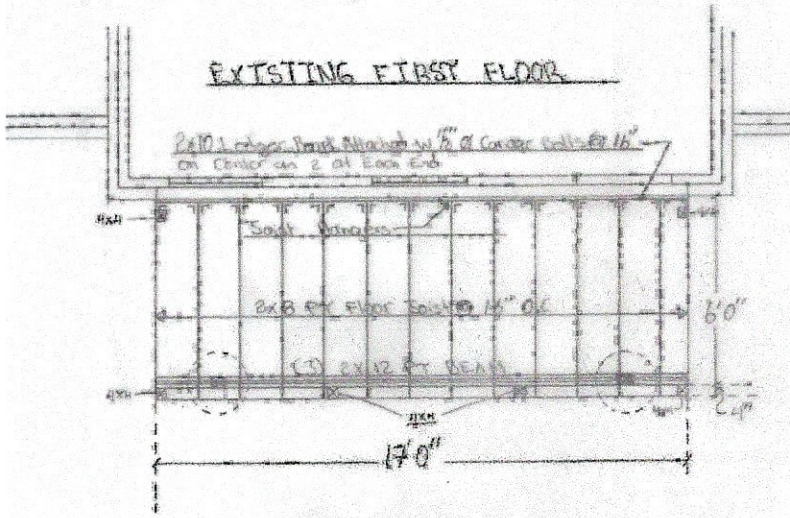
****Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.*

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

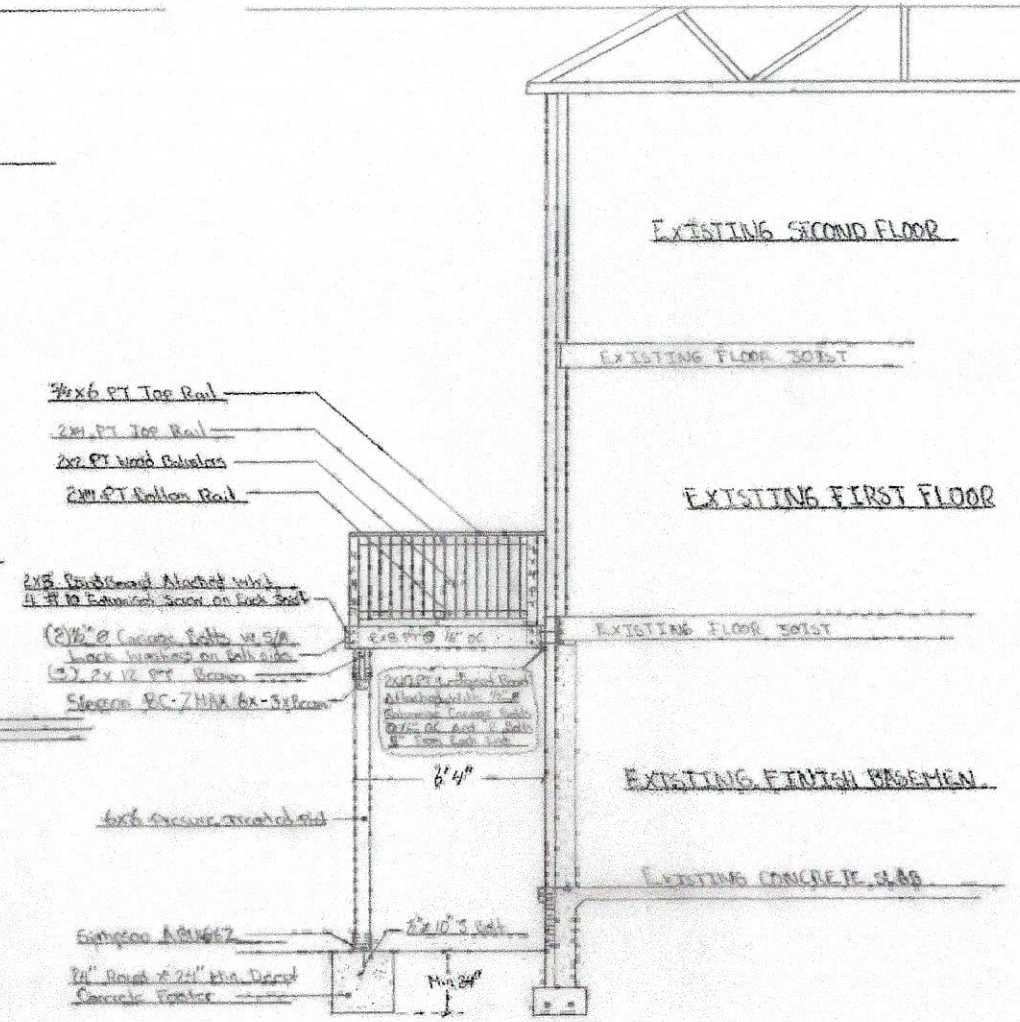
Signature: AGENT FOR OWNERS — Date: 8-26-2025



DECK FOUNDATION PLAN
SCALE - 1/4" = 1'

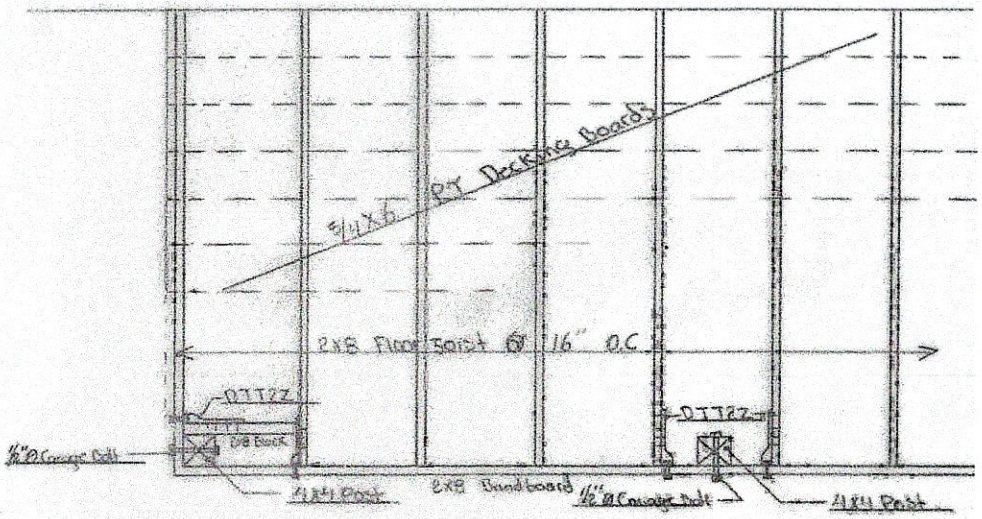


DECK FRAMING PLAN
SCALE - 1/4" = 1'

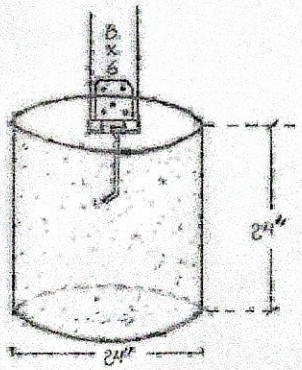


CROSS SECTION DETAIL
SCALE 1/4" = 1'

PROPOSED DECK BACK VIEW ELEVATION
ESCALE 1/4" = 1'

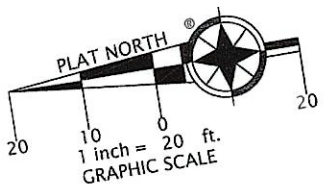


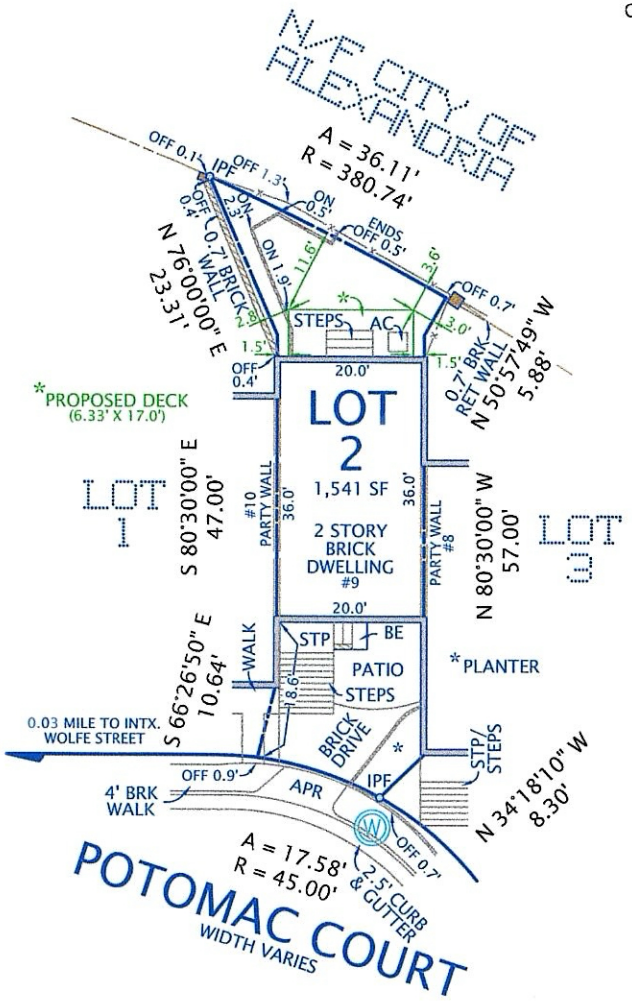
4x4 POST GUARD CONECTION DETAIL
ESCALE 3/4" = 1'



FOOTER DETAIL
Escale 3/4" = 1'

NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.
3. RETAINING WALLS ARE 0.3' BRICK UNLESS NOTED





PLAT
SHOWING HOUSE LOCATION ON
LOT 2
POTOMAC COURT SUBDIVISION
(DEED BOOK 633, PAGE 187)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MAY 7, 2025 (PROPOSED DECK)

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:

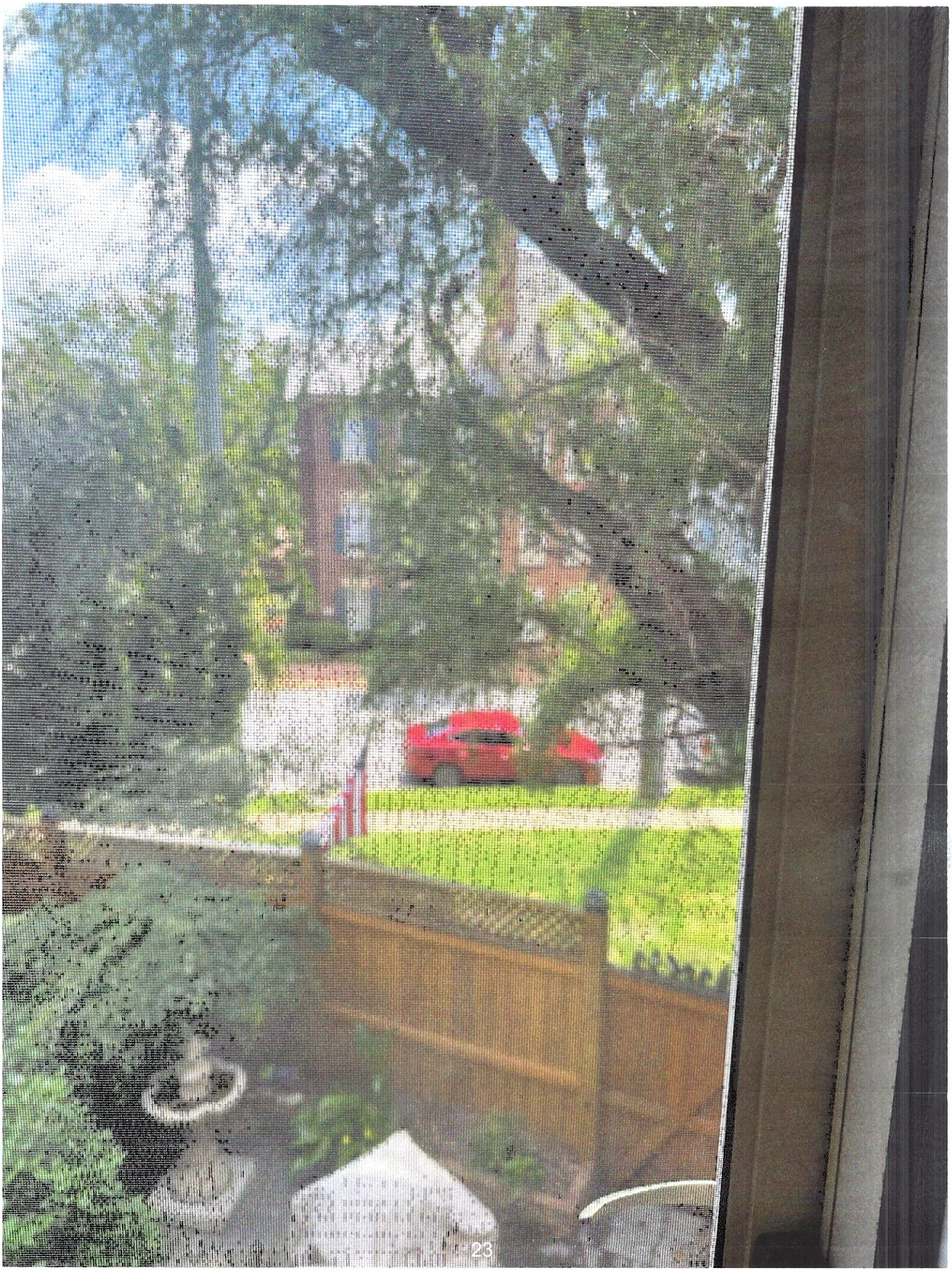
COMMONWEALTH OF VIRGINIA
GEORGE M. O'QUINN
05/07/2025
LICENSE NO. 2069
LAND SURVEYOR
DOMINION SURVEYORS®

ORDERED BY:
VASSALLO/SAVINO, TR.
STEVE BERRY

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.

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

CASE NAME: VASSALLO/SAVINO, TR.
#250421001



July 14, 2025

To the City of Alexandria Architectural Review Board,

I support my next-door neighbors' plans to build a deck off the second floor of their townhouse. I live at 8 Potomac Court. They are at 9 Potomac Court. The deck they are planning to build is smaller than the one I added to my home a few years ago. I see no problem with their design and am happy to support it.

Dave Vodvarka
8 Potomac Court
Alexandria VA

July 24, 2025

To: Alexandria Zoning Board

RE: 9 Potomac Court – Variance and Deck Request

Dear Members of the Alexandria Zoning Board,

We are the current owners of **9 Potomac Court** and are writing to formally request your consideration and approval for the installation of a **small second-floor deck (6' x 12')** at the rear of our townhouse.

During this process, we became aware of a longstanding **variance on the lot dating back to the original construction**, something we were not informed of when we purchased the home. This variance has created unexpected limitations, specifically preventing us from utilizing the existing rear door on our second floor, which was built with the home.

The proposed deck will **not impact the open space below**, and we believe it remains in keeping with the character and scale of surrounding properties. Our goal is simply to make functional use of our space and enjoy the outdoor environment that makes Old Town, Alexandria such a special place. Being able to open that door and step out to enjoy the morning and evening air is something we deeply value.

We respectfully ask that you take this into account when reviewing our request. Thank you for your time and thoughtful consideration.

Sincerely,
Ronnie Vasallo & Mary Savino
Owners, 9 Potomac Court
Alexandria, VA 22314

To: City of Alexandria, Planning and Zoning

From: Mary Savino and Ron Vassallo

Date: September 17, 2025

Re: 9 Potomac Court

In 1966 the City of Alexandria graciously granted a variance to Mr. Mechanic, a builder, to construct six townhouses at the end of Potomac Court. Actually, we can't be certain a variance was needed for all the townhouses, but it certainly was for ours at 9 Potomac Court. And that is how we ended up with the townhouse we love and have lived in for almost 30 years and it also explains why our back patio is, in the words of the zoning staff, "substandard" and "irregular". But we love it and have done much to improve the property over the last three decades, including planting a garden outside our back gate on city property. After we started our garden, all of our neighbors followed suit and now the property behind Potomac Court, facing Union Street and Windmill Hill Park, is a lovely (and award winning) vista.

Fast forward to 2025 and we are requesting another variance to build a modest deck off the second floor of our property. We are primarily doing this to remedy the situation with the existing quirky patio. That back yard is unlike any property in Old Town (possibly in Alexandria?). It's a Frankenstein of a property.

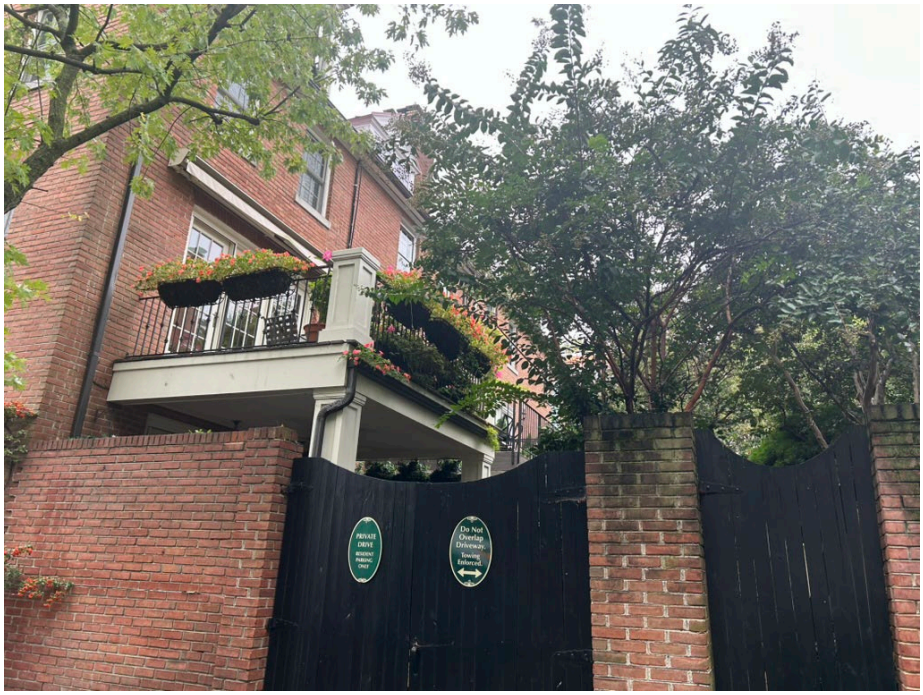
The official request is for "reducing the required open space". We respect the work the BAR and zoning staff do to keep Alexandria beautiful but think we have a unique case for a few reasons:

- The restriction on decks not counting towards open space is not universally applied. It is a restriction in the RM zone but not the RB zone.
- The deck will not "restrict" the open space, it will add to it. The deck will in no way hinder our use of the patio. It will give us a nicer place to enjoy the outdoors. Again, the patio is "substandard".
- There is a large corkscrew willow behind our property. The deck will be hidden from street level view behind that tree. (see attached photo)
- The requested deck size is quite modest. Please see the attached renderings.

- The addition of a deck does not negatively impact the supply of light and air to the surrounding properties. In fact, it doesn't impact them at all. Our properties are staggered so we don't directly abut our neighbors. There are no side yards. There is no one living behind us. The back of our house opens to a park.
- Granting the open space variance is not detrimental to the adjacent properties. In fact, they support it and have written to the City to express that. Our next-door neighbor already has a deck. And is it much larger than the one we are requesting.
- If there is concern that this will set a precedent, please the photos below of decks on S. Union Street, S Lee Street, Robinson Landing and at 8 Potomac Court.

Given the uniqueness of our property, the precedent for decks in our own neighborhood, the fact that it will be hidden behind a large tree and its small size, we think that a request for variance to add a modest deck is a reasonable deviation from the provisions. Thank you for your consideration.

- 
- South Lee Street



South Union

South Union

Robinson Landing

Our next-door neighbor’s deck at 8 Potomac Court. Our request is for a much smaller deck.

This will be the view of our deck from S Union Street. It will be hidden behind this tree.