

Docket Item #5
BZA #2021-00017
Board of Zoning Appeals
February 14, 2022

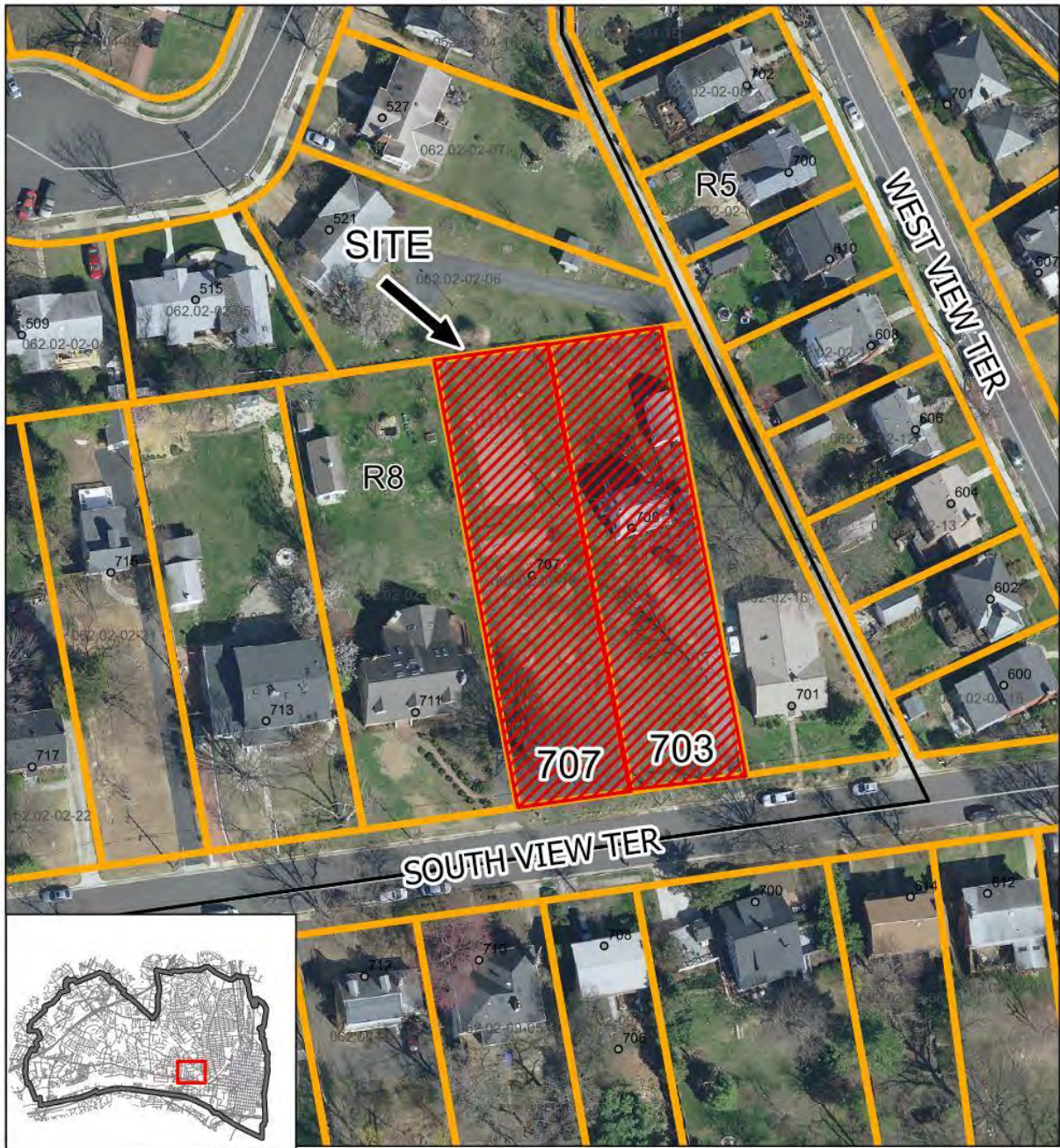
ADDRESS: 703 & 707 SOUTH VIEW TERRACE
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: JOHN HERRMAN AND KATHARINE NORTON

ISSUE: Variance to construct a single-family dwelling outside the required front yard setback.

CODE SECTION	SUBJECT	ZONING REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(1)	Front yard	14.90 Ft. (min.) 52.50 Ft. (max.)	85.00 Ft.	32.50 Ft.

Staff **recommends denial** of the request because it does not meet all the required variance standards.

If the Board decides to grant the requested variance it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey prepared by a licensed surveyor confirming building footprint, setbacks and height and (2) lots shall be consolidated prior to Wall Check Survey. The variance must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA #2021-00017
703 & 707 South View Terrace



0 30 60 120 Feet

I. Issue

The applicants, John Herrman and Katharine Norton, propose to construct a new single-family dwelling located at 703 and 707 South View Terrace. The applicants request a variance from the front yard requirement to construct the new dwelling outside of the range established by the contextual block face.

II. Background

The subject property contains two substandard lots of record, Lots 1 and 2, each with 60 feet of frontage along North View Terrace. Lot 1 is addressed as 707 North View Terrace and occupies the east half of the subject property. Lot 2 is addressed as 703 North View Terrace and occupies the west half of the subject property. Both lots have a lot size of 14,033 square feet for a total area of 28,066 square feet. After the applicant consolidates Lots 1 and 2, the new lot would comply with all R-8 zone requirements. Single-family dwellings surround the subject property.



Figure 1 - Subject Property

Lot 2 of the subject property contains a single-family dwelling. City Real Estate records indicate the one-and-a-half story dwelling was constructed in 1920. The dwelling provides a 130.50-foot front yard; 19.80 and 12.30-foot east and west side yards, respectively, and a 79.30-foot rear yard. The existing dwelling contains approximately 1,336 square feet of net floor area. The following table provides a summary of all applicable zoning regulations as they pertain to the subject property:

R-8 Zone	Required/Permitted	Existing	Proposed
Lot Size	8,000 Sq. Ft.	14,033 Sq. Ft. (lot 1) 14,033 Sq. Ft. (lot 2)	28,066 Sq. Ft.
Lot Width	65.00 Ft.	60.00 Ft. (lot 1) 60.00 Ft. (lot 2)	120.00 Ft.
Lot Frontage	40.00 Ft.	60.00 Ft. (lot 1) 60.00 Ft. (lot 2)	120.00 Ft.
Front Yard	14.90 Ft. (minimum) 52.50 Ft. (maximum)	130.50 Ft.	85.00 Ft.
Side Yard (east)	10.60 Ft. 1:2 height-to-setback ratio	19.80 Ft.	32.70 Ft.
Side Yard (west)	10.60 Ft. 1:2 height-to-setback ratio	12.30 Ft.	36.00 Ft.
Rear Yard	21.20 Ft. 1:1 height-to-setback ratio	79.30 Ft.	91.70 Ft.
Height	30.00 Ft.	23.00 Ft.	25.80 Ft.
Net Floor Area	9,823 Sq. Ft. 0.35 FAR	1,336 Sq. Ft 0.10 FAR.	4,222 Sq. Ft. 0.15 FAR

III. Description

The applicants propose to demolish the existing dwelling and construct a new two-story dwelling on consolidated Lots 1 and 2. It would contain 4,222 square feet of net floor area and would measure 25.80 feet in height as measured from average pre-construction grade. The dwelling would provide east and west side yards of 32.70 and 36.00 feet, respectively. It would provide a rear yard of 91.70 feet.

The proposed dwelling would provide a front yard of 85.00 feet. The R-8 zone establishes a front yard requirement based on the range of front setbacks within the contextual block face. Based on this requirement, the subject property must provide a front setback between 14.90 and 52.50 feet. The proposal would not comply with the R-8 zone's front yard requirement but would comply with all other applicable zoning regulations.

The Board has not approved any variances or special exceptions for the subject property.

IV. Master Plan/Zoning

The subject property has been zoned R-8/Residential Single-Family since adoption of the Third Revised Zoning Map in 1951. The North Ridge/Rosemont Small Area Plan identifies the property for residential land use.

V. Requested Variance

3-306(A)(1) Front Yard.

Zoning Ordinance section 3-306(A)(1) establishes a minimum and maximum front yard requirement based on the front setbacks of dwellings within the contextual block face. The contextual block face and the front setbacks of its dwellings are located in the table below.

Address	Front Yard
700 South View Terrace	14.90 Ft.
701 South View Terrace	29.70 Ft.
706-708 South View Terrace	27.80 Ft.
710 South View Terrace	25.20 Ft.
711 South View Terrace	52.50 Ft.

Based on the contextual block face, the R-8 zone requires a minimum front yard of 14.90 feet and a maximum front yard of 52.50 feet. The proposed dwelling would provide a front yard of 85.00 feet, 32.50 feet beyond the maximum permitted. As such, the applicants request a variance of 32.50 feet from the R-8 zone's front yard requirement.

VI. Applicant's Justification for Variance

The applicants state that the strict application would require significantly more land disturbance and would allow for two mature trees to remain. They also state that their proposed front yard would be more in character with the surrounding dwellings.

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 dwellings within the contextual block face provide front setbacks between 14.90 and 52.50 feet. The average front setback of all the dwellings within the contextual block face is 30.00 feet. The applicant's proposal would exceed the R-8 zone requirement by 32.5 feet and the average by 55.00 feet. These deviations could not be considered reasonable. The requested front setback would be nearly double the R-8 zone requirement and nearly triple the average front setback. Further, the front yard requirement provides a range of 37.60 feet between the minimum (14.90 feet) and maximum (52.50 feet) setbacks. Because the Zoning Ordinance already permits a wide range of setbacks, any further

deviation would not be reasonable.

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

Strict application would allow a new dwelling to provide a maximum front yard of 52.50 feet. It would require the new dwelling to provide a larger rear yard and smaller front yard than proposed. This would not unreasonably restrict the use of the property as a single-family dwelling because a significant portion of the yard remains buildable. Further, the applicant could retain the existing dwelling and construct an addition. In this case, a variance would not be required.

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

Within the R-8 zone and surrounding neighborhood, there are very few dwellings with front yards as deep as that proposed for the new dwelling. This is illustrated by the range of front yards set out in the table above. Generally, there are few dwellings throughout the City which provide front setbacks so far outside of the range of front setbacks within their contextual block faces. Although there is a dwelling located at 715 South View Terrace which would have a similar need for a variance should they redevelop the property, the need is not generally shared by other properties.

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

The purpose of the front yard requirement is to ensure consistent and compatible dwelling placement along a street. If developed as proposed, the front of the new dwelling would be located almost fully behind the rear walls of the two adjacent dwellings at 701 and 711 South View Terrace. The variance would result in a dwelling placement that would not be compatible with the surrounding dwellings and would be contrary to the purpose of the ordinance. The amendments to the Zoning Ordinance to set the front yard based on the contextual block face was a recent change to control for just this type of circumstance and to ensure compatibility of dwelling placement with surrounding development.

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

The applicants have not requested a change in use.

VIII. 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 use of the property as it would leave most of the lot as buildable area for a single-family dwelling. No hardship exists as the subject property has relatively flat topography, is 40 feet wider than the R-8 zone's minimum lot width requirement and is 20,000 square feet larger than the minimum lot size requirement. The dwelling could be located in compliance with the front yard requirement with minimal impact to the existing trees in the subject property's front yard.

- 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 applicants acquired the subject property interest in good faith and the applicants did not create a hardship.

- 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 be of substantial detriment to nearby properties as it would allow for the deep front yard currently provided by the existing dwelling to remain. The approved variance would retain some of the block face's existing character, which is established, in part, by two dwellings (the subject property and 715 South View Terrace) with very deep front yards.

- 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.

The configuration of the subject property and the dwellings within its contextual block face is unique. It would not be reasonably practicable to amend the ordinance to eliminate the need for the applicants' variances. Additionally, the contextual block face measurement for front yards is a recent change to the Zoning Ordinance.

- 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. The subject property would comply with all other zoning requirements besides the front yard so there would not be a change in its zoning classification.

- 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.

There are no other relief or remedies available to the applicants.

IX. Staff Conclusion

As outlined above, staff recommends denial of the requested variance as it would not meet all the standards and criteria as outlined within the Zoning Ordinance. If the Board decides to approve the requested variance, the approval would 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

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

Tony LaColla, AICP, Division Chief, 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 An approved GRADING PLAN must be attached to the building permit application. City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.
- Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. <http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf> (T&ES)
- R-2 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 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 grading plan. (T&ES)
- R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-7 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (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 No comments.

Recreation (City Arborist):

- C-1 No comments.

Historic Alexandria (Archaeology):

- F-1 This property is in the vicinity of two Civil War Union forts: Ft. Ellsworth to the south and Ft. Dahlgren to the east and therefore has the potential to yield archaeological resources that could provide insight into military life during the Civil War. There is a relatively small possibility for finding evidence of significant historic or prehistoric activity at the subject property. Nevertheless, there is no harm in remaining vigilant for any cultural resources that might be present on the property, even if this is a remote possibility.
- R-1 The statements in archaeology conditions below 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:
 - A. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- B. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

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

- C-1 The variance 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)
- C-2 A deed of consolidation shall be recorded with the City's Land Records Office prior to Planning and Zoning's review of the wall check survey. (P&Z)
- C-3 A survey prepared by a licensed surveyor confirming building footprint, setbacks and height shall be provided prior to Planning and Zoning's review of the Certificate of Occupancy. (P&Z)



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
12-102(B)

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Laura Campbell

Address 109 Harvard St, Alexandria, VA 22314

Daytime Phone 703.328.6815

Email Address Laura@convenearchitecture.com

2. Property Location 2001 Commonwealth Ave. Alexandria, VA 22301

3. Assessment Map # 034.03 Block 03 Lot 06 Zone R 2-5

4. Legal Property Owner Name Rebecca and Raphael Carland

Address 2001 Commonwealth Ave. Alexandria, VA 22301

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. Laura Campbell	109 Havard St. Alexandria, VA 22314	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 2001 Commonwealth Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Rebecca and Raphael Carland	2001 Commonwealth Ave. Alexandria, VA 22302	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Laura Campbell	None	None
2. Rebecca and Raphael Carland	None	None
3.		

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

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.

12/17/21 LAURA CAMPBELL
Date Printed Name


Signature

5. Describe request briefly:

Rebuild the existing roof with a steeper slope to accommodate an attic addition. A portion of the existing house and roof sits beyond the side yard setback line, requiring a special exception for the demolition of the existing roof and construction of the new roof.

6. If the 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:

LAURA CAMPBELL
Print Name

703.328.6815
Telephone


Signature

12/17/2021
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.



2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.4800 <http://www.alexandriava.gov/>

License Number: 150021-2021
Account Number: 150021
Tax Period: 2021
Business Name: Convene Architecture, PLLC
Trade Name: Convene Architecture, PLLC
Business Location: 109 HARVARD ST
Alexandria, VA 22314

Convene Architecture, PLLC
109 Harvard St
Alexandria, VA 22314

License Classification(s):
Professional Occupations/Businesses
9-071-004
Architect

March 3, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Convene Architecture, PLLC
109 HARVARD ST
Alexandria, VA 22314

License Number: 150021-2021
Account Number: 150021
Tax Period: 2021
Business Name: Convene Architecture, PLLC
Trade Name: Convene Architecture, PLLC
Business Location: 109 HARVARD ST
Alexandria, VA 22314
License Classification(s): Professional Occupations/Businesses
9-071-004
Architect

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.**

Rebuild the existing roof with a steeper slope to accommodate an attic addition. A portion of the existing house and roof sits beyond the side yard setback line, requiring a special exception for the demolition of the existing roof and construction of the new roof.

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

This will not harm adjoining properties as the change in roof height is minimal, with less than 2.5 feet increase at the ridge, and less than 6" increase at the eave.

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

This will not affect the light and air to any adjacent property in any way.

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

The existing home will remain much the same from the front yard (Commonwealth Ave.) with the addition of two dormers at the main roof. The design and materiality of the new roof and dormers are consistent with the style of the existing house, which has existed in the neighborhood for 100+ years.

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

The construction of the new roof will be of similar materials as the existing roof (dark shingles, profiled gutters, and wood eaves) and surrounding properties.

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

The addition requiring the special exception is located within the footprint of the existing house, which sits beyond the 7'-0" side yard setback line.

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.

The owners plan to share plans of the addition to the surrounding property owners. No neighbors have objected to this addition to date. No neighbors have written a letter of support to date.



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. 2001 Commonwealth Ave.

Street Address

R-2-5

Zone

A2. 6,694 sq.ft.

Total Lot Area

x 0.45

Floor Area Ratio Allowed by Zone

= 3,012 sq.ft.

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 930

First Floor 959

Second Floor 959

Third Floor

Attic 959

Porches 230

Balcony/Deck 336

Garage

Other***

Allowable Exclusions**

Basement** 930

Stairways** 81

Mechanical**

Attic less than 7'*** 959

Porches** 230

Balcony/Deck** 336

Garage**

Other***

Other***

B1. 4,373

Sq. Ft. Existing Gross Floor Area*

B2. 2,536

Sq. Ft. Allowable Floor Exclusions**

B3. 1,837

Sq. Ft. Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

4,373

B2. **Total Exclusions**

2,536

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor 248

Second Floor 207

Third Floor

Attic 364

Porches

Balcony/Deck 234

Garage

Other***

Allowable Exclusions**

Basement**

Stairways** 71

Mechanical**

Attic less than 7'*** 316

Porches**

Balcony/Deck** 234

Garage**

Other***

Other***

C1. 1,053

Sq. Ft. Proposed Gross Floor Area*

C2. 621

Sq. Ft. Allowable Floor Exclusions**

C3. 432

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

C1. **Total Gross**

1,053

C2. **Total Exclusions**

621

D. Total Floor Area

D1. 2,269 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 3,012 Sq. Ft.

Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

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.

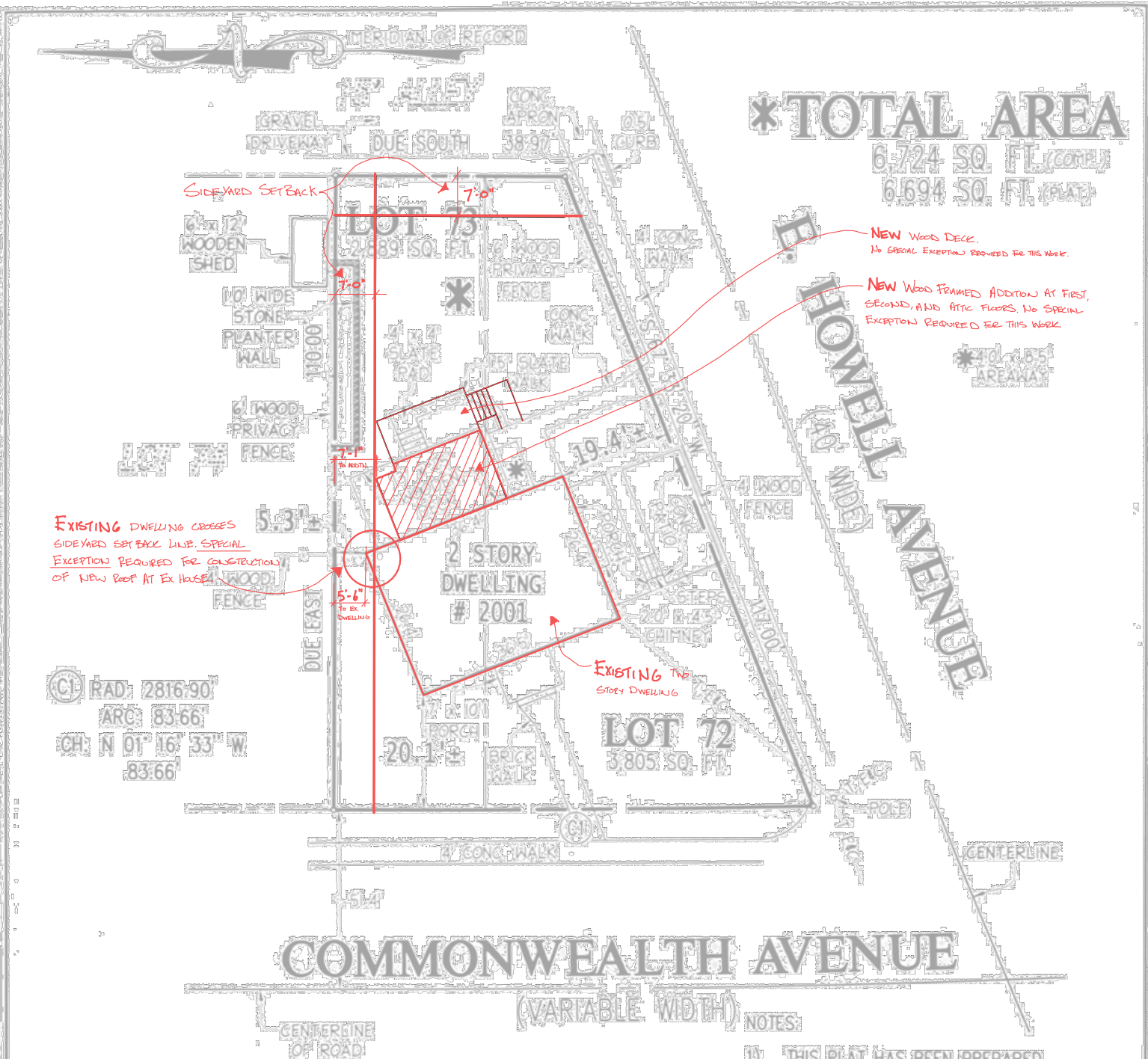
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

[Handwritten Signature]

Date:

12 / 17 / 21



***TOTAL AREA**
6,724 SQ. FT. (COMPL.)
6,694 SQ. FT. (PLAT.)

EXISTING DWELLING CROSSES
SIDEYARD SETBACK LINE. SPECIAL
EXCEPTION REQUIRED FOR CONSTRUCTION
OF NEW ROOF AT EX. HOUSE

NEW WOOD DECK.
NO SPECIAL EXCEPTION REQUIRED FOR THIS WORK.
NEW WOOD FRAMED ADDITION AT FIRST,
SECOND, AND ATTIC FLOORS. NO SPECIAL
EXCEPTION REQUIRED FOR THIS WORK.

EXISTING TWO
STORY DWELLING

Ⓒ RAD: 2816.90'
ARC: 83.66'
CH: N 01° 16' 33" W
83.66'

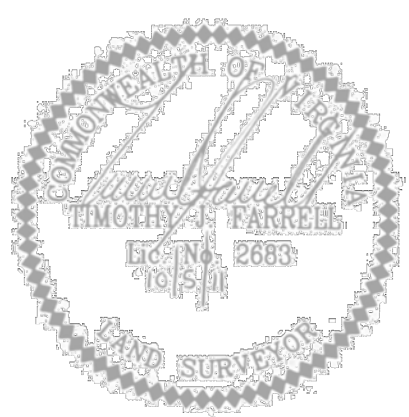
COMMONWEALTH AVENUE
(VARIABLE WIDTH)

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 BE IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA 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 ON MAP=BLOCK=LOT # 03403=03=06.
- 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 131, PAGE 156 (UNLESS NOTED OTHERWISE).

LEGEND:

- IP-F DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- TE&C DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES



HOUSE LOCATION SURVEY
LOTS 72 & 73
SECTION 2
DEL RAY
CITY OF ALEXANDRIA, VIRGINIA

RGS # 60449ARL

CARLAND / FISHER

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: D. CONRAD

JOB # 20112978

DET: M.K.S. CHK: T.J.F. NO TITLE REPORT FURNISHED SCALE: 1" = 25' DATE: 10/5/11

Special Exception Drawings of
The Carland Residence

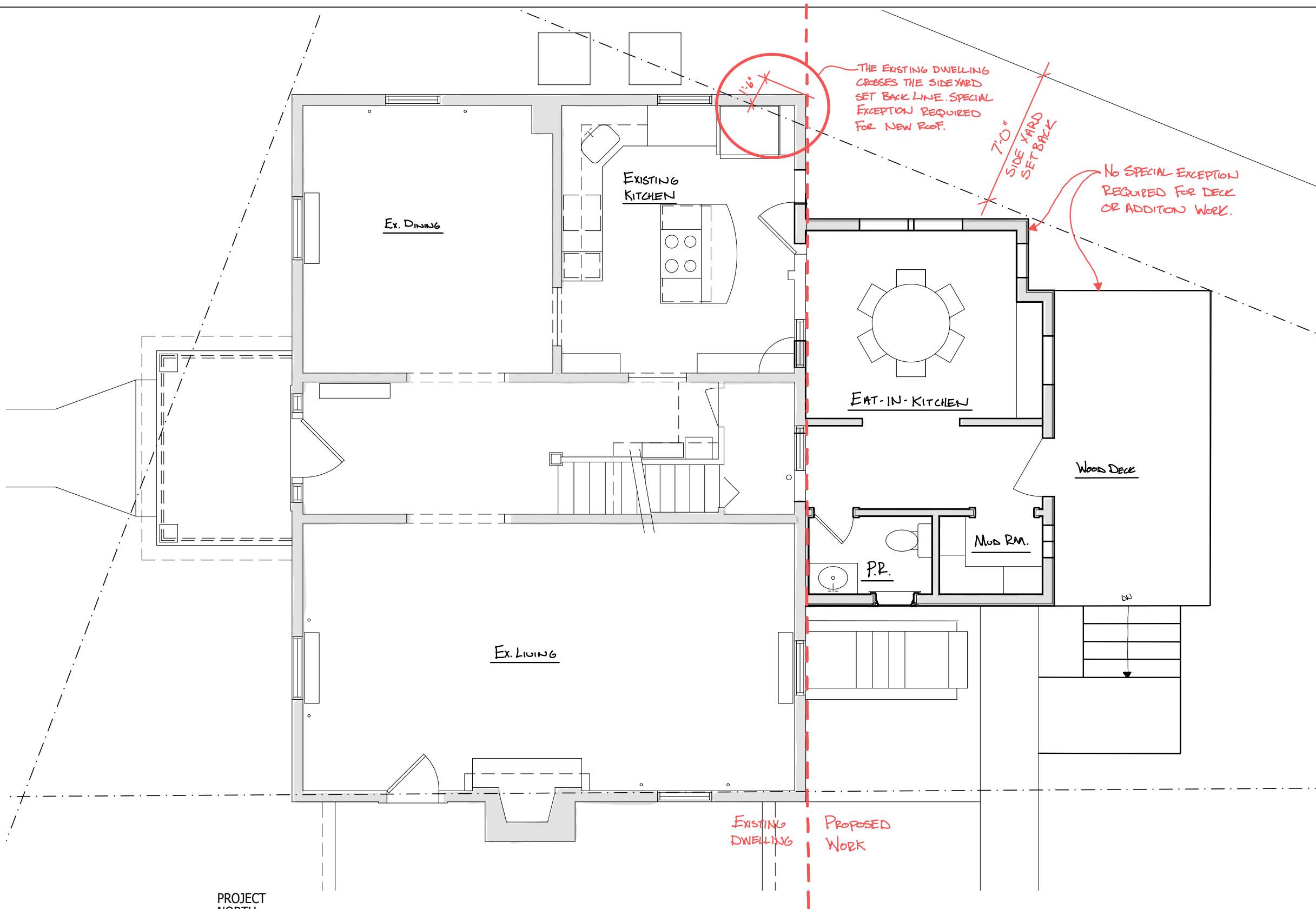
2001 Commonwealth Avenue
Alexandria, VA 22301

issued: SE date: 12/17/2021

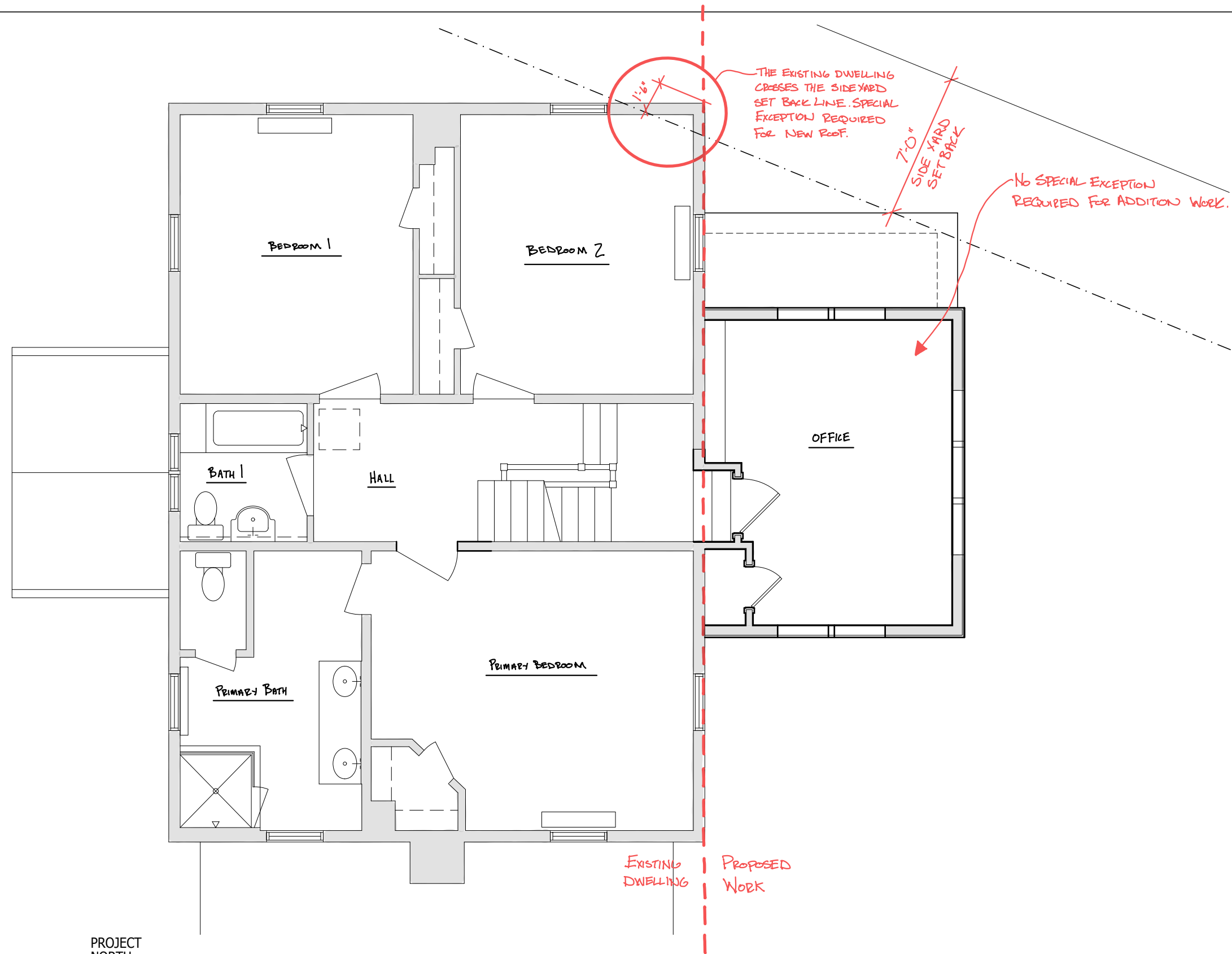
REV. 1 - 01.03.2022

SE1

FLOOR PLANS



1 **FIRST FLOOR PLAN**
SE1 3/16" = 1'-0"



1 SECOND FLOOR PLAN
SE2 3/16" = 1'-0"

Special Exception Drawings of
The Carland Residence

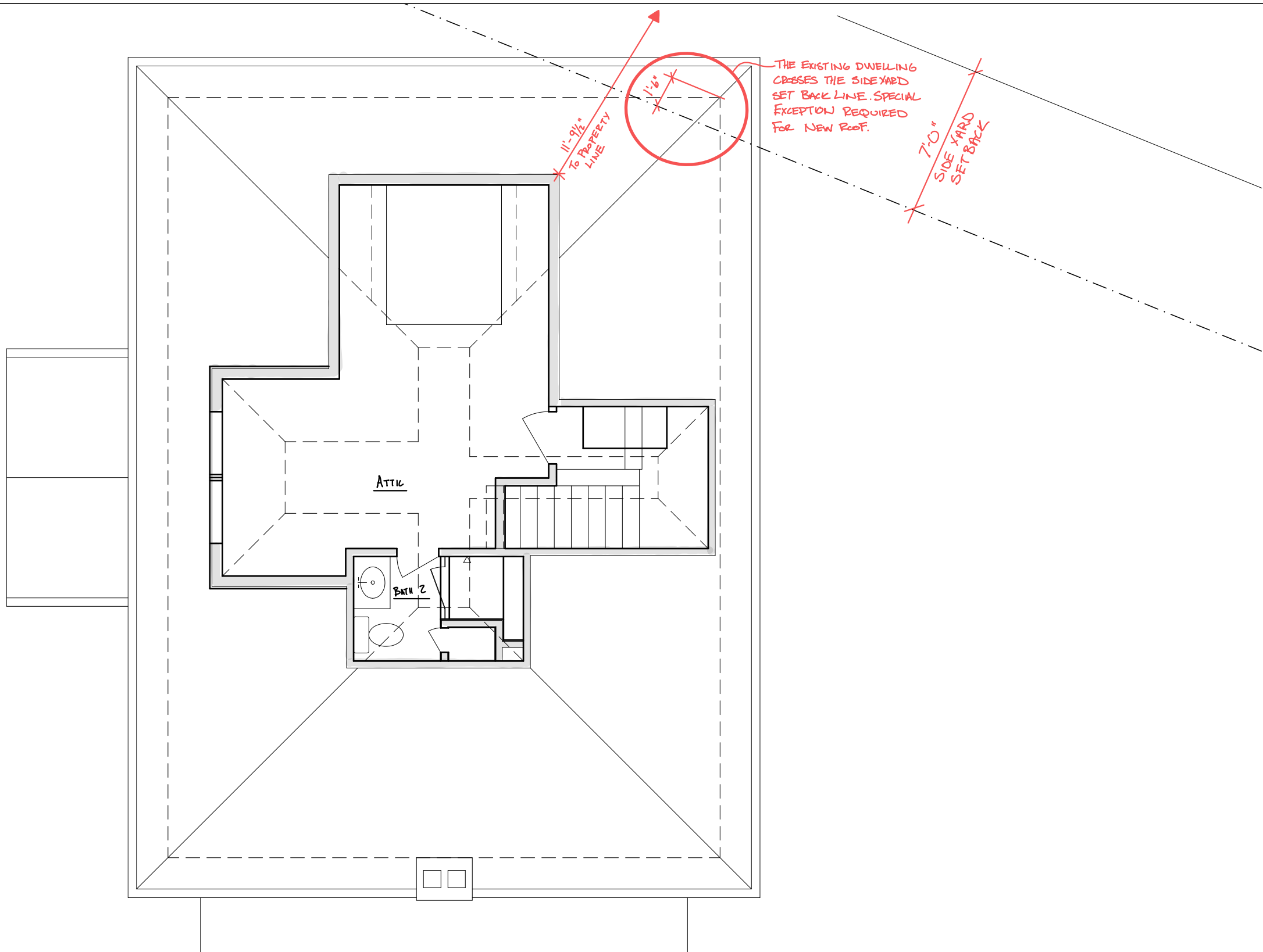
2001 Commonwealth Avenue
Alexandria, VA 22301

issued: SE date: 12/17/2021

REV. 1 - 01.03.2022

SE2

FLOOR PLANS



1
SE3

ATTIC FLOOR PLAN

3/16" = 1'-0"

Special Exception Drawings of

The Carland Residence

2001 Commonwealth Avenue
Alexandria, VA 22301

issued:	date:
SE	12/17/2021

REV. 1 - 01.03.2022

SE3

FLOOR PLANS

Special Exception Drawings of
The Carland Residence

2001 Commonwealth Avenue
Alexandria, VA 22301

issued:	date:
SE	12/17/2021

REV. 1 - 01.03.2022

SE4

3D VIEW



1 VIEW FROM NORTHEAST
SE4 NOT TO SCALE

Special Exception Drawings of
The Carland Residence

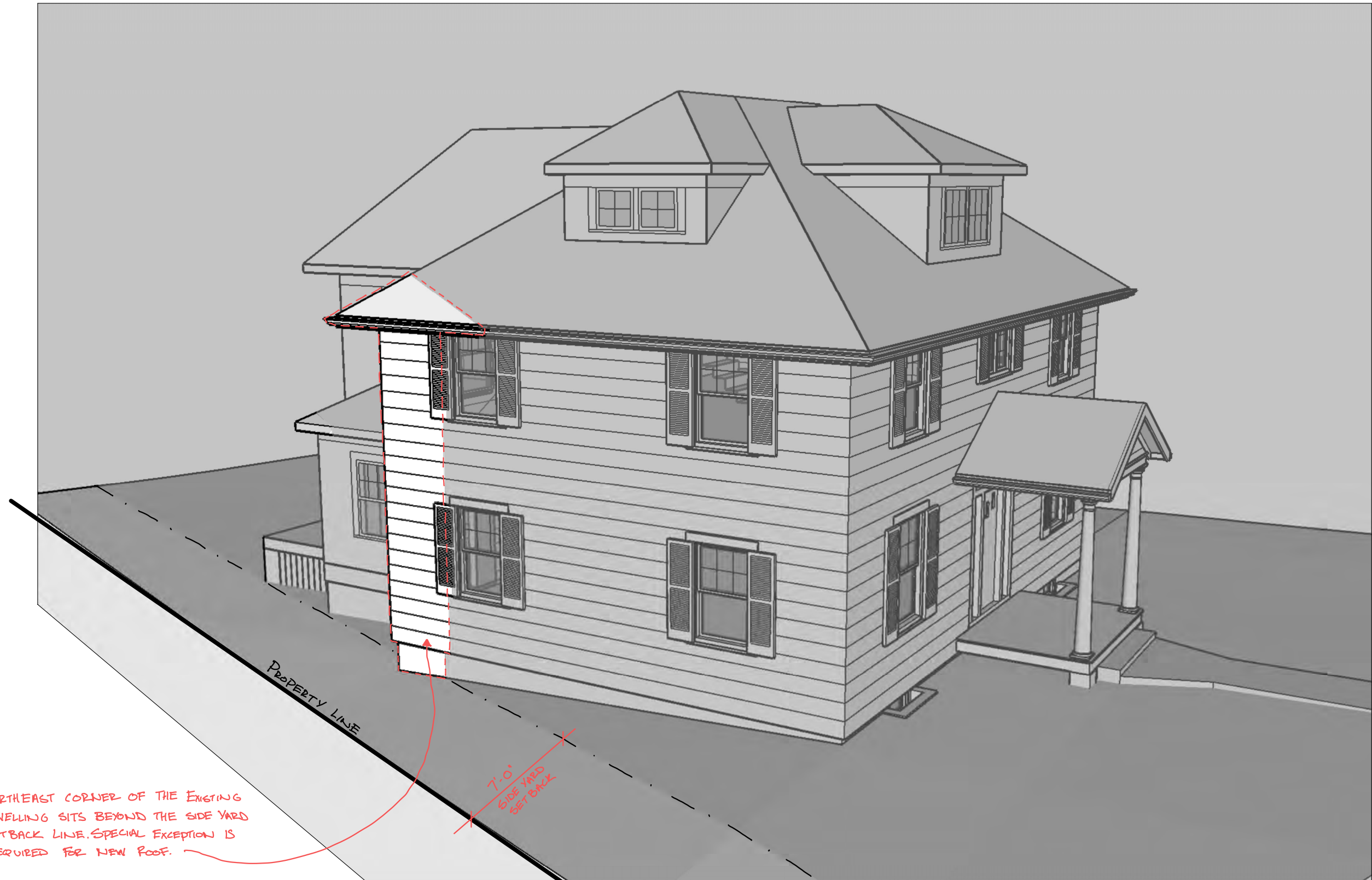
2001 Commonwealth Avenue
Alexandria, VA 22301

issued:	date:
SE	12/17/2021

REV. 1 - 01.03.2022

SE5

3D VIEW



NORTHEAST CORNER OF THE EXISTING
DWELLING SITS BEYOND THE SIDE YARD
SETBACK LINE. SPECIAL EXCEPTION IS
REQUIRED FOR NEW ROOF.

1 VIEW FROM NORTHWEST
SE5 NOT TO SCALE

Special Exception Drawings of
The Carland Residence

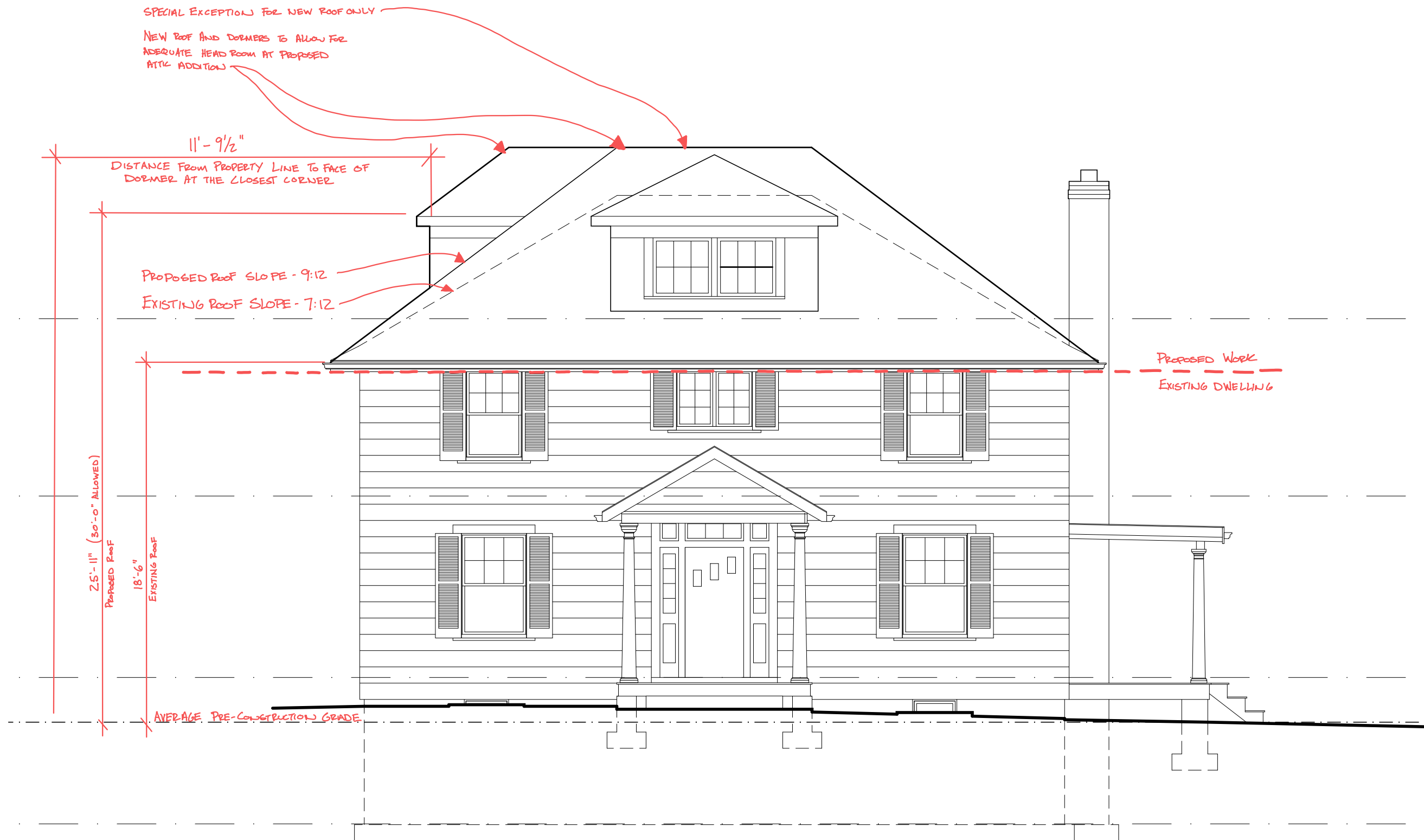
2001 Commonwealth Avenue
Alexandria, VA 22301

issued: SE date: 12/17/2021

REV. 1 - 01.03.2022

SE6

WEST ELEVATION



1 WEST ELEVATION
SE6 3/16" = 1'-0"

Special Exception Drawings of
The Carland Residence

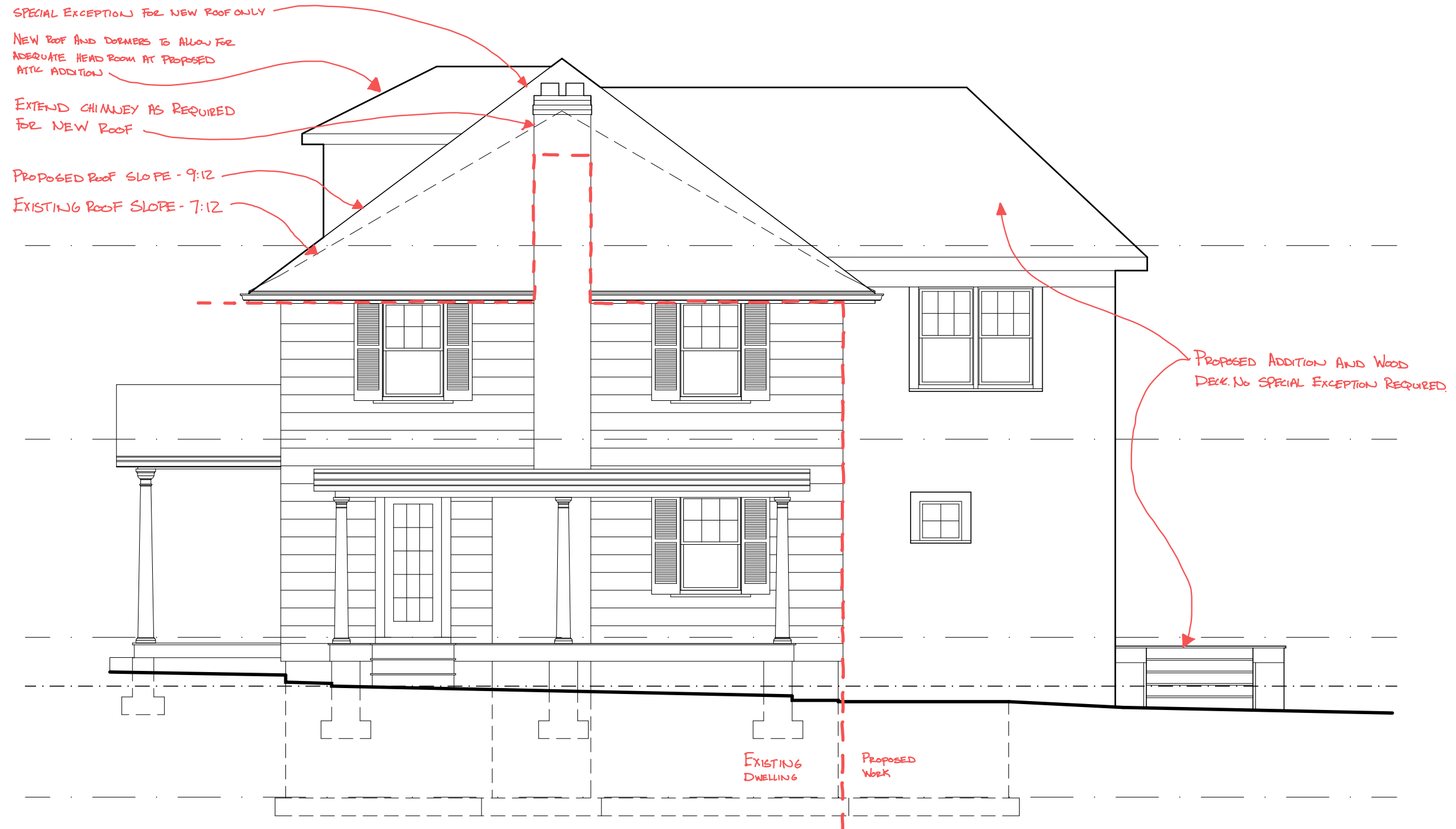
2001 Commonwealth Avenue
Alexandria, VA 22301

issued: SE date: 12/17/2021

REV. 1 - 01.03.2022

SE7

SOUTH ELEVATION



1 SOUTH ELEVATION
SE7 3/16" = 1'-0"

Special Exception Drawings of
The Carland Residence

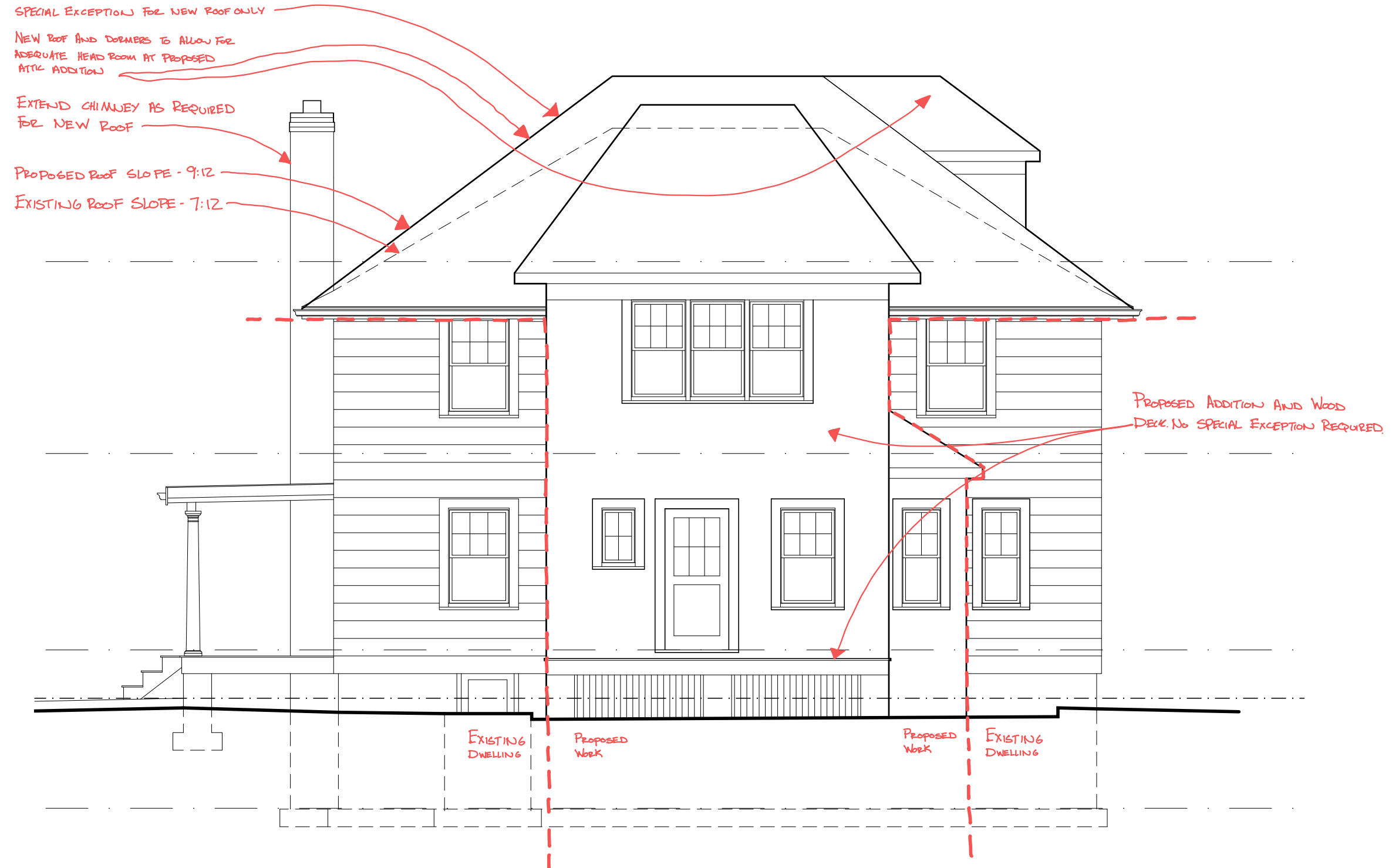
2001 Commonwealth Avenue
Alexandria, VA 22301

issued: SE date: 12/17/2021

REV. 1 - 01.03.2022

SE8

EAST ELEVATION



1 EAST ELEVATION
SE8 3/16" = 1'-0"