

**ADDRESS:** 1216 PRINCE STREET  
**ZONE:** CL, COMMERCIAL LOW  
**APPLICANT:** ELIZABETH A. VAZQUEZ

**ISSUE:** A request for variances from lot area, lot frontage, and required front and side yard setbacks to allow the reversion to a single-family residential use.

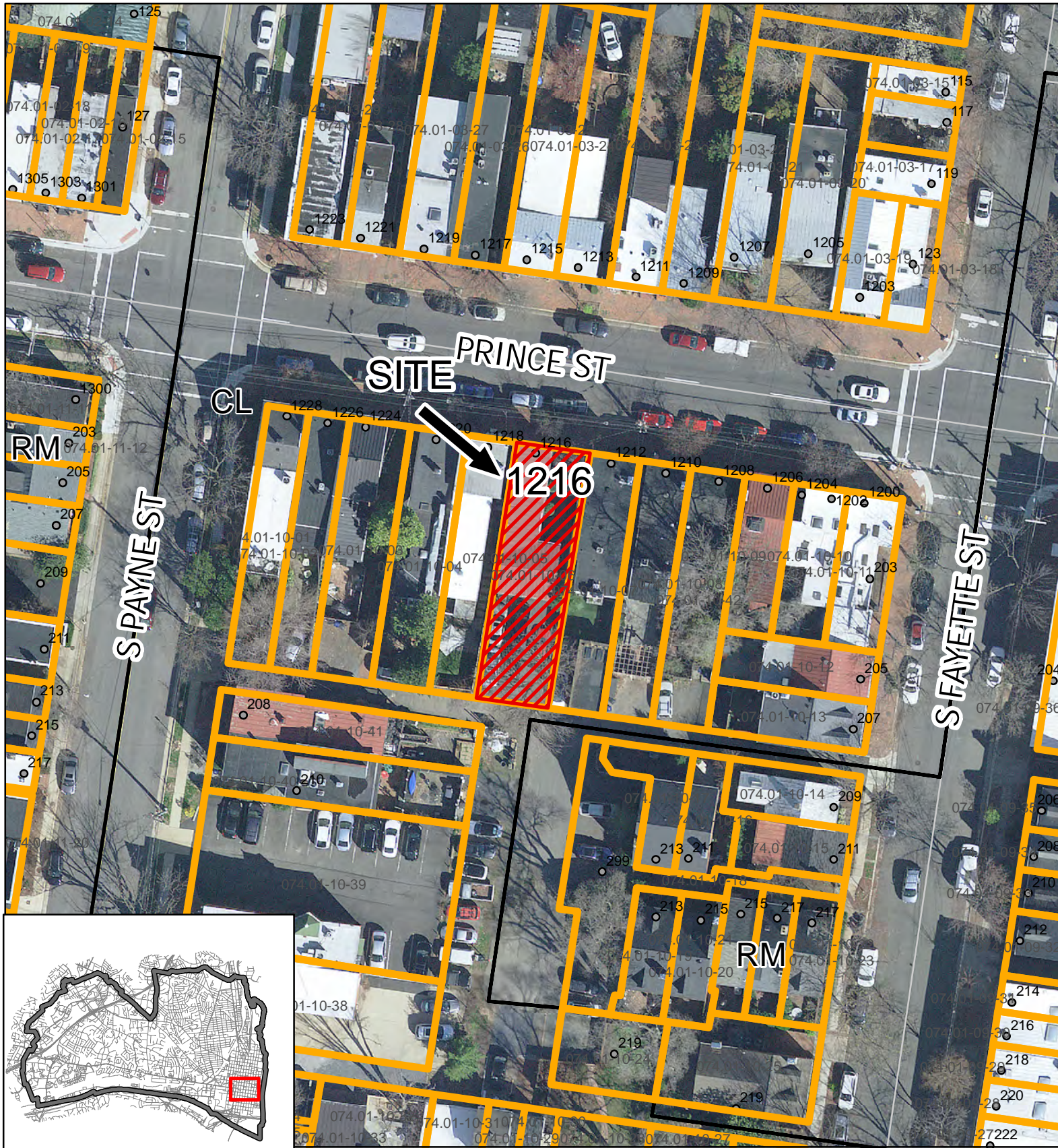
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-105(B)(1)	Lot Size	5,000 sq. ft.	2,858 sq. ft.	2,142 sq. ft.
4-105(B)(2)	Frontage	50.00 feet	28.58 feet	21.42 feet
4-106(A)(2)(a)	Front Yard	20.00 feet	0.00 feet*	20.00 feet
4-106(A)(2)(a)	Side Yard (East)	8.00 feet	4.00 feet	4.00 feet
4-106(A)(2)(a)	Side Yard (West)	8.00 feet	0.60 feet	7.40 feet

*\* Existing building is encroaching 1.00 foot beyond the front property line into the public right of way.*

Staff **recommends approval** of the requested variances because they meet the standards for variances outlined in the Zoning Ordinance.

If the Board grants the requested variances, it is subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report. The variances must be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit to change the use of the building.





**BZA #2022-00003**  
**1216 Prince Street**

0 25 50 100 Feet





**I. Issue**

The applicant proposes to revert the existing commercial building back to its original use, a residential single-family dwelling and must request variances from the required lot size, lot frontage, front yard setback and east and west side yard setbacks for residential use in the CL zone. No construction is proposed as part of this request.

**II. Background**

The subject property is one lot of record with 28.58 feet of lot frontage and width and 100.00 feet of lot depth. The property contains 2,858 square feet of lot area and is developed with a two-story building currently used as an office. The existing office building is encroaching into the public right of way by 1.00 foot along the front property line, and is located 4.00 feet from the east side property line, 0.60 feet from the west side property line, and 43.30 feet from the rear property line. The existing lot and building comply with the CL zone regulations for nonresidential uses.

The lot first appeared on the 1891 Sanborn maps and was developed with a two-story residential dwelling prior to the City's first zoning ordinance.

In 1982, an addition measuring 20.00 feet by 24.00 feet was constructed while the building was used as an office. At the time of construction, the 1963 zoning ordinance Chapter 6, Articles B and G, required no side yard setbacks for a commercial addition and side yard setback ratio of 1:2 with a minimum of 16.00 feet for properties in the C-3 zone (zoning designation at the time) being used residentially. The fact that this addition was constructed only 4.00 feet from the east side property line supports the determination that in 1982, at the time the addition was constructed, the use of the property was commercial. Sanborn Fire Insurance Maps between 1931 and 1989 also support that an addition of this size was constructed in this timeframe. Further, there are no records of a variance or Board of Zoning Appeals case that would suggest relief from these side yard requirements was granted for a residential use. As such the addition complied with commercial side yard requirements in 1982 and the building has continued to be used commercially since that time. Therefore, there has been an expansion of the footprint of the building while in use commercially that increases its degree of noncompliance as a residential use. As a result, this property does not qualify for residential reversion under Zoning Ordinance Section 12-101(B).

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

**Table 1. Zoning Table**

<b>CL Zone</b>	<b>Requirement (Commercial)</b>	<b>Requirement (Residential single- family)</b>	<b>Existing/Proposed</b>
<b>Lot Area</b>	0 ft.	5,000 sq. ft.	2,858 sq. ft.
<b>Lot Frontage</b>	0 ft.	50.00 ft.	28.58 ft.
<b>Front Yard</b>	0 ft.	20.00 ft.	0 ft.
<b>Side Yard (East)</b>	0 ft.	1:3 minimum 8.00 ft.	4.00 ft.
<b>Side Yard (West)</b>	0 ft.	1:3 minimum 8.00 ft.	0.60 ft.
<b>Rear Yard</b>	0 ft.	1:1 minimum 8.00 ft.	43.30 ft.
<b>Open Space</b>	0 ft.	1,143 sq. ft. (40%)	1,337 sq. ft. (46%)
<b>Floor Area Ratio</b>	Maximum 2,143 sq. ft. FAR(0.75)	Maximum 2,143 sq. ft. FAR(0.75)	2,056 sq. ft.
<b>Height</b>	>35.00 ft.	>35.00 ft.	>24 ft.
<b>Parking</b>	0 spaces *	2 spaces	2 spaces

\*Nonresidential uses that have a parking requirement of two spaces or less shall be exempt from providing the spaces per Section 8-200(A)(9).

### **III. Description**

The applicant proposes to convert the existing office building back to the original use, a single-family residential dwelling. No construction is proposed as part of this request. The existing property complies with the height requirements and maximum Floor Area Ratio (FAR) for the CL zone. The existing historic building was originally constructed in close proximity to the east side, front property lines, and was expanded, while in commercial use, towards the west side property line. While the addition complied with the CL zone requirements for a commercially used building, the addition was constructed in the required residential side yard and increased the noncompliance of the building for use as a single-family dwelling, thus the property does not meet the reversion criteria and must seek relief for all lot and bulk requirements not in compliance with the CL zone residential requirements. The applicants request variances from lot area and lot frontage, front yard setback and both side yard setback requirements in order to meet the zoning requirements for a residential use in the CL zone. The property will comply with the required rear yard setback, open space and parking for a single-family residential use in the CL zone.

### **IV. Master Plan/Zoning**

The subject property is currently zoned CL/Commercial Low and has been since the adoption of the 1992 Zoning Ordinance. Prior to 1992, the property was zoned C-3, Commercial. The subject property is located in the Old Town Small Area Plan and this block of Prince Street is identified for commercial uses. However, the plan does make

reference to the historical use of the buildings on the 1200 block of Prince as residences and single-family dwellings are a permitted use in the CL zone.

**V. Requested Variances:**

**Lot Size 4-105(B)(1)**

Zoning Ordinance section 4-105(B)(1) requires a minimum lot area 5,000 square feet for single family dwelling units in the CL zone. The existing lot area is 2,858 square feet. The applicants request a variance of 2,142 square feet from the required minimum 5,000 square foot lot area.

**Lot Frontage 4-105(B)(2)**

Zoning Ordinance section Frontage 4-105(B)(2) requires a frontage of 50.00 feet for single-family dwelling units in the CL zone. The existing frontage is 28.58 feet. The applicants request a variance of 21.42 feet from the required 50.00 foot frontage.

**Front Yard Setback 4-106(A)(2)(a)**

Zoning Ordinance section 4-106(A)(2)(a) requires a front yard setback of 20.00 feet for residential uses in the CL zone. The existing building is located forward of the front property line and encroaches 1.00 feet into the public right of way. The applicants request a variance of 20.00 feet from the required 20.00 foot front yard setback.

**Side Yard Setbacks 4-106(A)(2)(a)**

Zoning Ordinance section 4-106(A)(2)(a) requires a side yard setback of 1:3 with a minimum of 8 feet. Based on a building height of less than 24.00 feet the side yard would be required to meet a minimum side yard setback of 8.00 feet for a single-family residential use in the CL zone. The existing building is located 4.00 feet from the east property line and 0.60 feet from the west property line. The applicants request a variance of 4.00 feet and 7.40 feet from the required 8.00 foot side yard setback respectively.

**VI. Applicants Justification for Variance**

The applicant justifies the variances because the request allows for the reversion of the building back to its original use as a residential dwelling, a permitted use within the zone. The applicants also state that enforcement of the yard requirements for the CL zone as a residential use would require that this historic building be largely or entirely demolished and that the Board of Architectural Review would not be likely to support such a request.

**VII. Analysis of the 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 requests are 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 applicants requested deviations represent the minimum necessary to allow the property to be used as a residential single-family dwelling, without having to demolish any portions of the existing dwelling. For analysis, it is helpful to break down the request into its constituent pieces. The two separate questions that must be considered to determine whether the overall request constitutes a reasonable deviation from the requirements of the zoning ordinance are as follows.

First, the Board must ascertain whether the modifications for the historic portion of the structure are reasonable. The requests for lot size, lot frontage, front, and west side yard setbacks related to the historic structure are reasonable because they are conditions of the original dwelling that was constructed in 1902 prior to zoning requirements in the City. Given that the applicants propose reuse of the existing structure without any exterior changes, the requested deviations are reasonable because they would maintain the structure's historic and architectural significance. In addition, the subject property is in the Old and Historic Alexandria District. Removal of the historic structure to redevelop and bring the building into compliance with the zoning ordinance would significantly limit the buildable area, demolition would not be supported by the Board of Architectural Review (BAR), and the lot would still require a variance for lot area and lot frontage. The need for this modification is being triggered by the presence of a modern addition. Otherwise, no relief for these setback and lot modifications would be needed to allow by-right residential reversion per section 12-101(B) of the Zoning Ordinance.

Second, the Board must establish whether the modifications needed for the modern addition to remain are reasonable. Except for projecting into a required yard this addition complies with all other zoning requirements. The requested variance for the addition in the required east side yard is reasonable due to the narrowness of the lot, which significantly reduces the buildable area on the lot. The substandard lot area in general also limits other locations where a similarly sized addition would be permitted while also maintaining the required amount of open space. Finally, the L-Shaped form of the building is consistent, from a historical context, with other dwellings of the era and therefore the proposed side-yard setback modification is a reasonable request. This addition has also been in place for over forty years and is compatible with the surrounding neighborhood.

**Given all of the above, the requested deviations are reasonable.**

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

**Strict application of the yards required by the CL/Commercial Low zone for a single-family dwelling would unreasonably restrict the use of the property**

because, if not for the addition, this building could be reverted to residential use by-right. Since the lot has not changed from its original lot size, frontage, front and west side yard setback strict application of the zoning ordinance would unreasonably restrict the applicant from reverting the property to residential use.

Strict application of the zoning ordinance would unreasonably restrict the use of the property because the property owner would need to remove the addition to revert to residential use. Aside from not meeting the side yard setback the existing addition complies with all other requirements of the zone.

Since the property is in a historic district any demolition greater than 25 square feet also requires Board of Architectural Review (BAR) approval. Additionally, if removed, the square footage of the existing addition would be difficult to construct elsewhere on the property due to the narrowness of the lot, substandard lot size, side yard and open space requirements. Ultimately, this would result in less square footage and unnecessary construction. It is also worth noting that if a similar case on a substandard lot came forward, for an addition in a required yard, like the existing addition here, staff has in the past and would likely support such a variance request to reduce the required side yard due to the narrowness and substandard lot size.

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

This case presents a unique situation in that generally there are not modest additions constructed in a required side yard when properties are used commercially that would then disqualify them for by-right residential reversion but would in all other respects comply with the requirements of the zone for residential use.

- d. The variances are not contrary to the purpose of the ordinance.

The residential use of the subject property, a use permitted in the CL zone, would not be contrary to the purpose of the ordinance. The variances requested by the applicant are not contrary to the purpose of the ordinance for the reasons outlined in section VIII. a. of this staff report.

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

The applicant does not request a use not permitted by the CL zone. A rezoning would not eliminate the need for the requested variances.

#### **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:

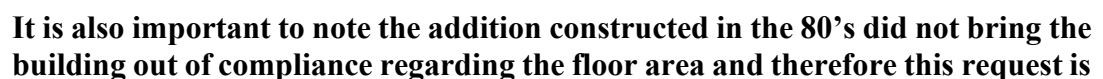
- a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.

**When the building was constructed as a residential dwelling unit in the mid-1800s, there was no zoning ordinance in Alexandria. Therefore, the size of the lot, lot frontage, and placement of the original dwelling on the lot predate any such requirements and reflect the historic development pattern for single-family residential dwellings. The only change to this property was an addition which was added in 1982, while the property was used commercially, that increased the degree of non-compliance for residential use and resulted in the property being ineligible for by-right residential reversion.**

**On similar properties in the Historic District staff has regularly supported relief from front and side yard setback requirements for residential use given the misalignment between the zoning ordinance and the historical pattern of development. For perspective, if redeveloping this substandard lot in accordance with the current zoning ordinance the building envelope in which it could be re-constructed would result in an extremely narrow building and a markedly different development pattern from the existing structure and the surrounding neighborhood (see Figure 1.)**



2. LOT AREA = 2.858 SF.



not considered an increase in density. While this addition did increase bulk along the eastern side yard this is an existing condition and no increase to the existing footprint of the building are proposed as part of this change in use from commercial to residential. All other considerations aside, if a substandard property of similar width and lot area were to request an addition within a required yard staff would likely support the variance. With that being said, the presence of an existing addition should be viewed similarly and therefore staff believes this request to be reasonable.

Strict application of the zoning ordinance would unreasonably restrict the utilization of the property as a residential dwelling, which is a permitted use in the CL zone. Strict application would prevent all exclusively residential uses of the property.

The variances, if approved, would alleviate hardships created by the subject property's existing substandard lot size and narrow lot frontage that have existed since the mid-1800's.

- 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 original building has been in its current location since it was built in the mid-1800s. The lot first appeared in the 1902 Sanborn maps with a width of 28.58 feet and depth of 100.00 feet and a lot size of 2,858 square feet. There has been no change to the lot configuration since that time.

The addition constructed in 1902, which is preventing by-right residential reversion, triggering this variance request measures 20.00 feet by 24.00 feet a total area of 480 square feet on each floor and is only 4.00 feet from the east side property line. Neither the current nor previous owner are responsible for constructing the addition.

As part of their due diligence for purchasing the property the applicant reached out to Planning and Zoning and requested a Zoning Determination Letter to understand whether use of the property as a single-family dwelling would be permitted. As outlined in the Zoning Determination Letter this property does not qualify for by-right residential reversion and would require relief from the zoning ordinance through a variance to be used as a single-family residence. The applicant has a contract purchase agreement with the property owner provided the property receives the requested variances and is eligible to be converted back to its original residential use. Neither the applicant nor the current owner constructed the existing addition in 1982, which makes this property ineligible for by-right residential reversion and triggers the requested variances.

- 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 variances would allow the building to revert to its original use as a residential building within the existing structure. Properties developed within the 1200 block of Prince Street are predominantly used as single-family residential dwellings. Therefore, granting the variances in order to revert this property to its historical residential use would not be a detriment to adjacent properties. Additionally, since no changes to the building height or footprint are proposed, the reversion is unlikely to be detrimental to any other property.**

**The addition itself is not impactful because it is an existing structure. Outwardly the change in use has limited impacts on the neighborhood. Further as part of this request, the applicant proposes increasing the open space on the lot by removing a portion of the commercial parking area in the rear.**

- 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.

**While the existing building was constructed prior to the adoption of a zoning ordinance within the City, this condition would apply to other CL zoned properties configured similarly that seek to revert to a single-family residential use.**

**CL zone regulations require minimum lot size, open space, and front, side, and rear yard setback requirements for single-family dwellings. Because of the size of lots and historic buildings built prior to zoning ordinance regulations, this situation could be general and recurring in nature.**

**However, the combination of these factors along with the expansion while in commercial use is an unusual set of circumstances. Furthermore, it is infrequent that such an expansion maintains most of the requirements for future residential use, specifically open space, which distinguishes this case from others with similar characteristics.**

- 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.

**While the request for variances to the lot size, frontage, front and side yard setback requirements would allow the reversion of the property from commercial to a residential single-family dwelling, a single single-family dwelling is a permitted use in the CL zone.**

- 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.

**Relief from lot size, frontage, front yard, and side yard setback requirements in order to revert the building from a commercial to single-family residential use is not available through any other process besides a variance.**

**IX. Staff Conclusion**

As outlined above, staff **recommends approval** of the requested variances as it meets all of the standards and criteria as outlined within the Zoning Ordinance.

Staff

Alexa Powell, Urban Planner, [alexa.powell@alexandriava.gov](mailto:alexa.powell@alexandriava.gov)

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

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

**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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 comment received.

Recreation (City Arborist):

No comments received.

Historic Alexandria (Archaeology):

- F-1 This property is located within an identified archaeological site (44AX131) associated with the L'Overture Hospital Contraband Barracks. The footprint of two of the barracks passes through the property at 1216 Prince St., including one on the back of the lot that is currently open space. The main building itself was built soon after the Civil War. The applicant is seeking to rezone the property and will not be physically impacting the property under this permit application. Future permit applications for this property that do involve ground disturbance will need to be carefully vetted.
- R-1 No archaeological oversight is necessary for BZA2022-00003 because no ground disturbance is proposed under this permit application.

Historic Preservation (P&Z):

- F-1 The subject property is located in the locally regulated Old and Historic Alexandria District (OHAD). Any demolition/capsulation, addition, or alterations to the subject property requires a Permit to Demolish/Capsulate or Certificate of Appropriateness from the Board of Architectural Review.
- F-2 The building at 1216 Prince Street was constructed at some point prior to 1902, when the Sanborn Fire Insurance Map depicts a two-story, brick dwelling with a one-story rear frame addition and a non-combustible roof. A one-story frame outbuilding with a shingle roof sits adjacent to the alley at the rear/south end of the parcel. Earlier Sanborn maps do not include this part of the city. Over time the rear frame addition was expanded. In 1982, the owners secured Board of Architectural Review approval and building permits to remove the kitchen, presumably that rear frame addition, and construct a 20' x 40' addition.
- F-3 Staff finds the 1980s addition to be in keeping with the character of the original house and supports the applicant's request to convert the building back to its original use and purpose as a residential dwelling.
- C-1 No exterior changes permitted without Board of Architectural Review approval

Other Requirements brought to 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 approval of a certificate of occupancy.



**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

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

- 4-105(B)(1) CL Lot Area Regulation,
- 4-105(B)(2) CL Frontage Regulation.
- 4-106(A)(2)(a) CL Front Yard Setback and
- 4-106(A)(2)(a) CL Side Yard Setbacks.

**PART A**

1. Applicant: ☐ Owner ☒ Contract Purchaser ☐ Agent

Name Elizabeth A. Vazquez

5010 Woodland Way, Annandale, Virginia 22003

Address

Daytime Phone 202 669-2770

Email Address elizvazquez@gmail.com

2. Property Location 1216 Prince Street, Alexandria, Virginia 22314

3. Assessment Map # 74.01 Block 10 Lot 06 Zone CL

4. Legal Property Owner Name The Commonwealth Group, LLC

Address 5990 Kingstowne Towne Center, Alexandria, Virginia 22315

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. Elizabeth A. Vazquez	5010 Woodland Way Annandale , VA.	100% Contract Purchaser
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 1216 Prince Street, 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.		
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 the12-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. Elizabeth A. Vazquez	NONE	NONE
2.		
3.		

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

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

1/26/22

Elizabeth A. Vazquez

1/26/22

Digitally signed by Elizabeth  
Date: 2022.01.25 14:27:29 -0500

Date

Printed Name

Signature

# 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.		
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 1216 Prince Street, Alexandria, VA. (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. The Commonwealth Group, LLC	5990 Kingstowne Towne Alexandria, Virginia 22315	100% (See attached for owners with and interest in excess of three (3%).
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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. The Commonwealth Group, LLC	None	
2. The Individuals on the attached with interest in excess of 3%	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.

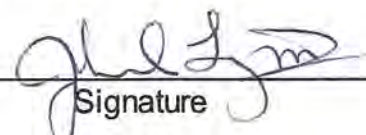
1/2/6/22

John O. Long, III

Date

Printed Name

Signature





OWNERSHIP AND DISCLOSURE STATEMENT  
COMMONWEALTH GROUP, LLC

ENTITIES AND INDIVIDUALS OWNING AN INTEREST IN EXCESS OF  
THREE (3%) IN THE LIMITED LIABILITY COMPANY.

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
John O. Long, III Lea Anne Long (Husband and Wife) 9730 South Park Circle Fairfax Station, VA 22039 (Interest held as Tenants by Entirety)	33.333334%
Howard N. Bierman Jill E. Coleman (Husband and Wife) 702 N. Irving Street Arlington, VA 22201 (Interest held as Tenants by Entirety)	33.333333%
George J. Geesing Amy Maron (Husband and Wife) 105 South Brook Lane Bethesda, MD 20814 (Interest held as Tenants by Entirety)	33.333333%
<b>TOTAL</b>	<b>100%</b>

**5. Describe request briefly:** Elizabeth A. Vazquez is requesting variance from the strict application of the CL/ Commercial Zone regulations to convert the existing constructed in 1850 and enlarged in 1982 from Commercial Office Use to the property's historic use as a Single Family Dwelling. The use of the building for commercial use is a CL compliant structure. Variances from the CL Lot Area, Frontage, Side Yard Setbacks and Front Yard Setback regulations are required because the historic lot predates the City's Zoning Ordinance, and do not, and can not, meet those modern CL regulations due to the historic size and shape of the historic lot.

**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: Duncan W. Blair, Attorney Agent

Date: 1 26 2022

Signature:

*Duncan W Blair, attorney/agent*

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.



## 2022 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:** 110827-2022  
**Account Number:** 110827  
**Tax Period:** 2022  
**Business Name:** Land, Carroll & Blair PC  
**Trade Name:** Land, Carroll & Blair PC  
**Business Location:** 524 KING ST  
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC  
524 KING ST  
Alexandria, VA 22314-3104

**License Classification(s):**

Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

January 19, 2022

Dear Taxpayer:

This is your 2022 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:**

Land, Carroll & Blair PC  
524 KING ST  
Alexandria, VA 22314

**License Number:** 110827-2022  
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**Business Location:** 524 KING ST  
Alexandria, VA 22314  
**License Classification(s):** Professional Occupations/Businesses  
9-071-007  
Attorney-At-Law

**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.**

Section 12-101 (B) of the Zoning Ordinance allows existing noncomplying building that does not meet the current requirements for residential use, that was originally constructed or principally uses for residential use prior to June 24, 1992, may reverted by-right from the commercial use to a residential use provided 12-101(B) (1-4) are satisfied. The property at 1216 Prince Street complies with those provisions of 12-101(B), but can't be reverted by right because the existing structure is a compliant commercial use. The strict application of the CL regulations prohibits the historic residential use of the structure consistent with the residential character of the neighborhood.

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

The granting of the requested variances would allow the reversion of the building to its historic residential use and eliminate an unnecessary and unreasonable condition on the use of the property consistent with the residential neighborhood character of upper Prince Street.

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

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

The policy of the City as set forth in section 12-101(B) is to allow historic buildings on historic lots in commercial and residential mixed use zone to revert back by-right if the existing commercial use is a noncomplying use. In this rare instance the pre-1992 commercial use is a complying use because the zone regulations that govern commercial uses do not have setback, frontage, front setback or lot area regulations. Most residential building in the surrounding neighborhood do not comply with the CL regulations, but are allowed to exist as grandfathered or noncomplying uses.

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

The policy of the City as set forth in section 12-101(B) is to allow historic buildings on historic lots in commercial and residential mixed use zone to revert back by-right if the existing commercial use is a noncomplying use. In this rare instance the pre-1992 commercial use is a complying use because the zone regulations that govern commercial uses do not have setback, frontage, front setback or lot area regulations. Most residential building in the surrounding neighborhood do not comply with the CL regulations, but are allowed to exist as grandfathered or noncomplying uses.

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

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

The Applicant is the contract purchaser of the property and became aware that the by-right reversion of the historic residential use of the property was not available to her as part of her due diligence and obtaining a Zoning Determination Letter from Planning and Zoning.

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

The Applicant is the contract purchaser of the property and became aware that the by-right reversion of the historic residential use of the property was not available to her as part of her due diligence and obtaining a Zoning Determination Letter from Planning and Zoning.

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

The property and lot's historic use predates the adoption of the City's first zoning ordinance. As such, the unreasonable restriction was imposed at the adoption of the City's first zoning ordinance. The residential zoning regulations governing the property have always imposed requirements that could not be satisfied due to the historic size and shape of the lot.

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

No. The property and lot's historic use predates the adoption of the City's first zoning ordinance. As such, the unreasonable restriction was imposed at the adoption of the City's first zoning ordinance. The residential zoning regulations governing the property have always imposed requirements that could not be satisfied due to the historic size and shape of the lot.

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

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

The granting of the requested variances would not be detrimental to the adjacent properties. The residential use of the property is consistent with the lot's sizes and setbacks of the other residentially zoned properties in the surrounding neighborhood.



- 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.**

The Owner of the property has spoken to adjacent neighbors and is obtaining letters of support.

- 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.**

No. There are no other plans or solutions that could be used to allow the reversion of the property to residential use.

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

No additional information is being provided at this time.

---

**\*\*\*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.**

**\*\*\*ATTENTION APPLICANTS\*\*\***

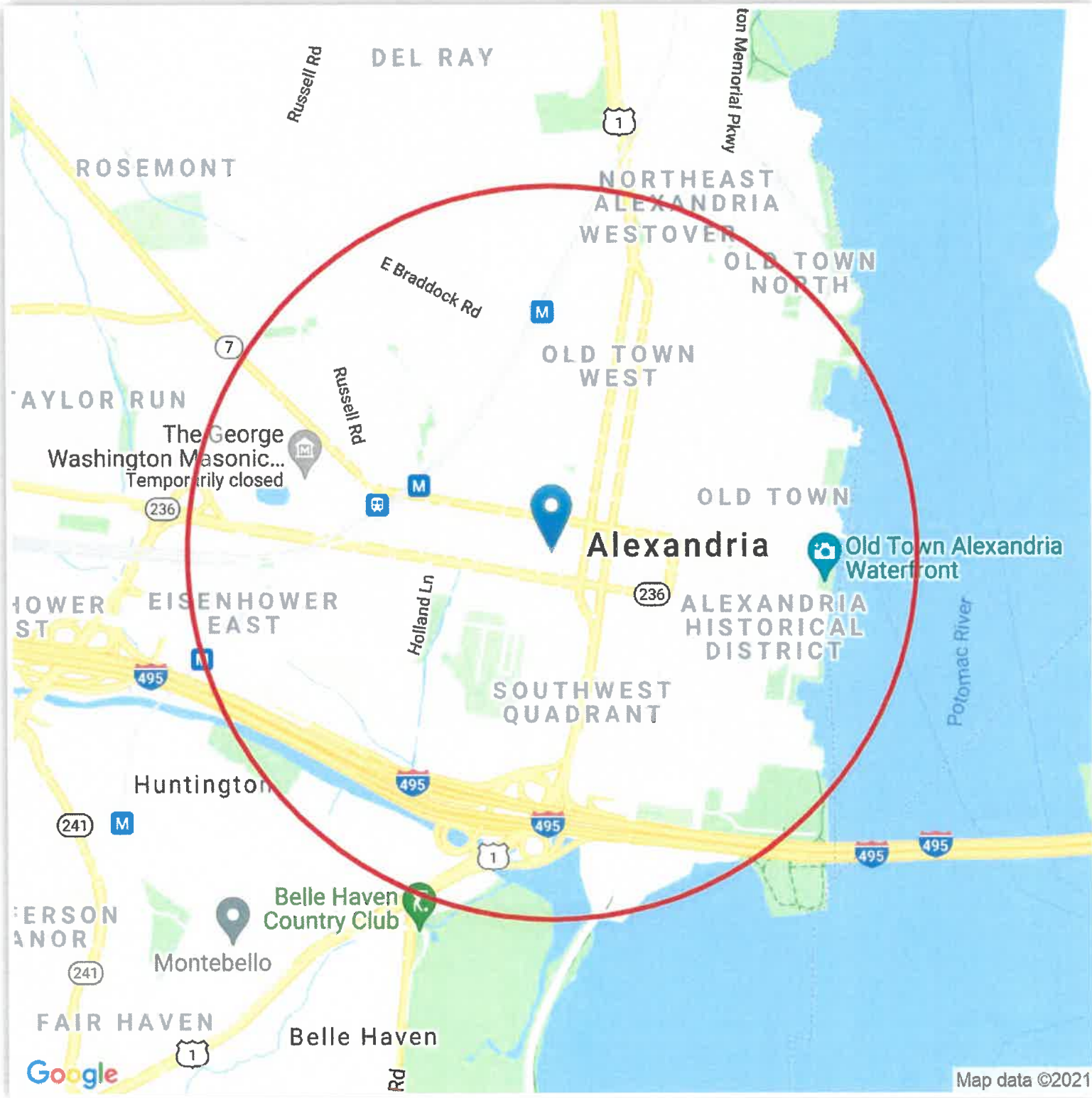
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**The example illustrates a detailed description:**

"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.**

Request for variances from the CL Zone Lot Area, Lot Frontage, Front Yard set back and Side Yard set backs to permit the conversion of the use of the property at 1216 Prince Street from commercial office to residential use.





Stephen Karbelk  
Director

- CENTURY 21 Commercial New Address
- Phone: 703-480-0077
- Email: sk@karbelk.com

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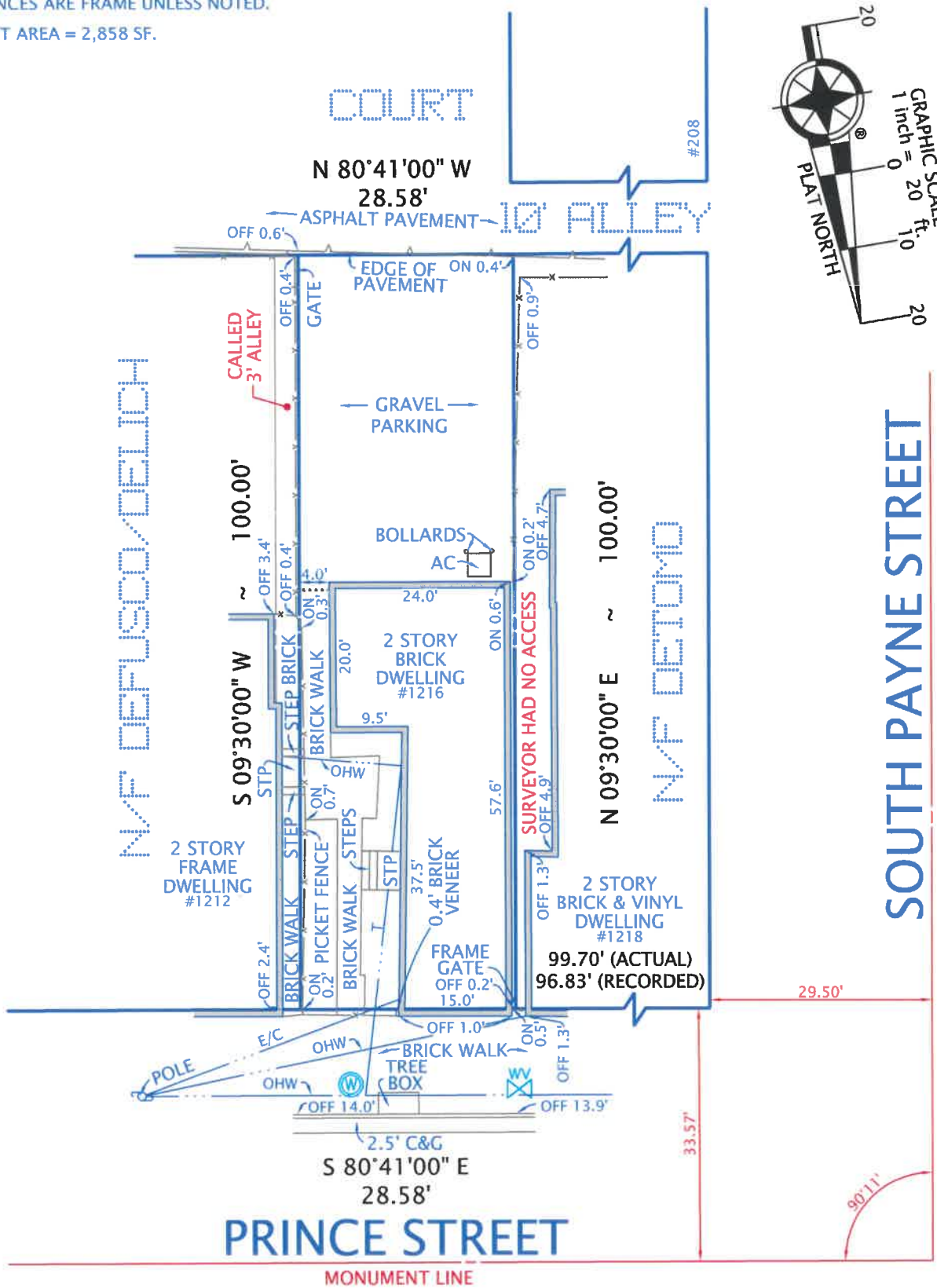








NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. LOT AREA = 2,858 SF.



PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#1216 PRINCE STREET**  
(INSTRUMENT NUMBER 010003188)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20'  
DECEMBER 10, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.

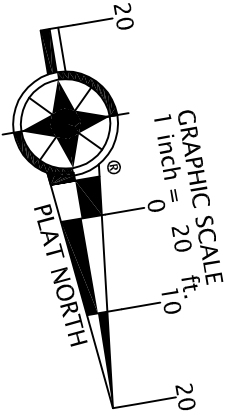
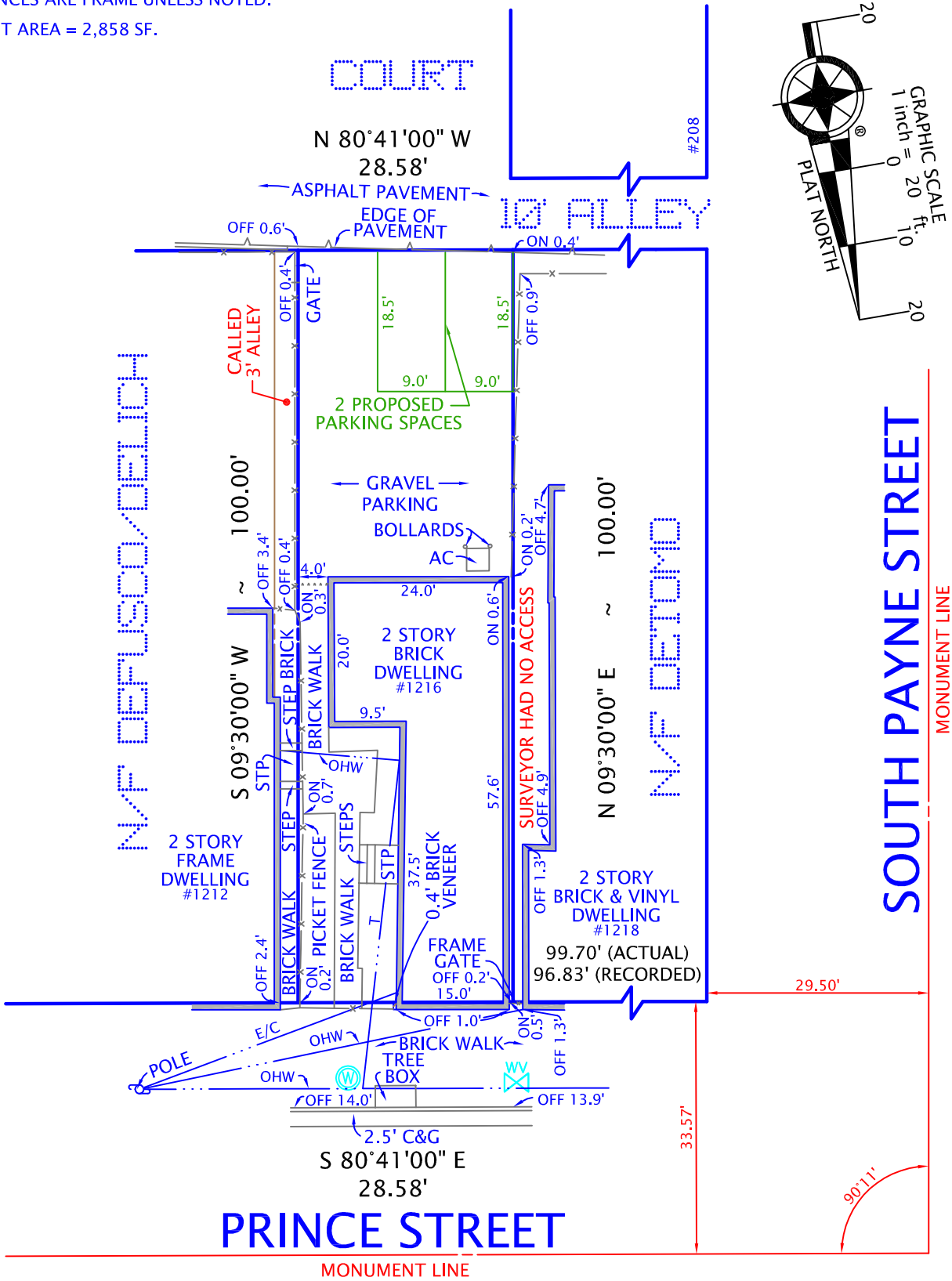


ORDERED BY:  
COMMONWEALTH GROUP, LLC ~ VAZQUEZ  
ELIZABETH VAZQUEZ

**DOMINION** Surveyors  
Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

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- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. LOT AREA = 2,858 SF.



PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#1216 PRINCE STREET**

(INSTRUMENT NUMBER 010003188)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20' DECEMBER 10, 2021  
FEBRUARY 04, 2022 (PARKING EXHIBIT)

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

COMMONWEALTH GROUP, LLC ~ VAZQUEZ

ELIZABETH VAZQUEZ



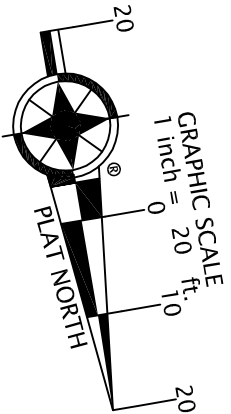
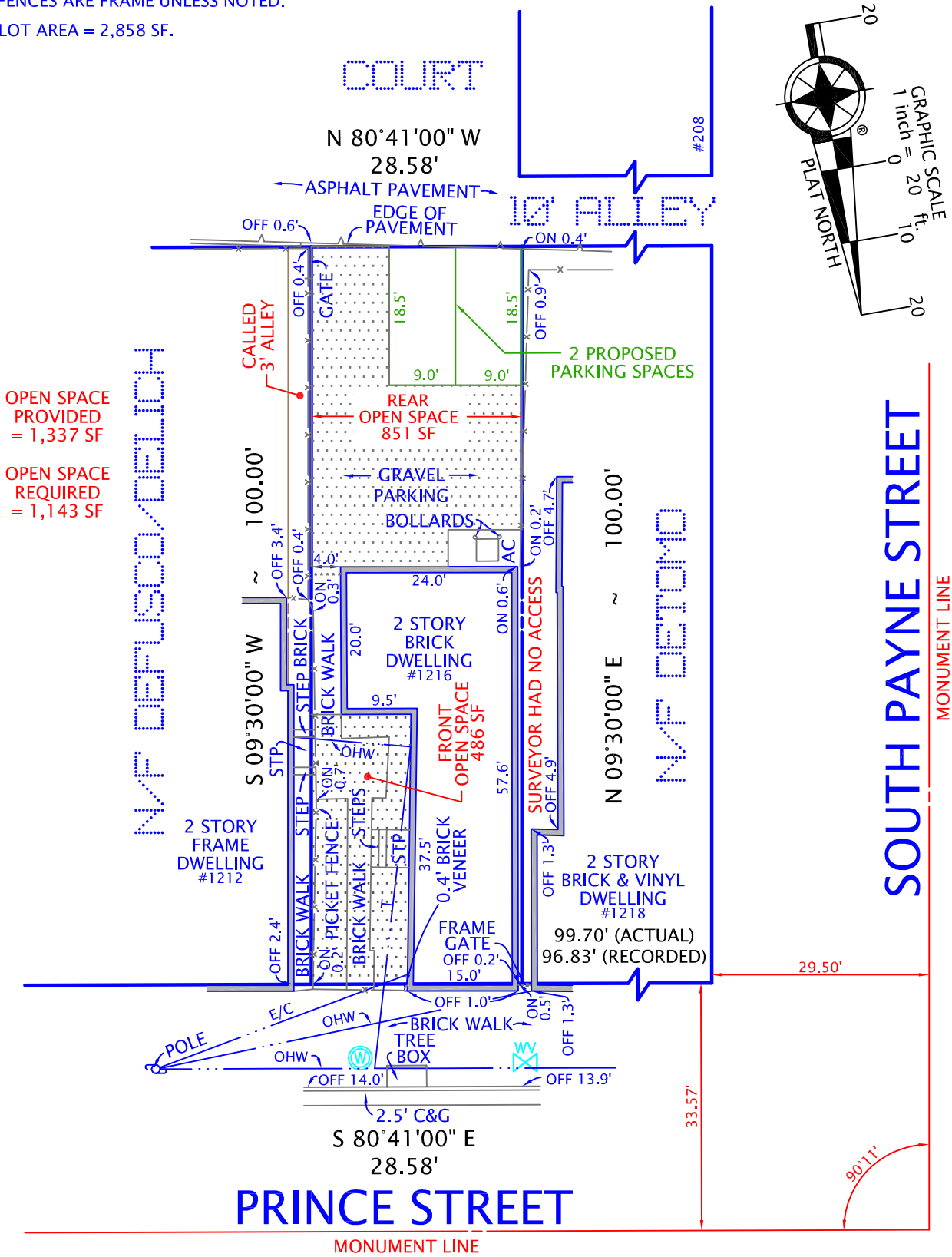
**DOMINION**

Surveyors  
Inc.®

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NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
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SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#1216 PRINCE STREET**

(INSTRUMENT NUMBER 010003188)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20' DECEMBER 10, 2021  
FEBRUARY 04, 2022 (OPEN SPACE EXHIBIT)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

COMMONWEALTH GROUP, LLC ~ VAZQUEZ

ELIZABETH VAZQUEZ

**DOMINION** Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412





Department of Planning and Zoning  
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1216 Prince Street, Alexandria, Virginia 22314  
Street Address

A2. 2,858 Sq. Ft. x .75  
Total Lot Area Floor Area Ratio Allowed by Zone

CL COMMERCIAL/LOW  
R-20  
Zone

= 0.00 2143 Sq. Ft.  
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	562.5	Basement**	562.5
First Floor	1044	Stairways**	64.8
Second Floor	1044	Mechanical**	33.9
Third Floor		Attic less than 7'***	
Attic		Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	42.5
Lavatory***		Other**	
Other**		Other**	

B1. 0.00 2088 Sq. Ft.  
Existing Gross Floor Area\*

B2. 0.00 703.7 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 0.00 1384.3 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area  
NONE

B1. Total Gross 0.00 2088 B2. Total Exclusions 0.00 703.7

C. Proposed Gross Floor Area

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

C1. 0.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

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

C1. Total Gross 0.00 C2. Total Exclusions 0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 0.00 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 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:  Date: 1 26 22

