

Docket Item #3  
BZA #2021-00015  
Board of Zoning Appeals  
December 13, 2021

**ADDRESS:** 1017 ORONOCO STREET  
**ZONE:** RB/RESIDENTIAL TOWNHOUSE  
**APPLICANT:** DAVID CLOUSER

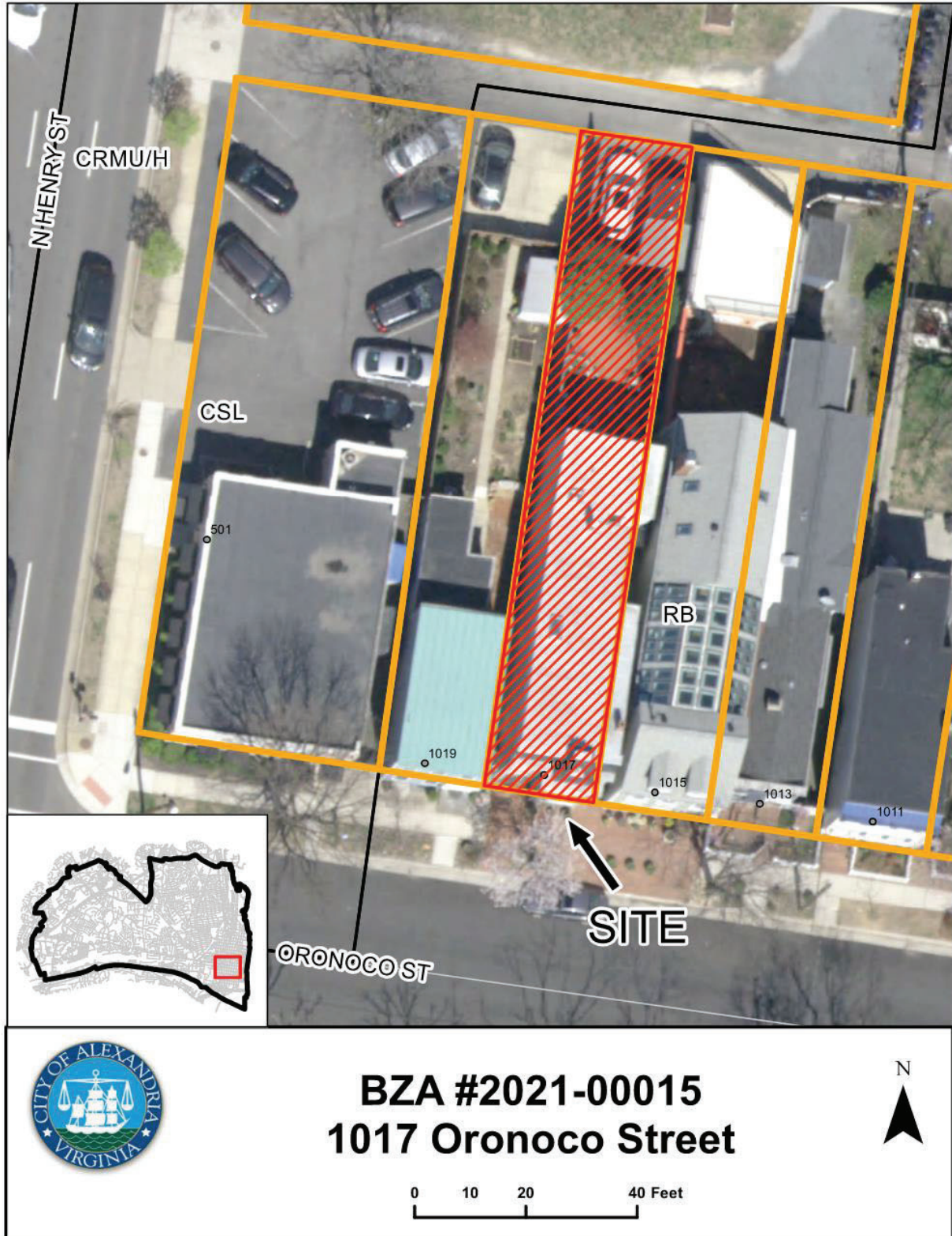
**ISSUE:** Special exception from the required side yard and a variance from maximum permitted floor area ratio to construct a second-story addition.

CODE SECTION	SUBJECT	ZONING REQUIREMENT/ MAXIMUM	APPLICANT PROPOSES	REQUESTED EXCEPTION/ VARIANCE
3-706(C)	Floor area ratio	0.81 (1,951 Sq. Ft.)	0.85 (2,045 Sq. Ft.)	0.04 (94 Sq. Ft.)3-
706(A)(3)(a)	Side yard	8.00. Ft.	2.30 Sq. Ft.	5.70 Sq. Ft.

Staff **recommends denial** of the variance request because it does not meet the definition nor all the standards for approval. If the Board denies the variance request, the special exception cannot be considered because approval of the variance is required for the special exception to proceed for consideration.

If the Board approves the variance request, staff **recommends approval** of the special exception because it meets the special exceptions standards.

If the Board decides to grant both the requested special exception and variance, the approvals would be subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The special exception and 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.





**I. Issue**

The applicant, David Clouser, proposes a small second-story addition to an existing single-family dwelling located at 1017 Oronoco Street. The addition would be located within the required east side yard. Further, the dwelling exceeds the maximum floor area permitted by the RB zone. The proposed addition would further exceed the maximum floor area permitted. The applicant requests a special exception from the east side yard requirement and a variance from the maximum permitted floor area to construct the addition.

**II. Background**

The subject property is an interior lot of record with 20.00 feet of frontage along Oronoco Street. The lot is 120.00 feet deep and has a lot size of 2,400 square feet. Because the subject property was zoned RB prior to February 27, 1973, and the lot has been recorded since at least December 28, 1951, Zoning Ordinance section 3-707(B) applies and states that a dwelling unit and accessory structures may occupy the subject property at the lot size shown on the recorded plat.



Figure 1 - Subject Property

The subject property contains a single-family dwelling. Real Estate records indicate the dwelling was constructed circa 1920. It provides a 2.20-foot east side and no west side yard. The dwelling sits 2.90 feet from the front lot line and provides a 53.80-foot rear yard. The subject property contains 630 square feet of open space. The dwelling contains 1,951 square feet of net floor area. The existing dwelling is noncomplying with regard to side yards, open space and floor area. Residential dwellings surround the subject property. The following table provides a summary of all applicable zoning regulations as they pertain to the subject property:

<b>RB Zone</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	2,220 Sq. Ft.	2,200 Sq. Ft.	No change
<b>Lot Width/Frontage</b>	20.00 Ft.	20.00 Ft.	No change
<b>Front Yard</b>	1.00 Ft. (minimum)	2.90 Ft.	No change
<b>Side Yard (East)</b>	8.00 Ft. 1:3 height-to-setback ratio	2.20 Ft.	No change
<b>Side Yard (West)</b>	8.00 Ft. 1:3 height-to-setback ratio	0.00 Ft.	No change
<b>Rear Yard</b>	21.30 Ft. 1:1 height-to-setback ratio	53.80 Ft.	No change
<b>Height</b>	30.00 Ft.	21.40 Ft.	No change
<b>Open Space</b>	800 Sq. Ft.	630 Sq. Ft.	No change
<b>Floor Area</b>	1,800 Sq. Ft. 0.75 FAR	1,951 Sq. Ft. 0.81 FAR	2,045 Sq. Ft. 0.85 FAR

### **III. Description**

The applicant proposes to construct a second-story addition along the existing dwelling's east elevation. It would be located above a flat-roofed portion of the existing first floor and would not extend beyond the dwelling's east-facing building wall. This wall provides a noncomplying 2.20-foot side yard setback, 5.80 feet short of the eight-foot requirement.

The addition would measure approximately 9.00 by 2.50 feet and would contain 24 square feet of floor area. The applicant also proposes a reconfigured floorplan including interior demolition of a second staircase located in the rear of the dwelling and an interior chimney. Pursuant to Zoning Ordinance section 2-145(A)(1) and (3), stairs and chimneys, respectively, can be excluded from floor area calculations. Because these structures would be demolished, the space they occupied would now be included as net floor area. Together, the proposed addition and interior demolition would result in a net floor area of 2,045 square feet, 94 square feet above the existing dwelling's floor area, requiring a variance from the Zoning Ordinance's FAR maximum.

Because the addition would be located in the same plane as the existing noncomplying building wall, it would require a special exception of 5.80 feet.

The proposal would comply with all other zoning regulations and there have been no variances or special exceptions previously granted for the subject property.

**IV. Noncomplying Structure**

The existing dwelling is a noncomplying structure with regard to the following:

	<b><u>Required/Permitted</u></b>	<b><u>Provided/Existing</u></b>	<b><u>Noncompliance</u></b>
Side Yard (East)	8.00 Ft.	2.20 Ft.	5.80 Ft.
Side Yard (West)	8.00 Ft.	0.00 Ft.	8.00 Ft.
Floor Area	0.75 (1,800 Sq. Ft.)	0.81 (1,951 Sq. Ft.)	0.06 (151 Sq. Ft.)
Open Space	800 Sq. Ft.	630 Sq. Ft.	170 Sq. Ft.

**V. Master Plan/Zoning**

The subject property has been zoned RB/Residential Townhouse since June 1992. The continued single-family use of the subject property would comply with the land use goals of the Braddock Road Metro Station Small Area Plan (SAP). The SAP further identifies the immediate area surrounding the subject property for medium density residential land uses.

**VI. Requested Variance**

*3-706(C) Floor Area Ratio (FAR).*

The RB zone permits a maximum floor area ratio of 0.75 for all buildings. Based on a 0.75 FAR, the subject property's permitted maximum floor area is 1,800 square feet. However, the existing dwelling is noncomplying with regard to FAR because it exceeds the maximum permitted by the RB zone. Therefore, the maximum permitted FAR for the subject property is established by the existing 0.81 FAR which represents 1,951 square feet of floor area. The applicant's proposal would result in a FAR of 0.85, or 2,045 square feet of floor area. The applicant requests variance of 0.04 FAR or 94 square feet of floor area beyond the maximum permitted for the subject property.

**VII. Applicant's Justification for Variance**

The applicant states that "...the Zoning Ordinance would limit the efficient use of the property and prevent the addition of a second full bathroom in the house..." and that "the additional square footage fills in a small cut-in on the second floor..."

**VIII. 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 existing noncomplying dwelling already exceeds the maximum floor area permitted in the RB zone by 151 square feet. Because the subject property is larger than the minimum lot size for the zone and the existing dwelling exceeds the maximum FAR permitted, the request does not represent a reasonable deviation from maximum FAR.**

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

**Strict application of the Zoning Ordinance would allow for the existing noncomplying 1,951 square foot dwelling to remain indefinitely or for it to be replaced pursuant to section 12-102. Strict application would also allow for other uses within the RB zone provided that all yard and bulk requirements were met. As such, strict application would not unreasonably restrict the utilization of the subject property.**

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

**Any property in any zone that exceeded the maximum FAR would need variance approval.**

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

**The existing dwelling is noncomplying with regard to FAR. It has a FAR of 0.81 with 1,951 square feet of floor area. The RB zone permits a maximum FAR of 0.75 or 1,800 square feet of floor area. As such, it is considered a noncomplying structure. Zoning Ordinance Section 12-102(A) states that "...no noncomplying structure may be physically enlarged or expanded unless such enlargement or expansion complies with the regulations for the zone in which it is located. The intent of this provision is to prohibit the expansion of a noncomplying structure and to have properties be brought into compliance with the Zoning Ordinance.**

**Because the proposed addition would be expanding an already noncomplying structure, the request would be contrary to the purpose of the ordinance.**

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

**The applicant has not requested a change in use.**

**IX. Analysis of Variance Standards**

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

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

**Strict application of the Zoning Ordinance would not unreasonably restrict the utilization of the property as it would allow for the existing 1,951 square-foot noncomplying dwelling to remain indefinitely or for it to be replaced pursuant to section 12-102. Strict application would also allow for other uses within the RB zone provided that all yard and bulk requirements were met. There are no physical conditions of the subject property or improvements thereon which create a hardship.**

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

**The applicant acquired the subject property interest in good faith and was unaware at the time of purchase that the Zoning Ordinance would restrict their ability to construct an addition to the existing dwelling. The applicant did not create the lot nor construct the existing dwelling.**

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

**Granting the variance would not impact adjacent or nearby properties because the proposed addition would be 24 square feet and because it would not be visible from the street.**

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

**Staff finds the condition or situation to be recurring in nature. Staff is currently considering amendments to the Zoning Ordinance that may result in changes to the allowable floor area and required open space in the RB and other townhouse**



**zones. The amendments would take considerable time to develop and implement. Further, approval would not be guaranteed. Given this, these efforts cannot be considered reasonably practicable in context of this variance request.**

- 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 prohibited use as the applicant proposes to continue the single-family use of the subject property. Granting the variance would allow for the dwelling to exceed the maximum permitted by the RB zone. Because other zones allow for higher FARs than the RB zone, granting the request would effectively result in a rezoning of the subject property. Pursuant to Zoning Ordinance section 11-1005(G), the BZA is not authorized to change the zoning classification of a property.**

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

**The only other remedy available in the zoning ordinance would be a master plan and map amendment (rezoning).**

**X. Requested Special Exception**

*3-706(A)(3) Side yards outside historic districts.*

The RB zone requires single-family dwellings located outside of the Old and Historic Alexandria and Parker-Gray Districts to provide two side yards of at least eight feet each. Because the proposed addition would be located within the same plane as the existing, east-facing noncomplying building wall, special exception approval is required. The applicant requests a special exception of 5.80 feet to construct the addition in line with the existing building wall, 2.20 feet from the east side lot line.

Zoning Ordinance section 11-1302(B) only authorizes exceptions from yard and setback requirements. It does not authorize exceptions from bulk (FAR) and open space requirements. Because of this, the special exception cannot be considered without approval of the FAR variance first. The following analysis and staff recommendation only apply if the Board grants the variance to increase the FAR for the property, as the proposed addition cannot be constructed without the additional FAR.

**XI. Special Exception Standards**

Per Zoning Ordinance section 11-1304, the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.” Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”



- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The proposed addition would be located along the dwelling's existing east-facing noncomplying building wall and there would be no increase to the dwelling's footprint or overall height. The addition would not be visible from the street. Further, the adjacent dwelling at 1015 Oronoco Street, which measures two-and-a-half stories tall and measures 67.6 feet in length provides no setback along the shared lot line. This adjacent dwelling would obscure the proposed addition from the street and adjacent properties. Given the addition's small size and configuration, staff finds that approval of the request would not be detrimental to the public welfare, neighborhood or adjacent properties.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

**Approval of the special exception would not impact light and air supply to adjacent properties, cause or substantially increase traffic congestion or increase fire risks due to the proposed addition's modest size and location along the dwelling's existing east-facing noncomplying building wall.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**The proposed addition would not be visible from the street or adjacent properties so approval of the request would not alter the essential character of the area or zone.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**Because the addition would not be visible, it would not affect the existing dwelling's compatibility with development in the surrounding neighborhood.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**The proposal would only represent the reasonable means and location on the lot if the variance for FAR were approved. Otherwise, there would be no reasonable means or location for the proposed addition.**

**If the variance were approved, the proposal would represent reasonable means to accommodate the addition because the subject property is already**

**below the minimum open space required by the RB zone and the addition would not reduce the open space further. Further, the subject property is only 20 feet wide. Considering that two side yards of at least eight feet each would be required, there are virtually no additions that could be considered without relief from the side yard requirements. The applicant's request represents the only reasonable means and location on the lot.**

## **XII. Staff Conclusion**

As outlined above, staff **recommends denial** of the requested variance as it does not meet the definition nor criteria as outlined within the Zoning Ordinance. If the Board denies the variance request, the special exception request cannot be considered as the proposal is dependent on the additional FAR that would be permitted by the variance approval.

If the Board approves the requested variance, staff **recommends approval** of the requested special exception as it meets the required standards.

If the Board approves both requests, they would both be subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report.

### Staff

Sam Shelby, Urban Planner, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, AICP, Division Chief, [Anthony.lacolla@alexandriava.gov](mailto:Anthony.lacolla@alexandriava.gov)

### DEPARTMENTAL COMMENTS

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

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

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

- C-1 A building permit and plan review are required prior to the start of construction.

Recreation (City Arborist):

- C-1 No comments.

Historic Alexandria (Archaeology):

- F-1 No archaeology oversight necessary for this undertaking.

Other requirements brought the applicant's attention if the Board approves the requested variance:

- C-1 The variance and special exception must be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit. (P&Z)





# APPLICATION BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION FOR ADDITIONS

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

Sec 3-706(3)a Each single-family and two family dwelling shall  
provide two sides each based on setback ratio of 1"3 and minum  
size of eight feet.

### PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name David Keith Couser

Address 1017 Oronoco St Alexandria, VA 22314

Daytime Phone 302-299-3110

Email Address keith.couser@gmail.com

2. Property Location 1017 Oronoco St Alexandria VA 22314

3. Assessment Map # 64.10 Block 04 Lot 25 Zone RB

4. Legal Property Owner Name David Keith Clouser/Julie Finocchiaro

Address 1017 Oronoco St 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. David Keith Clouser	1017 Oronoco st	100%
2. Julie Finocchiaro	1017 Oronoco St	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 \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. David Keith Clouser	1017 Oronoco St	100%
2. Julie Finocchiaro	1017 Oronoco St	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.

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. David Keith Clouser/ Julie Finocchiaro	NONE	NONE
2.		
3.		

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

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

11/18/2021

Date

D. Keith Clouser

Printed Name

/s/ D. Keith Clouser

Signature

**5. Describe request briefly:**

Request zoning variance to increase the FAR from 0.81 to 0.85,  
and remain existing 2.2' side yard in accordance with  
the attached design proposal, by filling in a small cut-in  
on the 2nd floor.

**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:**

D. Keith Clouser

**Print Name**

302-299-3110

**Telephone**

/s/ D. Keith Clouser

**Signature**

11/18/2021

**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** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

**1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

Permitting the variance would allow the second floor to match the first floor's exterior walls, and would allow a redesign of the master bedroom to permit an on-suite bathroom and a guest bathroom in the second floor of the house. The additional bathroom would increase the efficient and comfortable use of the house for the family, and potentially increase the value of the property.

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

It is a small 27 sf addition on the second floor which will match the first floor footprint. In addition, it is next to the alley and the adjacent house is taller than the proposed addition and It will not harm adjoining property. It will not impact the neighborhood since it is not visible from front nor back.

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

The additional square footage fills in a small cut-in on the second floor (where the second floor plan does not match the first floor exterior walls), and the addition is next to the alley, so it will not affect the light and air to the adjacent property.



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

The proposed 2nd floor addition is to fill in the cut-in on the existing second floor, and the exterior wall will match first floor below which will be compatible with other properties.

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

The adjacent houses have different footprints and floor plans.

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

We studied the option without the addition, but due to the townhouse's narrow width and the existing cut-in on the 2nd floor, we can not create a master bath and add the second bathroom without the requested variance.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes. The owner has shown the plans to the most affected property owner (1015 Oronoco st). We will provide support letters, if any, at the hearing

**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 1017 Oronoco St Zone RBA2.  $\frac{2,400}{\text{Total Lot Area}} \times \frac{0.75}{\text{Floor Area Ratio Allowed by Zone}} = \frac{1,800}{\text{Maximum Allowable Floor Area}}$ **B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	1,058 +/- sf	Stairways**	131 +/- sf
Second Floor	1,034 +/- sf	Mechanical**	10 +/- sf
Third Floor		Porch/Garage**	
Porches/Other	1,058 sf	Attic less than 5'***	1,058 sf
<b>Total Gross*</b>	<b>3,215 sf</b>	<b>Total Exclusions</b>	<b>1,264 sf</b>

B1. Existing Gross Floor Area \*  
3,215 Sq. Ft.B2. Allowable Floor Exclusions\*\*  
1,264 Sq. Ft.B3. Existing Floor Area minus Exclusions  
1,951 Sq. Ft.  
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	1,058 +/- sf	Stairways**	71 +/- sf
Second Floor	1,058 +/- sf	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other	1,058 +/- sf	Attic less than 5'***	
<b>Total Gross*</b>	<b>3,239 sf</b>	<b>Total Exclusions</b>	<b>1,194 sf</b>

C1. Proposed Gross Floor Area \*  
3,239 Sq. Ft.C2. Allowable Floor Exclusions\*\*  
1,194 Sq. Ft.C3. Proposed Floor Area minus Exclusions  
2,045 Sq. Ft.  
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 3,996 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 1,800 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.

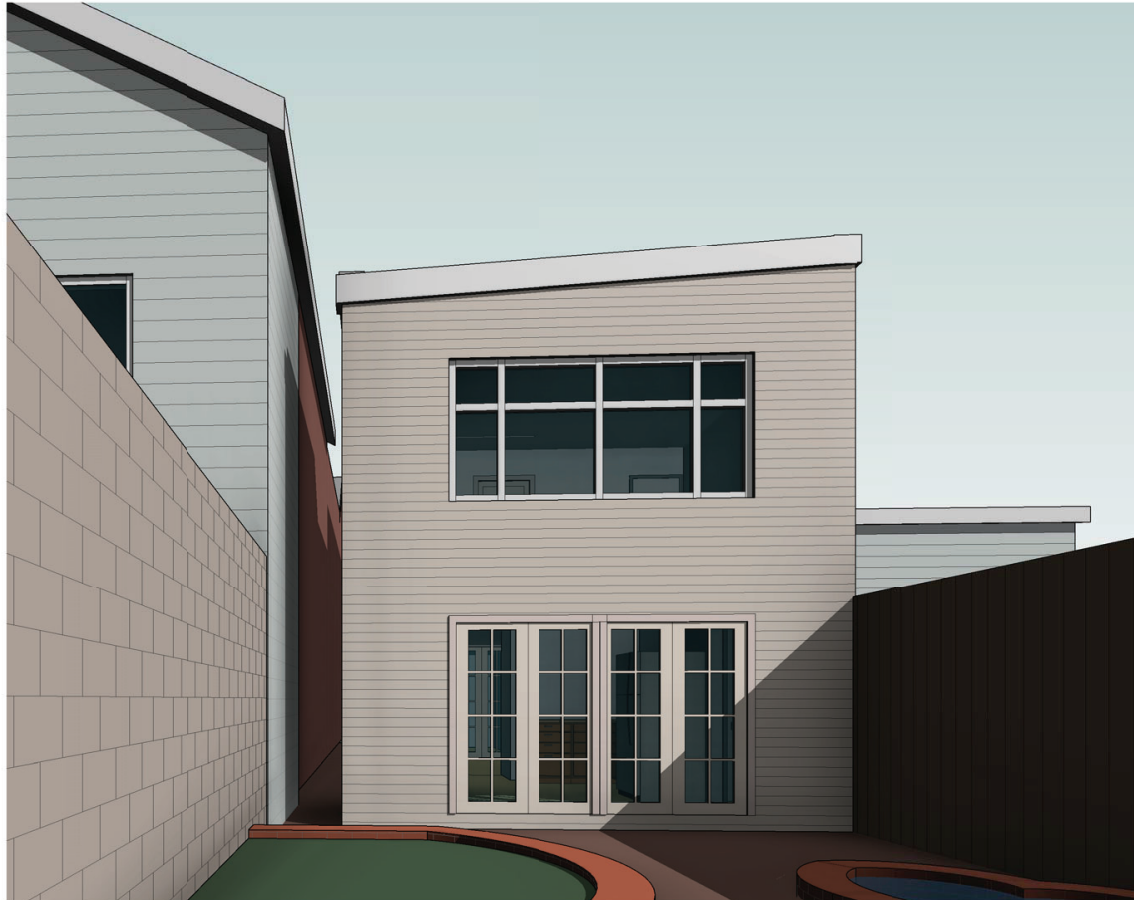
If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

**E. Open Space Calculations Required in RA & RB zones**

Existing Open Space	1,340 sf
Required Open Space	800 sf
Proposed Open Space	1,340 sf

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

Signature: /s/ D. Keith ClouserDate: 11/18/2021



## **1017 ORONOCO ST HOME IMPROVEMENT**

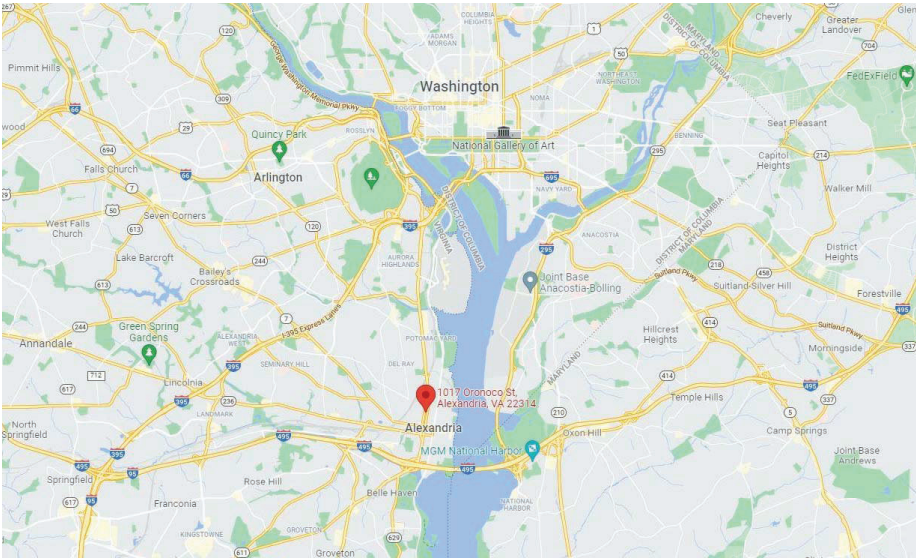
### **BZA APPLICATION PACKAGE**

2021-10-24

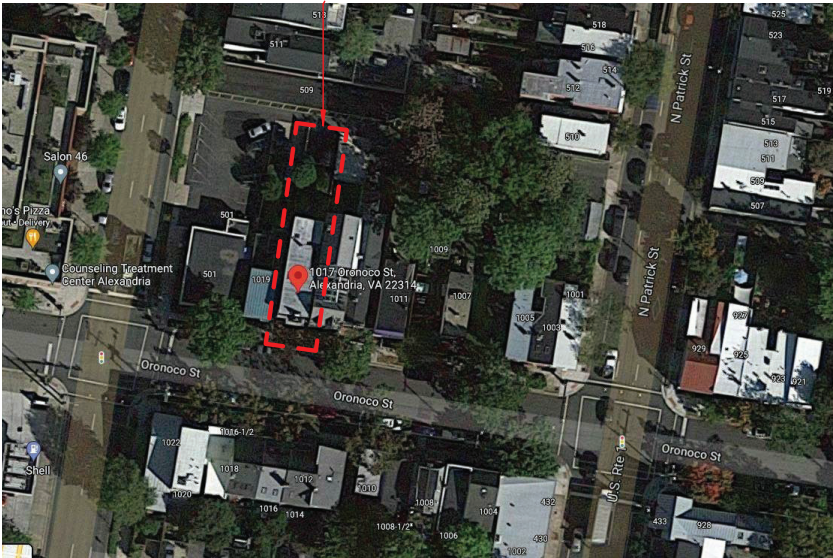
SCALE: NOT TO SCALE  
0' 0' 0'

ZONING ANALYSIS

	EXISTING	PROPOSED	REQUIRED
ZONING DESCRIPTION	RB	NO CHANGE	-
LOT AREA	2,400 SF	NO CHANGE	-
BUILDING HEIGHT	21+/- FEET	NO CHANGE	45' MAX
FRONT SETBACK	-	NO CHANGE	-
SIDE YARD SETBACK	2 +/- FEET & 0 FEET	2 +/- FEET TO MATCH EXISTING	8'
REAR SETBACK	53 FEET	NO CHANGE	8' MIN
FAR	0.81	0.85	MAX 0.75
	1ST FLOOR AREA: 1,058+/- SF 2ND FLOOR AREA: 1,034 +/- SF	1ST FLOOR AREA: 1,058+/- SF 2ND FLOOR AREA: 1,058 +/- SF	
OPEN SPACE	1,340 SF	NO CHANGE	800 SF MIN



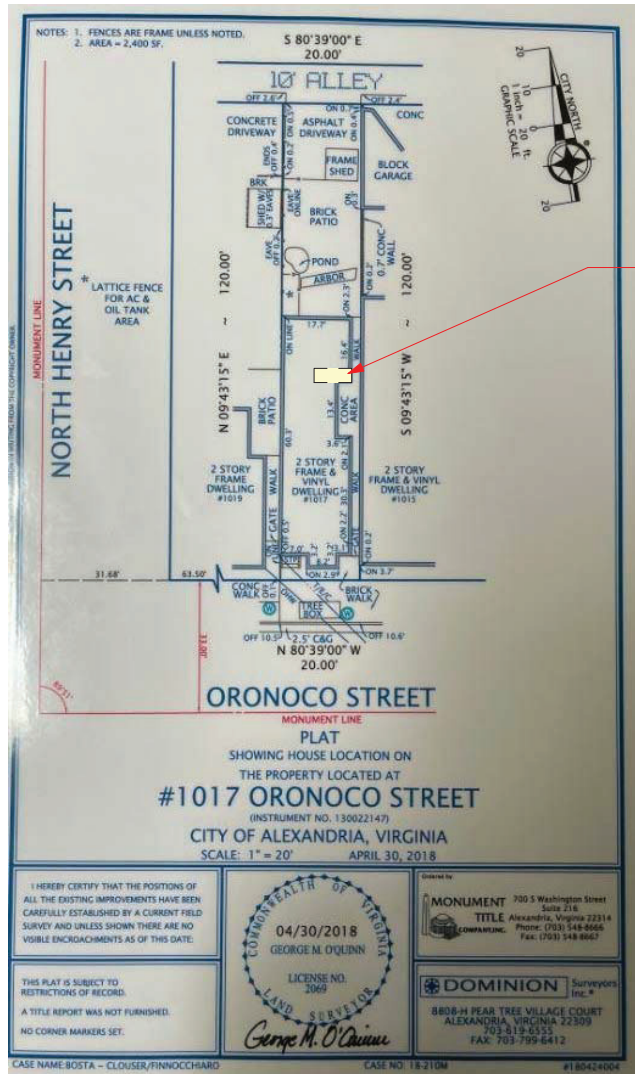
REGIONAL MAP



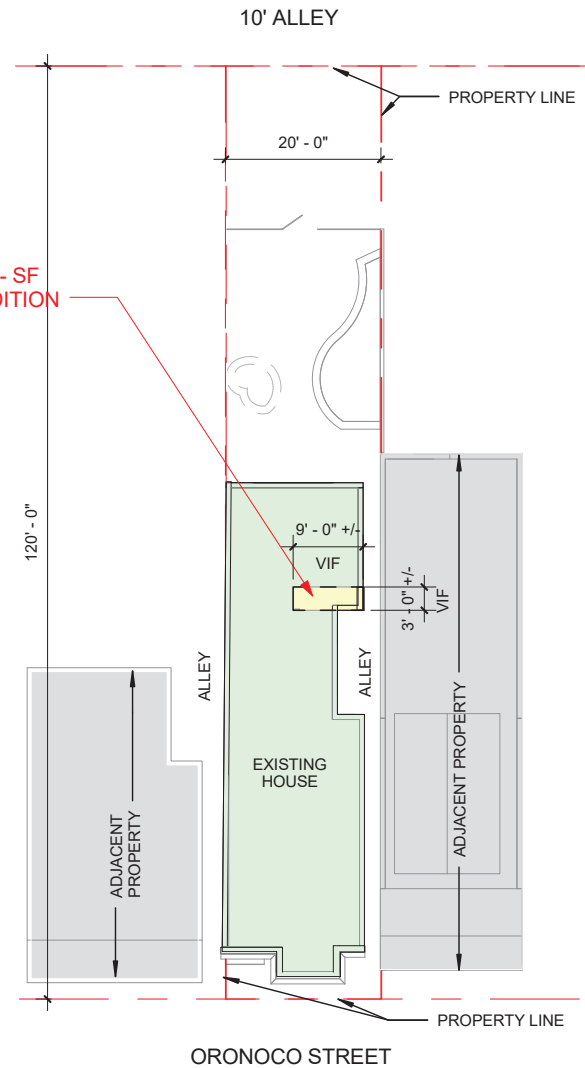
VICINITY MAP

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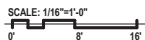




PROPOSED 27+/- SF  
2ND FLOOR ADDITION



1 SITE PLAN  
1/16" = 1'-0"





ORONOCO STREET VIEW



SIDE VIEW FROM RICHMOND HWY



FRONT VIEW FROM ORONOCO STREET

SCALE: NOT TO SCALE  
0' 0' 0'





VIEW FROM ORONOCO STREET TO THE ALLEY



VIEW FROM BACKYARD

SCALE: NOT TO SCALE  
0' 0 0



PROPOSED 2ND FLOOR ADDITION



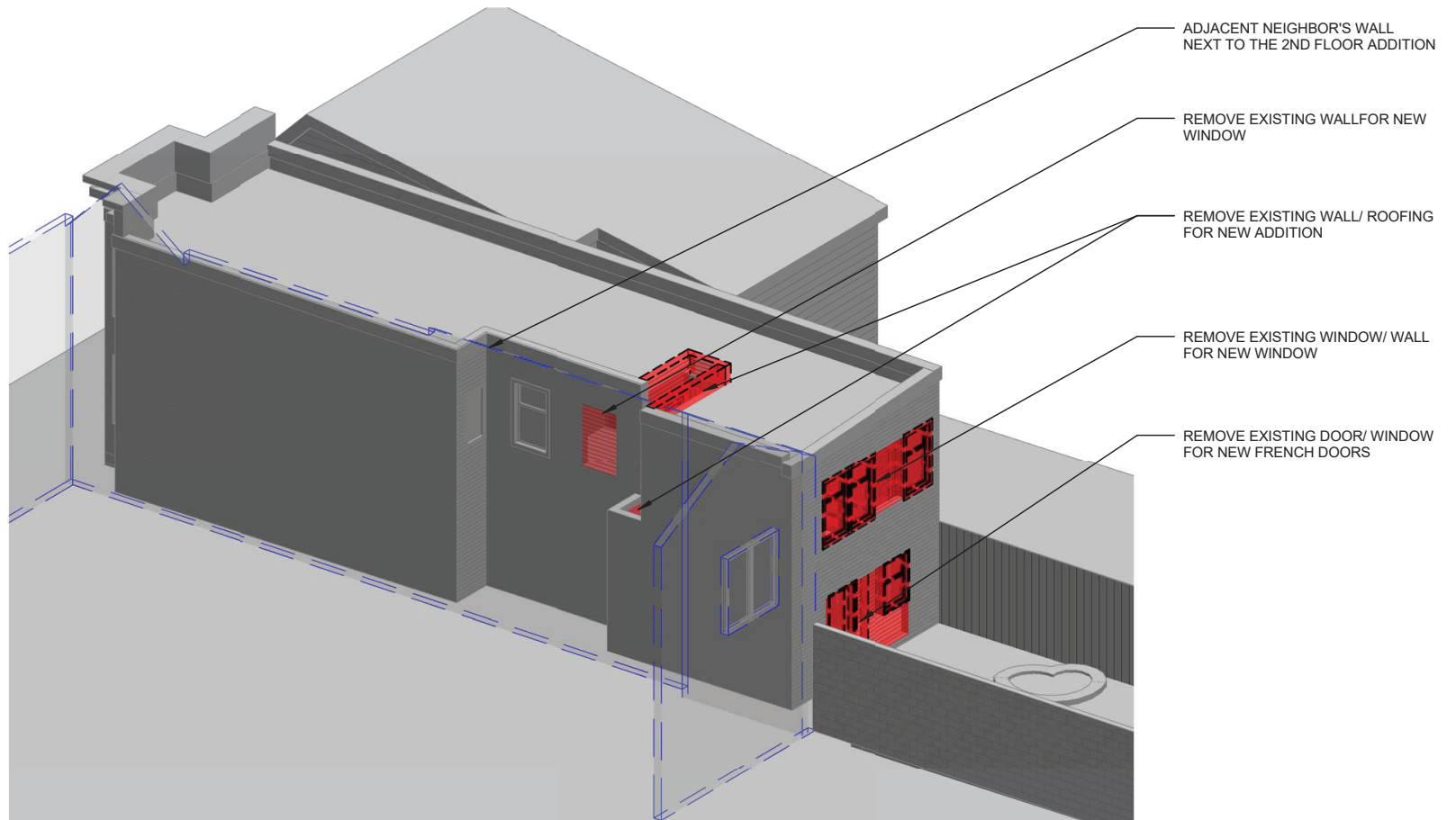
VIEW FROM ALLEY TO PROPOSED ADDITION



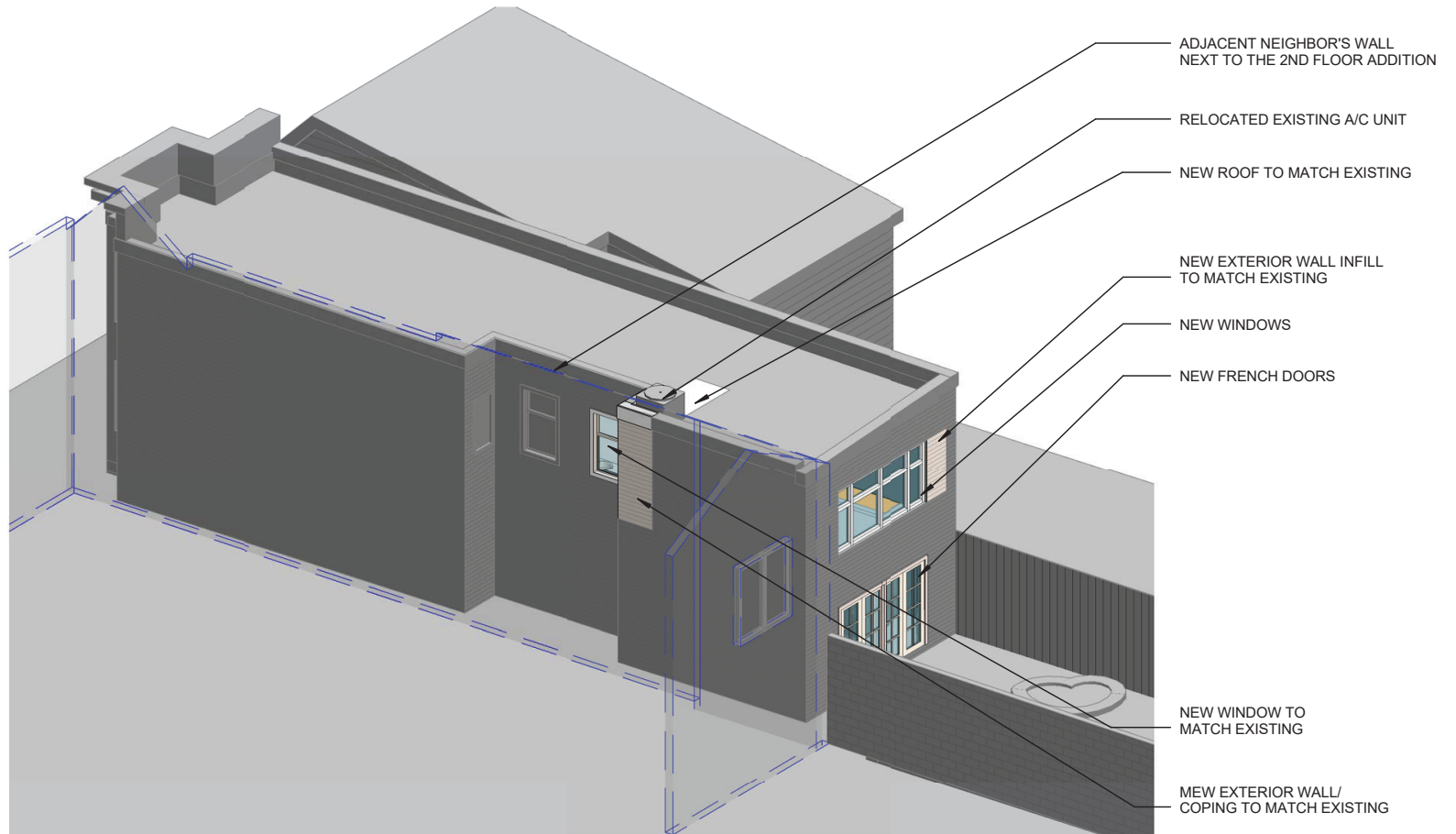
VIEW FROM BACKYARD TO PROPOSED ADDITION

SCALE: NOT TO SCALE  
0' 0' 0'

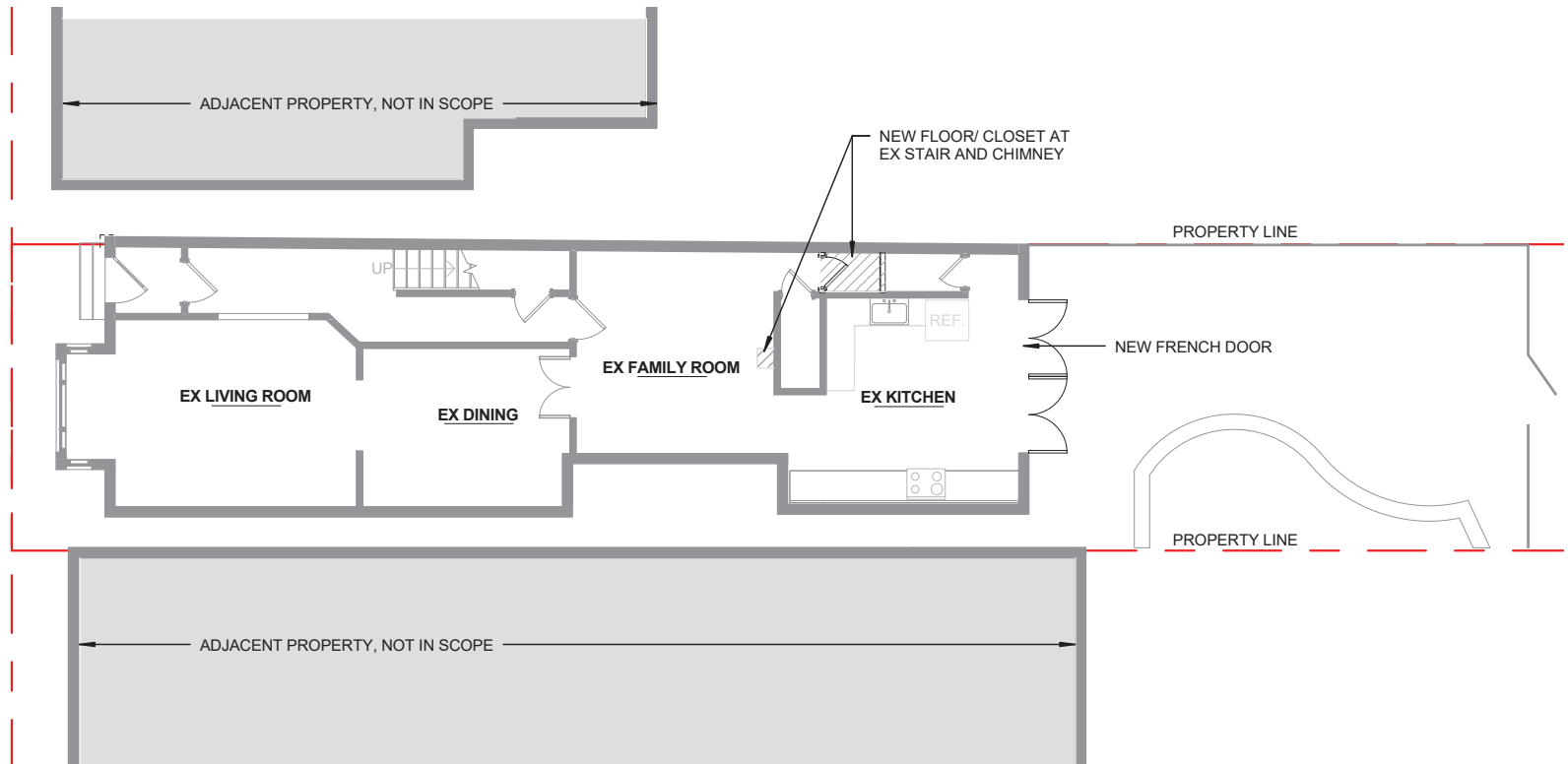




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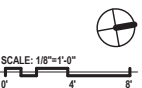


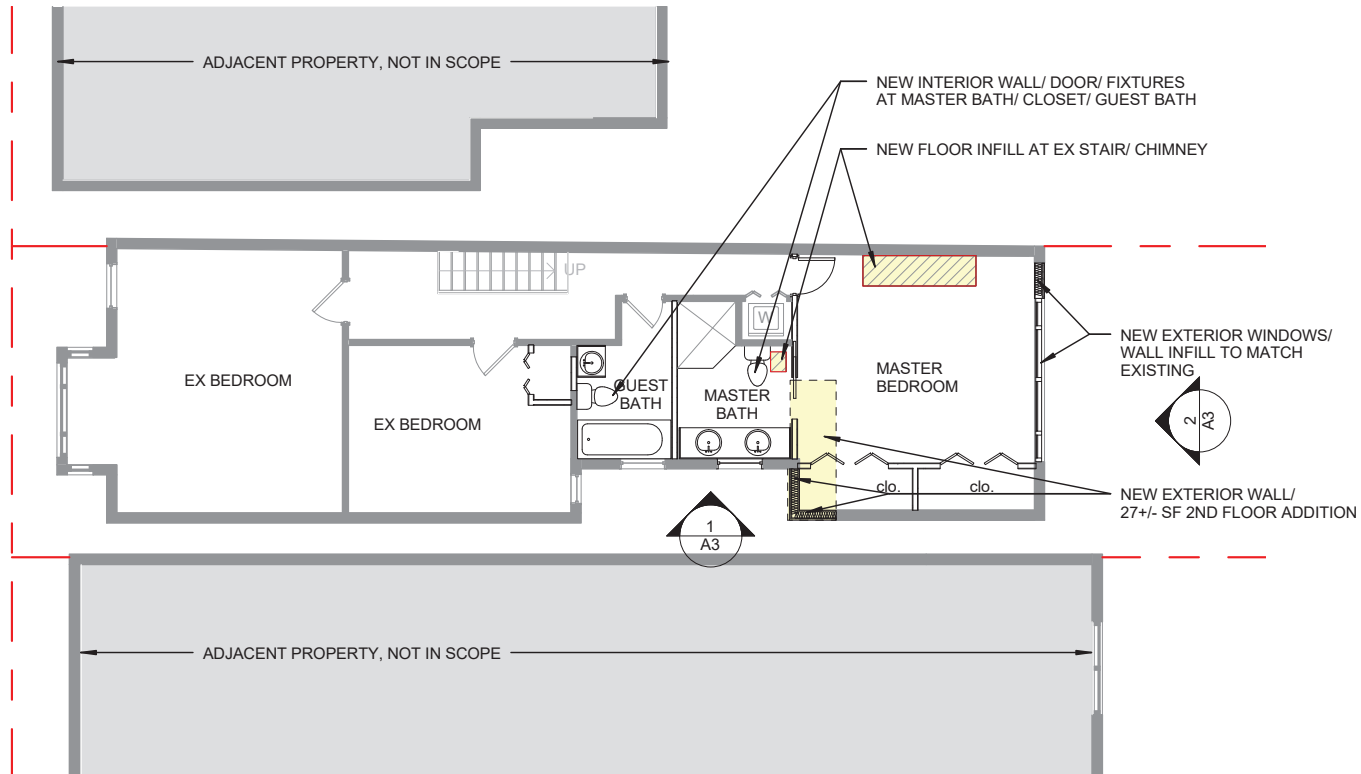
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#### PLAN LEGEND

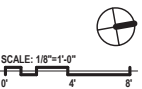
- NEW ADDITION AREA
- EXISTING TO REMAIN
- NEW INTERIOR WALL
- NEW EXTERIOR INSULATED WALL

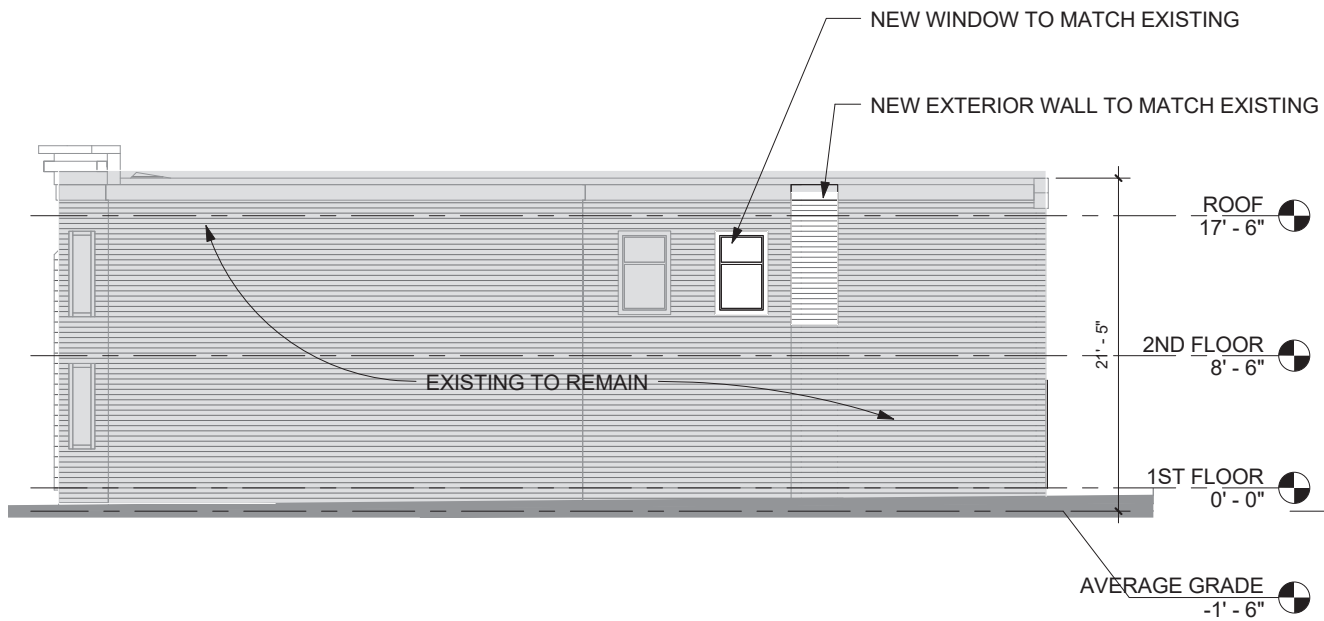




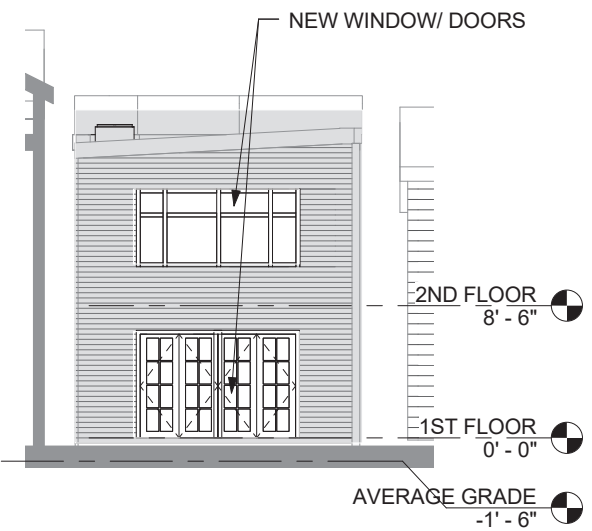
**PLAN LEGEND**

- NEW ADDITION AREA
- EXISTING TO REMAIN
- NEW INTERIOR WALL
- NEW EXTERIOR INSULATED WALL





**1** ELEVATION AT THE ADDITION  
1/8" = 1'-0"



**2** EAST ELEVATION  
1/8" = 1'-0"

SCALE: 1/8"=1'-0"  
0' 4' 8'

1015 Oronoco Street  
Alexandria, VA 22314  
22 November 2021

**Reference: BZA #2021-00015 (1017 Oronoco Street)**

Members of The Board of Zoning Appeals -

I write in support of the application submitted by my neighbor at 1017 Oronoco Street (Application BZA # 2021-00015). My property at 1015 Oronoco is directly adjacent to the proposed addition.

I have discussed the proposal in detail with the applicant, and have no objections to the proposal. As I understand, the proposed addition does not change the footprint of the existing house, and will not be visible from the public right of ways or from our house.

Further, I believe that the total square footage, including the addition, is less than other houses on the block with the same lot size. In fact, I believe that the potential increase in property value as a result of the addition may benefit each of the surrounding properties.

I appreciate you considering this input, and I respectfully urge you to approve this application.

Sincerely -

*Daniel K. Koslov*

Dan Koslov  
1015 Oronoco Street