

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

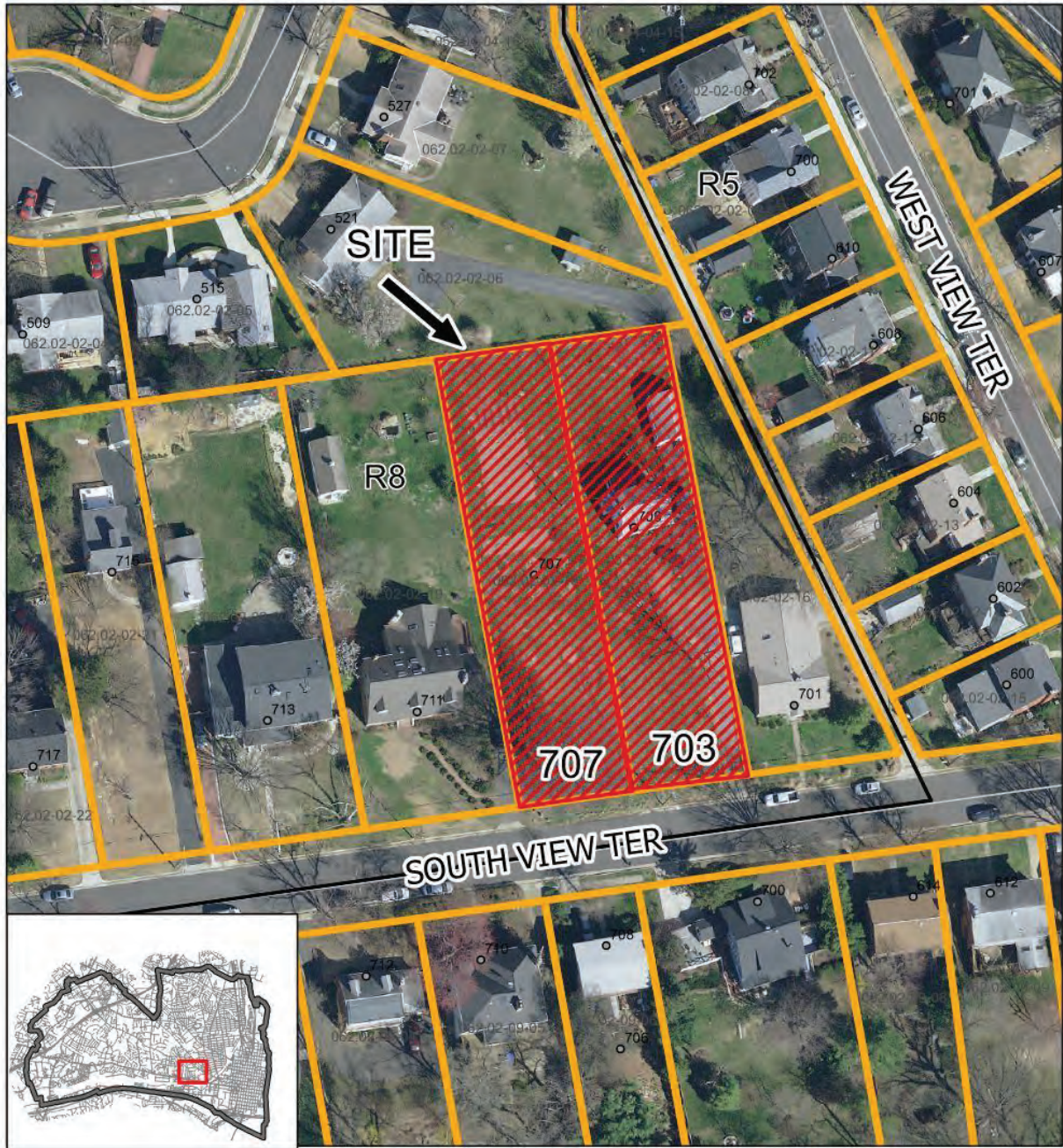
ISSUE: Variance to construct a single-family dwelling outside the required front yard setback.

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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**

VARIANCE

Section of zoning ordinance from which request for variance is made:
3-306A1

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name John Herrman or Katharine Norton

Address 701 South View terrace

Alexandria VA 22314

Daytime Phone 703 955-2025

Email Address Southernmeridian@gmail.com

2. Property Location 703 & 707 South View terrace

3. Assessment Map # 062.02 Block 02 Lot 17 Zone R8

4. Legal Property Owner Name John Herrman, Katharine Norton

Address 701 South View terrace

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 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.	John Herrman	703 & 707 South View Terrace	50%
2.	Katharine Norton	703 & 707 South View terrace	50%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 703/707 South View terrace, Alexandria VA 22314 (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.	John Herrman	703 & 707 South View terrace	50%
2.	Katharine Norton	703 & 707 South View terrace	50%
3.			

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

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	John Herrman	none	none
2.	Katharine Norton	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.

5. Describe request briefly:

The current house on the property sits at approximately 134' from the front property line, this home will be removed so we can build a single new home that will cover lots 703 & 707. We are seeking approval for the new home to be set back 85' from front property line. There are several, healthy, established trees in the front of the home that we would like to preserve, including a 70 year old, 50' tall Pecan, which is rare for this.

6. If property owner or applicant is being represented by an authorized agent,

such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

☒ I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

☒ Yes ☐ No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: John Herrman

Date: 06Dec21

Signature: **John Herrman**
Digitally signed by John Herrman
Date: 2021.12.06 15:37:54 -05'00'

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please **attach** additional pages where necessary.)

1. Please answer A or B:

A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.

The amount of land disturbance and land work on the property to remove the old house and fill the hole would be significant if we could not place the new house close to the existing home on the property. The existing tree canopy would be sacrificed unnecessarily causing more strain on the stormwater system. The character of this old street would be diminished by crowding of the street and the removal of the open space at the front of the two lots.

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

The lesser amount of land disturbance possible is better for the environment and storm water. The ability to maintain 2 large established trees will benefit the environment and alleviate the storm water system. The tree canopy would remain in tact, which will help with the 40% canopy coverage the city would like to meet based on the Environmental Action Plan set forth by council. The block would maintain the feeling of open space with the new home set further back to more closely match the conditions of the last 100+ years.

2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

These two lots are very large for the city of Alexandria. With a combined street frontage of 120' and a depth of 234' there is significant room on this property to push the house back and not infringe on the neighbors properties or established privacies.

In addition, the houses on the odd numbered side of the street are set back significantly further than the even numbered side skewing the block study. The average on the even side is only 22.7' from the front while the odd numbered side

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

This situation is special due to the fact that the house originally placed on this property (lot 703) is set back approximately 134' from the front property line and the neighboring lot (707) is undeveloped. This has allowed the neighborhood to be established and grow while enjoying the open, park like feel. By allowing the new home to be set back further there would be minimal impact to the existing site lines and character of the street.

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

yes, the original house is estimated to have been built in 1920 and was set back approximately 134' from the front property line. This house is only 825sf on 1.5 stories and in poor condition.

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

Property was purchased in 1996 by the current owners that live at the adjoining lot at 701 S View Terrace. No plans were made at the time to build a new home on the property.

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

This was discovered upon the development and the design of the grading plan.

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

No, the applicants did not create a hardship. The preference is to save the 2 largest trees on the property and maintain the custom home atmosphere of the street. These trees ease the stormwater run off and create home and food for wildlife in the city.

4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

There is no negative impact to the neighbors by granting this application. Granting the variance request would have a positive impact to the neighborhood by allowing them to maintain the feeling of a long established neighborhood 'open space' feel, limit the land disturbance and the benefit of saving the established trees on this property.

- B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.**

Yes, we have a petition signed in support of the house placement by 26 neighbors

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

no

PART C

- 1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.**

We have considered other house placement options but the tree canopy and neighborhood feel would be in peril. We respectfully request that the new home be placed further back on this lot at 85' from the street, which is approximately 50' in front of the existing/original house built on this property. This is a compromise location between the existing house and the neighboring house at 711 S View that has a 52' front set back.

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

We are requesting to build a new home with an 85' front set back. The existing home on the property sits at approximately 134' from the street, this house will be razed. The new home will be placed closer to the street, but not as close to crowd the street. This will allow the neighborhood to maintain the current feel of openness and enable the existing tree canopy to remain intact. This will also limit the amount of land disturbance on the property during construction which will benefit storm water run off and the environment.

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



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. 703 & 707 South View Terrace, Alexandria VA 22314 R-20
Street Address Zone

A2. 28,089.60 x 0.25 = 7,022.40
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement		Basement**		B1. 1,167.00 Sq. Ft.
First Floor	550.00	Stairways**		Existing Gross Floor Area*
Second Floor	275.00	Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 1,167.00 Sq. Ft.
Porches	0.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract B2 from B1)
Garage	342.00	Other***		Comments for Existing Gross Floor Area
Other***	0.00	Other***		
B1. Total Gross	1,167.00	B2. Total Exclusions	0.00	existing house will be torn down but the detach

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	1,539.00	Basement**	1,480.00	C1. 5,802.00 Sq. Ft.
First Floor	1,719.00	Stairways**	178.50	Proposed Gross Floor Area*
Second Floor	1,639.00	Mechanical**	123.60	C2. 2,338.10 Sq. Ft.
Third Floor	0.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	67.00	C3. 3,463.90 Sq. Ft.
Porches	67.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck	97.00	Garage**	489.00	(subtract C2 from C1)
Garage	489.00	Other***		
Other***	252.00	Other***		
C1. Total Gross	5,802.00	C2. Total Exclusions	2,338.10	

D. Total Floor Area

D1. 4,630.90 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 7,022.40 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: John Herrman

Digitally signed by John Herrman
Date: 2021.12.09 10:16:48 -05'00'

Date: 12/09/2021

19



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 703 & 707 South View Terrace, Alexandria VA 22314 R-20
Street Address Zone

A2. 28,089.60 x 0.25 = 7,022.40
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement		Basement**		B1. 1,167.00 Sq. Ft.
First Floor	550.00	Stairways**		Existing Gross Floor Area*
Second Floor	275.00	Mechanical**		B2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 1,167.00 Sq. Ft.
Porches	0.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		Comments for Existing Gross Floor Area
Other**		Other**		
B1. Total Gross	1,167.00	B2. Total Exclusions	0.00	

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	1,539.00	Basement**	1,480.00	C1. 5,802.00 Sq. Ft.
First Floor	1,719.00	Stairways**	178.50	Proposed Gross Floor Area*
Second Floor	1,639.00	Mechanical**	123.60	C2. 2,338.10 Sq. Ft.
Third Floor	0.00	Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	67.00	C3. 3,463.90 Sq. Ft.
Porches	67.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck	97.00	Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		
Other	252.00	Other**		
C1. Total Gross	5,313.00	C2. Total Exclusions	2,338.10	

D. Total Floor Area

D1. 4,630.90 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 7,022.40 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 is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

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

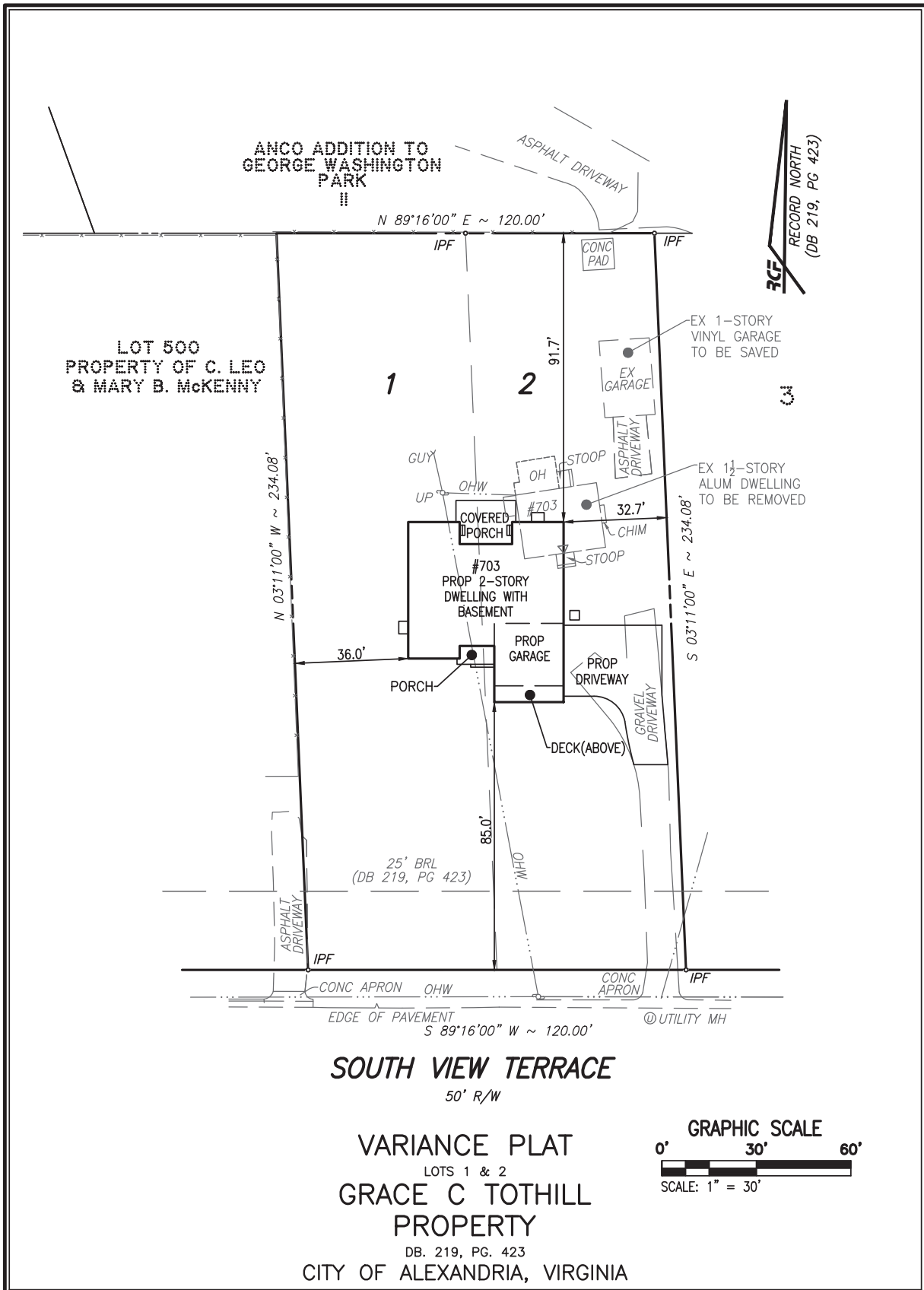
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **John Herrman**

Digitally signed by John Herrman
Date: 2021.12.09 10:17:35 -05'00'

Date: **12/09/2021**

Front Setback and Threshold Data									
#703 South View Terrace (RCF #21-167)									
(Existing setback from property line = 130.5' , Existing Threshold Height = 2.1')									
Setback Data									



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Tue, Dec 07 2021 2:41:31pm

SCALE: 1" = 30'
DATE: DECEMBER 07, 2021

NOTES:
TAX ASSESSMENT MAP NUMBER: 062.02-02-18 (LOT 1)
062.02-02-17 (LOT 2)
LOT AREA: 14,033 SF (LOT 1); 14,033 SF (LOT 2)
DB. 1585, PG. 1348

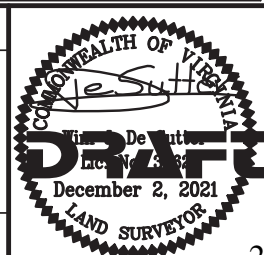
PLAT SUBJECT TO RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

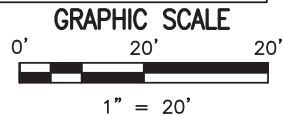
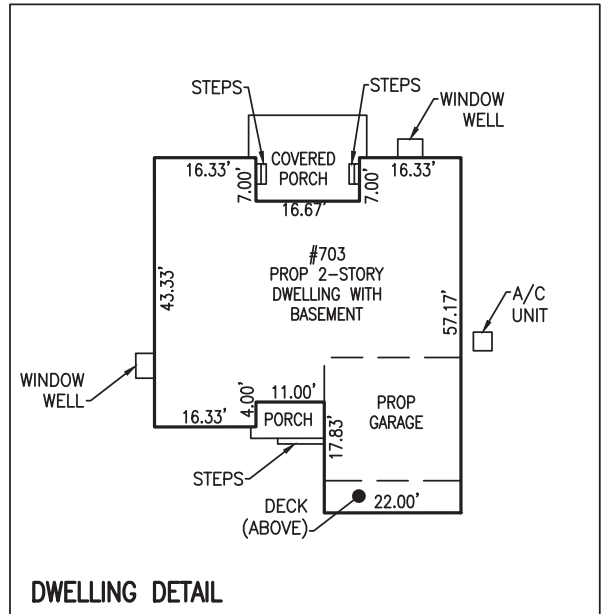
I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.

DRAFTED: IG CHECKED: WDS

OWNER: JOHN O HERRMAN & KATHARINE NORTON
CLIENT: ALEXANDRA CASTRO

RC FIELDS
& ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422





SETBACK REQUIREMENTS FOR DWELLING

BUILDING SIDE	AVERAGE GRADE	BUILDING HEIGHT	ZONING SETBACK	SETBACK REQUIRED	SETBACK PROVIDED
FRONT-(S. VIEW TERRACE)	N/A	N/A	N/A	14.9'-52.5'	85.0'
*SIDE-(EAST)	45.8	21.2'	1:2, MIN. 8.0'	10.6'	32.7'
*SIDE-(WEST)	45.9	21.1'	1:2, MIN. 8.0'	10.6'	36.0'
REAR-(NORTH)	45.8	21.2'	1:1, MIN. 8.0'	21.2'	91.7'

*BUILDING HEIGHT MEASURED TO EAVE

BLOCK FACE STUDY

Front Setback and Threshold Data					
#703 South View Terrace (RCF #21-167)					
(Existing setback from property line = 130.5', Existing Threshold Height = 2.1')					
Setback Data					
Setback From Property Line					
South View Terrace					
700 South View Terrace	14.9'				
701 South View Terrace	29.7'				
706 South View Terrace	27.8'				
710 South View Terrace	25.4'				
711 South View Terrace	52.5'				
USE BETWEEN 14.9' AND 52.5'					
Threshold Data					
Address #					
700 South View Terrace				Distance Ground to 1st Floor	1.2'
701 South View Terrace					0.9'
706 South View Terrace					0.7'
710 South View Terrace					0.8'
711 South View Terrace					3.2'
MAXIMUM THRESHOLD HEIGHT: 3.2'					

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SCALE: 1" = 20'
DATE: DECEMBER 07, 2021

NOTES:
TAX ASSESSMENT MAP NUMBER: 062.02-02-18 (LOT 1)
062.02-02-17 (LOT 2)
LOT AREA: 14,033 SF (LOT 1); 14,033 SF (LOT 2)
DB. 1585, PG. 1348

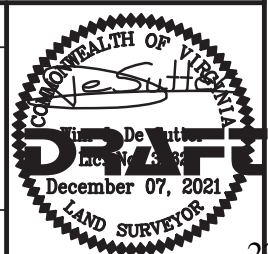
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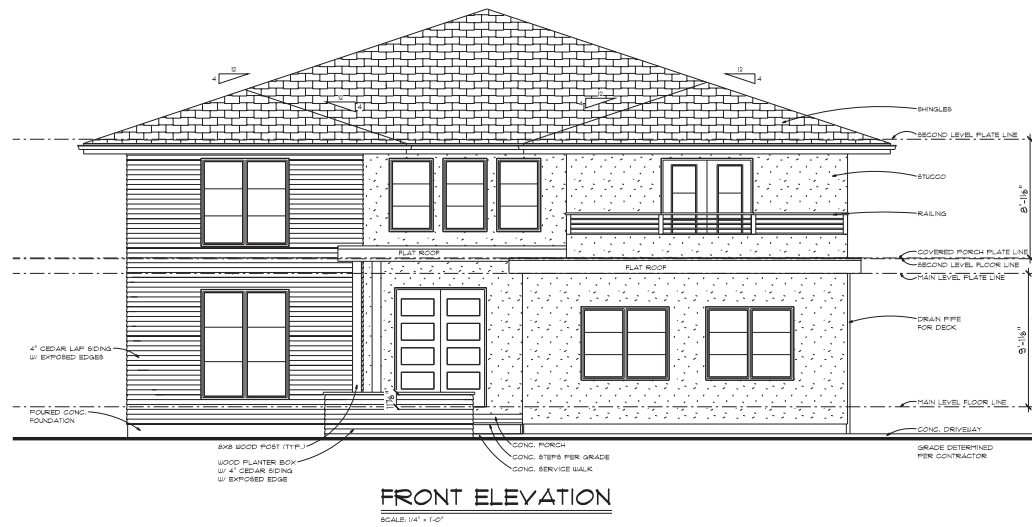
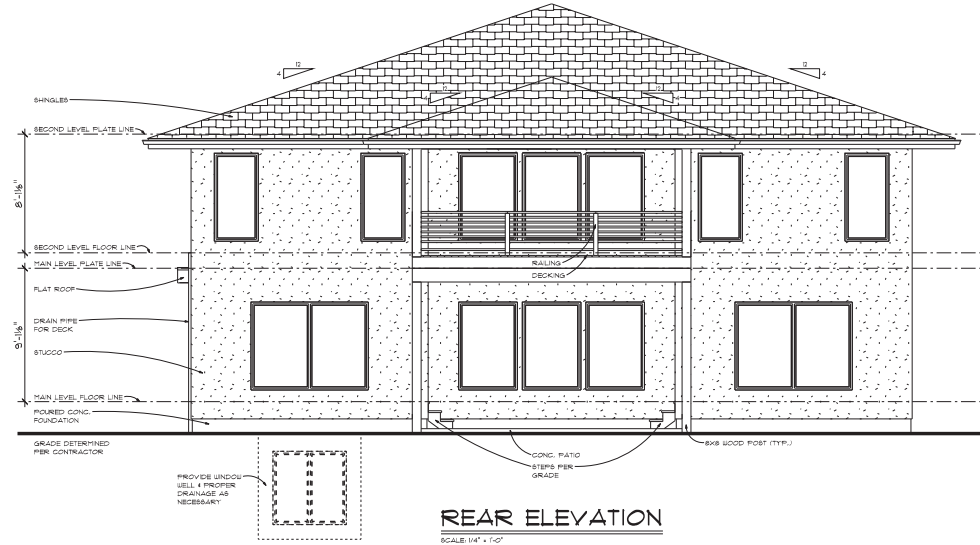
DRAFTED: IG CHECKED: WDS

OWNER: JOHN O HERRMAN & KATHARINE NORTON
CLIENT: ALEXANDRA CASTRO

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REVISION

John Herman



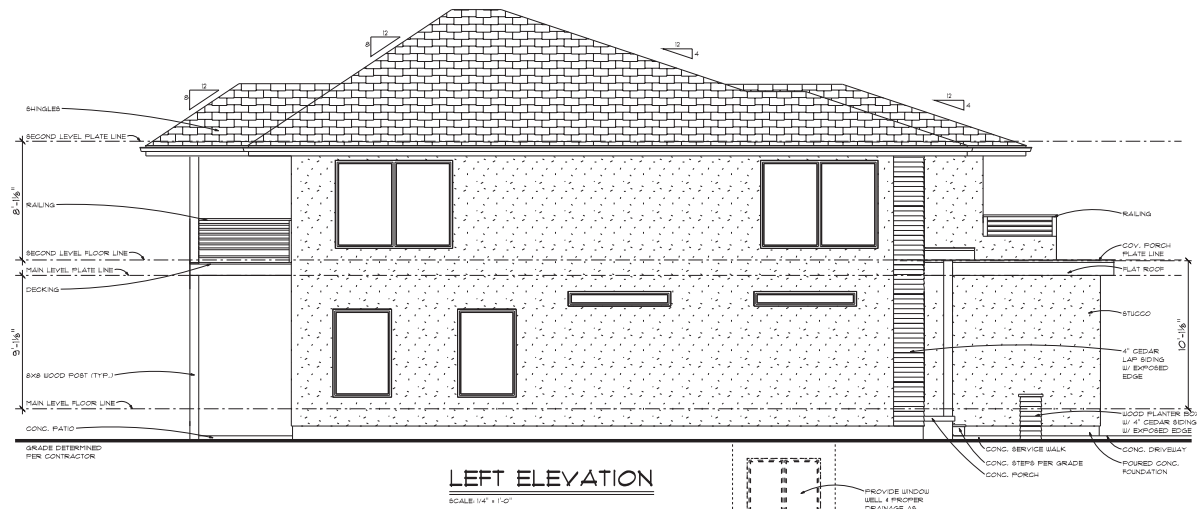
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SHEET
2
OF 3

DATE: 05/10/21



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John Herman



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SHEET
3

CONC. SERVICE WALK

[illegible]SCALE: $V4^3 + 1 - 0^3$

ELECTRICAL LEGEND

ELECTRICAL	SYMBOL	ATTACH
440V AC 3-Ø	⊙	0
120V	⊙	1
200V 1-Ø	⊙	2
480V	⊙	3
480V 3-Ø	⊙	4
480V 3-Ø	⊙	5

The floor plan shows a building layout with various rooms and a central staircase. A network diagram is overlaid on the plan, consisting of dashed lines with diamond-shaped nodes at the intersections. The diagram includes a central node connected to several other nodes, some of which are located in rooms. A legend in the top left corner defines the symbols used in the diagram. A north arrow is located in the top right corner. A scale bar is located in the bottom right corner. The plan also shows various electrical symbols, including switches, outlets, and lighting fixtures, which are connected to a central electrical panel. The rooms are labeled with numbers and names, such as 'RECEPTION', 'STAIRS', and 'ELEVATOR'. The building has a complex shape with multiple wings and a central core. The network diagram is a key feature, showing the connectivity between different parts of the building. The legend provides the key to understanding the symbols used in the diagram. The north arrow and scale bar are also important features for interpreting the plan.

FOUNDATION ELECTRICAL PLAN

[illegible]

SECOND LEVEL FLOOR PLAN



	
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<div>John Herman</div>	
	
	
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