

Docket Item # 4
BZA #2022-00002
Board of Zoning Appeals
March 14, 2022

ADDRESS: 1309 Oakcrest Drive
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: KAREN CONKEY, agent for CHRISTOPHER AND HEATHER MEYERS

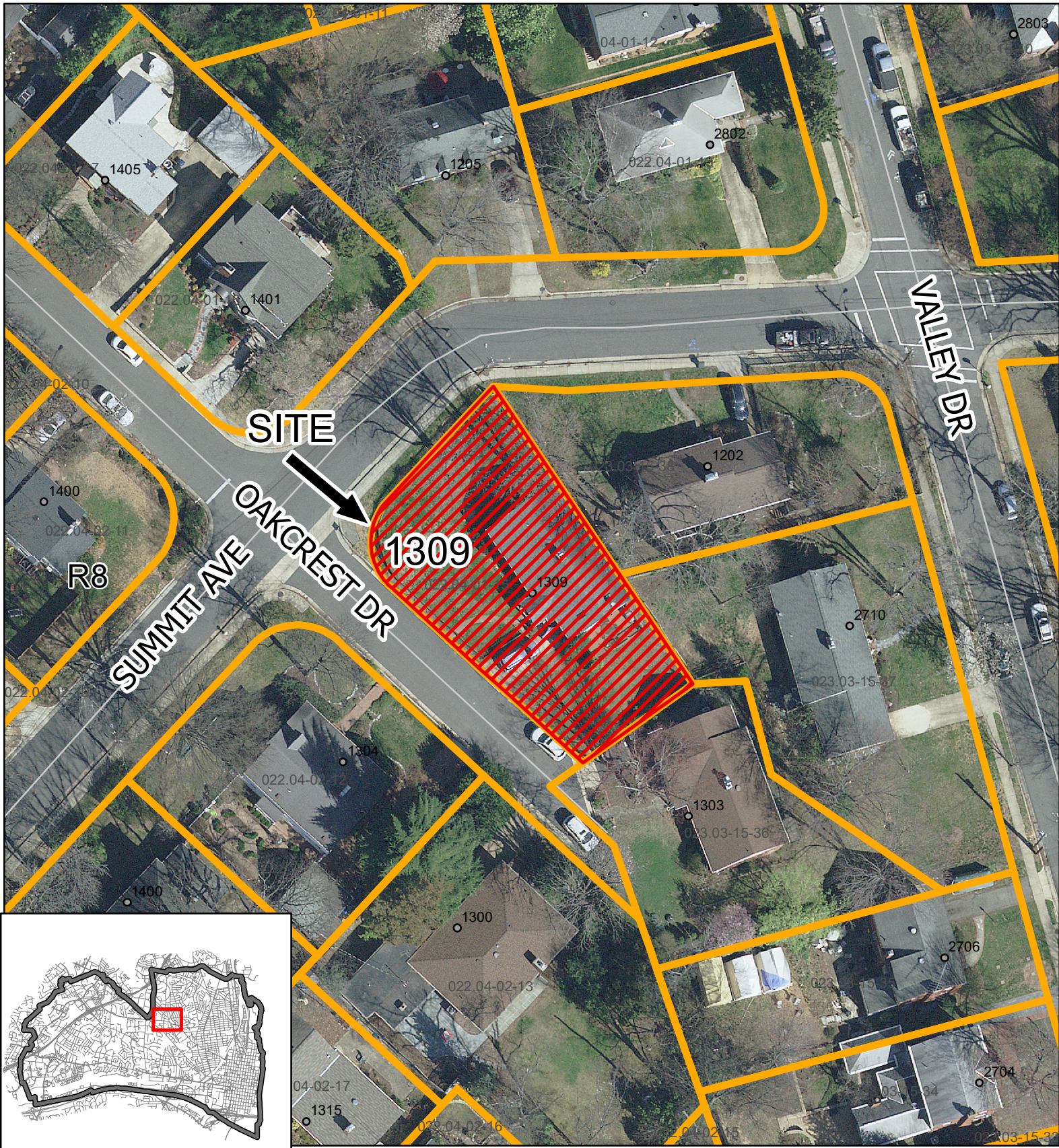
ISSUE: Special exception to construct a second-story addition in the required side yard.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	East Side Yard	11.00 feet*	8.00 feet	3.00 feet

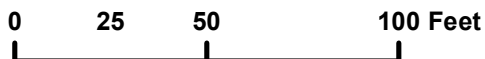
**Based on a building height of 22.00 feet measured from average existing grade to the height of the dormer along the east side yard.*

Staff **recommends approval** of the request because it meets the standards for a special exception.

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



BZA #2022-00002
1309 Oakcrest Drive



I. Issue

The applicants, Christopher and Heather Meyers, represented by Karen Conkey, propose to add a second-story addition to their existing dwelling located at 1309 Oakcrest Drive. The applicants request a special exception to construct a portion of the proposed rear addition in the required northeast side yard.

II. Background

The subject property is a substandard lot of record with 119.03 feet of frontage and 129.25 feet lot width along Oakridge Drive, 77.20 feet of frontage along Summit Avenue and a lot size of 8,569 square feet. As such, it complies with the R-8 zone's minimum lot frontage but not lot size requirements for a corner lot. Single-family dwellings surround the subject property.



Figure 1 - Subject Property

A single-family dwelling occupies the subject property. City Real Estate records indicate the one-story dwelling was constructed in 1954. It provides a 27.50-foot southeast side yard, a 7.60-foot northeast side yard, 28.10-foot primary front yard setback along Oakcrest Drive and a 36.80-foot secondary front yard setback along Summit Avenue. Because this is a corner lot, there are two side yards and no rear yard. With the proposed addition, the dwelling would contain 2,445 square feet of net floor area.

The following table provides a breakdown of all applicable zoning regulations as they pertain to the proposal:

R-8 Zone	Required/Permitted	Existing	Proposed
Lot Size	9,000 Sq. Ft.	8,596 Sq. Ft.	No change
Lot Width Primary Front	80.00 Ft.	129.25 Ft.	No change
Lot Frontage Primary Front	40.00 Ft.	119.03 Ft.	No change

Primary Front Yard	23.50 Ft. (minimum)*	28.10 Ft.	No change
Secondary Front Yard	21.5 Ft. (minimum)**	36.8 Ft.	No change
Side Yard (Northeast)	8.00 Ft. (minimum)*** 1:2 height-to-setback ratio	7.60 Ft.	No change***
Side Yard (Southeast)	8.00 Ft. (minimum)**** 1:2 height-to-setback ratio	39.50 Ft.	28.68 Ft.
Height	30.00 Ft.	15.26 Ft.	23.74 Ft.
Net Floor Area	3,008.6 Sq. Ft. 0.35 FAR	1,345 Sq. Ft.	2,445 Sq. Ft. 0.284 FAR

*Based on the front setback of 1300 Oakcrest Drive

** Based on the front setback of 1400 Oakcrest Drive

*** The northeast side yard setback will not change; however, the required setback will increase from 8.00 feet to 11.00 feet due to the proposed increase in height for the second-story addition.

**** Based on the 15.26 feet height of the gable facing the side yard

III. Description

The applicants propose to construct a second-story addition. The current height at the northeast side yard is 12.56 feet in height (as measured from average pre-construction grade), which requires an 8.00-foot side yard setback based on the R-8 zone's 1:2 height-to-setback ratio, minimum 8-foot side yard setback. The addition would be an extension upwards of the existing noncomplying wall that is 7.60 feet from the northeast side yard property line, however, the second story addition would be roughly 0.40 feet farther away from the northeast side property line than the existing building wall. The rear portion of the second-story addition requires a special exception because it increases the height of the rear wall within the required northeast side yard from 12.56 to 22.00 feet. As such, the addition would require a special exception of 3.00 feet.

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

IV. Noncomplying Structure/Substandard Lot

The existing lot is substandard and the existing dwelling is a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Side Yard (East)	8.00 Ft.	7.60 Ft.	0.40 Ft.
Lot Size	9,000 Sq. Ft.	8,596 Sq. Ft.	404 Sq. Ft.

V. 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.

VI. Requested Special Exception

3-306(A)(2) Side yard (East)

Zoning Ordinance section 3-306(A)(2) requires a side yard based on a 1:2 height-to-setback ratio with a minimum depth of 8.00 feet. Figure 2, below, shows the existing dwelling's established noncomplying plane as it relates to the required northeast side yard. Any enlargement of a dwelling along one plane within the area shaded in blue would require a special exception from the side yard requirement. The area shaded in red shows the portion of the proposed addition that requires a special exception.



Figure 2 – Special Exception Diagram Northwest and Southeast Elevations

Because the proposed rear addition would expand the existing dwelling an additional 9.44 feet in height within the required side yard along the existing noncomplying building wall, special exception approval is required. Based on the 1:2 setback ratio with an 8.00-foot minimum setback, the proposed rear height at of 22.00 feet would require a setback of 11.00 feet. The applicants request a special exception of 3.00 feet to construct the proposed addition 8.00 feet from the northeast side property line.

VII. Special Exception Standards

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

Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”

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

Many of the properties in this neighborhood and many of the adjacent lots are substandard in lot area and have noncomplying walls within required side yards. Because of this, and because the portion of the proposal that requires a special exception is a small part of the proposed addition, staff finds that approval of the request would not be detrimental to the public welfare, neighborhood or adjacent properties.

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

Approval of the special exception would not cause or substantially increase traffic congestion or increase fire risks due to the proposed second-story addition within the required northeast side yard in line with the dwelling’s existing northeast-facing noncomplying building wall. The portion of the second-story addition would have minimal impact on light and air supply to adjacent properties.

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

The proposed second-story rear addition will not alter the essential character of the area or zone. Small side yard setbacks are common within this area. Two of the other three corner properties at the intersection of Summit Avenue and Oakcrest Drive (1400 Oakcrest and 1401 Oakcrest) have two-story noncomplying walls within a required side yard. The proposed addition is located on the same footprint as the existing dwelling and does not further project into any yard.

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

The proposed second-story rear addition is a Dutch-style sloping roofline that is found throughout this neighborhood, most notably at the adjacent properties at 1304 Oakcrest and 1401 Oakcrest. The increased height of the noncomplying wall is compatible with surrounding neighbors, as 4 of the 7 dwellings within the subject property’s contextual blockface are two stories.

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

Due to the narrowness and odd lot configuration of the subject property and location of the existing dwelling, the proposal is the only reasonable location for the addition. By adding on a rear second-story dormer, the applicant can increase the size of their house without decreasing open space on their property.

VIII. Staff Conclusion

Neighborhood Impact

The increased height of the noncomplying wall within the required east side yard would have minimal impact on the neighborhood. Many properties in this neighborhood are, like the subject property, substandard lots with small side yard setbacks. The support of the surrounding neighbors, especially the neighbors at 1202 Summit Avenue, the property closest to the rear addition, shows that the neighbors agree that the proposal would have no negative impact on the neighborhood.

Light and Air

Based on the size and location of the proposed addition that requires a special exception, staff finds that it would have minimal effect on light and air supply to adjacent properties.

Lot Constraints

Due to the subject property's lot size, it is substandard for the R-8 zone. The lot is also narrow for a corner lot along Summit Avenue and the lot has an odd lot configuration. The applicants' proposal would represent the least impactful and most reasonable location for an addition.

As outlined above, staff **recommends approval** of the request subject to compliance with all applicable codes, ordinances and recommended conditions found in the departmental comments of this report.

Staff

Maggie Cooper, Urban Planner, margaret.cooper@alexandriava.gov

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

Tony LaColla, Land Use 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 special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

CONDITIONS

- 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 The 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)

FINDINGS:

- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

CODE REQUIREMENTS

- 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 are connected to the public storm sewer system, if available, by a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

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

Code Administration:

No comments.

Recreation (City Arborist):

No comments.

Archaeology:

F-1 Archaeological Finding:

The ground disturbance for this project is taking place on a terrace adjacent to a stream. This environment would have been conducive to use and occupation by Indigenous peoples, and there is a possibility that archaeological resources relating to this use could be present in the form of chipped stone, stone tools, or pottery.

R-1 Recommendation:

To ensure that information about Alexandria's past is not lost, the statements 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 American Indian artifacts, such as spear points or arrow points, or Indigenous pottery sherds 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

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

- C-1 The special exception must be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

_____ Filing Fee

1/28/2022

Filing Deadline

3/14/2022

Board of Zoning Appeals Hearing

Applicants must send written notice of public hearings by certified or registered mail to all adjoining and facing property owners at least 10 days prior to the Board of Zoning Appeals hearing, and not more than 30 days prior to the hearing.

Board of Zoning Appeals hearing 3/14/2022

Send notices by certified or registered mail between the dates of

2/17/2022 and 3/4/2022.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

Relief is sought from section 3-306 - Bulk and open space regulations for the R-8 zone requiring a minimum side yard of 8' and a setback ratio of 1:2. The existing home is located on a corner lot and is approximately 7.6' from the adjacent property line. The applicant proposes to build a 2nd story addition aligning with the existing wall of the structure.

PART A

1. **Applicant:** ☒ **Owner** ☒ **Contract Purchaser** ☒ **Agent**

Name Karen Conkey

Address 325 North Patrick Street, Alexandria, VA 22314

Daytime Phone 703-589-4550

Email Address kconkey@conkeyarchitects.com

2. **Property Location** 1309 Oakcrest Drive, Alexandria, VA 22302

3. **Assessment Map #** 022.04 **Block** 01 **Lot** 15 **Zone** R-8

4. **Legal Property Owner Name** Christopher or Heather Meyers

Address 1309 Oakcrest Drive, Alexandria, VA 22302

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than 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 Karen Conkey	325 North Patrick Street	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1309 Oakcrest Drive (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 Heather & Chris Meyers	1309 Oakcrest Drive	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ Heather & Chris Meyers	N/A	N/A
² Karen Conkey	spouse	William Conkey
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.

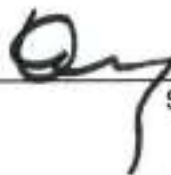
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/4/2022

Date

Karen Conkey

Printed Name



Signature

5. Describe request briefly:

Special exception to construct a 2nd story addition immediately above and aligning with the existing exterior wall of the 1 story home where the existing wall is closer to the adjacent property line than the required side yard set-back.

6. If the property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes — Provide proof of current City business license.

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

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

APPLICANT OR AUTHORIZED AGENT:

Karen Conkey

Print Name

703-589-4550

Telephone



Signature

1/14/2022

Date

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

City of Alexandria Business License

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



License Number: 121239-2021
Account Number: 121239
Tax Period: 2021
Business Name: CONKEY ARCHITECTS, PLLC
Trade Name: CONKEY ARCHITECTS
Business Location: 325 N PATRICK ST
Alexandria, VA 22314

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

CONKEY ARCHITECTS, PLLC
325 N PATRICK ST
Alexandria, VA 22314

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

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

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

The proposed 2nd story addition will give the applicant the additional living space for their family of five to continue comfortably residing in Alexandria.

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

It is our opinion that the proposed special exception will not harm the adjoining properties and will not negatively impact the neighborhood.

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

The proposed design of the 2nd story addition, utilizing a Dutch colonial style roof where the proposed new living space is contained within a new sloping roof, reduces the effect of the proposed 2nd story addition on both light and air around the property.

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

The proposed Dutch colonial design for the 2nd story addition at 1309 Oakcrest Dr. evokes the architecture of both 1304 Oakcrest Dr. and 1401 Oakcrest Dr. which are immediate neighbors across the street, and further is a style of home common throughout this neighborhood.

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

The proposed construction of fiber cement siding and masonry is compatible with the construction of the adjacent homes on this block.

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

The proposed 2nd story addition utilizes the existing footprint of the home maintaining more open space on the lot rather than expanding the footprint on the 1st floor to achieve the additional living space desired.

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

The applicant intends to review this application with their neighbors and seek letters of support.



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. 1309 Oakcrest Drive, Alexandria, VA 22302

Street Address

R-8

Zone

A2. 8,596.00

Total Lot Area

x 0.35

Floor Area Ratio Allowed by Zone

= 3,008.60

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 1,177.00

First Floor 1,420.00

Second Floor

Third Floor

Attic 1,177.00

Porches 40.00

Balcony/Deck 258.00

Garage

Other***

B1. **Total Gross**

4,072.00

Allowable Exclusions**

Basement** 1,177.00

Stairways** 48.00

Mechanical** 16.00

Attic less than 7'*** 1,177.00

Porches** 40.00

Balcony/Deck** 258.00

Garage**

Other***

Other***

B2. **Total Exclusions**

2,716.00

B1. 4,072.00 Sq. Ft.

Existing Gross Floor Area*

B2. 2,716.00 Sq. Ft.

Allowable Floor Exclusions**

B3. 1,356.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 194.00

First Floor 197.00

Second Floor 1,131.00

Third Floor

Attic 452.00

Porches NET 465.00

Balcony/Deck NET 39.00

Garage

Other***

C1. **Total Gross**

2,478.00

Allowable Exclusions**

Basement** 194.00

Stairways** 54.00

Mechanical** 19.00

Attic less than 7'*** 452.00

Porches** 465.00

Balcony/Deck** 39.00

Garage**

Other*** < 7' - 0" 222.00

Other***

C2. **Total Exclusions**

1,445.00

C1. 2,478.00 Sq. Ft.

Proposed Gross Floor Area*

C2. 1,445.00 Sq. Ft.

Allowable Floor Exclusions**

C3. 1,033.00 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

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.

D. Total Floor Area

D1. 2,389.00 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 3,008.60 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

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

Signature:

01/14/2022

Date:

LINE TYPES:

————— BOUNDARY LINE
 - - - - - EASEMENT
 ——— DRIVEWAY/ROAD
 - x - x - FENCING
 ——— OVERHEAD WIRE
 ——— STRUCTURE

LEGEND:

ADW—ASPHALT DRIVEWAY
 A/C—AIR CONDITIONING
 A/W—AREAWAY
 B.E.—BASEMENT ENTRANCE
 BF—BOLT FOUND
 BO—BOLLARD
 BRL—BUILDING RESTRICTION LINE
 CAB—CABLE PEDESTAL
 CDW—CONCRETE DRIVEWAY
 CM—CONCRETE MONUMENT

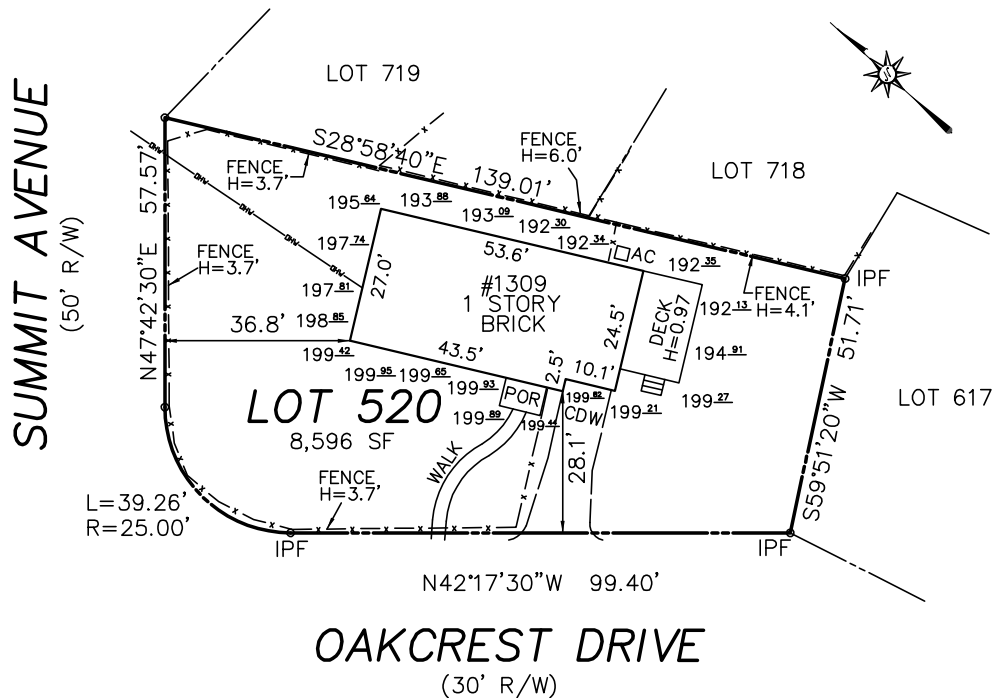
CO—CLEANOUT
 CONC.—CONCRETE
 ER—ELECTRICAL RISER
 F.E.—FIRE ESCAPE
 FIOS—FIBER OPTICS UTILITY BOX
 GDW—GRAVEL DRIVEWAY
 GEN.—GENERATOR
 IPF—IRON PIPE FOUND
 IRS—IRON ROD SET
 IRF—IRON ROD FOUND
 MH—MANHOLE

PAD—CONCRETE PAD
 PP—POWER POLE
 R/W—RIGHT OF WAY
 SMH—SANITARY MANHOLE
 ST.—STOOP
 TELE—TELEPHONE PEDESTAL
 TR/TRANS—TRANSFORMER
 WM—WATER METER
 WV—WATER VALVE
 W.W.—WINDOW WELL

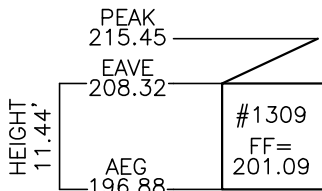
BLOCK STUDY: SUBJECT PROPERTY: 1309 OAKCREST DRIVE (LOT 520)

BLOCK DESCRIPTION: OAKCREST DRIVE AND INTERSECTION SUMMIT AVENUE

ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO FIRST FLOOR	DISTANCE GROUND TO BOTTOM OF ROOF	DISTANCE GROUND TO TOP OF ROOF	SETBACK FACE OF CURB
#1202 SUMMIT AVENUE	194.49	195.97	214.62	222.54	1.48	20.13	28.05	35.73
#1300 OAKCREST DRIVE	202.72	204.40	212.69	219.74	1.68	9.97	17.02	26.91
#1303 OAKCREST DRIVE	199.14	199.96	206.93	213.79	0.82	7.79	14.65	28.29
#1304 OAKCREST DRIVE	203.27	205.73	212.62	229.32	2.46	9.35	26.05	41.31
#1309 OAKCREST DRIVE	199.89	201.09	208.32	215.45	1.20	8.43	15.56	31.46
#1400 OAKCREST DRIVE	207.48	209.26	224.88	233.85	1.78	17.40	26.37	32.61
#1401 OAKCREST DRIVE	205.18	207.12	215.31	229.13	1.94	10.13	23.95	34.55
AVERAGE	201.74	203.36	213.62	223.40	1.62	11.89	21.66	32.98



HEIGHT DETAIL



LOCATION SURVEY

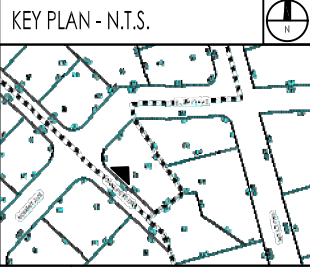
LOT 520 SECTION 2
 BRADDOCK HEIGHTS
 LOT 149
 OAKCREST
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE 1"=30' DATE 08-13-21



- 1.) NO TITLE REPORT FURNISHED.
- 2.) THIS SURVEY IS NOT TO BE USED AS A PLAT TO ESTABLISH PROPERTY LINES OR TO CONSTRUCT ANY PERMANENT STRUCTURES ON THE PROPERTY.
- 3.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
- 4.) PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 5.) NO CORNER MARKERS SET.

MERESTONE LAND SURVEYING PLLC

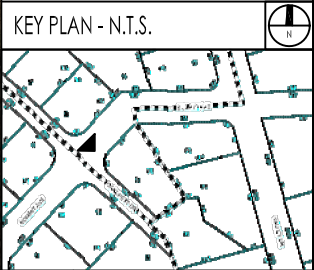
LAND SURVEYING & G.P.S. SERVICES
 MERESTONE LAND SURVEYING PLLC
 1229 GARRISONVILLE ROAD #105 STAFFORD, VA 22556
 (540)752-9197 FAX (540)752-9198



1309 Oakcrest Drive, Alexandria, VA 22302

PHOTO OF EXISTING FRONT ELEVATION ALONG OAKCREST DRIVE

<p>CLIENT:</p> <p>Heather and Chris Meyers</p> <p>1309 Oakcrest Drive</p> <p>Alexandria, VA 22302-2732</p>	<p>THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.</p>	<p>14 JANUARY 2022</p>	<p>ARCHITECT:</p> <p>325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</p> <p>Conkey architects</p>	<p>BZA APPLICATION</p> <p>ASK</p> <p>0.1A</p> <p>NOT FOR CONSTRUCTION</p>
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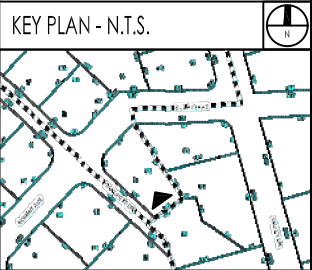


1309 Oakcrest Drive, Alexandria, VA 22302

PHOTO OF EXISTING SIDE ELEVATION ALONG SUMMIT AVENUE

CLIENT: Heather and Chris Meyers 1309 Oakcrest Drive Alexandria, VA 22302-2732	THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.	ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	BZA APPLICATION	
			14 JANUARY 2022	ASK 0.1B NOT FOR CONSTRUCTION

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1309 Oakcrest Drive, Alexandria, VA 22302

PHOTO OF EXISTING SIDE ELEVATION

<p>CLIENT:</p> <p>Heather and Chris Meyers</p> <p>1309 Oakcrest Drive</p> <p>Alexandria, VA 22302-2732</p>	<p>THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.</p>	<p>14 JANUARY 2022</p>	<p>ARCHITECT:</p> <p>325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com</p> <p>Conkey architects</p>	<p>BZA APPLICATION</p> <p>ASK</p> <p>0.1C</p> <p>NOT FOR CONSTRUCTION</p>
---	---	------------------------	---	---



1 PANORAMA LOOKING NORTH EAST DOWN SUMMIT AVENUE



3 PANORAMA LOOKING NORTH EAST ALONG OAKCREST DRIVE



5 PANORAMA LOOKING NORTH WEST ALONG ADJACENT PROPERTY LINE

1309 OAKCREST DR.



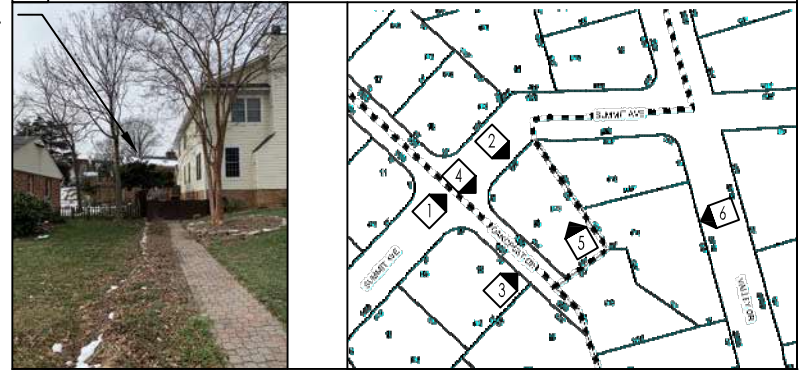
2 PANORAMA LOOKING SOUTH EAST ALONG SUMMIT AVENUE

1309 OAKCREST DR.



4 PANORAMA LOOKING SOUTH EAST DOWN OAKCREST DRIVE

1309 OAKCREST DR.



6 SOUTH WEST VIEW FROM VALLEY DR.

KEY PLAN - N.T.S.

1309 Oakcrest Drive, Alexandria, VA 22302

PHOTOS OF SITE CONTEXT

CLIENT:
Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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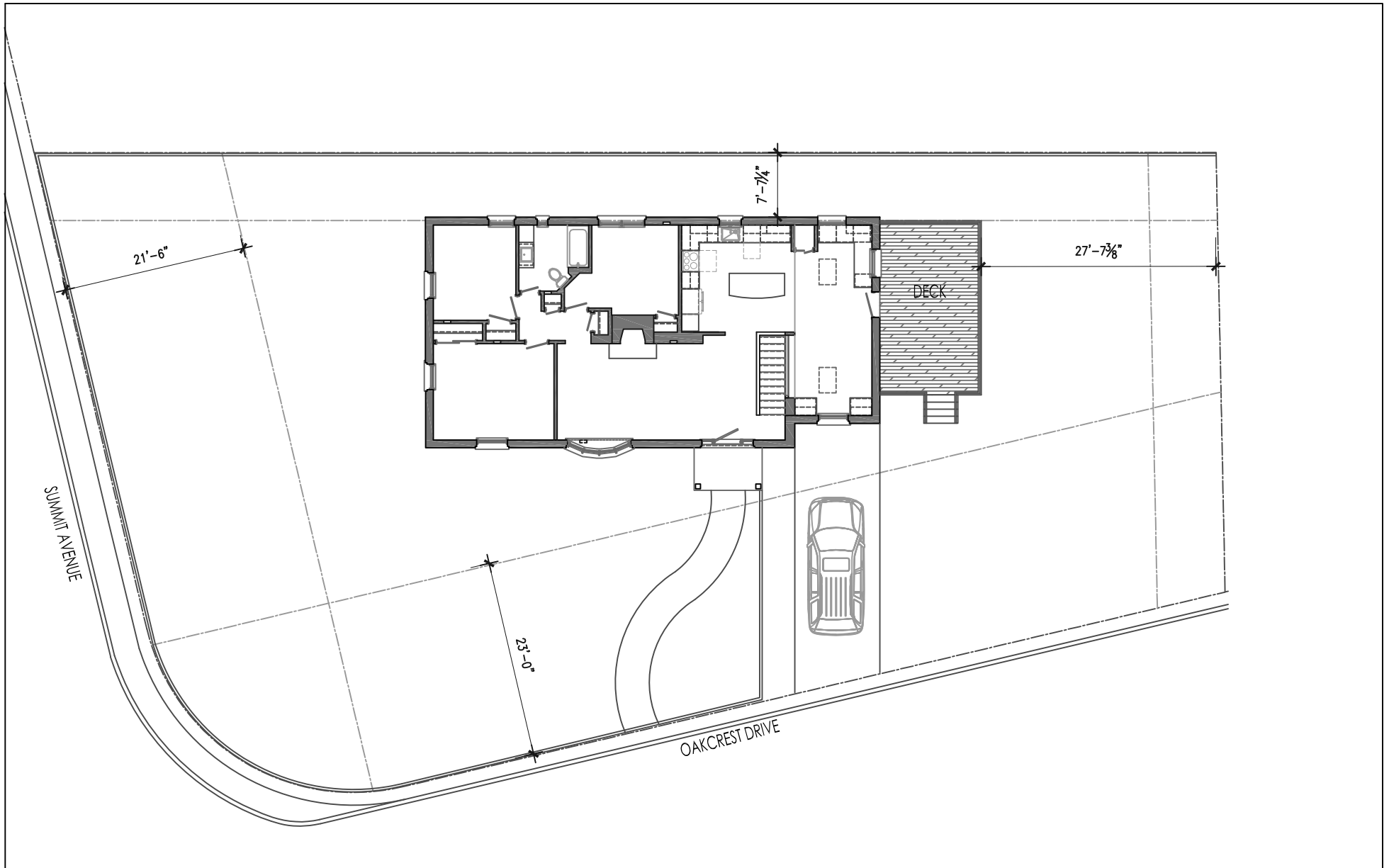
ARCHITECT: 325 north patrick street
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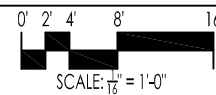


1309 Oakcrest Drive, Alexandria, VA 22302

EXISTING SITE PLAN

CLIENT:
Heather and Chris Meyers
 1309 Oakcrest Drive
 Alexandria, VA 22302-2732

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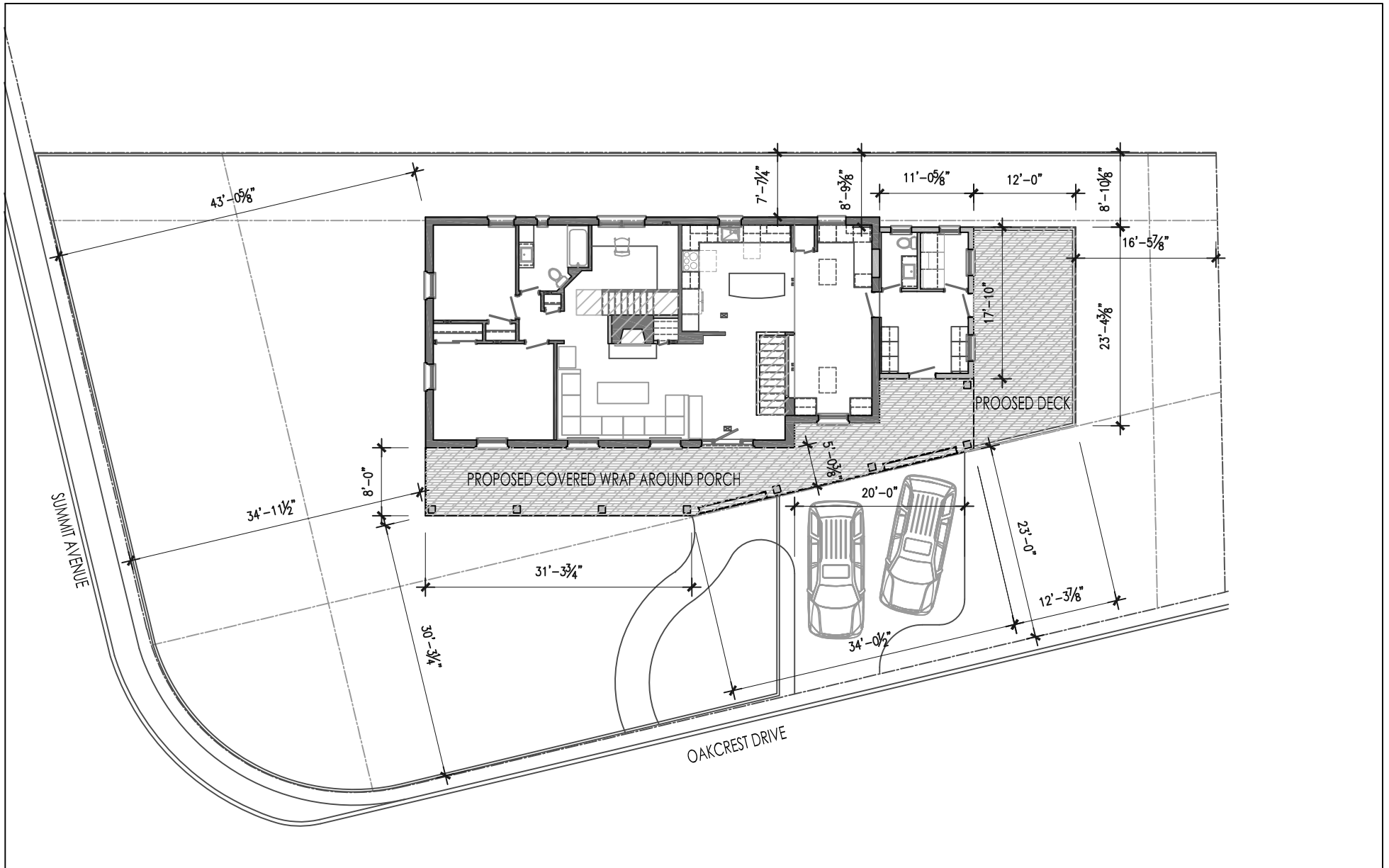
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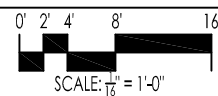
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED SITE PLAN

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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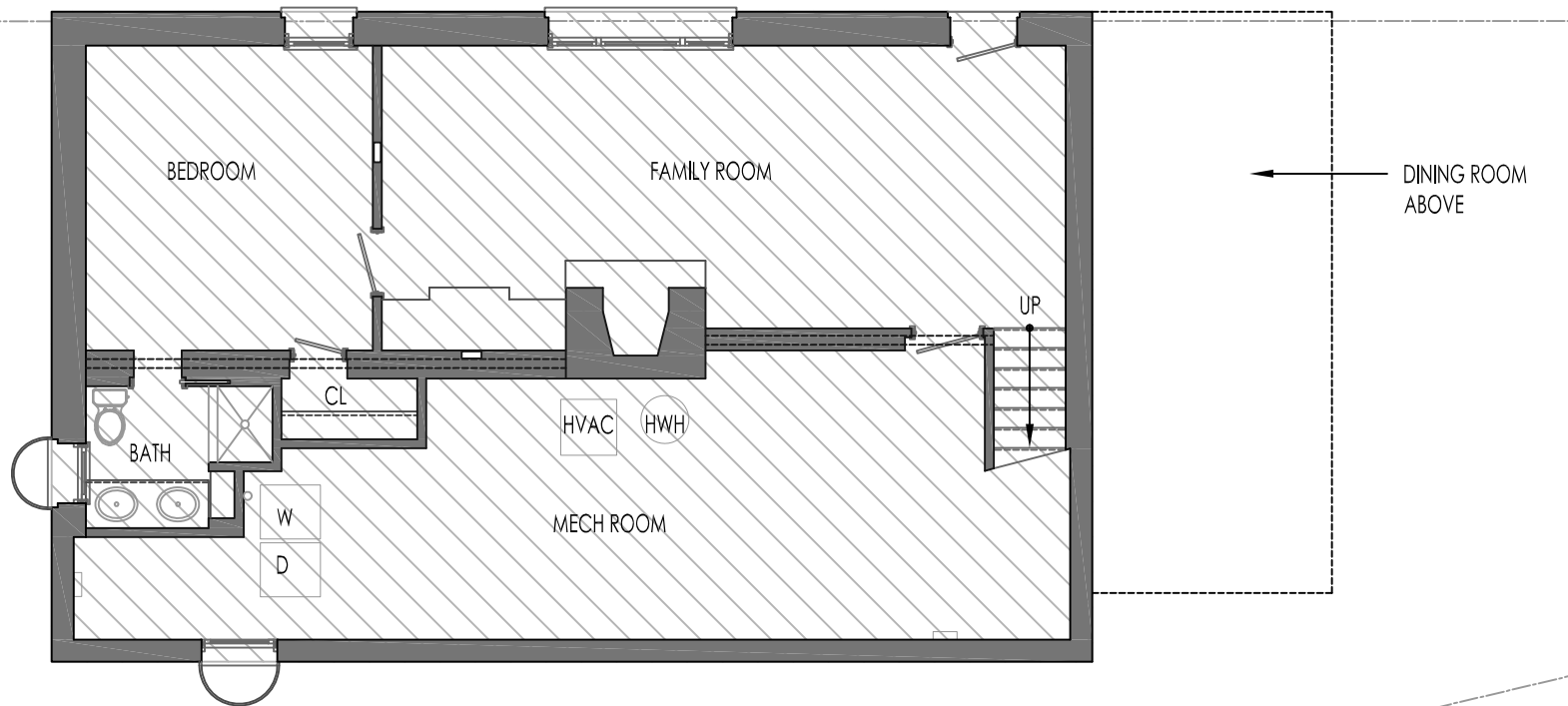
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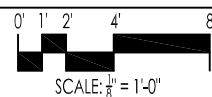


1309 Oakcrest Drive, Alexandria, VA 22302

EXISTING BASEMENT PLAN

CLIENT:
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 1309 Oakcrest Drive
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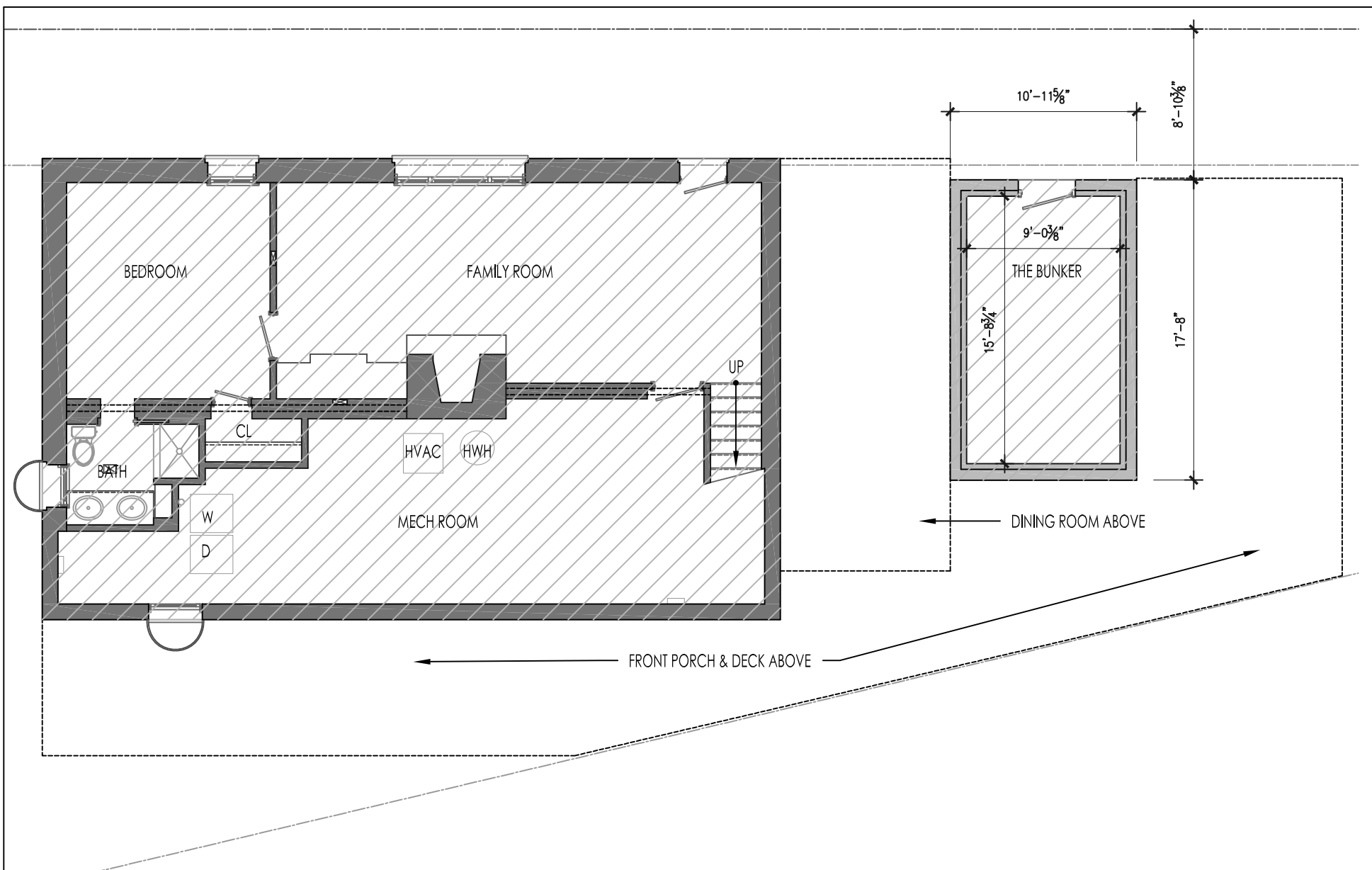


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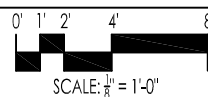
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED BASEMENT PLAN

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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14 JANUARY 2022

ARCHITECT:

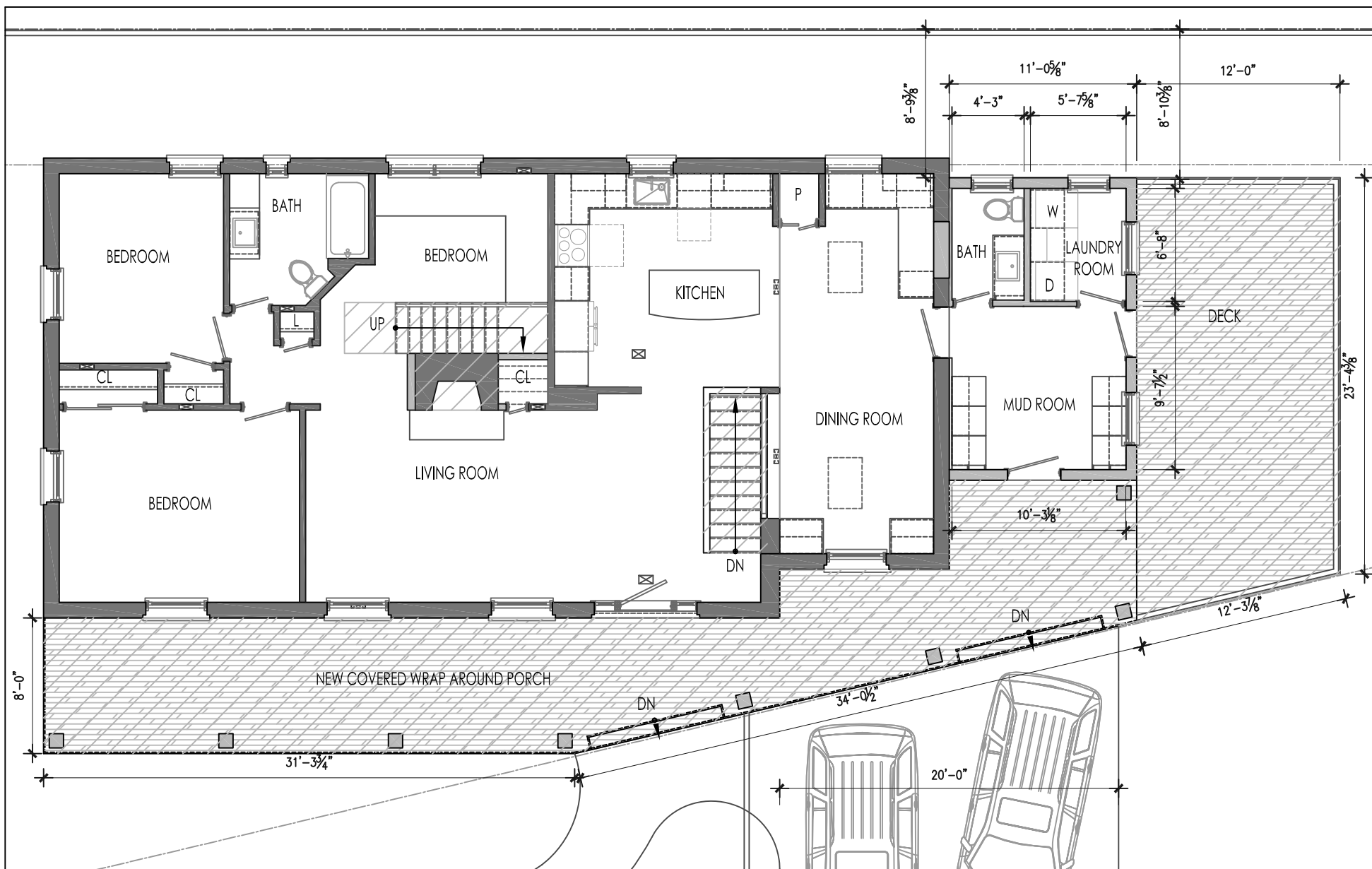
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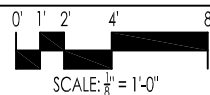


1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED 1ST FLOOR

CLIENT:
Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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ARCHITECT:

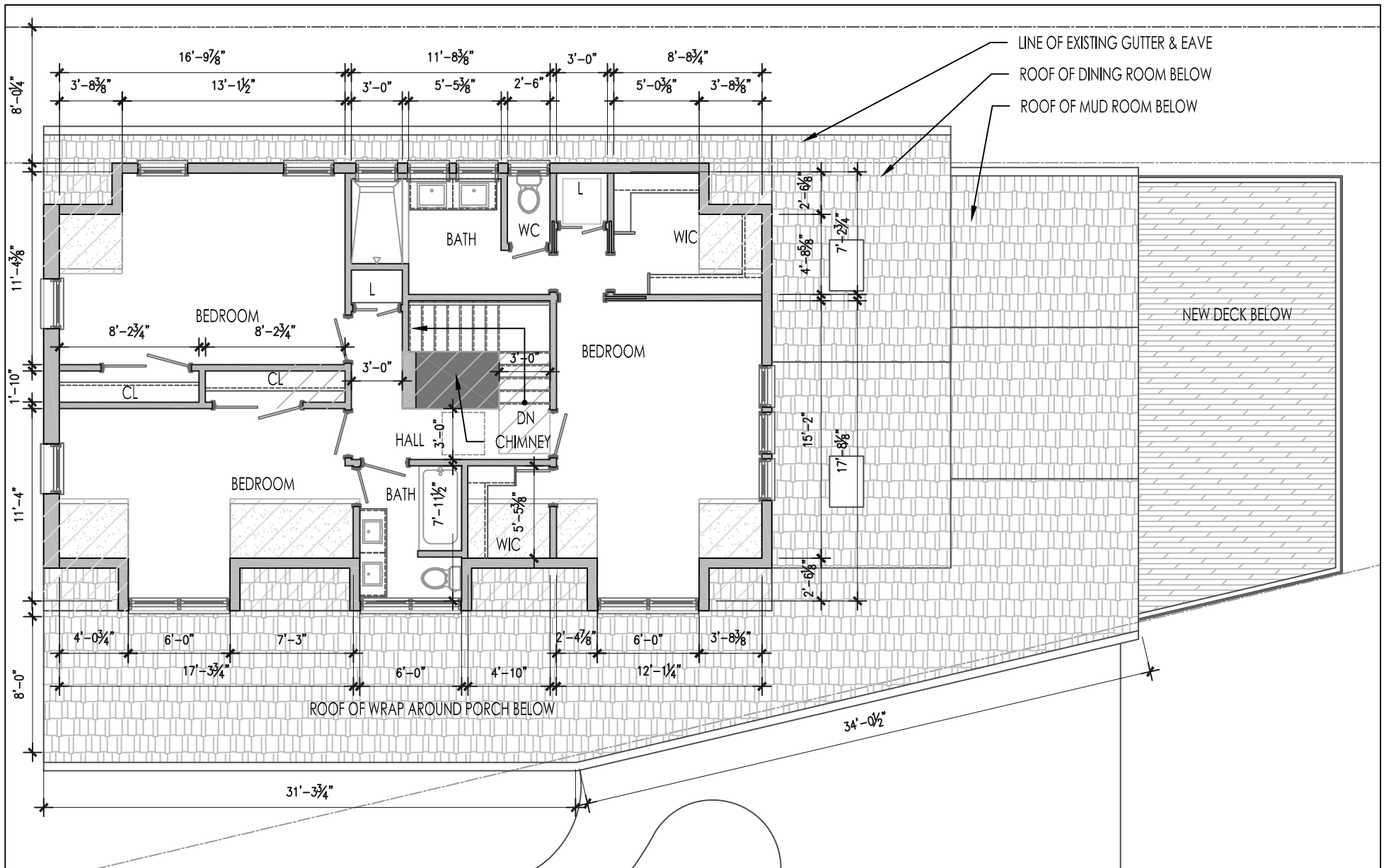
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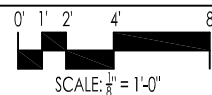
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED 2ND FLOOR

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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ASK
2.2A

NOT FOR CONSTRUCTION

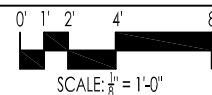


1309 Oakcrest Drive, Alexandria, VA 22302

EXISTING FRONT ELEVATION

CLIENT:
Heather and Chris Meyers
 1309 Oakcrest Drive
 Alexandria, VA 22302-2732

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ASK
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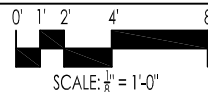
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED FRONT ELEVATION

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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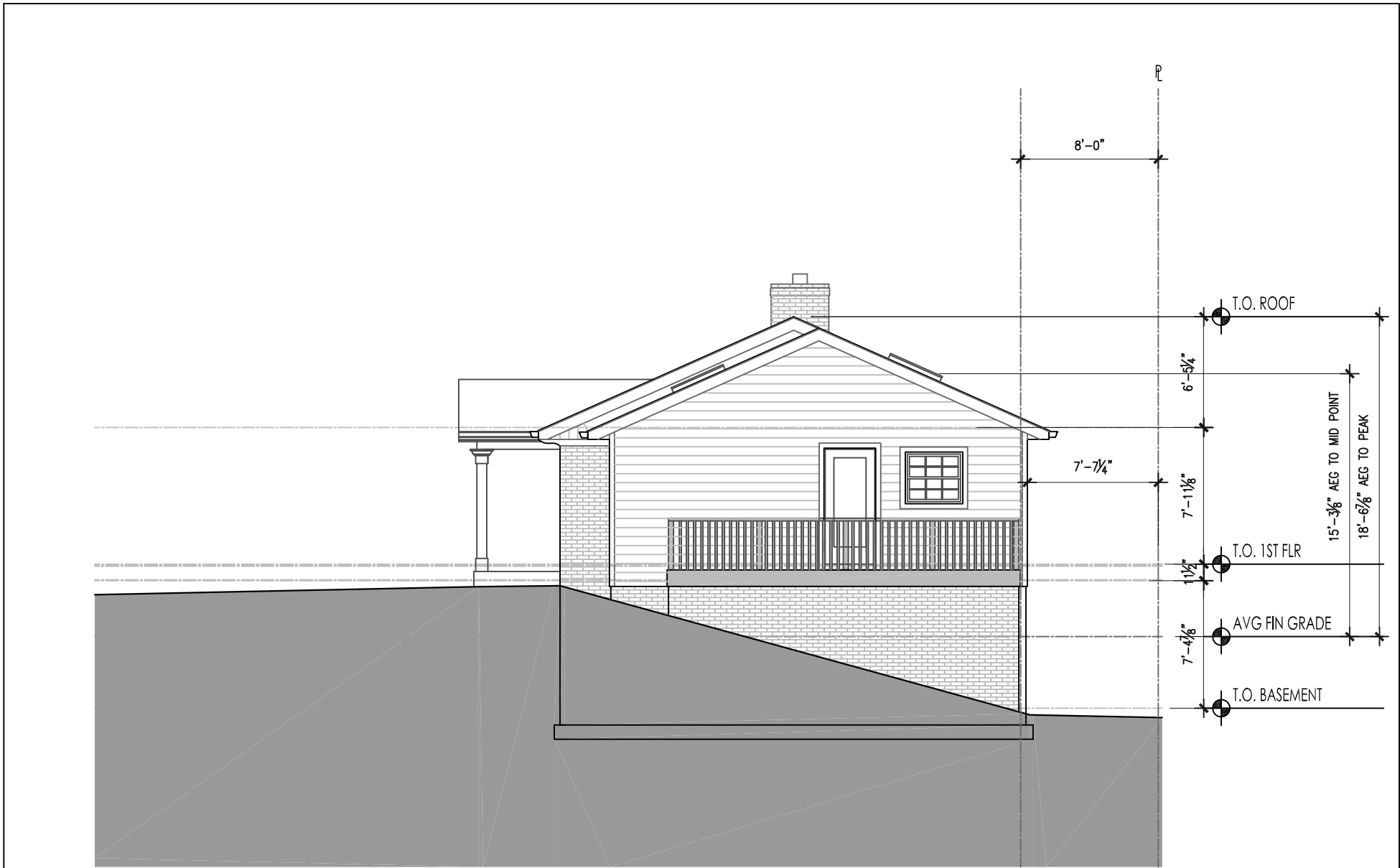
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ASK
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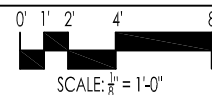


1309 Oakcrest Drive, Alexandria, VA 22302

EXISTING SIDE ELEVATION (SOUTH)

CLIENT:
Heather and Chris Meyers
 1309 Oakcrest Drive
 Alexandria, VA 22302-2732

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14 JANUARY 2022

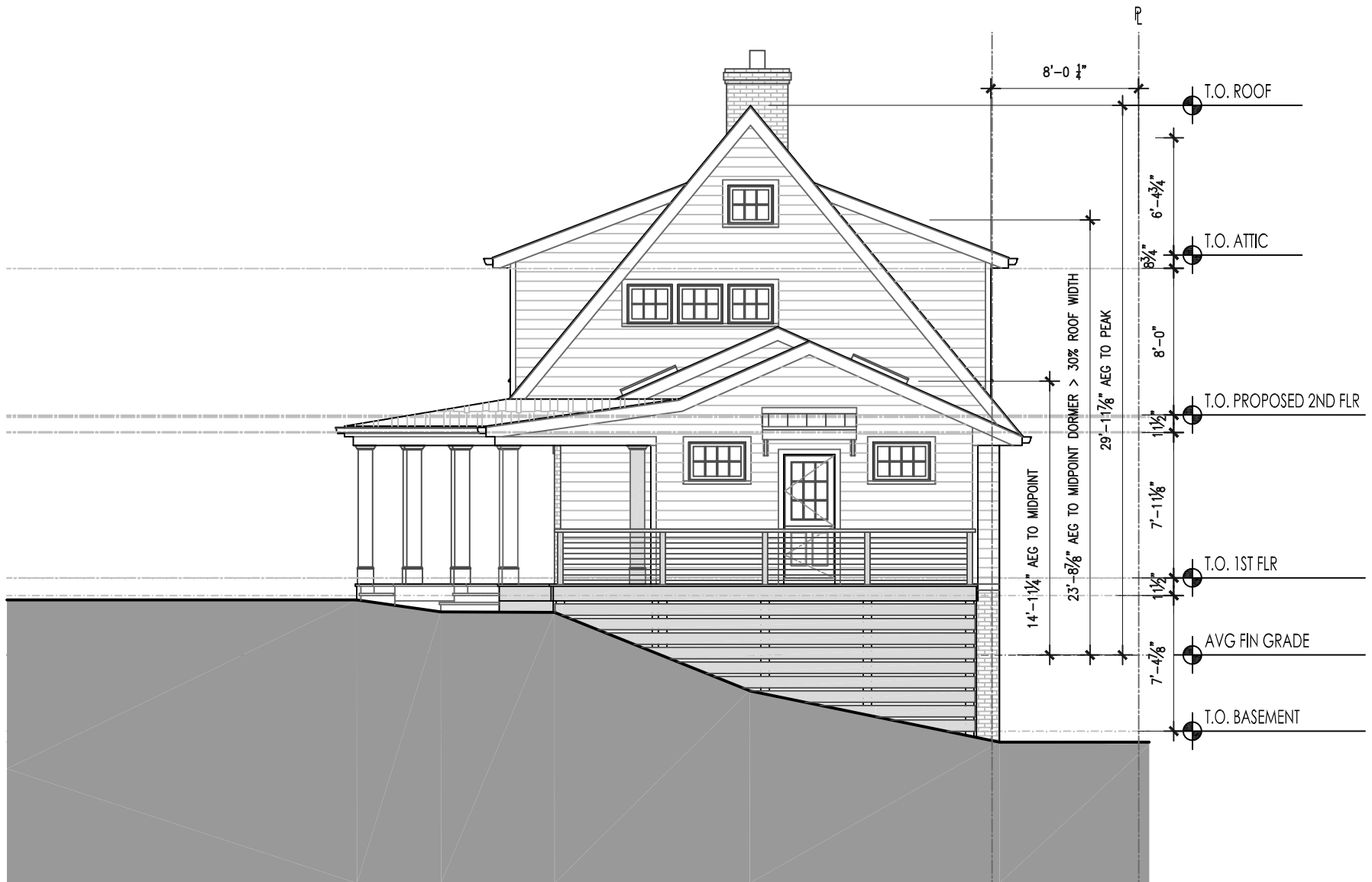
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ASK
3.2

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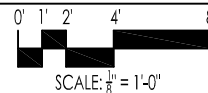
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED SIDE ELEVATION (SOUTH)

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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14 JANUARY 2022

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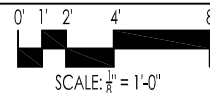
1309 Oakcrest Drive, Alexandria, VA 22302

EXISTING REAR ELEVATION

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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14 JANUARY 2022

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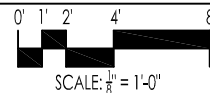
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED REAR ELEVATION

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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14 JANUARY 2022

ARCHITECT:

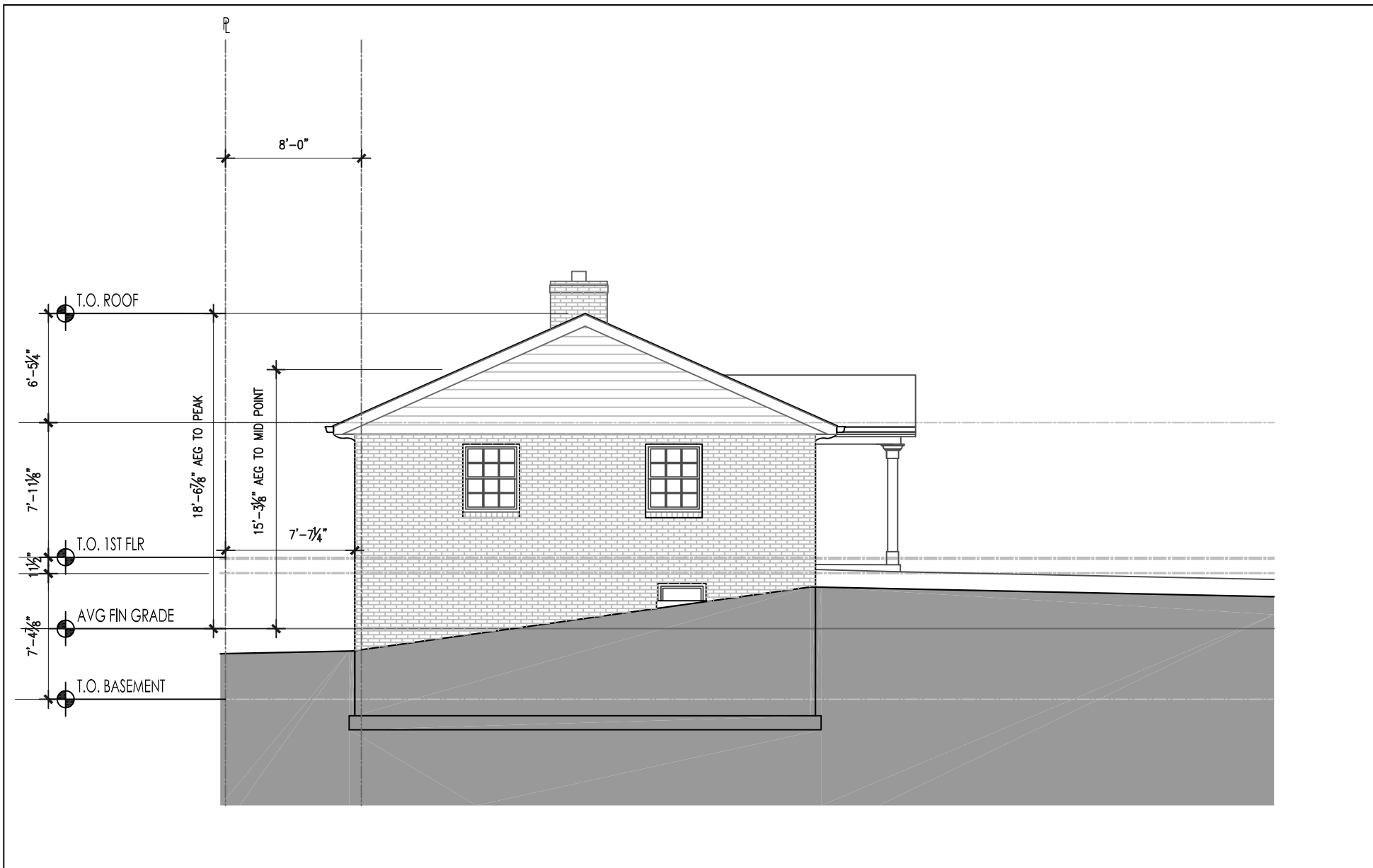
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alexandria, va 22314
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info@conkeyarchitects.com

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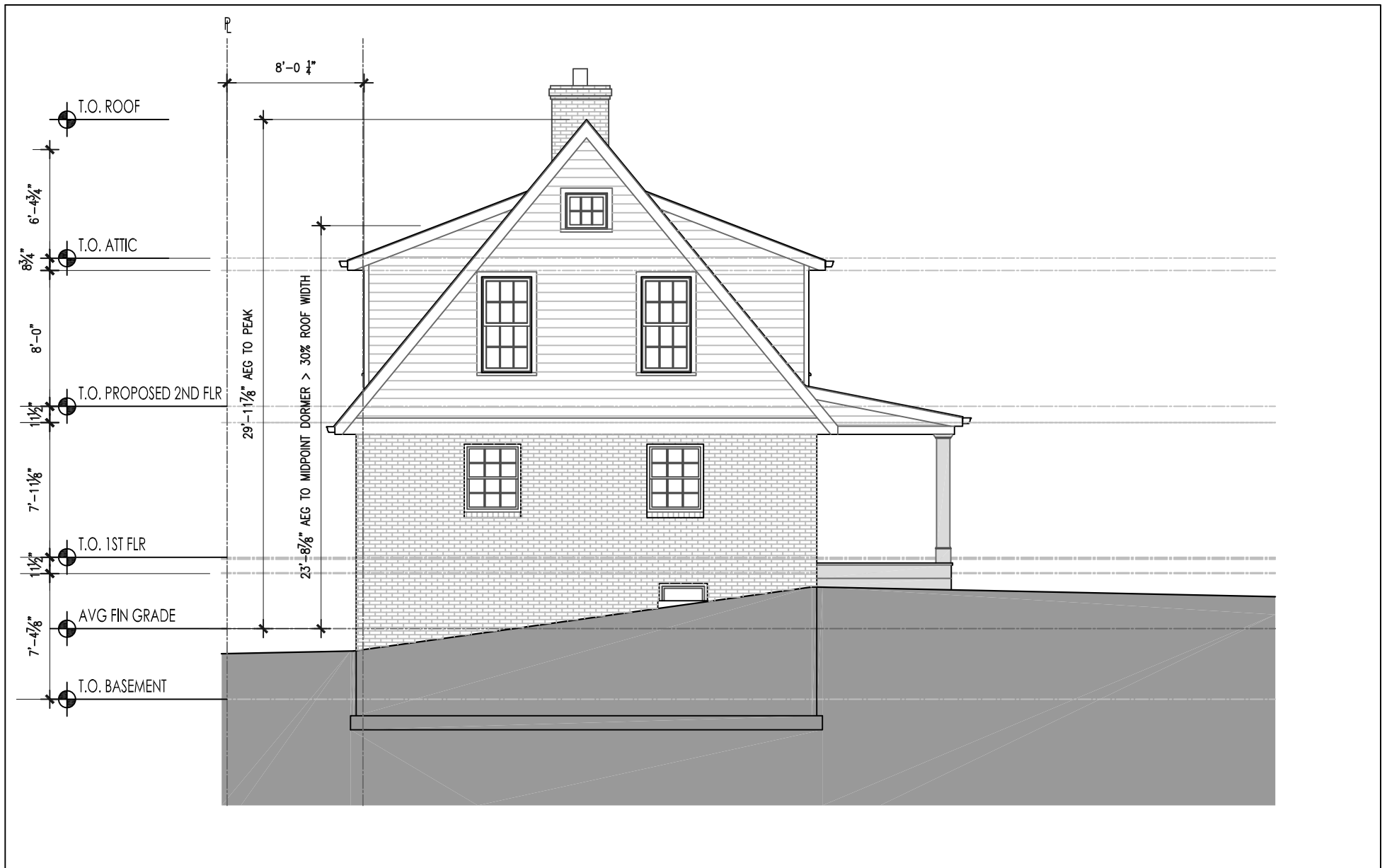
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ASK
3.3A

NOT FOR CONSTRUCTION



1309 Oakcrest Drive, Alexandria, VA 22302 EXISTING SIDE ELEVATION (NORTH)				BZA APPLICATION ASK 3.4 NOT FOR CONSTRUCTION	
CLIENT: Heather and Chris Meyers 1309 Oakcrest Drive Alexandria, VA 22302-2732		THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.		ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com Conkey architects	
		0' 1' 2' 4' 8' SCALE: $\frac{1}{8}" = 1'-0"$ 14 JANUARY 2022			



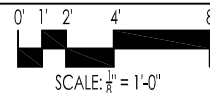
1309 Oakcrest Drive, Alexandria, VA 22302

PROPOSED SIDE ELEVATION (NORTH)

CLIENT:

Heather and Chris Meyers
1309 Oakcrest Drive
Alexandria, VA 22302-2732

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14 JANUARY 2022

ARCHITECT:

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