

ADDRESS: 2411 TERRETT AVENUE
ZONE: R-2-5/RESIDENTIAL SINGLE AND TWO FAMILY
APPLICANT: MATTHEW HIRSCHMANN

ISSUE: Special Exception to construct addition and deck with hot tub in the required side yard.

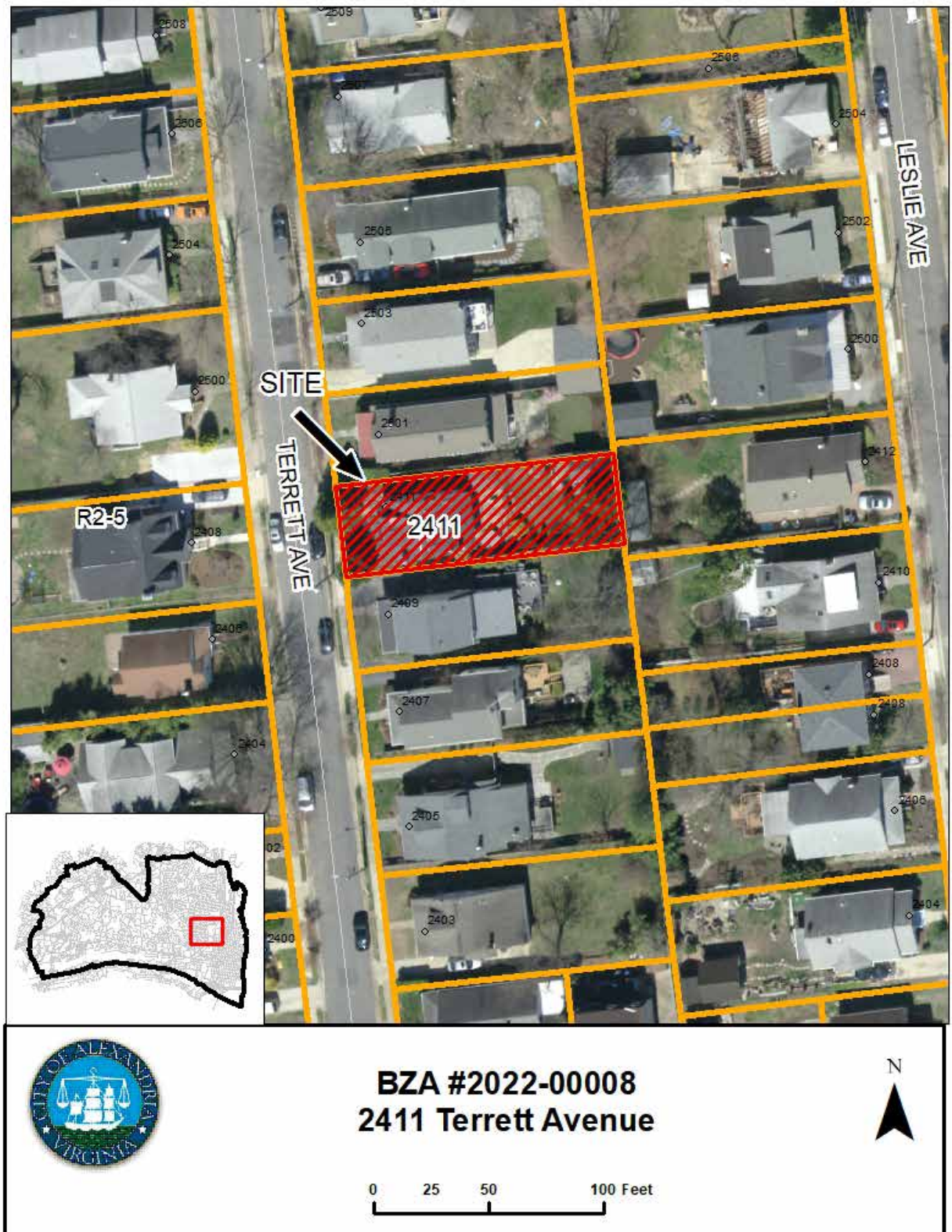
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard(addition)	7.70 feet*	4.50 feet	3.20 feet
3-406(A)(2)	Side Yard(deck/hot tub)	7.00 feet**	4.50 feet	2.50 feet

*Based on a height of 23.08 feet measured from average pre-construction grade to the midpoint of the dormer facing the south side yard.

** Based on a height of 3.17 feet measured from average pre-construction grade to the top of the deck/hot tub facing the south side yard.

Staff **recommends approval** of the requested special exception because it meets the criteria for a special exception.

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



I. Issue

The applicants request a special exception to construct a first story addition, dormer, and deck with hot tub to the rear of the dwelling in the required south side yard at 2411 Terrett Avenue. The addition and deck with hot tub would be in line with the existing non-complying wall in the required south side yard, which requires special exception approval.

II. Background

The subject property is an interior lot of record with 40.00 feet of frontage on South View Terrace and 4,840 square feet of lot area. The lot is substandard to lot size and lot width, requirements of the R-2-5 zone.

The lot contains a two-story dwelling with rear deck and hot tub. Real Estate Assessment Records indicate that the dwelling was constructed in 1930.

The dwelling is located 22.70 feet from the front property line facing Terrett Avenue, 10.90 feet from the north side property line, 4.50 feet from the south side property line, and roughly 65.00 feet from the rear property line. The current height of the existing dwelling is 20.83 feet to the midpoint of the front dormer measured from average pre-construction grade.

<i>R-5 Zone</i>	Required	Existing	Proposed
Lot Area	5,000 sq. ft.	4,840 sq. ft.	4,840 sq. ft.
Lot Frontage	40 ft.	40 ft.	40 ft.
Lot Width	50 ft.	40 ft.	40 ft.
Front Yard setback	Between the range established by contextual block face or 20 ft	25.2 ft.	25.2 ft.
Side Yard (south)	7.70 ft. (1:3, 7 ft. min.)	4.50 ft.	4.50 ft.
Side Yard (north)	7.70 ft. (1:3, 7 ft. min.)	31.83 ft.	28.29 ft.
Rear Yard	12.42 ft. (1:1, 7 ft. min.)	65 ft.	65 ft.
Height	30 ft.	20.83 ft.	23.08 ft.
Floor Area Ratio (0.45)	2,178.00 sq. ft.	1,840.70 sq. ft.	1,880.98 sq. ft.

III. Description

The applicants propose to construct a rear addition and dormer, along with a new deck and hot tub in the current location of the rear deck and hot tub. No change in grade is proposed. The first floor's south-facing building wall is located 4.50 feet from the west property line, 1.50 feet less than the required seven-foot minimum side yard for the R-2-5 zone. As such, the plane established by the south-facing building wall is noncomplying.

The proposed addition would accommodate a 40 square foot first story addition, along with a second story dormer, and would be constructed along the same building wall as the existing noncomplying wall. The height of the proposed dormer addition measures 23.08 feet to midpoint of the dormer roof from average pre-construction grade and requires a setback of 7.70 feet based on a setback ratio of 1:3. The applicant requests a special exception of 3.20 feet to construct the addition in line with the existing west side wall 4.50 feet from the property line.

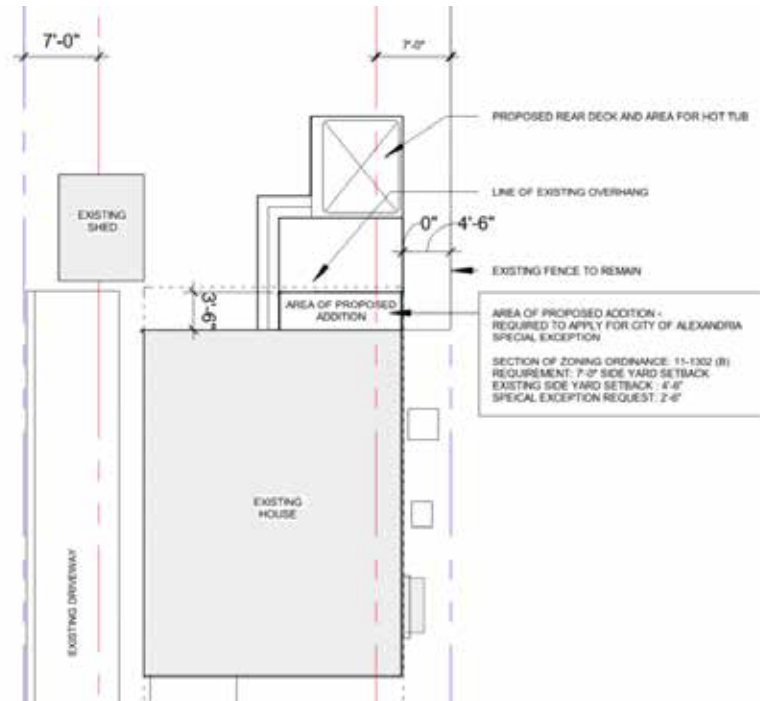


Figure 2 – Site plan

The proposal would comply with all other zoning regulations.

IV. Master Plan/Zoning

The subject property is currently zoned R-2-5, Single-Family and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The Potomac West Small Area Plan identifies the property for residential use.

V. Requested Special Exception:

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

The applicants request a special exception of 3.20 feet from the required 7.70 foot side yard based on a building height of 23.08 feet measured from average existing grade to the midpoint of the proposed dormer to construct an addition 4.50 feet from the south side property line.

3-306(A)(2) Side Yard (South) Deck/hot tub

The applicants request a special exception of 2.50 feet from the required 7.00 foot side yard

based on the height of 3.17 feet measured from average existing grade to top of the deck/hot tub to construct 4.50 feet from the south side property line.

VI. Noncomplying Structure/Substandard Lot

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

	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Area	5,000 sq. ft.	4,840 sq. ft.	160 sq. ft
Lot Width	65.00 feet	40.00 feet	25.00 feet
Side Yard(South)	7.00 feet	4.50 feet	4.50 feet

VII. Special Exception Standards

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

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

The proposed addition and relocated deck/hot tub would be located behind dwelling where the current deck and hot tub are located. The modest increase into the required south side yard would not be detrimental to the neighborhood or any adjacent properties.

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

Approval of the special exception would not impact light and air supply to adjacent properties, cause or substantially increase traffic congestion or increase fire risks due to the modest increase in height and the small size of the addition and deck/hot tub within the required south side yard.

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

The proposed addition and deck/hot tub are modest would be located at the dwelling's rear and would be minimally visible from the street. It would not alter the essential character of the area.

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

The proposed rear addition and deck with hot tub would not affect the existing dwelling's compatibility with development in the surrounding neighborhood. Several homes in the area have been expanded with one or two story additions.

- 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 narrow lot, the placement of the existing house on the lot and interior layout of the dwelling, the proposal is the most reasonable location for the addition and deck with hot tub. Constructing the deck and addition in line with the existing noncomplying south side wall also preserves an open and useable area at the rear of the dwelling.

VIII. Staff Conclusion

Neighborhood Impact

The addition proposes a modest increase in square footage and height. The addition and relocated deck and hot tub would be minimally visible to the surrounding properties. The proposed addition would not be a detriment to neighboring properties.

Light and Air

The height, size and location of the proposed addition and deck with hot tub would have a negligible effect on the light and air supply to adjacent properties. The proposed addition will meet all other yard requirements limiting the impact upon the adjacent neighbors.

Lot Constraints

The lot is narrow and noncomplying to lot area and width. The existing dwelling does not conform to the minimum side yard setback, limiting the ability to construct along the same wall as the existing house.

Staff Conclusion

In conclusion, staff believes that the applicant's request for the rear addition and deck with hot tub in the required side yard is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

Staff

Rachel Drescher, Urban Planner, rachel.drescher@alexandriava.gov

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

Tony LaColla, Division Chief, Land Use Services, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception 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:

- C-1 A building permit and plan review are required prior to the start of construction.

Recreation (City Arborist):

- F-1 Proposal will not impact publicly owned trees.

Historic Alexandria (Archaeology):

- F-1 This property is located in close proximity to the Alexandria Gentlemen's Driving Club, otherwise known as the St. Asaph Racetrack that was in operation in the latter nineteenth century. The property could contain significant archaeological resources that pertain to the late nineteenth century in Del Ray.
- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

\$335.00 Filing Fee

3/25/22 Filing Deadline

May 9th 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 May 9th 2022

Send notices by certified or registered mail between the dates of

April 14th 2022 and April 29th 2022.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

11-1302 - Special exception established.

(B)

PART A

1. Applicant: ☒ Owner ☒ Contract Purchaser ☒ Agent

Name Matthew Hirschmann

Address 4009 Georgia Ave. NW Washington D.C. 20011

Daytime Phone 7038616288

Email Address matthirschmann@gmail.com

2. Property Location 2411 Terrett Ave

3. Assessment Map # 0.24-04 Block 05 Lot 36 Zone R-2-5

4. Legal Property Owner Name HIRSCHMANN MATTHEW C CAREY LISA MARIE

Address 2411 TERRETT AV, ALEXANDRIA VA

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. MATTHEW HIRSCHMANN	2411 TERRETT AVE	50
2. LISA CAREY	2411 TERRETT AVE	50
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2411 TERRETT AVE (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. MATTHEW HIRSCHMANN	2411 TERRETT AVE	50
2. LISA CAREY	2411 TERRETT AVE	50
3.		

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

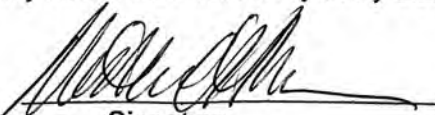
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. MATTHEW HIRSCHMANN	NONE	NONE
2. LISA CAREY	NONE	NONE
3.		

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

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

3/24/22 MATTHEW HIRSCHMANN
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.

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1. MATTHEW HIRSCHMANN	NONE	NONE
2. LISA CAREY	NONE	NONE
3.		

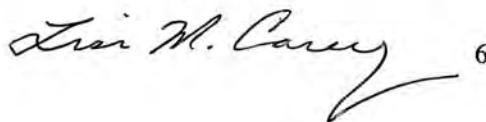
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As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/24/22 MATTHEW HIRSCHMANN
Date Printed Name


Signature

3/24/22 LISA M. CAREY

 6

5. Describe request briefly:

The homeowners/residents of 2411 Terrett Ave, Matthew Hirschmann and Lisa Carey, request approval of a special exception to allow them to build a modestly sized first floor bump out addition for their kitchen, and second floor domer. This addition will follow the established building line which goes into the side yard setback by 30 inches.

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:

Matthew Hirschmann

Print Name

703.861.6288

Telephone


Signature

3.30.22

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.

5. Describe request briefly:

The homeowners/residents of 2411 Terrett Ave, Matthew Hirschmann and Lisa Carey, request approval of a special exception to allow them to build a modestly sized first floor bump out addition for their kitchen. This addition will follow the established building line which goes into the side yard setback by 30 inches.

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. (119612-2022)

☐ 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:

Sondra Zabroske

Print Name

484.904.6562

Telephone

Sondra Zabroske

Signature

3.25.22

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.



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/>

FOUR BROTHERS-CUSTOM CARPENTRY
4009 Georgia Ave NW
Washington, DC 20011

License Number: 119612-2022
Account Number: 119612
Tax Period: 2022
Business Name: FOUR BROTHERS-CUSTOM
CARPENTRY LLC
Trade Name: FOUR BROTHERS CUSTOM
CARPENTRY & RENOVATIONS LLC
Business Location: NO CITY ADDRESS
Washington, DC 20018

License Classification(s):

Out of State Contractor
0-000-000
Out of State Contractor

March 3, 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:

FOUR BROTHERS-CUSTOM CARPENTRY LLC
NO CITY ADDRESS
Washington, DC 20018

License Number: 119612-2022
Account Number: 119612
Tax Period: 2022
Business Name: FOUR BROTHERS-CUSTOM CARPENTRY LLC
Trade Name: FOUR BROTHERS CUSTOM CARPENTRY &
RENOVATIONS LLC
Business Location: NO CITY ADDRESS
Washington, DC 20018
License Classification(s): Out of State Contractor
0-000-000
Out of State Contractor

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.**

If granted, this special exception would allow the homeowners to renovate their kitchen and bathroom to properly fit modern day appliances/fixtures and other functionalities of a kitchen and bath which were not necessary in the 1930's when the home was originally built.

Moreover, the proposed addition is following the established building line making it a natural geometry, and sensible structurally.

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

If granted, this special exception would not harm any adjoining properties or impact the neighborhood in any way.

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

The proposed addition would not affect (i) the light and air to any adjoining properties, or (ii) impact the light and air of the neighborhood in any way. This proposed addition would be within the overhang of the existing roof-line, and will not be obtrusive in any way.

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

The proposed addition would be compatible with other properties in the neighborhood as several surrounding properties have modest additions with similar shape and materiality. This proposed addition would also adhere to the existing style of the home, and therefore aligning with the established style of the neighborhood.

Furthermore, we would like to note that the proposed addition is not visible from the street, and will also be hidden by surrounding fences.

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

The construction of the proposed addition will be similar to other buildings in the immediate area as it will be a modest additions and be similar in shape and materiality.

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

This plan is to add a modest addition where the existing kitchen is located. If the home owner were to be required to relocate the kitchen this would add considerable expense to the home owner. Moreover, the addition and dormer are following the established building line making it a natural geometry, and sensible structurally.

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 homeowners have shown the plans to, and obtained the support of the neighbor directly connected by property lines.



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. 2411 Terrett Ave
Street Address

R-2-5
Zone

A2. 4,840.00 x 0.45 = 2,178.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	784.42	Basement**	784.42	B1. 2,757.72 Sq. Ft.
First Floor	784.42	Stairways**	52.60	Existing Gross Floor Area*
Second Floor	784.42	Mechanical**		B2. 917.02 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 1,840.70 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck	54.98	Garage**		(subtract B2 from B1)
Garage	269.48	Other***		
Other***	80.00	Other***	80.00	
B1. Total Gross	2,757.72	B2. Total Exclusions	917.02	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 40.28 Sq. Ft.
First Floor	40.28	Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 40.28 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Garage**		(subtract C2 from C1)
Garage		Other***		
Other***		Other***		
C1. Total Gross	40.28	C2. Total Exclusions	0.00	

D. Total Floor Area

D1. 1,880.98 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,178.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

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

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

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

Signature: Sondra Zabroske

Date: 3.31.22

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3.25.22

2411 TERRETT AVE - CAREY HIRSCHMANN

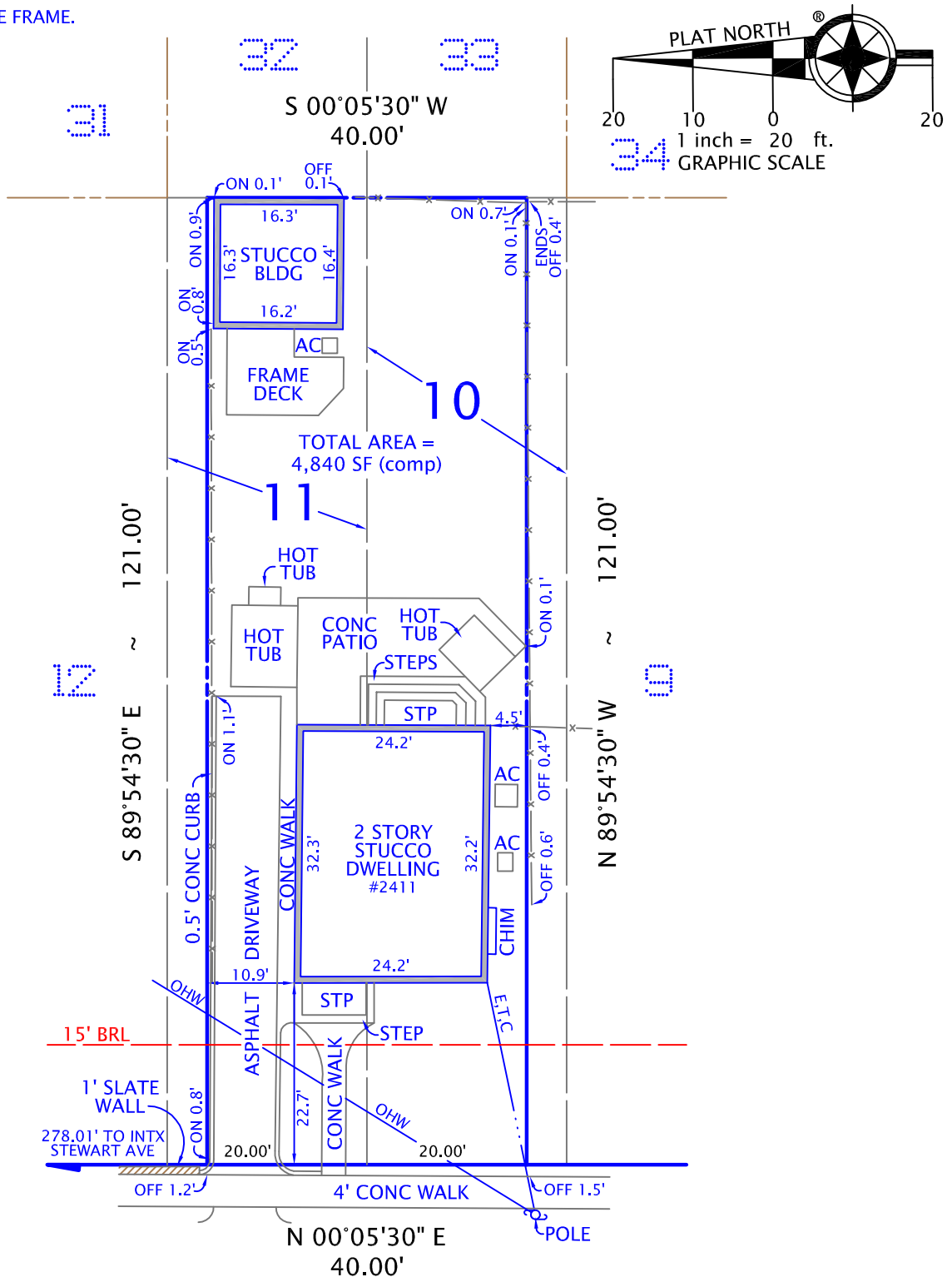
***SPECIAL EXCEPTION DRAFT OF THE DESCRIPTION OF REQUEST INTENDED TO USE IN
PROPERTY OWNER'S NOTICE***

The following is a description for the Special exception request to construct a one-story addition in the required side yard on 2411 Terrett Ave.

The homeowners/residents of 2411 Terrett Ave, Matthew Hirschmann and Lisa Carey, request approval from the City of Alexandria of a special exception to allow them to build a modestly sized first floor bump out addition for their kitchen renovation. This addition will follow the established building line which goes into the side yard setback by 30 inches, and depth is contained within existing overhang of the existing home.

DATE OF BOARD OF ZONING APPEALS HEARING : 5/9/22 7:00PM LOCATED AT CITY HALL

NOTES: 1. FENCES ARE FRAME.



TERRETT AVENUE

40' WIDE

PLAT

SHOWING HOUSE LOCATION ON
THE NORTH 20' OF LOT 10 AND
THE SOUTH 20' OF LOT 11 BY THE FULL
DEPTH THERE OF BLOCK 9
BY THE FULL DEPTH THEREOF

ABINGDON

(DEED BOOK 183, PAGE 520)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

MARCH 1, 2022

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:

Four Brothers LLC
4009 Georgia Avenue, NW
Washington, DC 20011
Ph: 202-423-8703
Web: fourbrotherscarpentry.com



DOMINION

Surveyors
Inc.®

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

PROJECT

RENOVATION OF KITCHEN ON FIRST FLOOR, INCLUDING A BAY ADDITION. RENOVATION OF EXISTING DECK AND HOT TUB AREA IN REAR YARD. RENOVATAION OF BEDROOM AND BATHROOM ON SECOND FLOOR INCLUDING A DORMER ADDITION. CITY OF ALEXANDRIA SPECIAL EXCEPTION REQUIRED AS NOTED BELOW:

SPECIAL EXCEPTION 01#

LOCATION: 1ST Floor @ kitchen in rear of home. 2ND Floor @ primary bedroom dormer
SECTION OF ZONING ORDINANCE: 11-1302 (B)
REQUIREMENT: 7'-0"
EXISTING: 4'-6"
VARIANCE: 2'-6"

ENGINEER:
RATHGEBER/GOSS ASSOCIATES, P.C.
15871 CRABBS BRANCH WAY
ROCKVILLE, MD 20855
301.590.0071
www.rath-goss.com
ATTN: BILL DUVAL

BUILDER:
FOUR BROTHERS LLC
4009 Georgia Av NW
WASHINGTON, DC 20011
202.423.8703
www.fourbrotherscarpentry.com

ARCHITECT:
FOUR BROTHERS LLC
4009 Georgia Av NW
WASHINGTON, DC 20011
202.423.8703
www.fourbrotherscarpentry.com
ATTN: GRANT SALLER

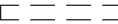
ZONING MAP



DRAWING



EXISTING WALL TO REMAIN



DEMOLITION



NEW MASONRY WALL



NEW STUD WALL



PLAN DETAIL REFERENCE



ELEVATION REFERENCE



SECTION REFERENCE



INTERIOR ELEVATION DESIGNATION



DOOR DESIGNATION



WINDOW DESIGNATION



PARTITION TYPE



FIXTURE TYPE



ELEVATION

ABBREVIATION

ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
BLDG	BUILDING
BLK(G)	BLOCK(ING)
BM	BEAM
BSMT	BASEMENT
CFM	CUBIC FEET / METER
CLNG	CEILING
CLR	CLEAR/CLEARANCE
COL	COLUMN
CONC	CONCRETE
CR	CEILING REGISTER
DBL	DOUBLE
DIR	DIRECTION
DIMS	DIMENSIONS
DN	DOWN
EQ	EQUAL
EXH	EXHAUST
EXT	EXTERIOR
EXT'G	EXISTING
FLR	FLOOR
GYP BD	GYPSUM BOARD
HDR	HEADER
HDWR	HARDWARE
HT	HEIGHT
HWH	HOT WATER HEATER
INT	INTERIOR
IJS	IN JOIST SPACE
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
P1	PLUMBING STACK (1)
PAN	PANTRY
R/A	RETURN-AIR
RAG	RETURN-AIR GRILL
REG	REGISTER
RM	ROOM
S/A	SUPPLY-AIR
SF	SQUARE FEET
SIM	SIMILAR
ST	STEEL
TBD	TO BE DETERMINED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VTR	VENT TO ROOF
WD	WOOD

DRAWING INDEX

SHEET NUMBER

0001
0002
0101
D101
D102
D103
A100
A101
A201

SHEET NAME

COVER SHEET
3D VIEWS
SITE PLAN
DEMO PLANS
DEMO PLANS
DEMO EXTERIOR ELEVATIONS
PROPOSED PLANS
PROPOSED PLANS
PROPOSED ELEVATIONS

GENERAL

- ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES AND REGULATIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED IN THE FIELD.
- DIMENSIONS GOVERN OVER DRAWING SCALE. LARGE - SCALE DETAILS GOVERN OVER SMALL - SCALE UNLESS NOTED OTHERWISE.
- ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER AND SHALL BE EXECUTED TO COMPLETION WITH ALL DUE DILIGENCE.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER.
- ALL ADJACENT WORK AND AREAS OR ITEMS NOT IN CONSTRUCTION SHALL BE PROTECTED FROM ANY DAMAGE CAUSE FROM THIS WORK, AS SHALL ANY EXISTING FINISHES THAT ARE TO REMAIN.



4009 GEORGIA AVE NW
WASHINGTON DC 20011
202.423.8703
www.fourbrothersdc.com

CAREY HIRSCHMANN

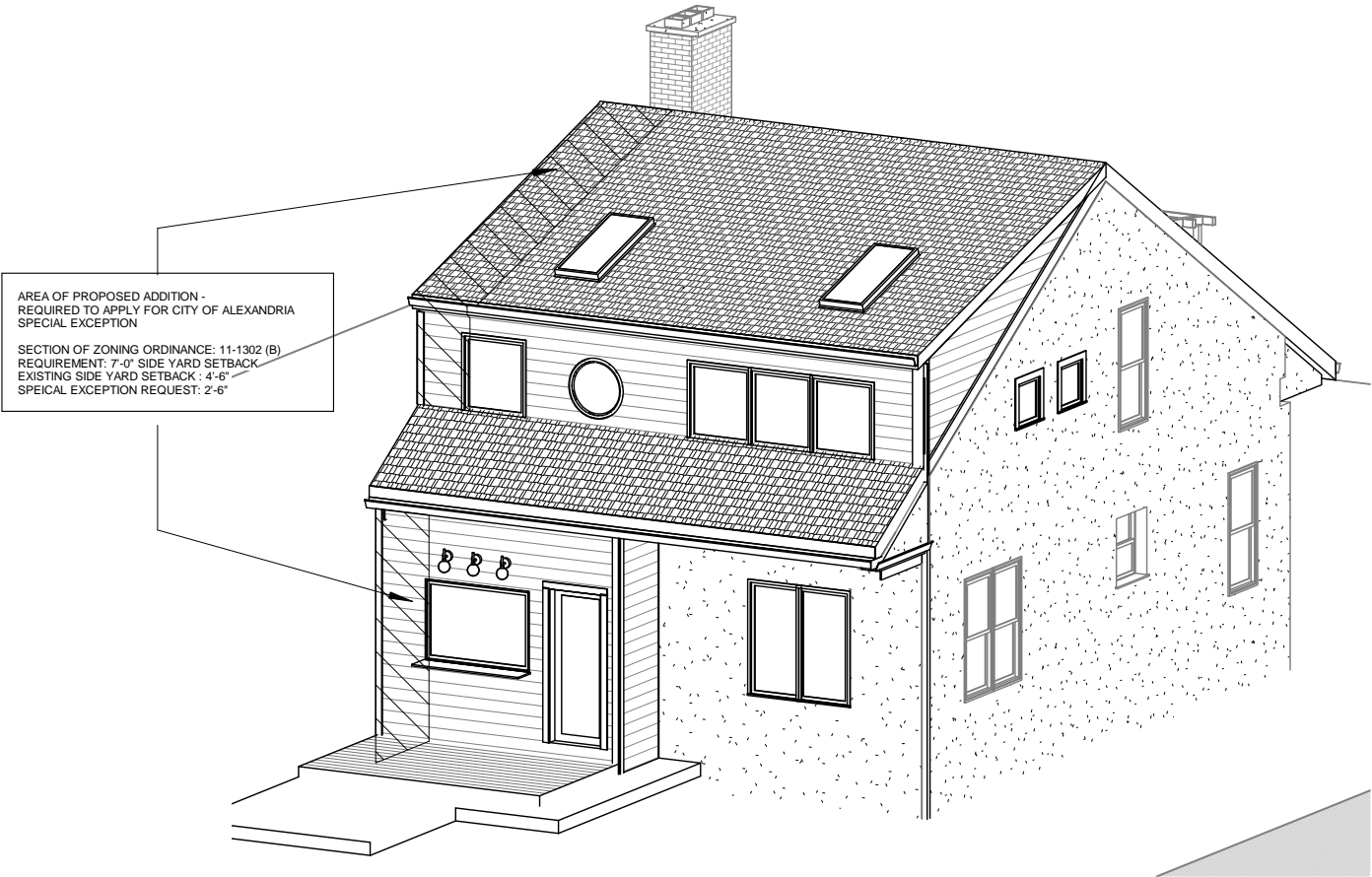
2411 TERRETT AVE
ALEXANDRIA, VA

COVER SHEET

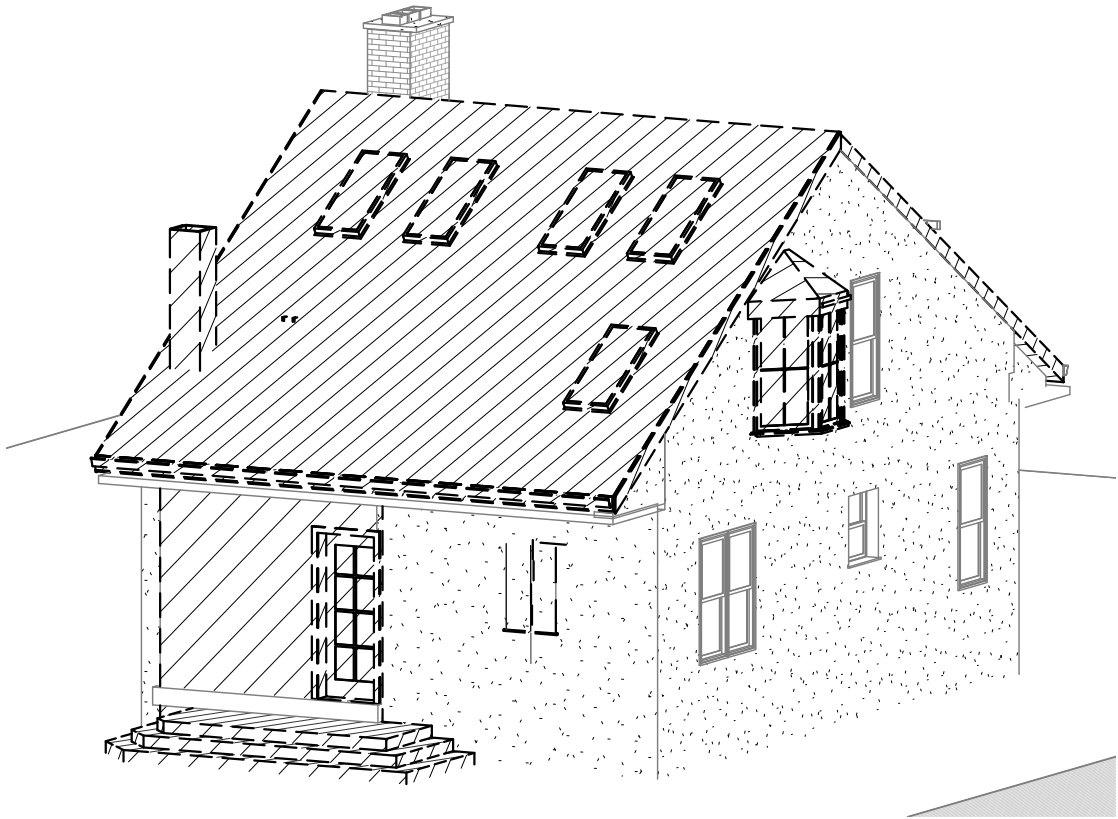
SPECIAL EXCEPTION HEARING PACKAGE

03.30.22

0001
21



1 REAR 3D VIEW_ PROPOSED



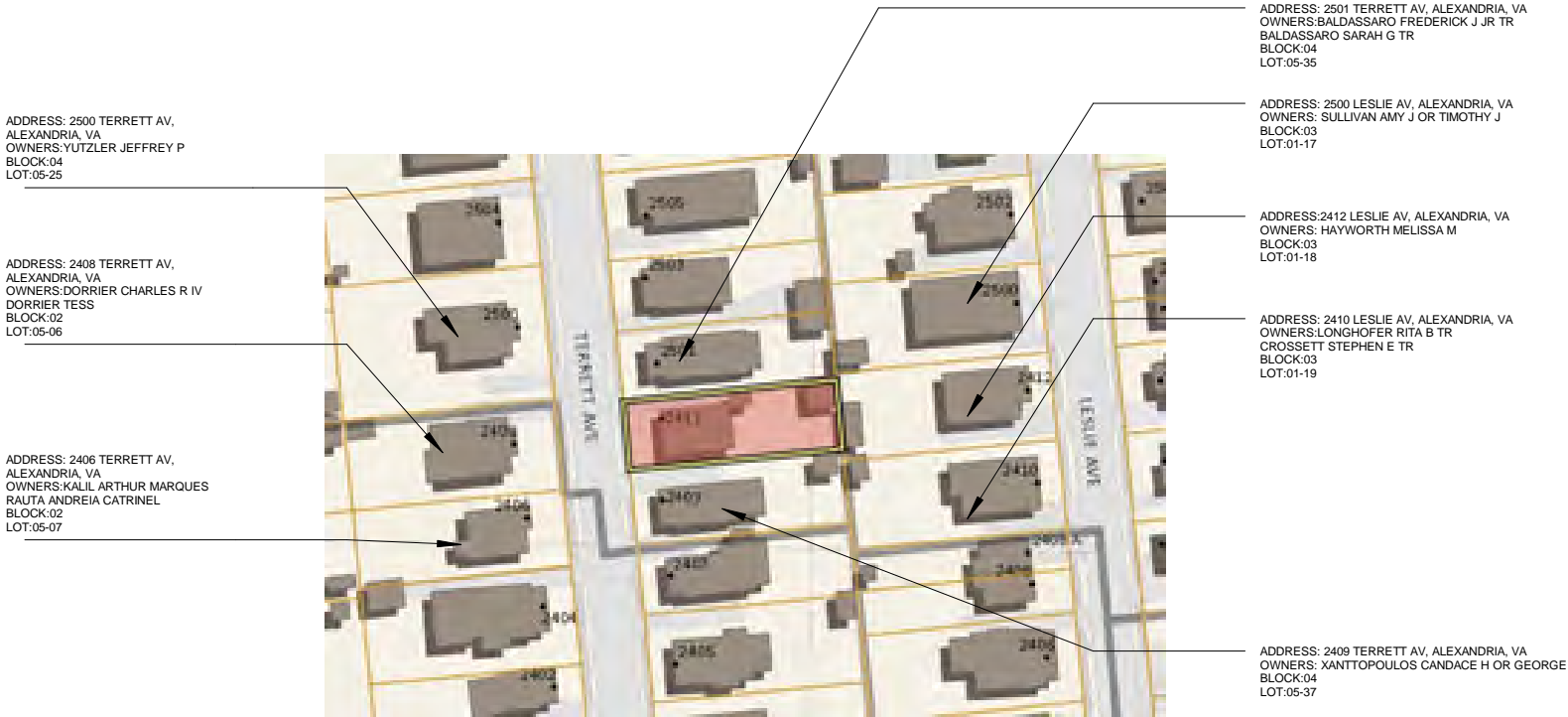
2 REAR 3D VIEW _ EXISTING

CAREY HIRSCHMANN

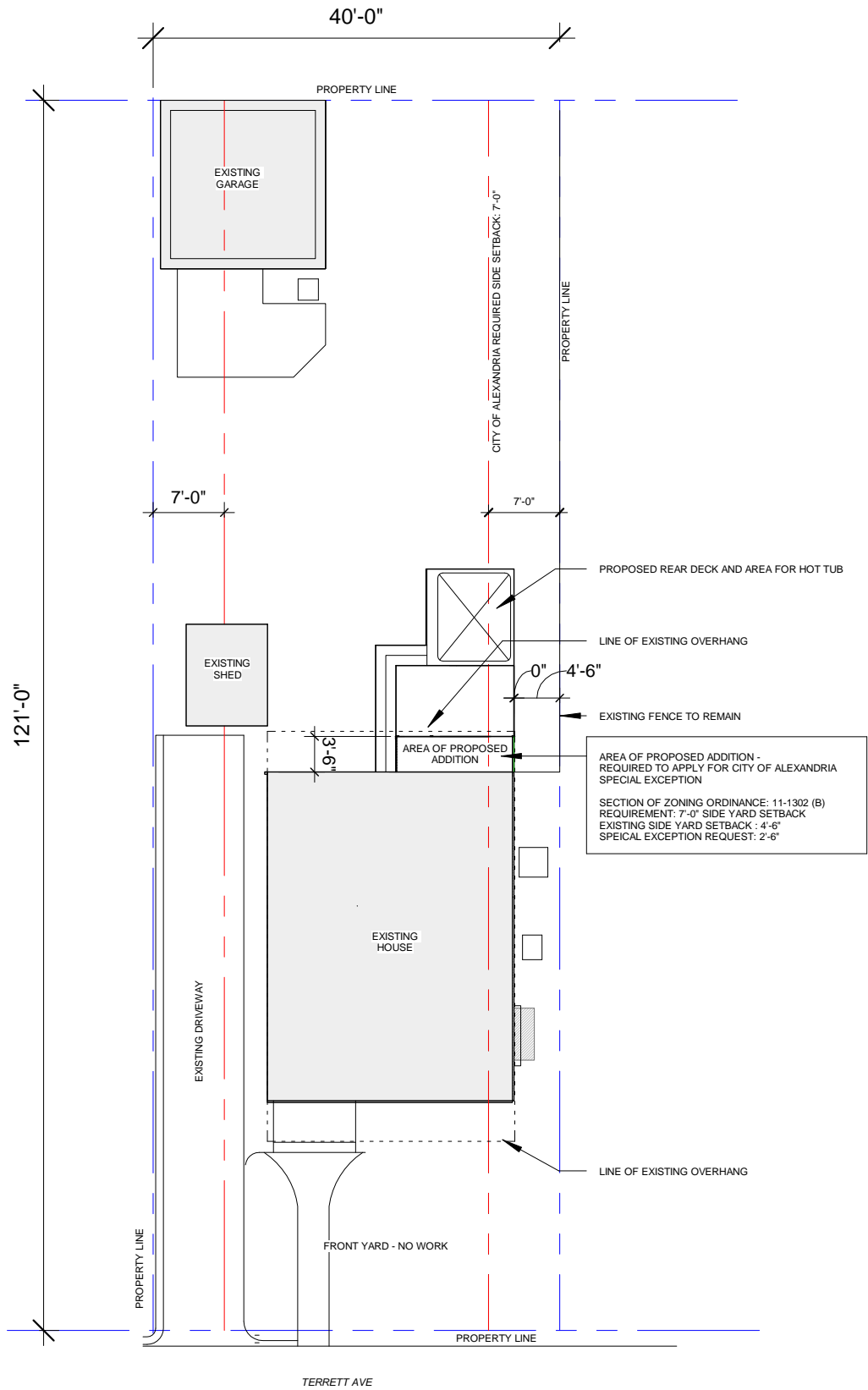
2411 TERRETT AVE
ALEXANDRIA, VA

3D VIEWS

SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22



VICINTY MAP - N.T.S.



PROPOSED SITE PLAN

1 SITE PLAN
1/16" = 1'-0"

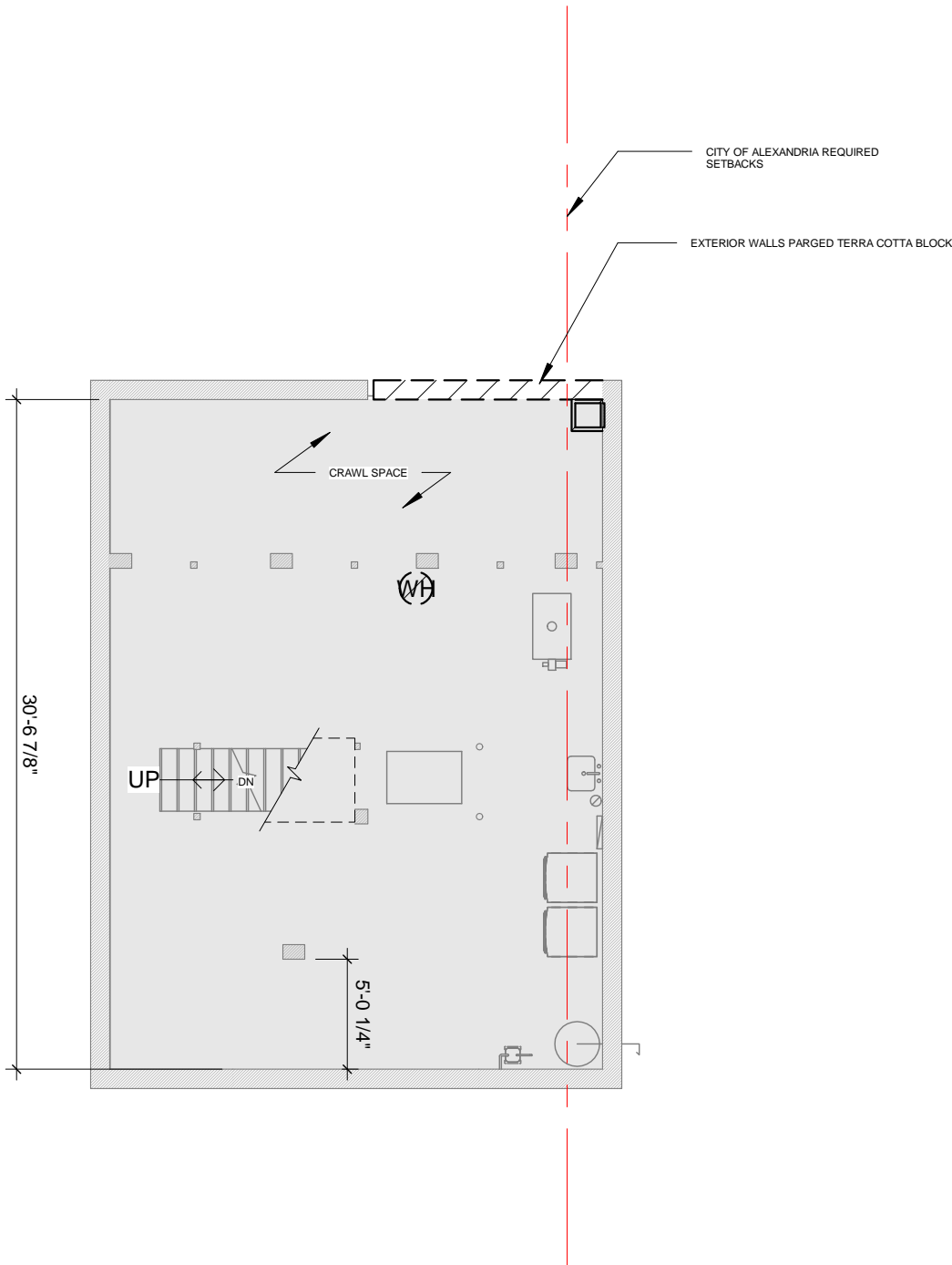
CAREY HIRSCHMANN

2411 TERRETT AVE
ALEXANDRIA, VA

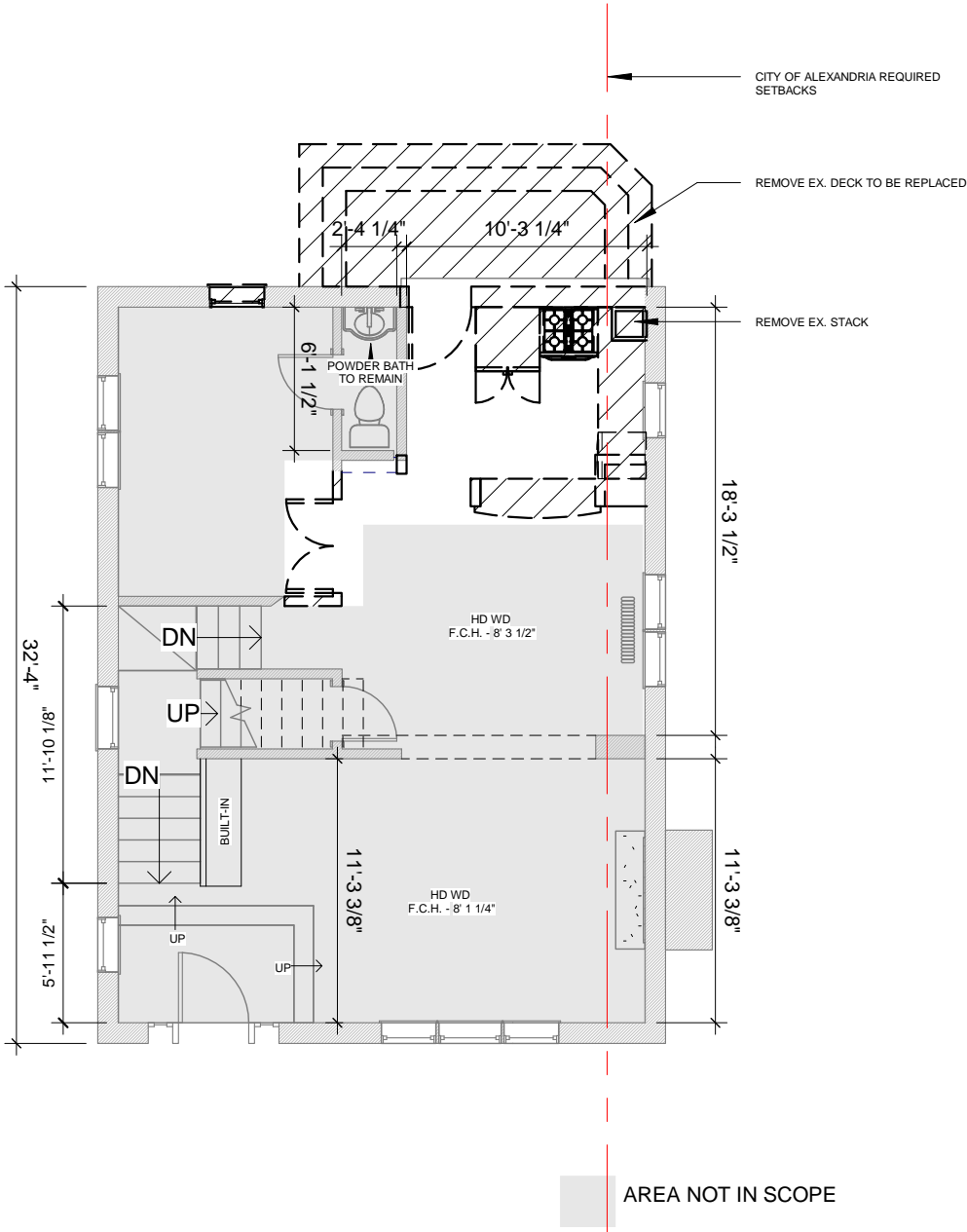
SITE PLAN

SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22

0101
23



2 Demo - 0_Basement
1/8" = 1'-0"



1 Demo - 1_First Floor
1/8" = 1'-0"

CAREY HIRSCHMANN

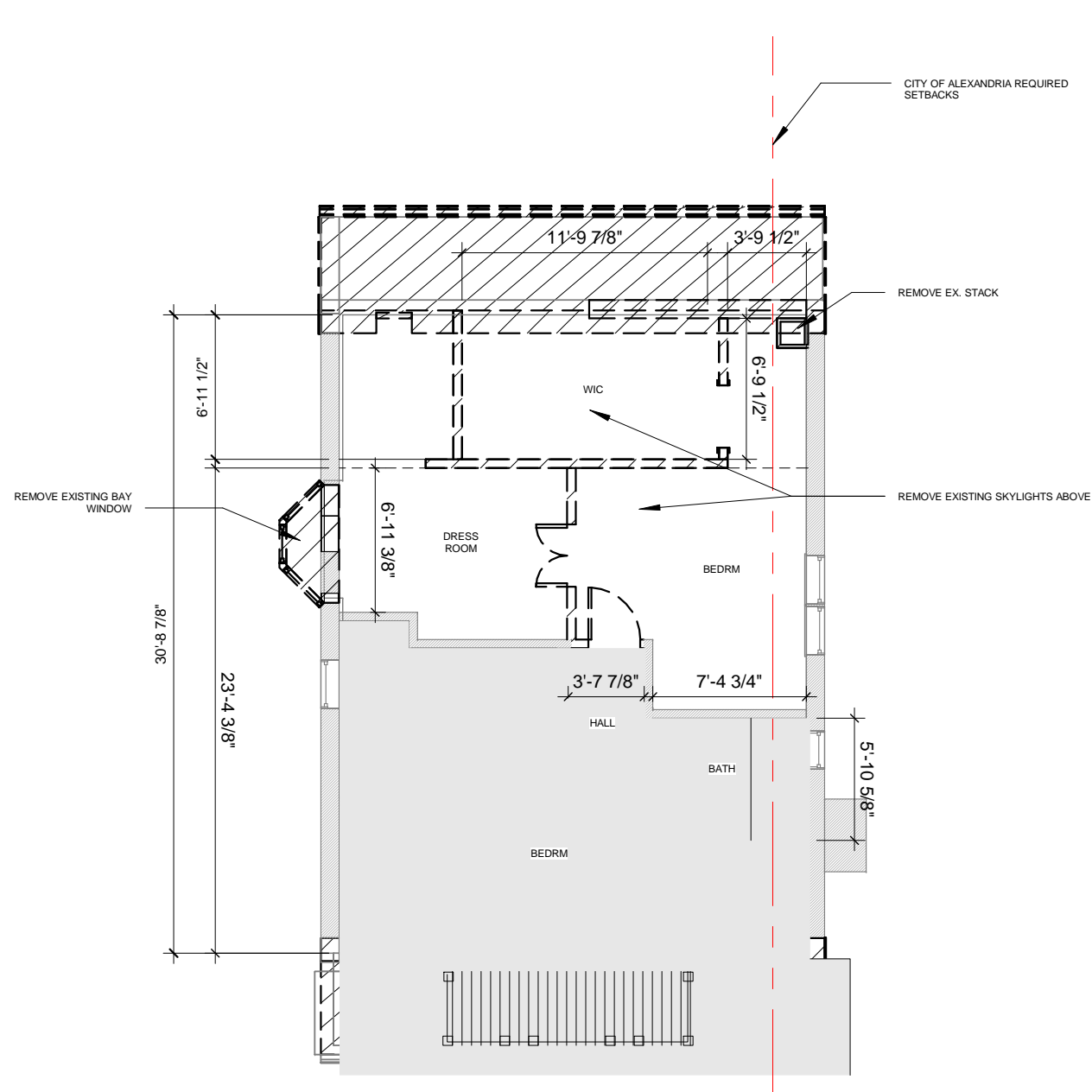
2411 TERRETT AVE
ALEXANDRIA, VA

DEMO PLANS

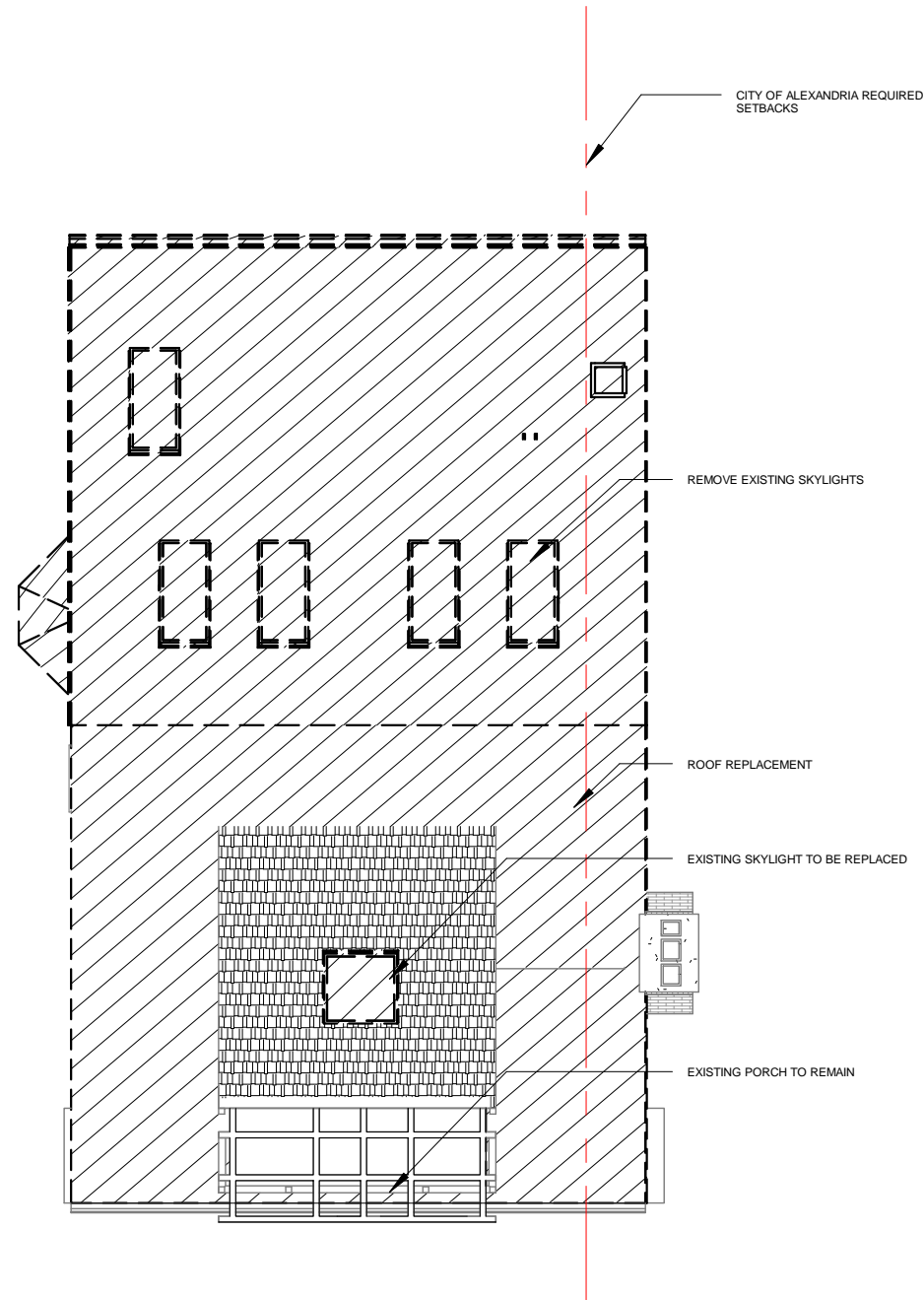
SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22

D101
24

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1 DEMO - 02_Second Floor
1/8" = 1'-0"



2 DEMO - 03_Roof Plan
1/8" = 1'-0"

CAREY HIRSCHMANN

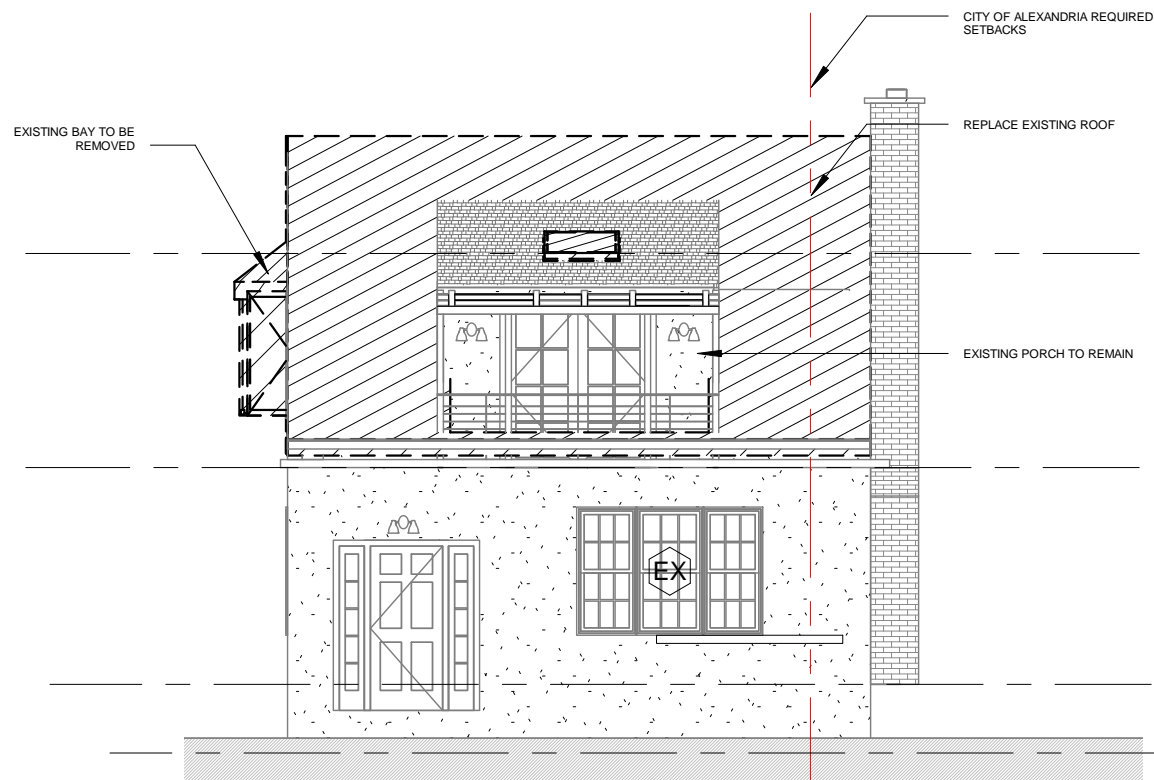
2411 TERRETT AVE
ALEXANDRIA, VA

DEMOLITION
PLANS

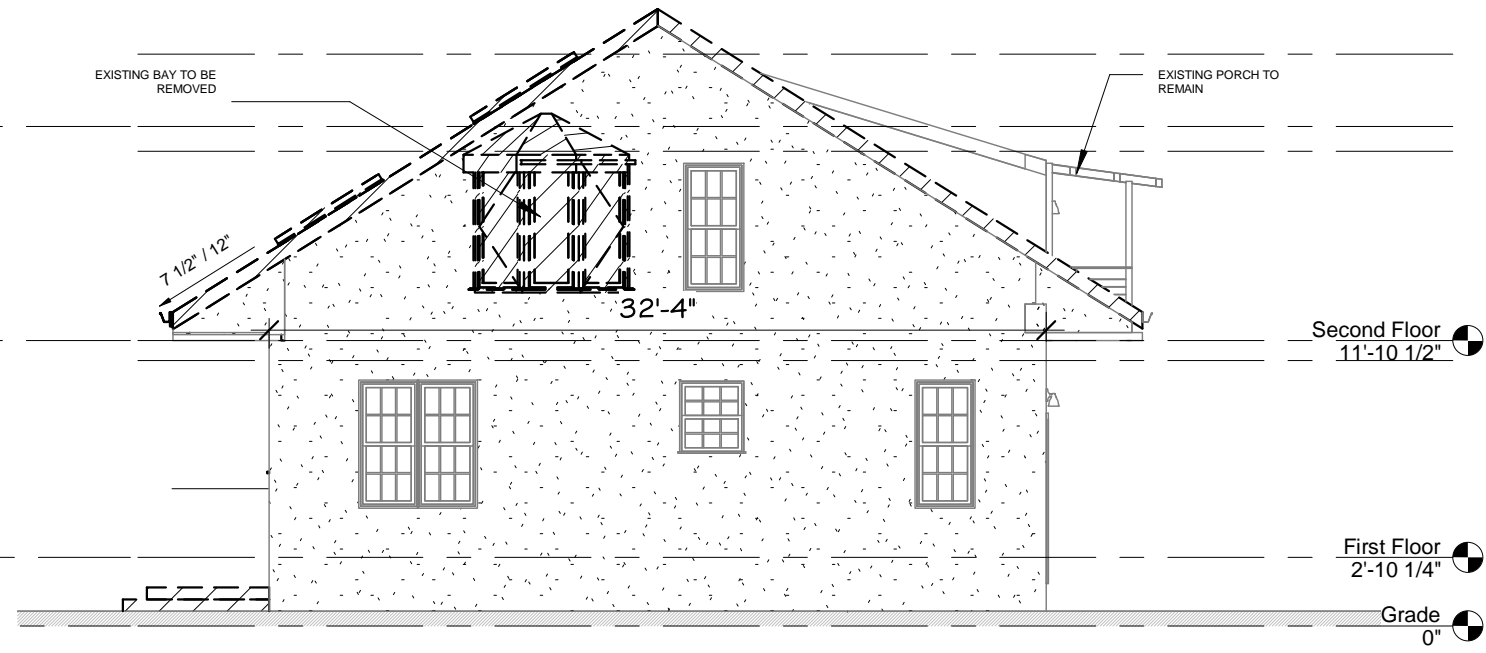
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PACKAGE
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D102
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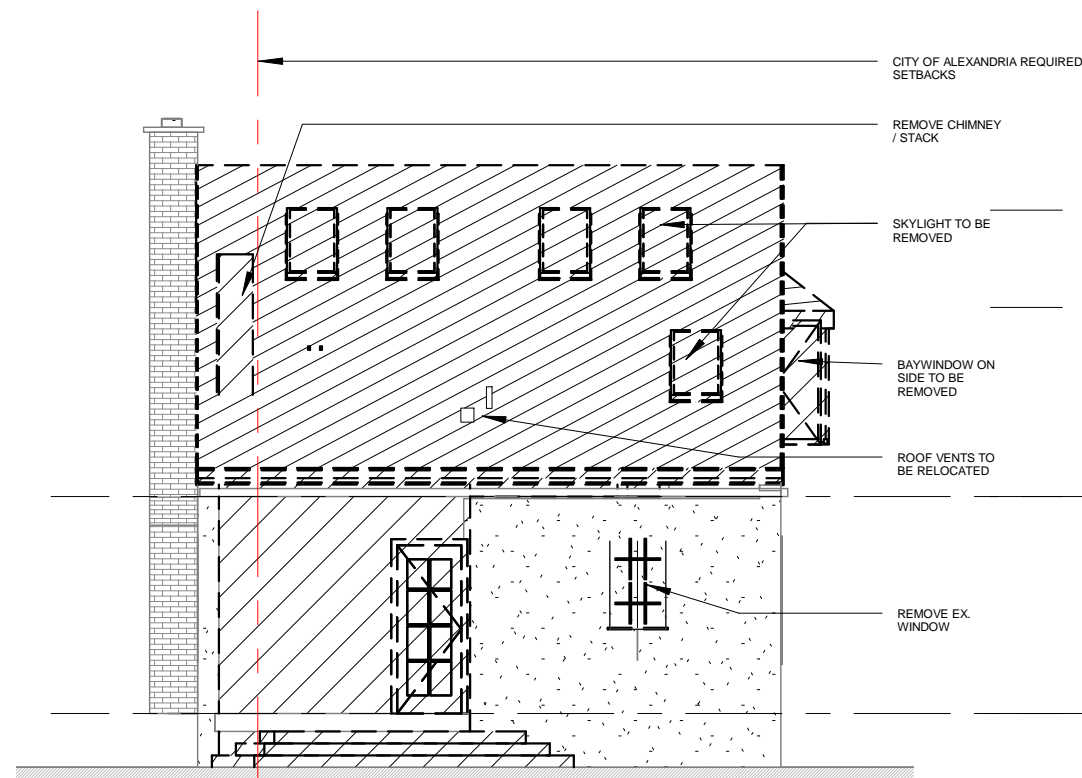
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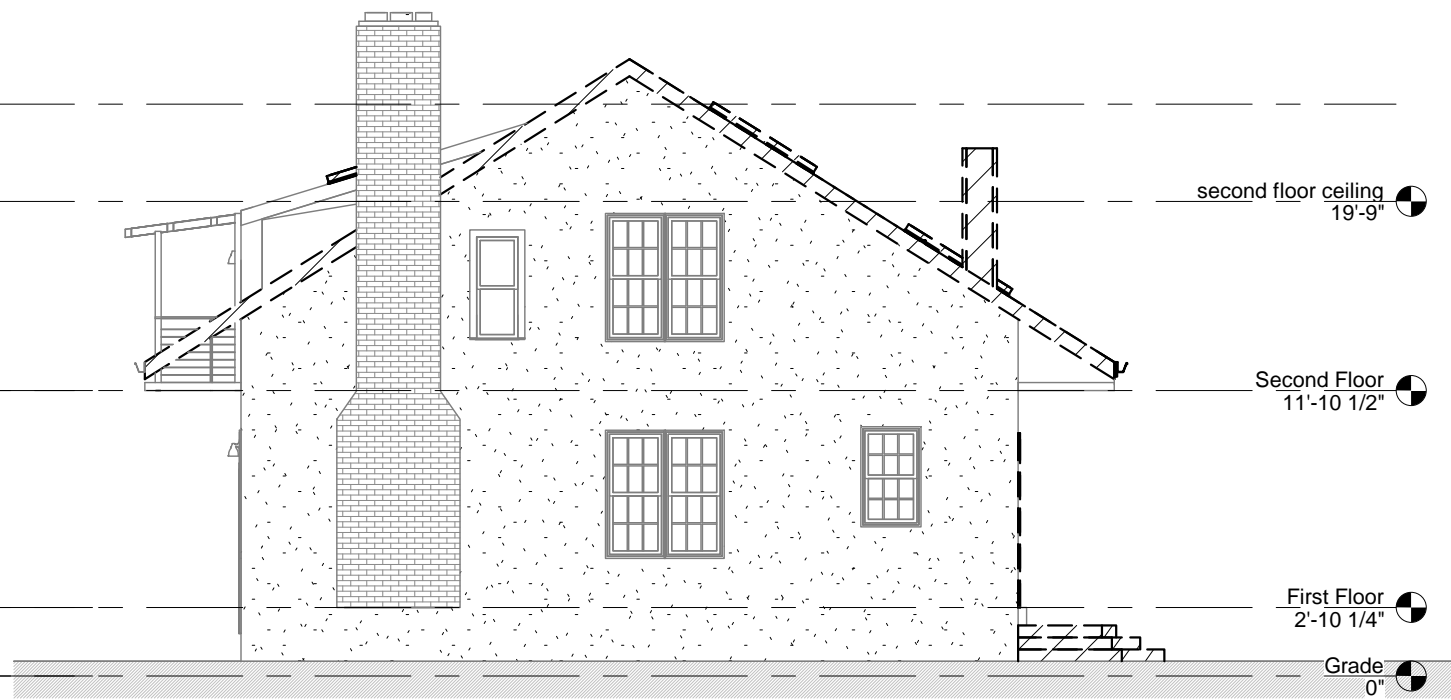
1 DEMO - Front (West) Elevation
1/8" = 1'-0"



2 DEMO - (North) Elevation
1/8" = 1'-0"



3 DEMO - Rear
1/8" = 1'-0"



4 Demo - (South) Elevation
1/8" = 1'-0"

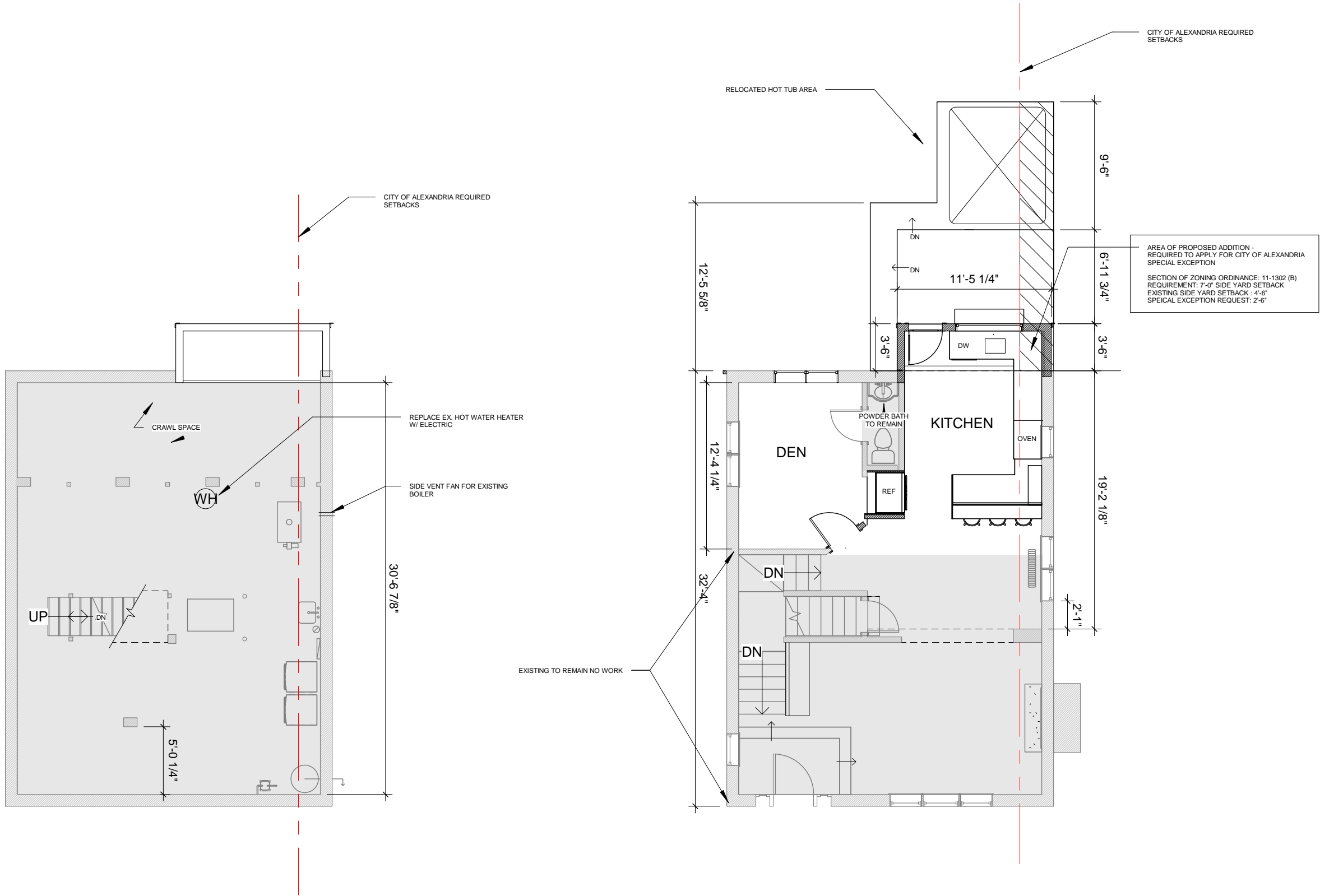
CAREY HIRSCHMANN

2411 TERRETT AVE
ALEXANDRIA, VA

DEMO
EXTERIOR
ELEVATIONS

SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22

D103
26



1 Proposed - BASEMENT PLAN_sm
1/8" = 1'-0"

2 Proposed - FIRS FLOOR PLAN_sm
1/8" = 1'-0"

CAREY HIRSCHMANN

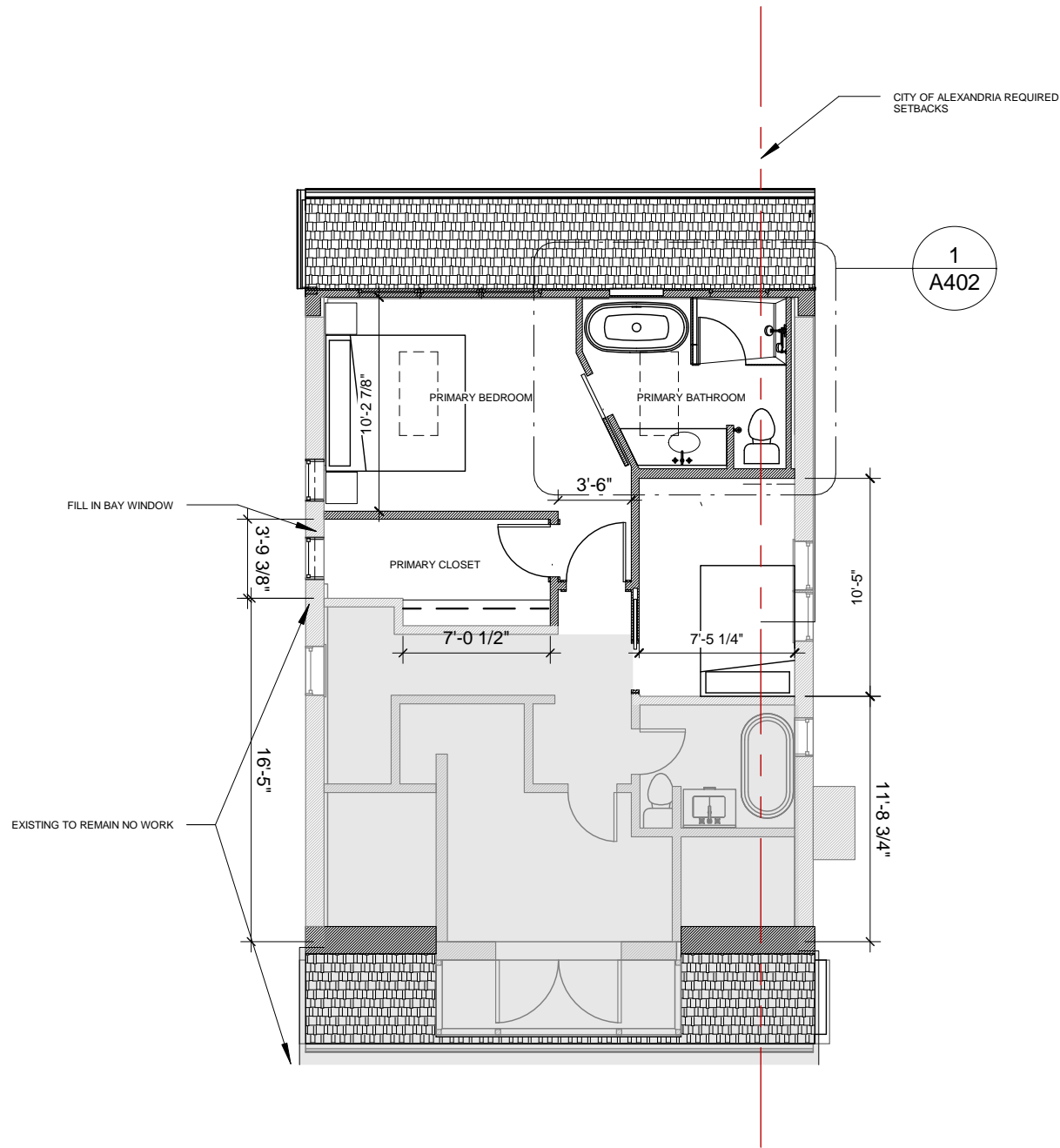
2411 TERRETT AVE
ALEXANDRIA, VA

PROPOSED
PLANS

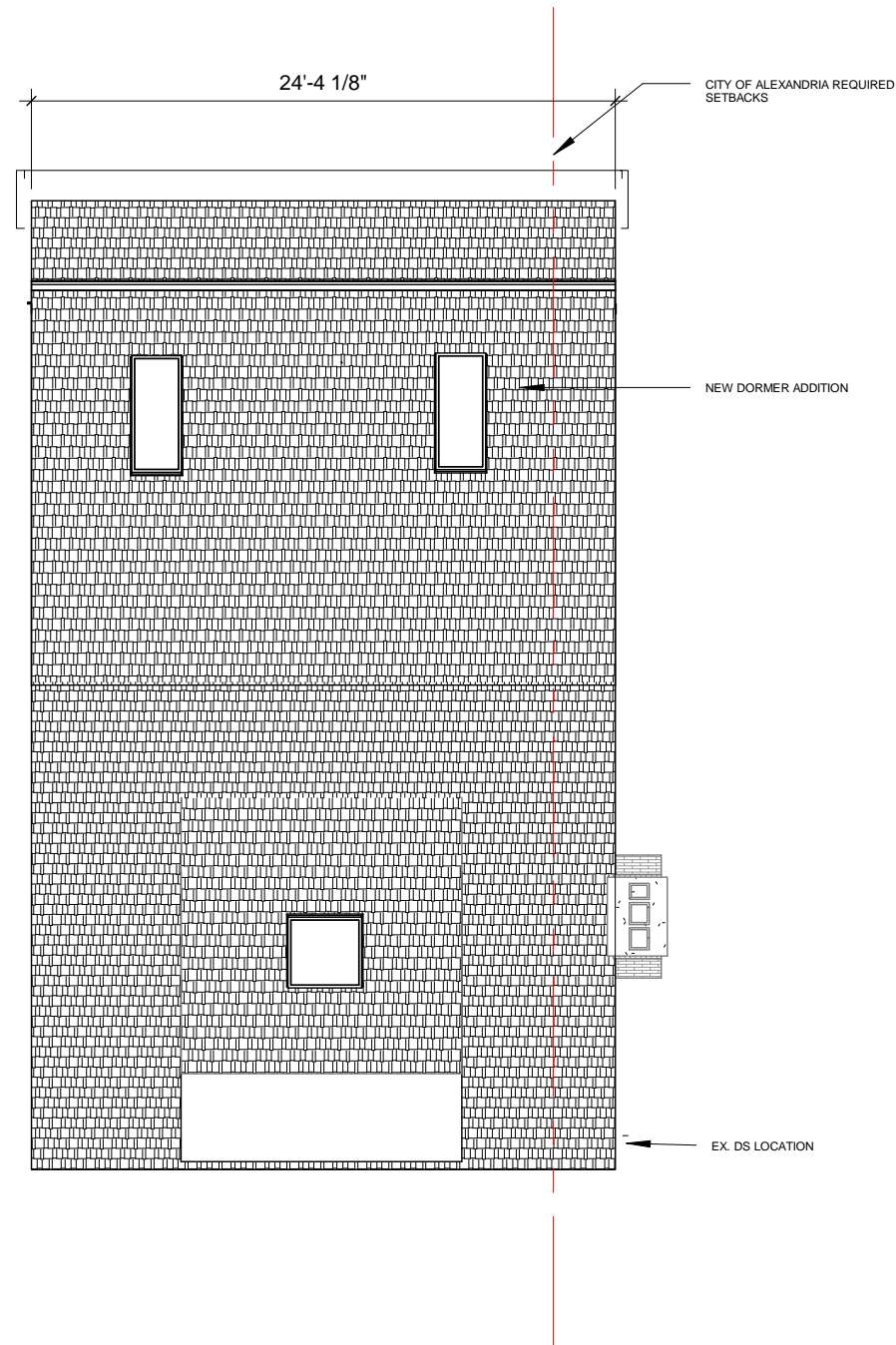
SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22

A100
27

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1 Proposed - SECOND FLOOR PLAN_small
1/8" = 1'-0"



2 Proposed - ROOF PLAN_small
1/8" = 1'-0"

CAREY HIRSCHMANN

2411 TERRETT AVE
ALEXANDRIA, VA

PROPOSED
PLANS

SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22

A101
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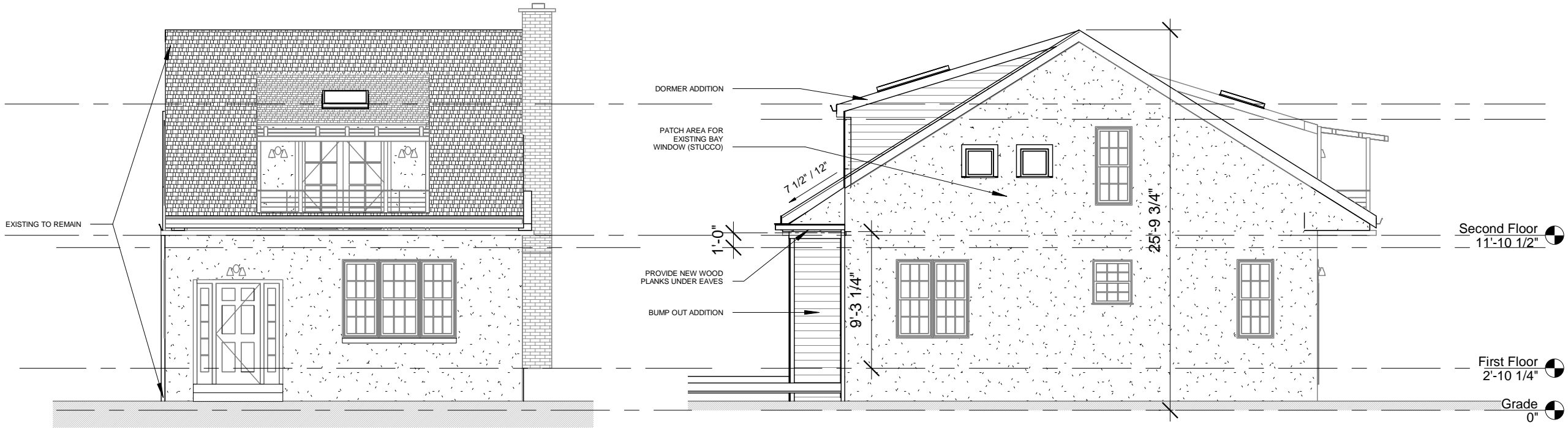
CAREY HIRSCHMANN

2411 TERRETT AVE
ALEXANDRIA, VA

PROPOSED
EXTERIOR
ELEVATIONS

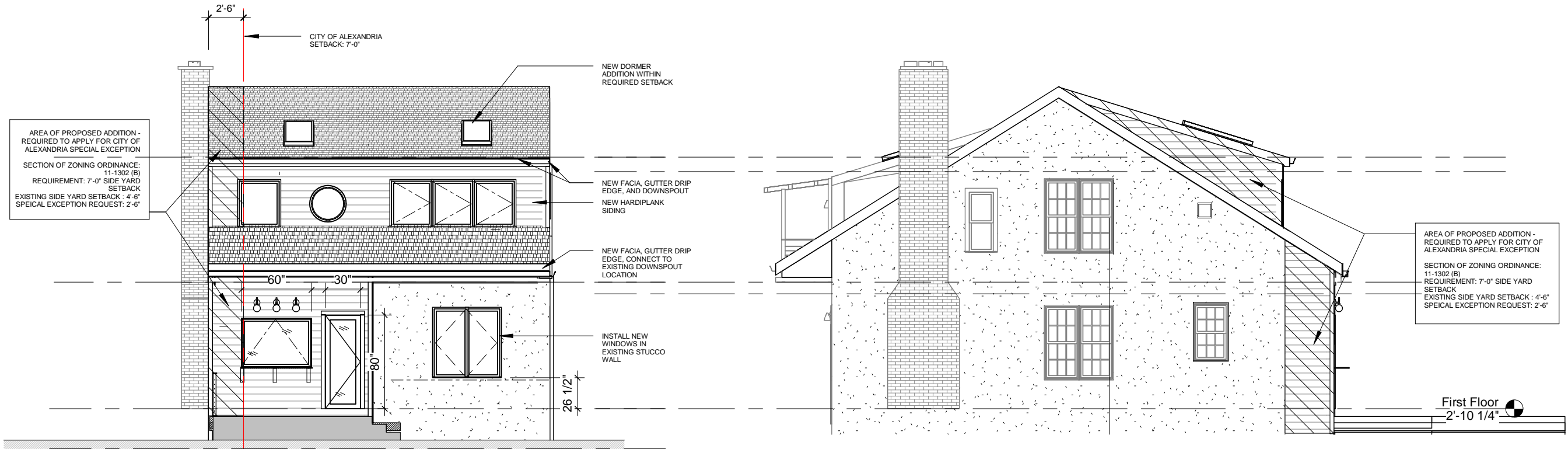
SPECIAL EXCEPTION HEARING
PACKAGE
03.30.22

A201
29



1 Proposed - Front (West) Elevation_SM
1/8" = 1'-0"

2 Proposed - (North) Elevation_SM
1/8" = 1'-0"



3 Proposed - Rear (East) Elevation
1/8" = 1'-0"

4 Proposed - (South) Elevation_SM
1/8" = 1'-0"

EXISTING PHOTOS OF 2411 TERRETT AVE.



**01. REAR VIEW OF HOME
AREA OF PROPOSED ADDITION**



**02. REAR VIEW OF HOME
AREA OF PROPOSED ADDITION**



**03. REAR VIEW OF HOME
AREA OF PROPOSED ADDITION**



**04. REAR VIEW OF HOME (LEFT CORNER)
AREA OF PROPOSED ADDITION**



**05. SIDE OF HOUSE
FROM NEIGHBORS HOUSE - 2409 TERRETT AVE.**



06. FRONT OF HOME