

Docket Item # 3
BZA #2021-00020
Board of Zoning Appeals
February 14, 2022

ADDRESS: 2419 CENTRAL AVENUE
ZONE: R-8/RESIDENTIAL SINGLE FAMILY
APPLICANT: JAMIE CIESLA, TRUSTEE JAMIE CIESLA REVOCABLE TRUST

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

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (South)	10.00 feet*	6.90 feet	3.10 feet

*Based on height of 20.00 feet measured from average pre-construction grade to the roof eave facing the south side yard and R-8 zone setback to height ratio of 1:2.

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

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicants must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. The special exception must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.

I. Issue

The applicants request a special exception to construct a second-story addition at 2419 Central Avenue. The addition will extend the existing non-complying wall in the required south side yard and requires special exception approval.

II. Background

The subject property is a lot of record with frontage along Central Avenue which measures 50.00 feet in lot frontage and width and a depth of 83.16 feet. The property contains a total lot area of 4,246 square feet. The lot is substandard as it does not meet the lot size or width requirements for a single-family dwelling lot in the R-8 zone.

The lot contains a two-story detached dwelling located 26.40 feet from the front property line facing Central Avenue, 6.90 feet from the south side property line, 6.70 feet from the north side property line, and 36.26 feet from the rear property line. The current height of the existing dwelling is 23.40 feet to the midpoint of the highest gable measured from average pre-construction grade. The dwelling was constructed circa 1960.

III. Description

The applicants propose to construct a second-story addition in line with the existing south side building wall. At its closest point the existing south-facing building wall is located 6.90 feet from the south property line, 1.10 feet less than the required eight-foot minimum side yard for single-family dwellings in the R-8 zone. As such, the plane established by the south-facing building wall is noncomplying. This noncomplying wall currently measures 11.62 feet in height measured to the roof eave from pre-construction grade facing the south side property line.

The proposed second-story addition measuring 190.20 square feet. The height of the proposed addition is 20.00 feet from roof eave facing the south side yard measured from average pre-construction grade and requires a setback of 10.00 feet based on the height to setback requirement for single-family dwellings in the R-8 zone. The applicant requests a special exception of 3.10 feet to construct the second-story addition 6.90 feet from the side property line, in line with the existing noncomplying south side wall.

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

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

IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1952 and is identified in the North Ridge/Rosemont Small Area Plan for residential land use.

V. Requested Special Exception:

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

The applicants request a special exception of 3.10 feet from the required 10.00 foot side yard based on a building height of 20.00 feet measured from average pre-construction grade to the roof eave facing the south side yard to construct a second story addition 6.90 feet from the south side property line.

VI. Substandard Lot and Noncomplying Structure

The subject property is a sub-standard lot which contains a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Side Yard (South)	10.00 feet*	6.90 feet	3.10 feet
Lot Area	8,000 sq. ft.	4,246 sq. ft.	3,754 sq. ft.
Lot Width	65.00 feet	50.00 feet	15.00 feet

*Based on height of 20.00 feet measured from average pre-construction grade to the roof eave facing the south side yard and R-8 zone setback to height ratio of 1:2.

VII. Special Exceptions Standards

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

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

The second story addition would be located entirely in-line with the existing non-complying wall of the dwelling. While the proposed design increases the height, bulk and mass along this side of the property it is in keeping with other two-story homes in the area. The addition would not be detrimental to the neighborhood or any 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.

The second story addition would extend an existing non-complying wall. The height of the addition is consistent with the height of the existing dwelling and would not likely impair the supply of light and air to any adjacent property as it is located no closer than the existing south side building wall and no taller

than the existing dwelling. There would be no expected impacts to traffic or public safety.

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

At least one other similar addition has been constructed on this street and most houses nearby were originally constructed as two-story single-family dwellings. The modest proposed addition would be very similar in design to the dwelling's existing form and to other homes and additions in the neighborhood.

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

The proposed construction would maintain consistency in terms of lot configuration and the scale of dwellings with several surrounding properties. The proposal would also maintain front and rear yard setbacks similar to the properties along Central Avenue, which are characterized by two-story single-family dwellings.

- 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 subject property's substandard lot size and width limits other potential locations to construct an addition in compliance with the R-8 zone setbacks. Placement of a similarly sized one-story addition to the rear, could be achieved by right but would increase the footprint of the house and reduce desirable site features typical to the neighborhood such as the backyard.

The proposed second story addition is located within the existing footprint of the dwelling and represents the most reasonable location for an addition given the placement of the house on the lot and the existing noncomplying one story portion of the dwelling.

VIII. Staff Conclusion

Neighborhood Impact

The properties along Central Avenue and in the surrounding neighborhood consist primarily of two-story single-family dwellings. The addition would be compatible with the mass and height of other dwellings in the area.

Light and Air

The second story addition would increase the height, bulk and mass along the south property line. The addition increases the height at the side of the dwelling, but the overall building height remains the same. It is unlikely the supply of light and air to adjacent properties would be negatively impacted.

Lot Constraints

The subject property is substandard as to the required lot area and width. The narrow nature of the lot and the placement of the existing dwelling makes it challenging to comply with the 10.00 foot side yard setback requirement for a two-story addition at this location.

Staff Conclusion

As outlined above, staff believes the request meets the criteria for a special exception and **recommends approval.**

Staff

Alexa Powell, Urban Planner, alexa.powell@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the Special Exception 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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

No comments received.

BZA Case # _____



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
3-306 (A) (1) & (2)

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Jamie Ciesla, Trustee Jamie Ciesla Revocable Trust

Name _____

Address 2419 CENTRAL AVENUE, ALEXANDRIA VA 22302

Daytime Phone 734.855.5360

Email Address jamie.ciesla@gmail.com

2. Property Location 2419 CENTRAL AVE, ALEXANDRIA VA 22302

3. Assessment Map # 33.01 Block 03 Lot 30 Zone R-8

Jamie Ciesla, Trustee Jamie Ciesla Revocable Trust

4. Legal Property Owner Name _____

Address 2419 Central Ave. Alexandria, VA 22302

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. Jamie Ciesla, Trustee Jamie Ciesla Revocable Trust (sole applicant)	2419 Central Ave. Alexandria, VA 22302	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2419 Central Ave. Alexandria, VA 22302 (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. Jamie Ciesla, Trustee Jamie Ciesla Revocable Trust (sole applicant)	2419 Central Ave. Alexandria, VA 22302	100%
2.		
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. N/A	N/A	N/A
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.

3 January 2022 Jamie Ciesla Jamie Ciesla
 Date Printed Name Signature

5. Describe request briefly:

REQUEST SIDE YARD SET-BACK OF 11.65 TO ADD A SECOND FLOOR
OVER THE EXIST FIRST 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:

Jamie Ciesla

Print Name

734.855.5360

Telephone

Jamie Ciesla

Signature

3 January 2022

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.

BZA Case # _____

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.**

We would like to enlarge the second floor bedrooms by adding over the existing first floor of the house. The existing house currently sits over the side yard set-backs. Using the existing walls and foundation creates the new addition to also be over the side yard set-backs.

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

On this block, one house has already completed an addition similar to ours, building over the existing first floor area. This addition will not create harm or much of an impact in the neighborhood.

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

The current house already sits at 6.9 from the property line. Since this house sits to the north of the adjacent house, minimal changes in light or air will occur to the adjacent house.

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

We are matching the house character and size of the 2-story home. Other houses are of similar size and shape as our home. Across the street is a 3-story commercial building.

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

The houses on this block face are very similar 2-story homes. 1 house in the block has done an addition similar to our proposed addition. Across the street is a 3-story commercial building.

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

while an addition could go out the rear, the yard is very small and the addition, in that location, did not work with the location of the existing bedrooms to expand. Expanding out to the side over the existing walls was the right answer for the house need. With the lot size of 4246 SF in a zoning requiring 8000 SF, the lot is small so building over the existing house made the most sense.

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- neighbors have been shown plans.



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for Single and Two-Family Residential Outside Historic Districts

A**A. Property Information**

A1. 2419 CENTRAL AVENUE

Street Address

R-8

Zone

A2. 4,246.00

Total Lot Area

x 0.35

Floor Area Ratio Allowed by Zone

= 1,486.10

Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement 606.30

First Floor 752.82

Second Floor 604.01

Third Floor

Attic 604.01

Porches

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement** 606.30

Stairways** 104.53

Mechanical**

Attic less than 7'** 604.01

Porches**

Balcony/Deck**

Garage**

Other***

Other***

B1. Total Gross

2,567.14

B2. Total Exclusions

1,314.84

B1. 2,567.14

Sq. Ft.

Existing Gross Floor Area*

B2. 1,314.84

Sq. Ft.

Allowable Floor Exclusions**

B3. 1,252.30

Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor AreaProposed Gross Area

Basement

First Floor 6.20

Second Floor 190.29

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'**

Porches**

Balcony/Deck**

Garage**

Other***

Other***

C1. Total Gross

196.49

C2. Total Exclusions

10.71

C1. 196.49

Sq. Ft.

Proposed Gross Floor Area*

C2. 10.71

Sq. Ft.

Allowable Floor Exclusions**

C3. 185.78

Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)**D. Total Floor Area**

D1. 1,438.08 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 1,486.10 Sq. Ft.

Total Floor Area Allowed
by Zone (A2)**E. Open Space (RA & RB Zones)**

E1. Sq. Ft.

Existing Open Space

E2. Sq. Ft.

Required Open Space

E3. Sq. Ft.

Proposed Open Space

Notes

*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. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: **Rebecca LG Bostick**
Digitally signed by Rebecca LG Bostick
DN: cn=Rebecca LG Bostick, o, ou, email=rbarch@mindspring.com,
c=US
Date: 2021.12.20 15:21:07 -05'00'

Date: 12.13.21

MERIDIAN OF RECORD

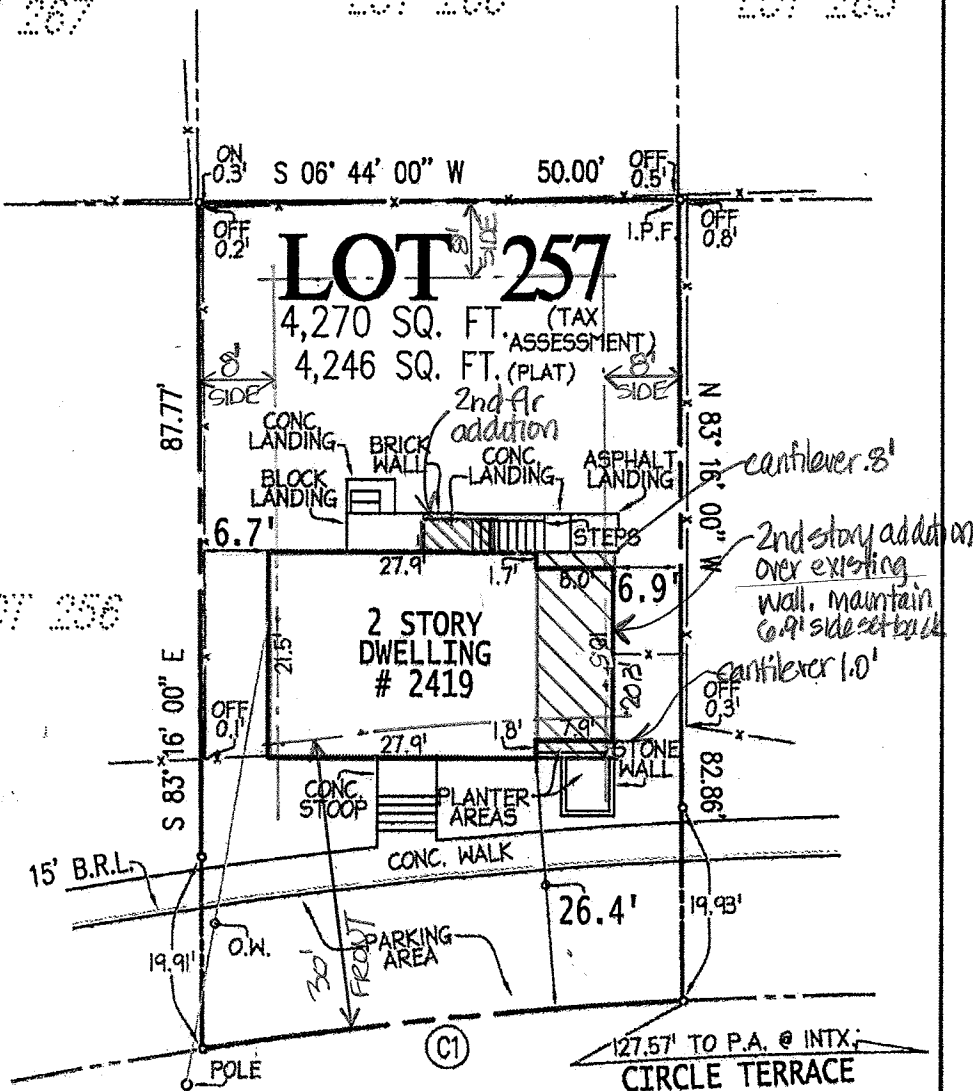
LOT 267

LOT 266

LOT 265

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP # 5155190029E EFFECTIVE DATE: JUNE 16, 2011
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY MAP-BLOCK-LOT # 033.01-03-30
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
- 7) EASEMENTS, B.R.L.'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 226, PAGE 241 (UNLESS NOTED OTHERWISE).



CENTRAL AVENUE
(40' WIDE) CENTERLINE

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE
B.R.L. DENOTES BUILDING RESTRICTION LINES
O.W. DENOTES OVERHEAD WIRE

(C1) RAD: 525.00'
ARC: 50.24"
CH: N 01° 07' 33" E
50.22'

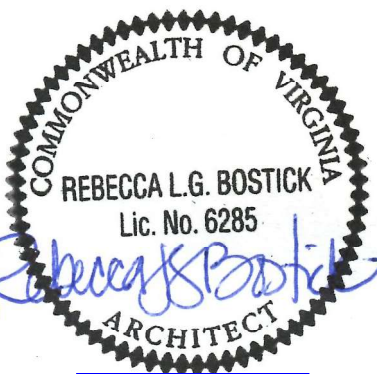
HOUSE LOCATION SURV

LOT 257

SECTION TWO

BRADDOCK HEIGHTS

CITY OF ALEXANDRIA, VIRGINIA



12/17/21 for addition



B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: C. BOONE

JOB# 20161968

DATE: 9/24/16

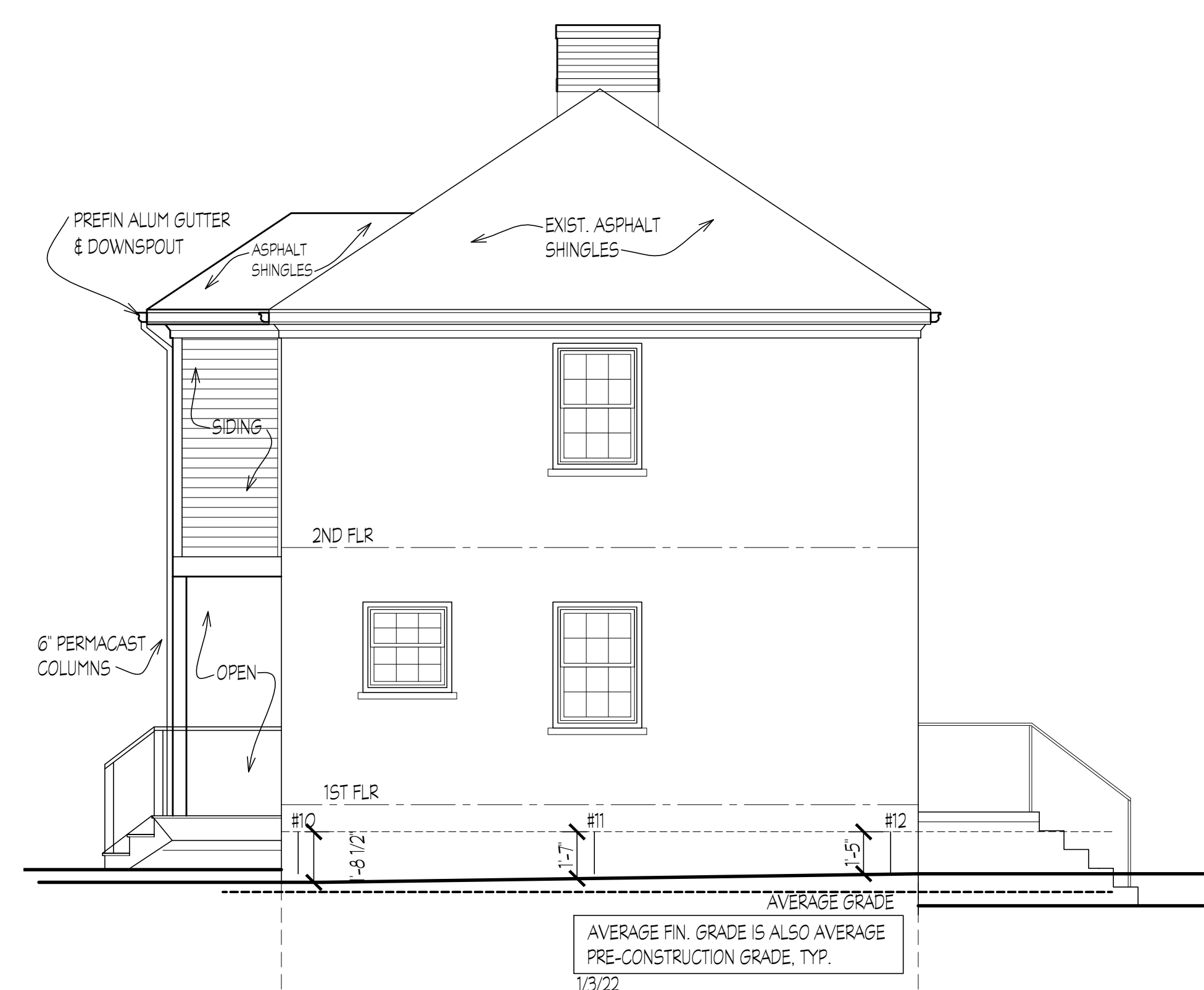
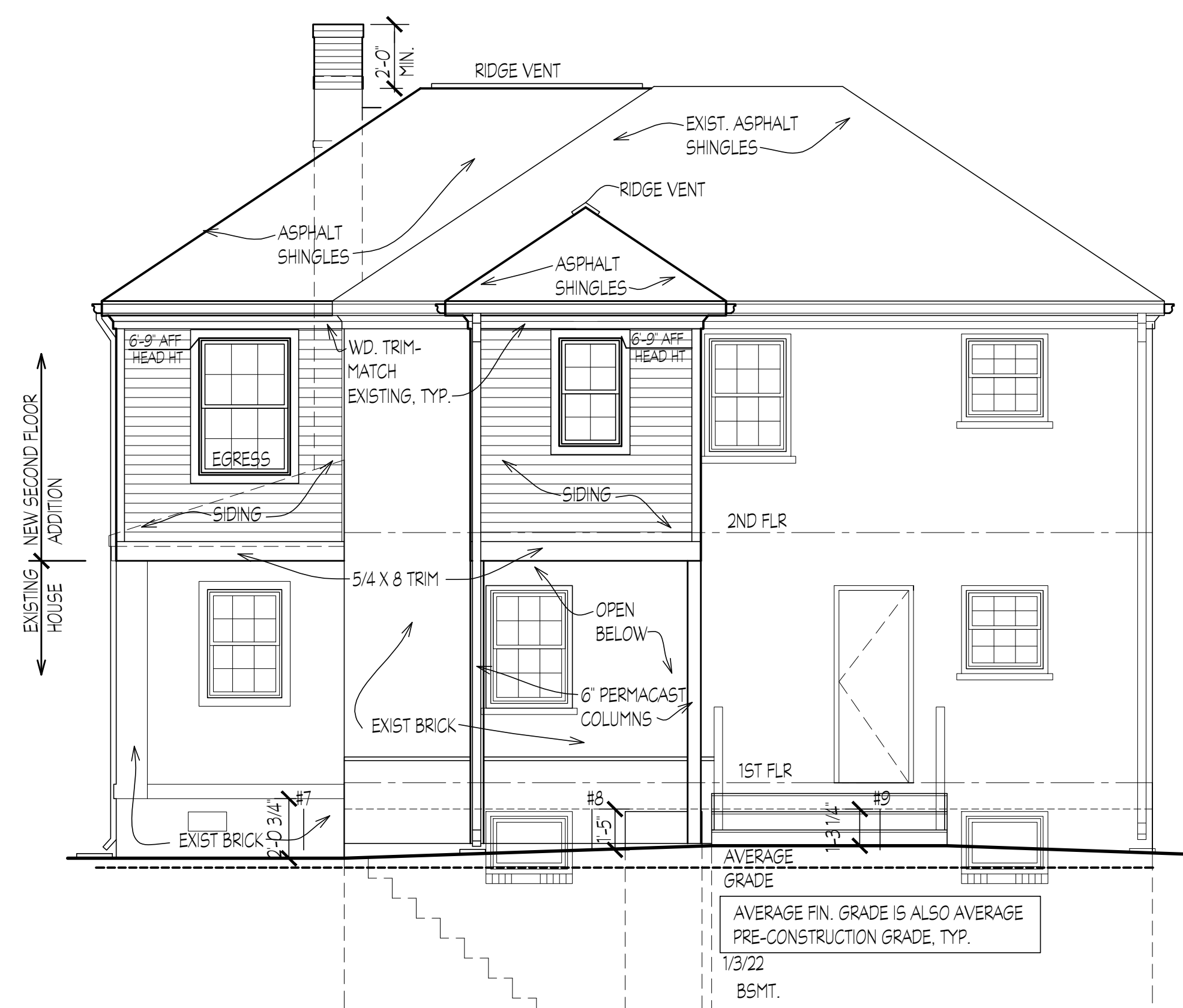
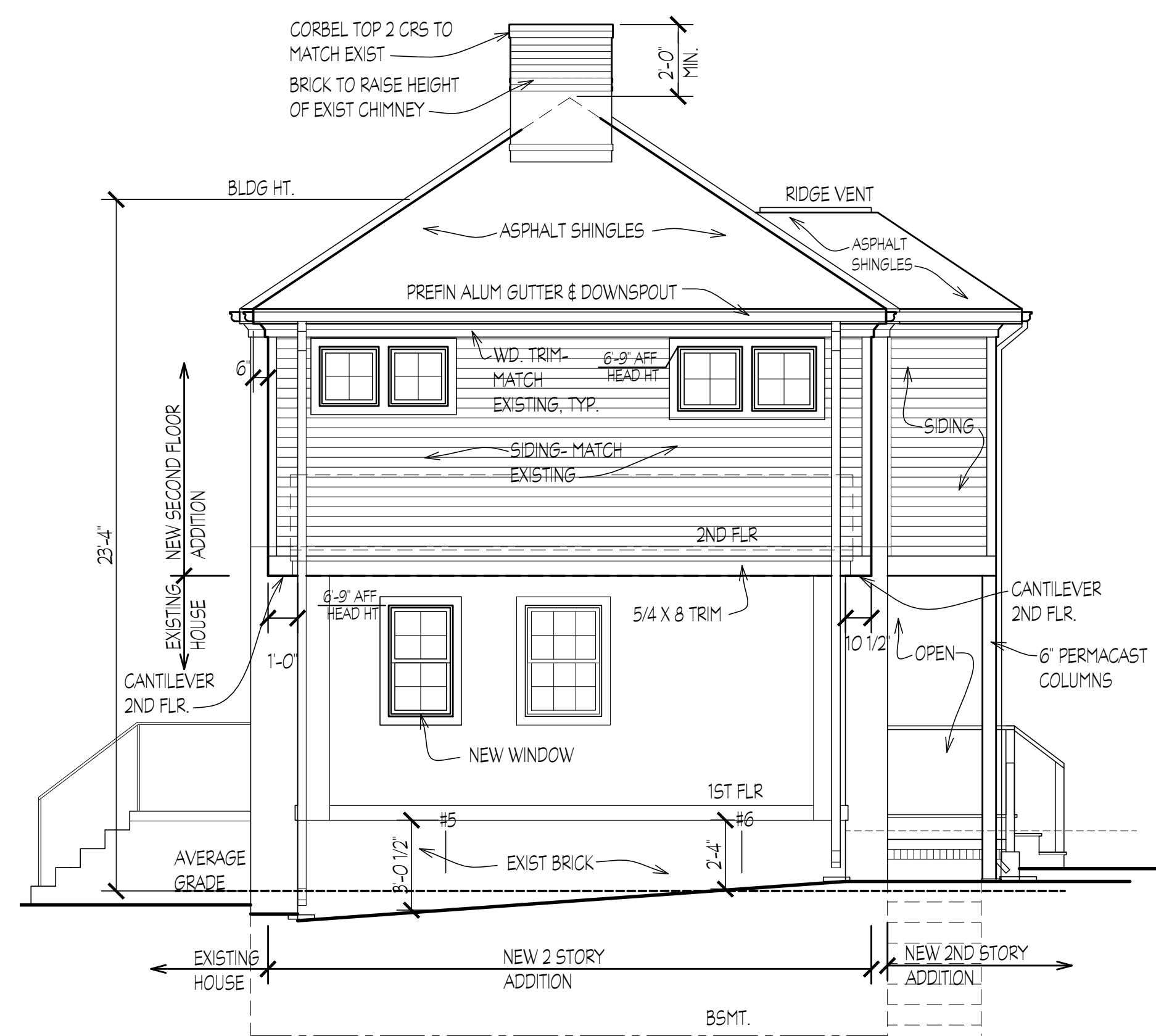
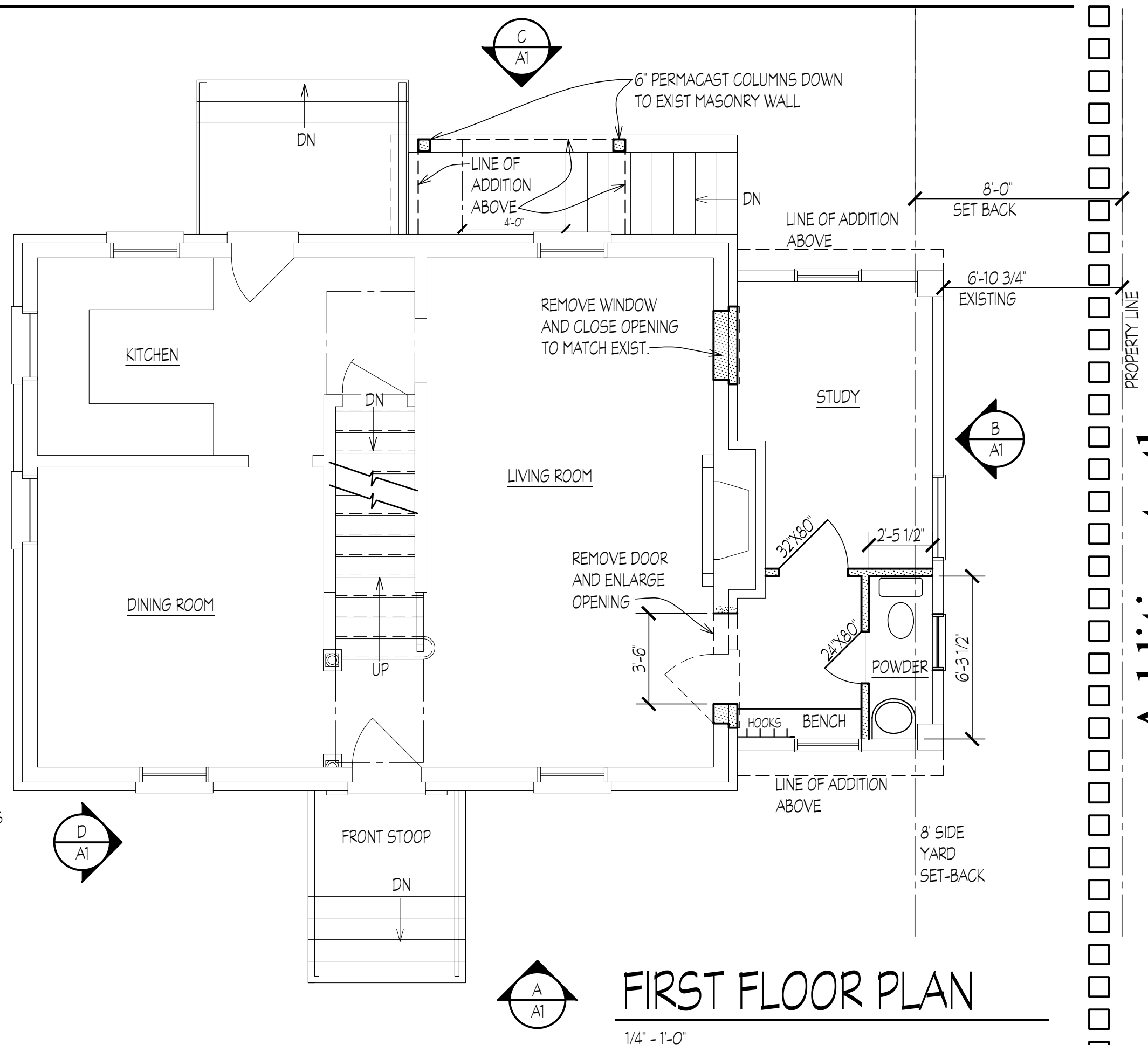
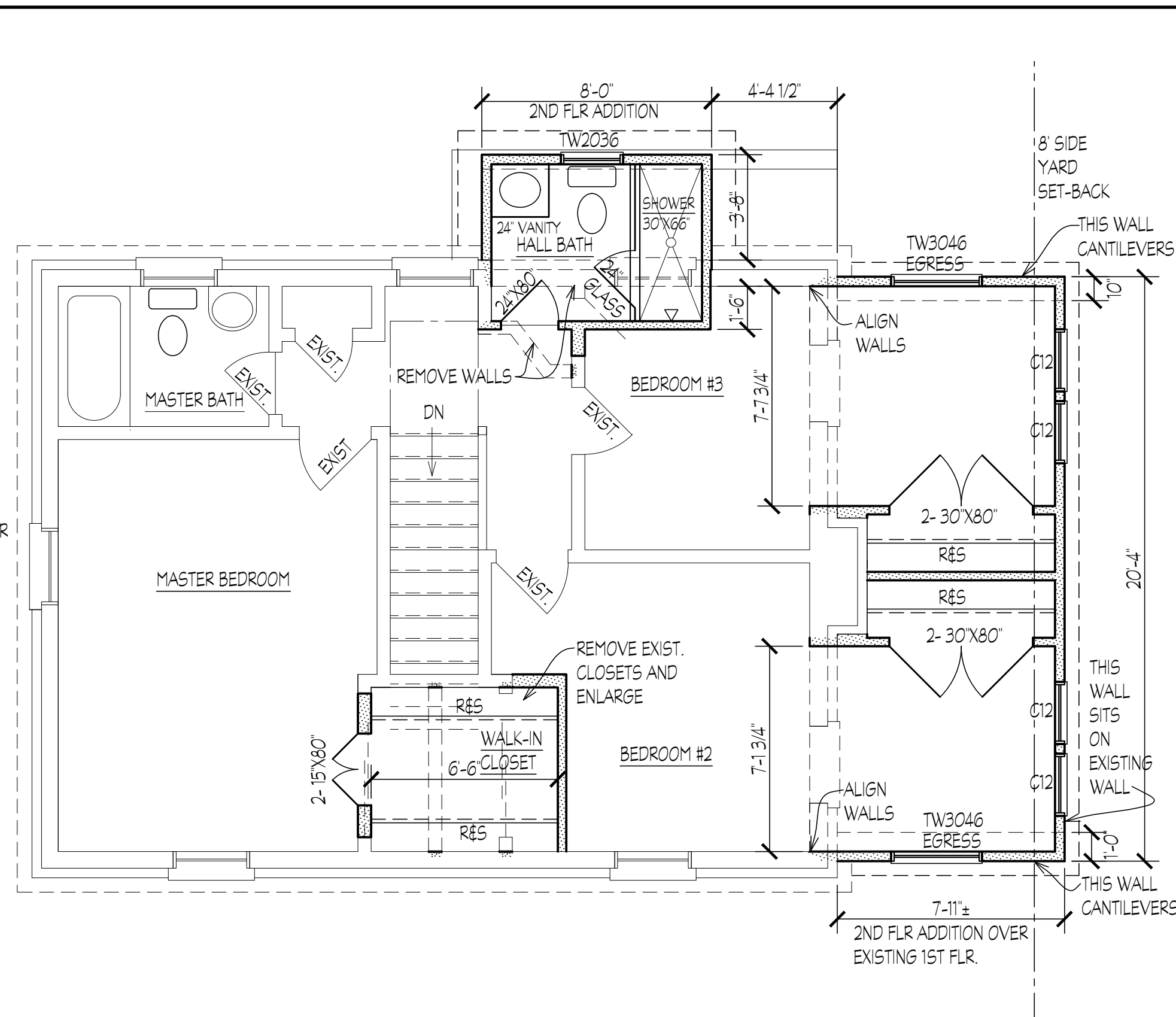
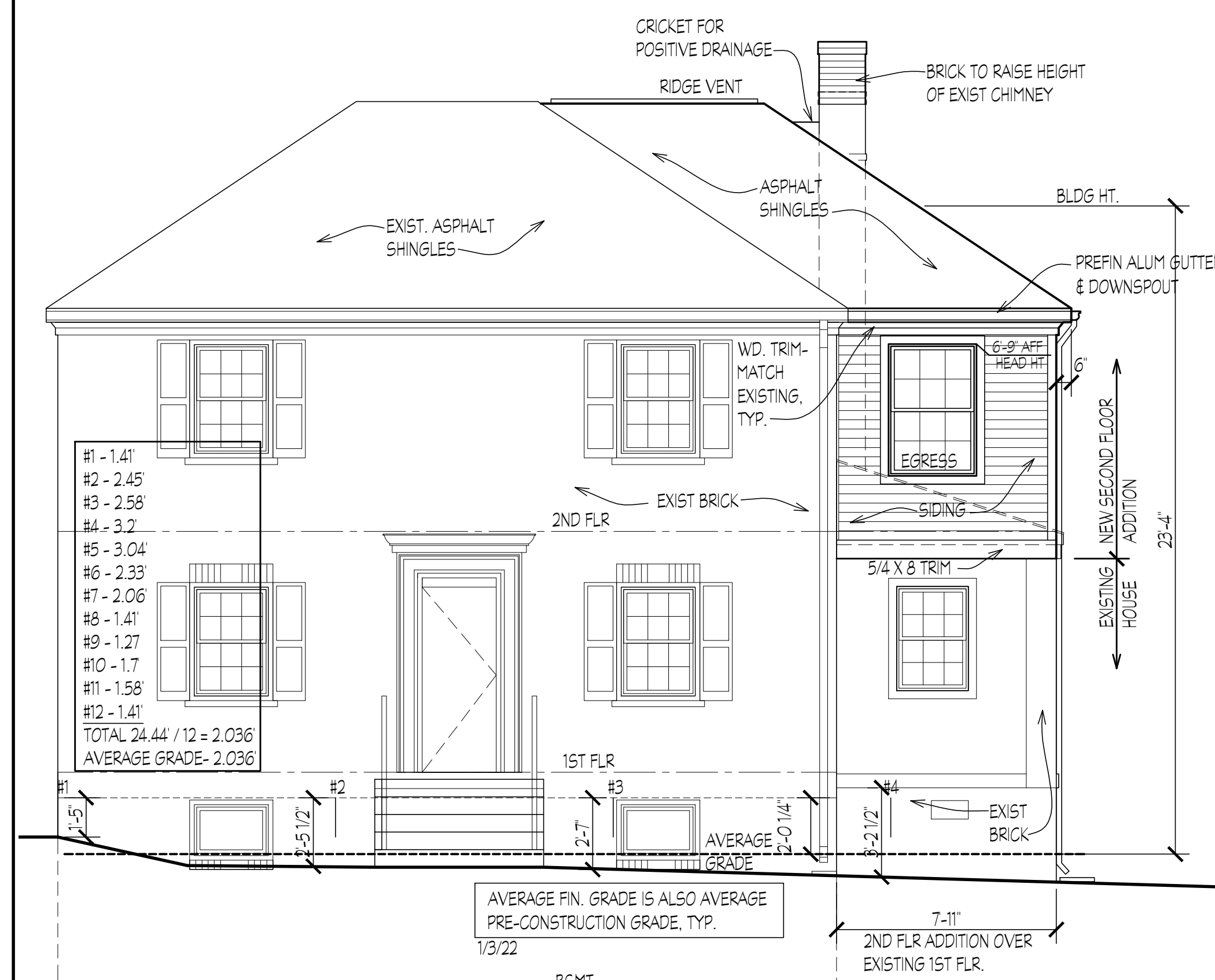
DFT: J.N.R.

CHK: T.J.F.

NO TITLE REPORT FURNISHED

SCALE= 1" = 20'

15



Addition to the

CIESLA RESIDENCE

2419 CENTRAL AVE, ALEXANDRIA, VA 22302

REBECCA L.G. BOSTICK, AIA

A R C H I T E C T

1819 DRURY LANE, SUITE 101
ALEXANDRIA, VA 22307

(703) 768-2250

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK.
THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS WITH FIELD CONDITIONS.
ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
DO NOT SCALE DRAWINGS.

A1
SHEET 1 OF 1
DATE 12/13/21
REVISED 1/3/22