

Docket Item #2
BZA Case #2014-0029

Board of Zoning Appeals
January 8, 2015

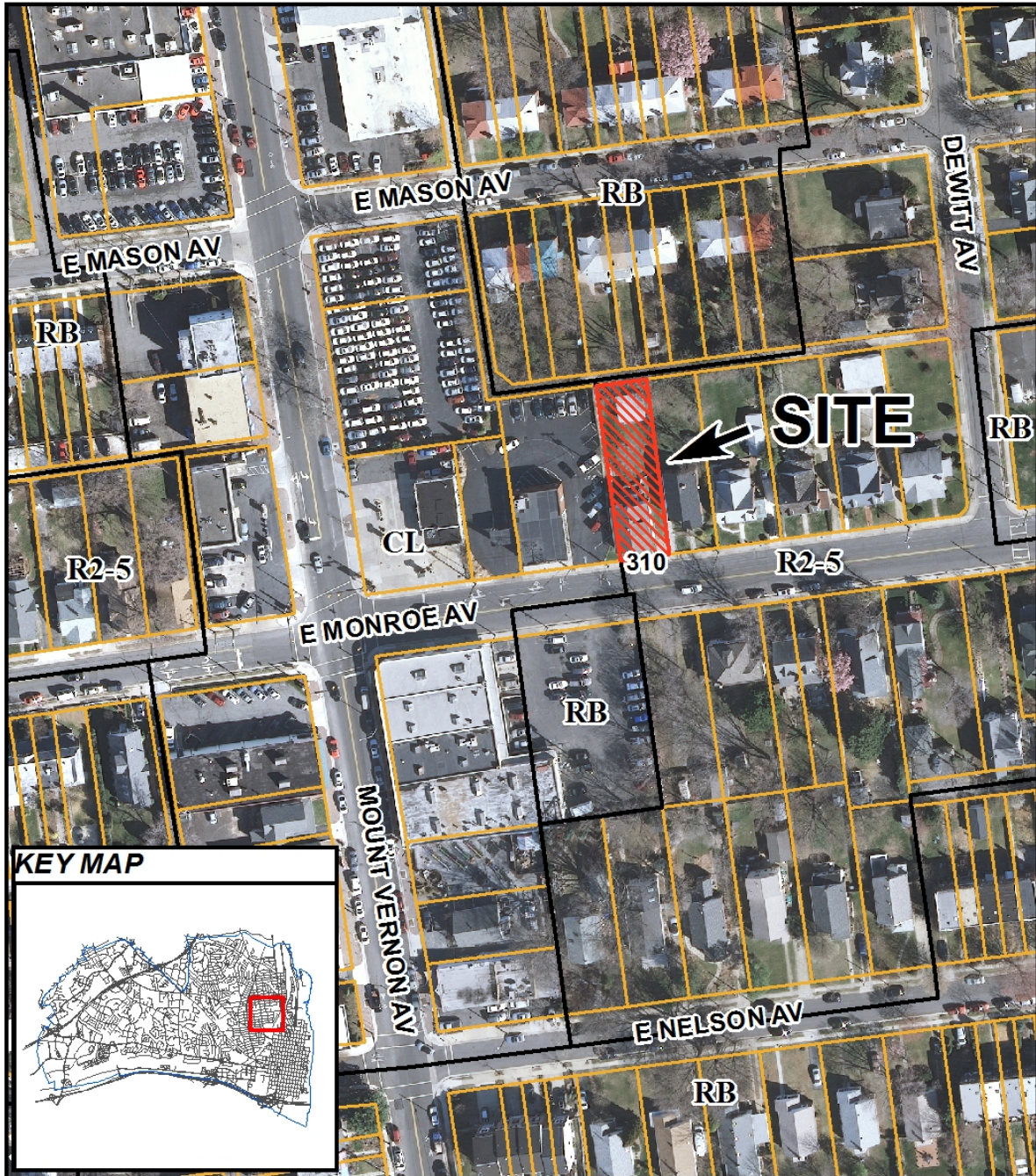
ADDRESS: 310 EAST MONROE AVENUE
ZONE: R2-5/RESIDENTIAL
APPLICANT: JON AND LISA QUANDT

ISSUE: Special exception to construct a dormer in the required west side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (West)	7.00 ft	4.50 ft	2.50 ft

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception must comply with the code requirements under the department comments. 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 #2014-0029
310 East Monroe Avenue



I. Issue

The applicants propose to add a second story dormer facing the required west side yard at 310 East Monroe Avenue.

II. Background

The subject property is one lot of record with 40.00 feet of frontage facing East Monroe Avenue and 160.00 feet of depth. The property contains 5,680 square feet of lot area. The lot is substandard for the R-2-5 zone due to the minimum lot width requirement of 50.00 feet.



The property is currently developed with a two-story single family dwelling with an open front porch located 4.50 feet from the front property line, 8.60 feet from the east side property line, 4.00 feet from the west side property line, and 89.00 feet from the rear property line. The roof eaves project an additional 1.50 feet around the perimeter of the existing dwelling. The house was built in 1925. A detached garage is located at the rear of the lot and is served by a public alley.

III. Description

The applicants propose to construct a second story dormer on the west side of the house that would be 4.50 feet from the west side property line. The height of the new dormer would be 23.00 feet to the midpoint of the dormer roof facing the west side property line from grade. The required side yard setback is 7.00 feet based on a height of 21.00 feet to the eave line of the dormer roof. The dormer would be placed .50 feet from the west edge of the existing roof and the home's west building wall is located 4.50 feet from the west side property line. The applicants request a special exception of 2.50 feet from the required side yard setback.

The proposed dormer would measure 16.00 feet by 12.00 feet with 192.00 square feet. The new dormer floor space is for a new second floor bathroom.

Upon completion of the work, the proposed renovations would continue to comply with the floor area requirements.

One variance was recently granted to the subject property to construct a closed fence taller than 6.00 feet along the west side property line facing a bank parking lot. In September 2013, the applicants applied for a special exception to build a second floor dormer facing the west side property line. The case was withdrawn before the September 12, 2013 hearing by the applicants due to financial concerns. The City recommended approval of the case at that time.

IV. Master Plan/Zoning

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

V. Requested Special Exception

3-506(A) (2) Side Yard (West)

Based on a building height of 21.00 feet, the applicants require a setback of 7.00 feet and request a special exception to reduce the required side yard setback by 2.50 feet from 7.00 feet to 4.50 feet to construct a second story dormer facing the west side property line.

VI. Zoning Analysis: Existing Noncomplying Structure/ Substandard Lot

The existing building at 310 East Monroe Avenue is a complying and a noncomplying structure with respect to the following zoning requirements.

	<u>Required/Allowed</u>	<u>Existing/Proposed</u>	<u>Noncompliance</u>
Lot Area	5,000 sq ft	5,680 sq ft	n/a
Lot Width	50.00 ft	40.00 ft	-10.00 ft
Front Yard	21.90 ft	4.50 ft	-17.40 ft
Side Yard			
East	7.00 ft	8.60 ft	n/a
West	7.00 ft	4.00 ft	-3.00 ft
Rear Yard	7.00 ft	89.00 ft	n/a
Height	25.00 ft	23.00 ft	n/a
Floor Area	2,556 sq ft	1,427 sq ft	n/a

VII. Special Exceptions 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.

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 would be completely located within the footprint facing the west property line, which borders a commercial bank parking lot. The addition would not be detrimental to the public welfare, the neighbors or the 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.

The proposed second story dormer would continue to be located in line with the existing west side building wall and would not project any closer to the west side yard. The light and air to the bank parking lot to the west would not be negatively impacted. There would be no impacts to traffic or public safety.

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

Many nearby homes have similarly designed dormers. The proposed dormer would not alter the essential character of the area or zone.

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

The proposed dormer would be modest in nature and in keeping with the character of the neighborhood and the architecture of the subject home.

- 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.

The substandard nature of the lot, the restrictive front yard and one side yard and the location of the existing dwelling on the lot limit the locations on the property where an addition could be constructed in compliance with the zoning requirements. This addition is needed to enable the second floor bedrooms to have a bathroom, so residents would not need to walk down stairs during the night. There is no reasonable alternative location to allow this bathroom to be added.

VIII. Staff Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood indicated that many homes have existing or have been expanded to include second story dormers. The neighborhood has a variety of dwelling unit types and heights including simple one-story single family homes, two-story single family homes, and two story semi-detached homes. The proposed dormer is

consistent with the mixed character of the neighborhood and complements the existing dwelling. The proposed dormer would be in scale and would not detract from the house.

Light and Air

The proposed dormer would be set in approximately .50 feet from the current west building wall, and would be similar, but is slightly larger than, the current dormer on the east side of the home. A duplex, two-family structure sits across Monroe Avenue from the property and has a second story and dormers and is currently taller than the applicants' dwelling. The adjacent property to the east is a one-story home, but the proposed dormer is on the opposite side of the property and would not impact the immediate neighbor. The second story dormer would not reduce the light or air to any property especially the Burke and Herbert Bank parking lot on the west.

Lot Constraints

The subject property is substandard as to the required lot area and width for an R-2-5 zoned property. The existing dwelling is slightly off centered on the lot. The combination of the substandard condition of the lot and the position of the existing dwelling limits the development on the lot. The applicants are proposing to build on the existing footprint, consistent with other similar dormers on residential homes in the immediate area.

Conclusion

As outlined above, staff finds that the application meets the criteria and standards for a special exception and **recommends approval** of the request.

Staff: Peter Leiberg, Zoning Manager
Alex Dambach, Chief Land Use Services

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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 Previously reviewed under BZA2013-00021 (TES)
- F-2 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)

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

F-1 There is low potential for significant archaeological resources to be disturbed by this particular project. No archaeological action is required.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

3-506: (a) YARD REQUIREMENTS (2) SIDE YARDS

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name JOHN & LISA QUANT

Address 310 EAST MONROE AVE.

ALEXANDRIA, VA 22301

Daytime Phone 301-318-7411

Email Address LISAMAQ@GMAIL.COM, JLQUANT@GMAIL.COM

2. Property Location 310 E. MONROE AVE, ALEXANDRIA, VA 22301

3. Assessment Map # 043.02 Block 4 Lot 12 Zone R2-S

4. Legal Property Owner Name JONATHAN QUANT & LISA QUANT

Address 310 E. MONROE AVE

ALEXANDRIA, VA 22301

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. N/A		
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 310 E. MONROE AVE (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. JON QUANDT	310 E. MONROE AVE	50%
2. LISA QUANDT	ALEXANDRIA, VA 22301	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 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. N/A		
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.

11/21/14 LISA QUANDT Lisa Quandt
 Date Printed Name Signature

5. Describe request briefly: REQUEST FOR SPECIAL EXCEPTION TO
ADD A SECOND STORY DORMER TO A NON-
COMPLYING STRUCTURE ALONG THE REQUIRED WEST
SIDE YARD.
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:

LISA QUANDT
 Print Name


 Signature

301.318.7411
 Telephone

11/21/14
 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.

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 DORMER ADDITION WILL ALLOW US TO CONSTRUCT
A SECOND BATHROOM ABOVE THE EXISTING FIRST
FLOOR BATHROOM.

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

THERE IS NO ANTICIPATED HARM TO ADJOINING
PROPERTIES OR THE NEIGHBORHOOD AS A WHOLE.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

THERE ARE NO ANTICIPATED EFFECTS OF LIGHT AND
AIR TO ANY ADJACENT PROPERTY. THE SECOND-STORY DORMER
ADDITION WILL NOT EXCEED THE EXISTING ROOF PEAK
HEIGHT. THE ADJACENT PROPERTY IS THE SURFACE PARKING
LOT OF A BANK ZONED CL. THE BANK BUILDING
IS FAR ENOUGH AWAY NOT TO BE IMPACTED.

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 DORMER WILL BE COMPATIBLE W/ THE CHARACTER OF THE EXISTING EAST SIDE DORMER, AND IS A COMMON COMPONENT IN OTHER BUNGALOWS AND FARM HOUSES IN THE NEIGHBORHOOD.

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

THE PROPOSED ADDITION IS SIMILAR TO EXISTING FEATURES ON OTHER BUNGALOWS AND FARM HOUSES IN THE NEIGHBORHOOD, AND MOST SIMILAR TO HOUSES FOUND ON THE OPPOSITE SIDE OF EAST MONROE AVE.

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

THIS PLAN REPRESENTS THE ONLY REASONABLE LOCATION ON THE LOT TO BUILD THE PROPOSED ADDITION BECAUSE IT ALLOWS US TO STAY WITHIN THE EXISTING FOOTPRINT OF THE HOUSE, ADD A BATHROOM ON A FLOOR THAT HAS NONE AND SITUATE IT DIRECTLY ABOVE THE EXISTING BATHROOM AND WASTE STACK.

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.

WE SHOWED A ~~B~~ SIMILAR DESIGN TO NEIGHBORS LAST YEAR AND NO ONE OBJECTED. OUR PREVIOUS SPECIAL EXCEPTION APPLICATION WAS DEFERRED BY OUR OWN CHOOSING DUE TO FINANCIAL NEED AT THE TIME.

**A**

DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property InformationA1. Street Address 310 E MONROE AVE ALEXANDRIA, VA Zone R2-5A2. 5,680 45 = 2,556 SF
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	894	Basement**	894
First Floor	976	Stairways**	32
Second Floor	904	Mechanical**	—
Third Floor	—	Porch/Garage**	578
Porches/Other	578	Attic less than 5'**	317.75
Total Gross*	3174	Total Exclusions	1821.75

B1. Existing Gross Floor Area *
3174 Sq. Ft.B2. Allowable Floor Exclusions**
1821.75 Sq. Ft.B3. Existing Floor Area minus Exclusions
1352.25 Sq. Ft.
(subtract B2 from B1)**C. Proposed Gross Floor Area (does not include existing area)**

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor	70.5	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5'**	
Total Gross*		Total Exclusions	

C1. Proposed Gross Floor Area *
75 Sq. Ft.C2. Allowable Floor Exclusions**
— Sq. Ft.C3. Proposed Floor Area minus Exclusions
75 Sq. Ft.
(subtract C2 from C1)**D. Existing + Proposed Floor Area**D1. Total Floor Area (add B3 and C3) 1427.25 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 2556 Sq. Ft.

*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.

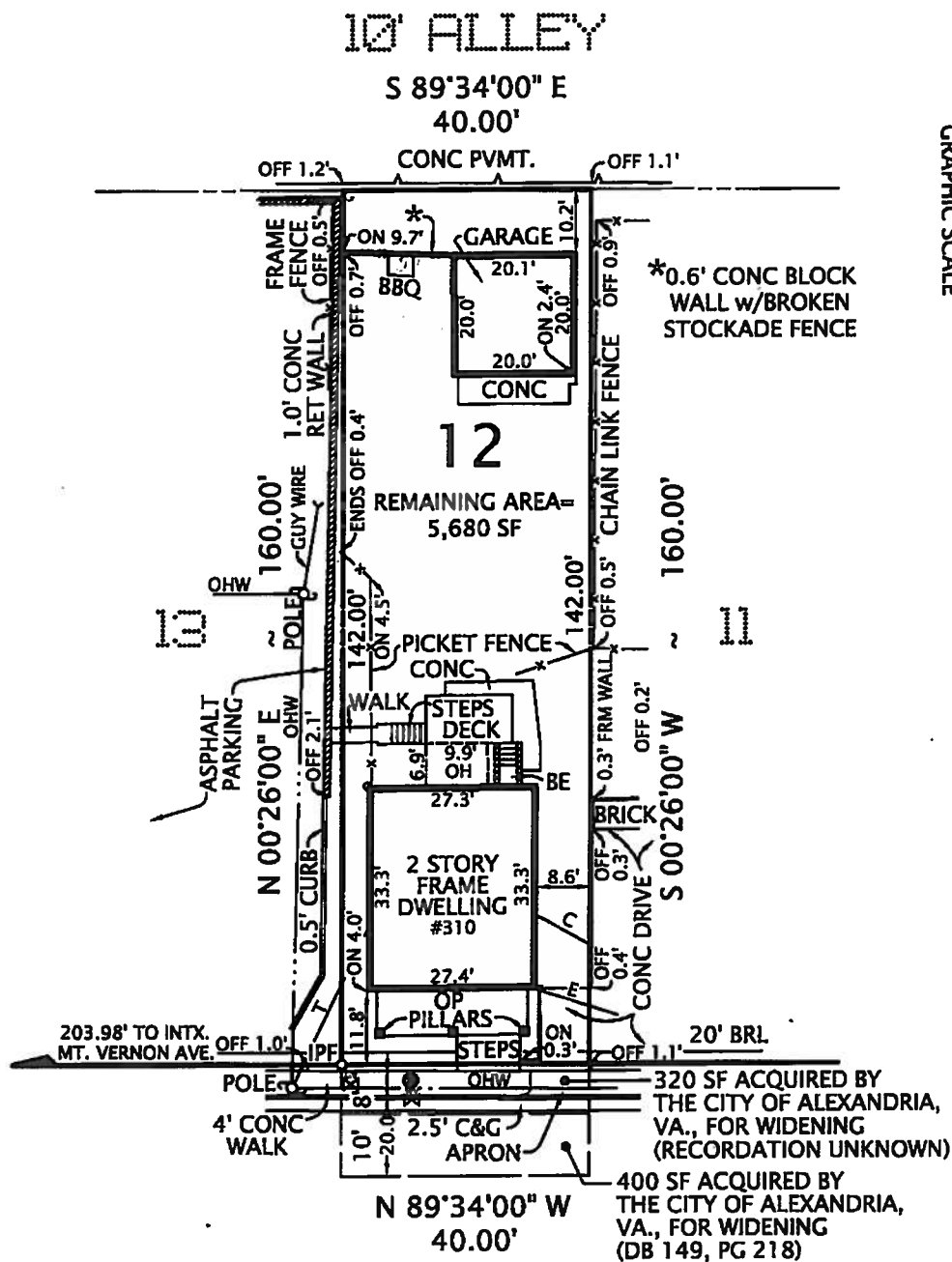
If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: Alisa [Signature]Date: 11/21/14



EAST MONROE AVENUE

(RECORDED AS WASHINGTON AVENUE)
R/W VARIES

PLAT

SHOWING HOUSE LOCATION ON

LOT 12

EAST BRADDOCK

(ARLINGTON COUNTY LIBER 135, PAGE 218 AND 221)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

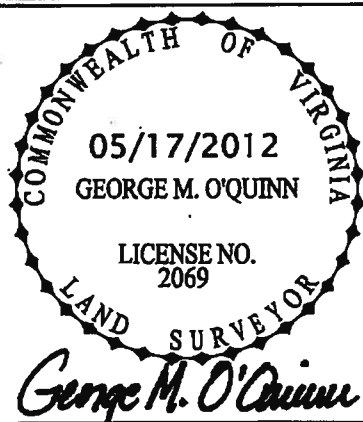
MAY 17, 2012

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:

Land, Carroll & Blair, P.C.

524 King Street
Alexandria, Virginia 22314
703-836-1000



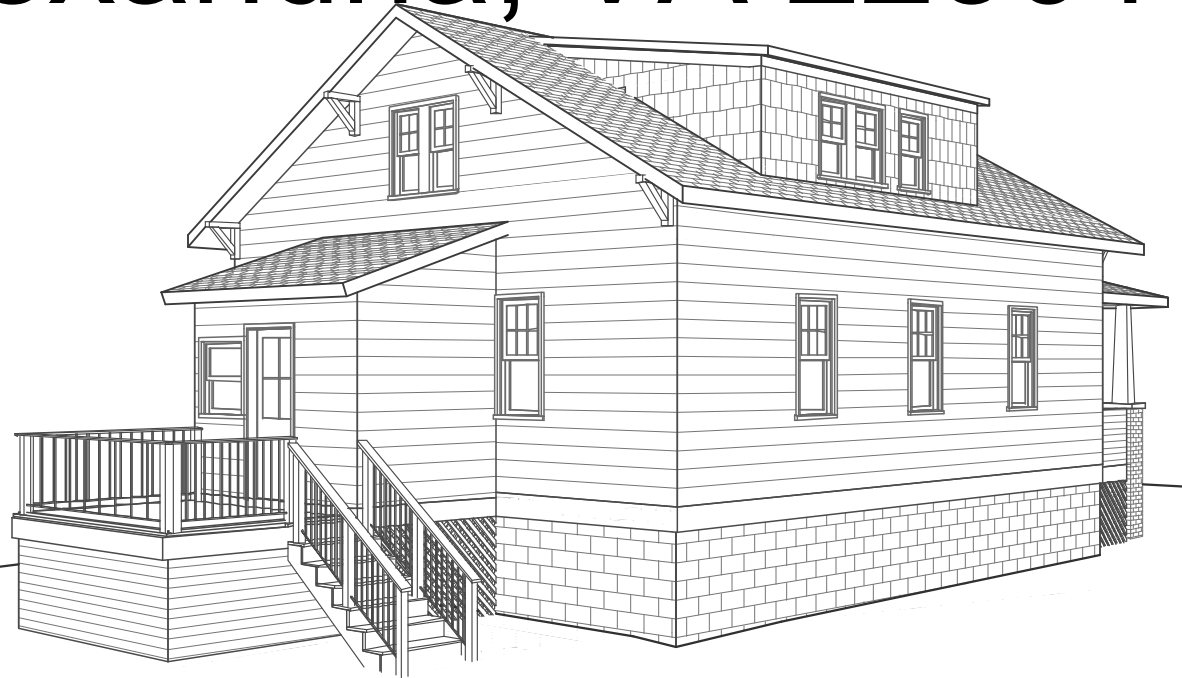
DOMINION

Surveyors
Inc.®

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

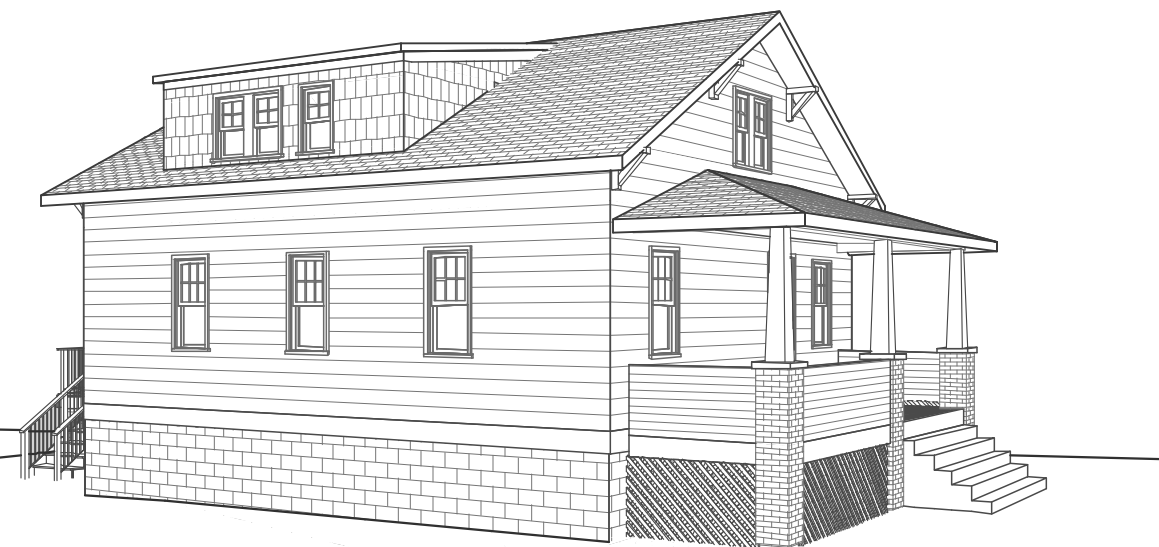
310 East Monroe Ave Alexandria, VA 22301

SIDE SETBACK SPECIAL EXCEPTION REQUEST
SCOPE OF WORK: NEW DORMER



North West Perspective

1
C.1



Perspective From E. Monroe Ave in Front of Bank



ZONING INFORMATION:

ASSESSMENT MAP #: 43.02
SUBDIVISION: EAST BRADDOCK
BLOCK: 4
LOT: 12
ZONE: R2-5
HOUSE BUILT: 1925

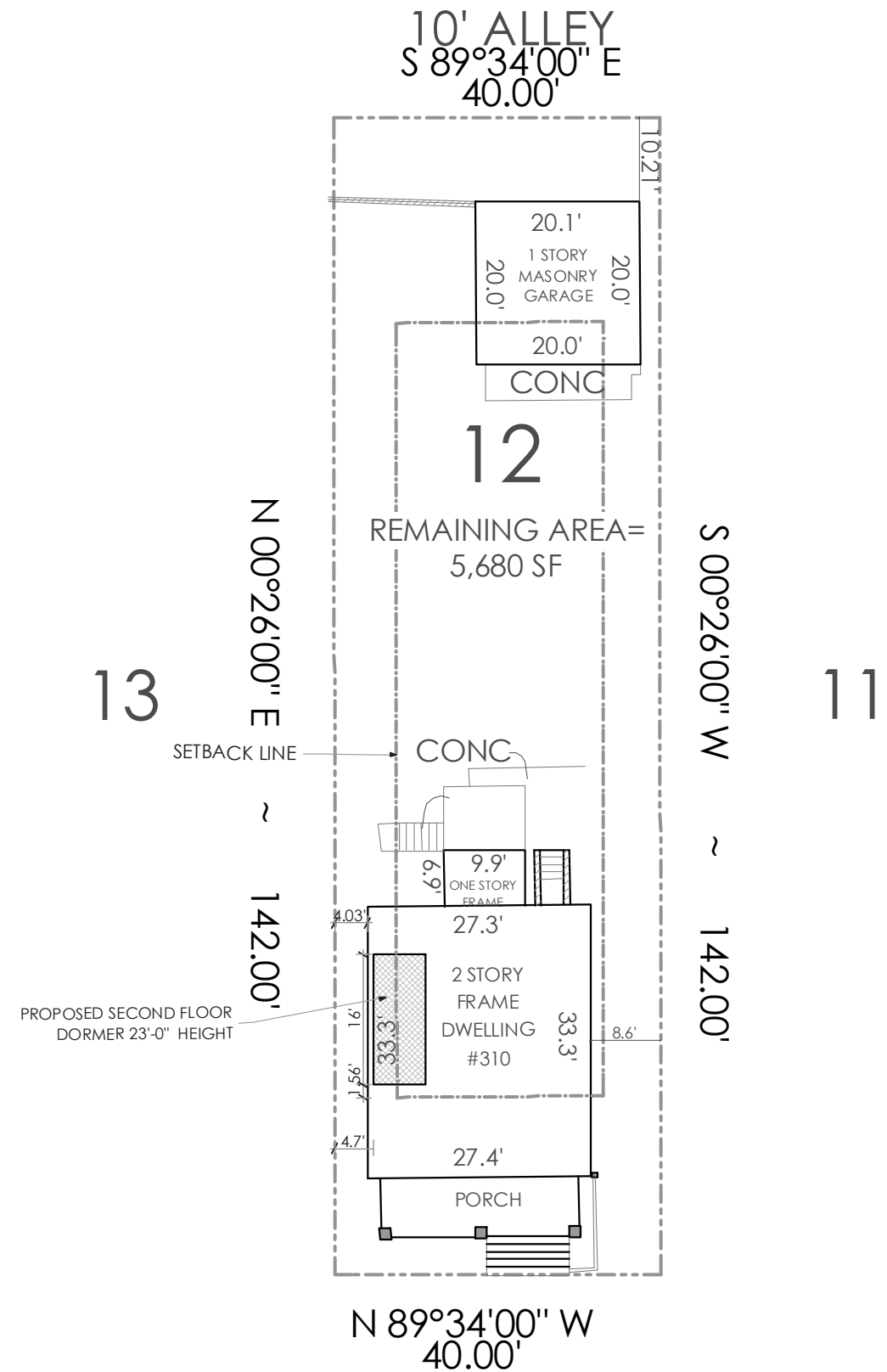
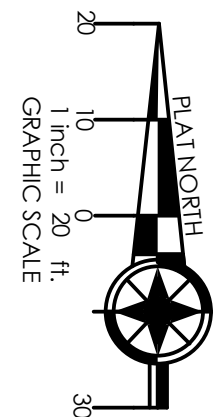
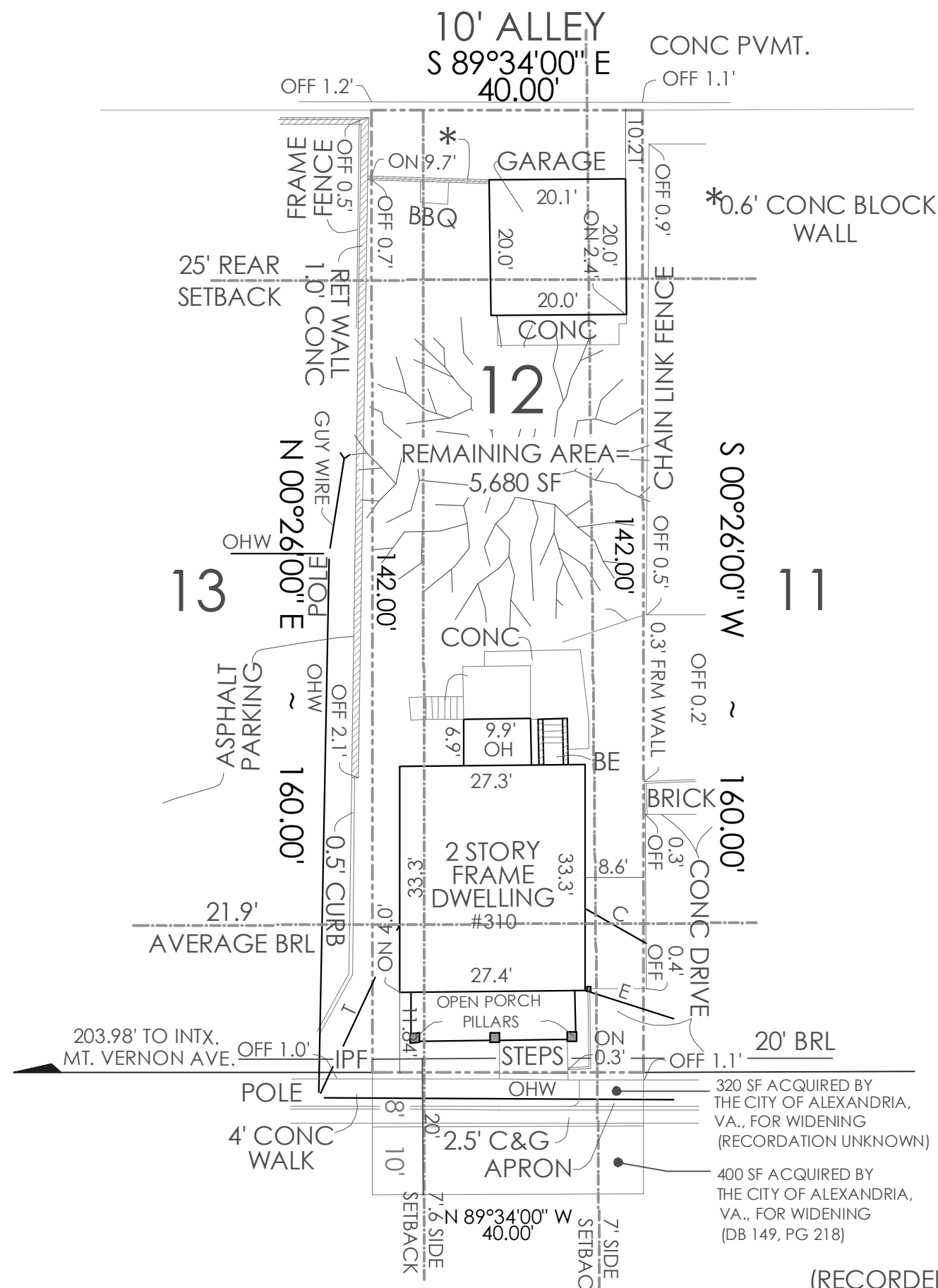
REQUIRED SETBACKS:

FRONT: 21.9'
SIDE: 1:3
LEFT: 7.67:23.0'
RIGHT: 7' MIN
REAR: 1:1
25'

Cover Sheet

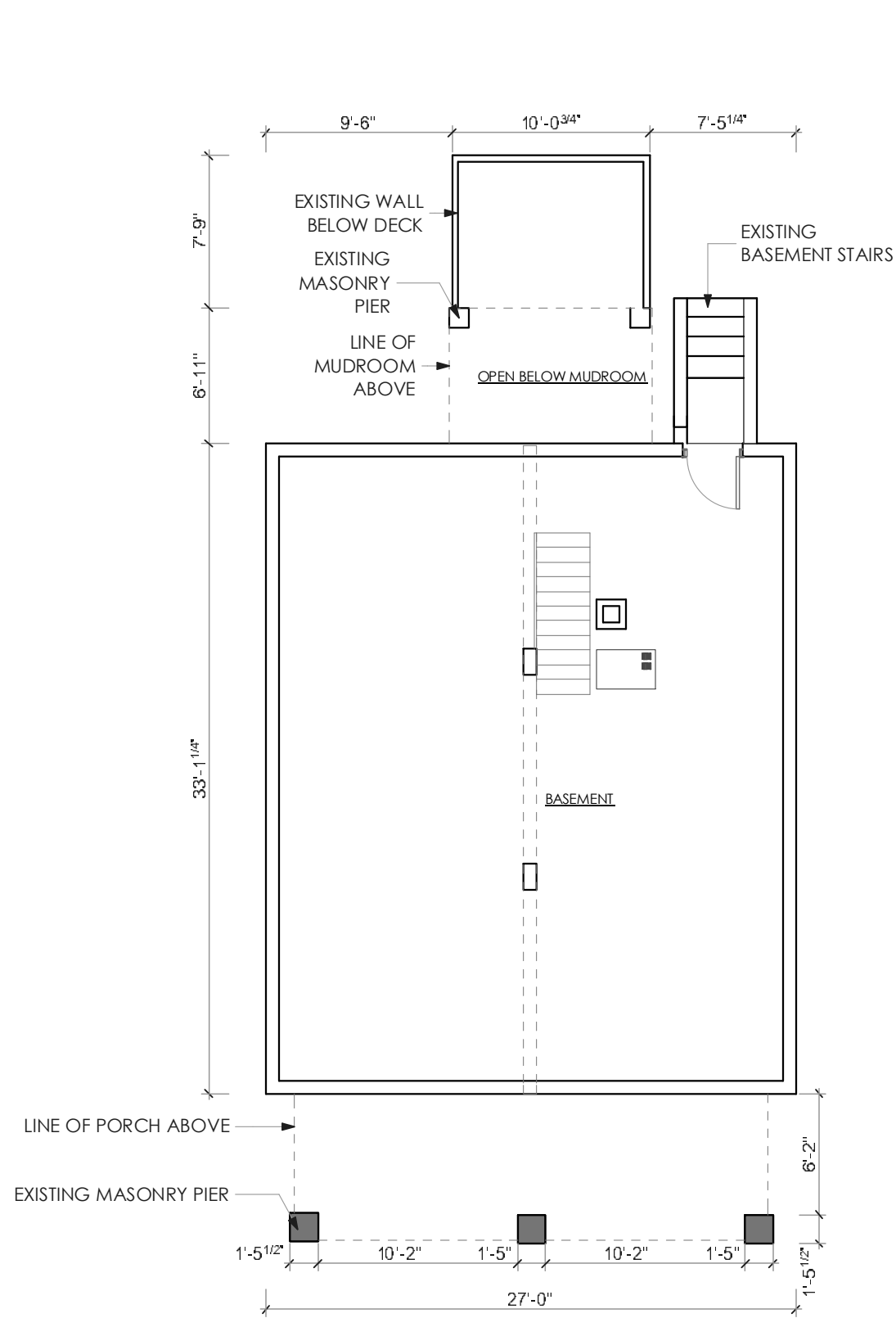
Quandt Residence
310 East Monroe Ave, Alexandria, VA 22301

DATE: 11.21.2014



Existing Plat

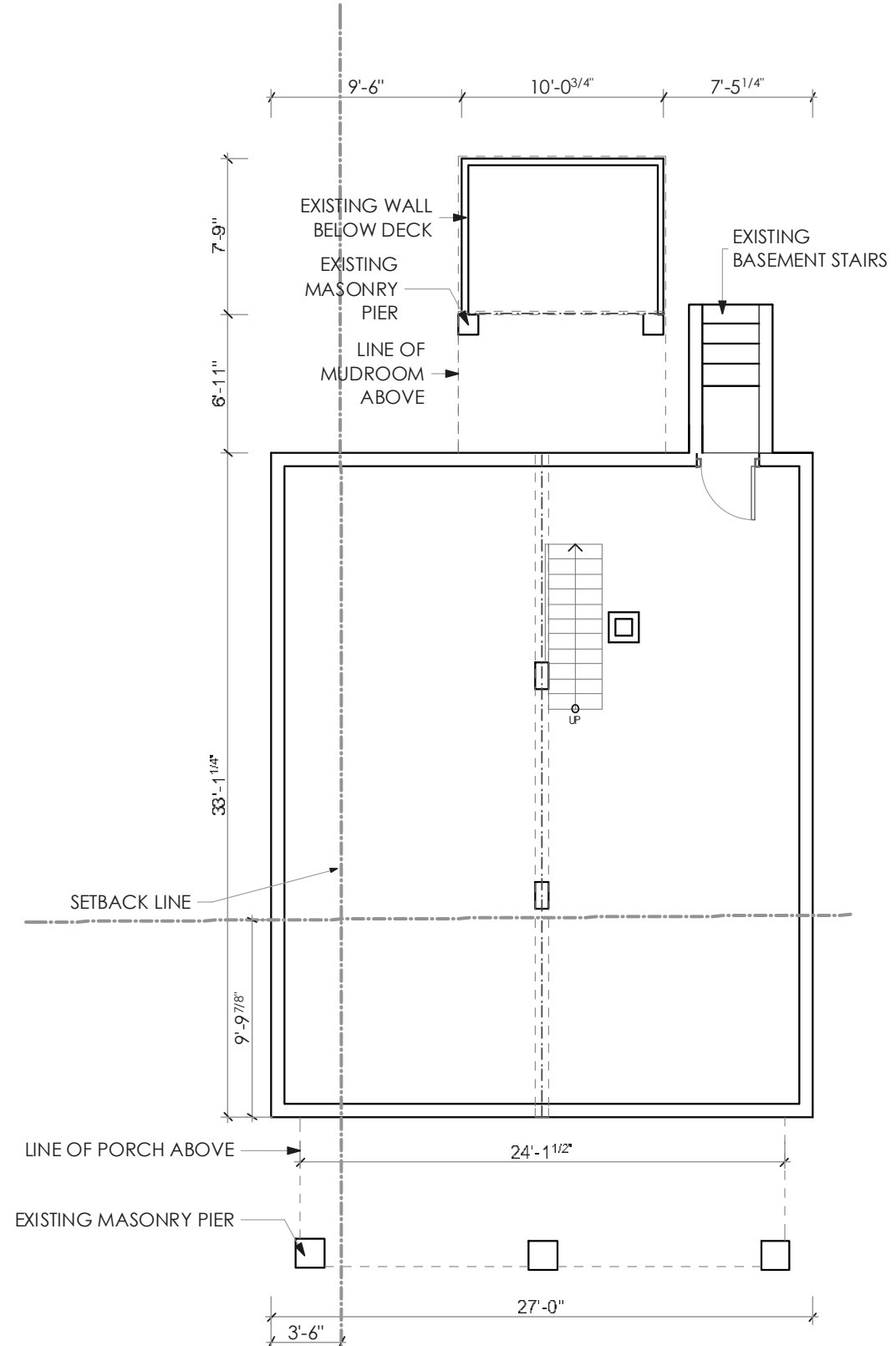
Proposed Site Plan



1
A1.1

Existing Basement Floor

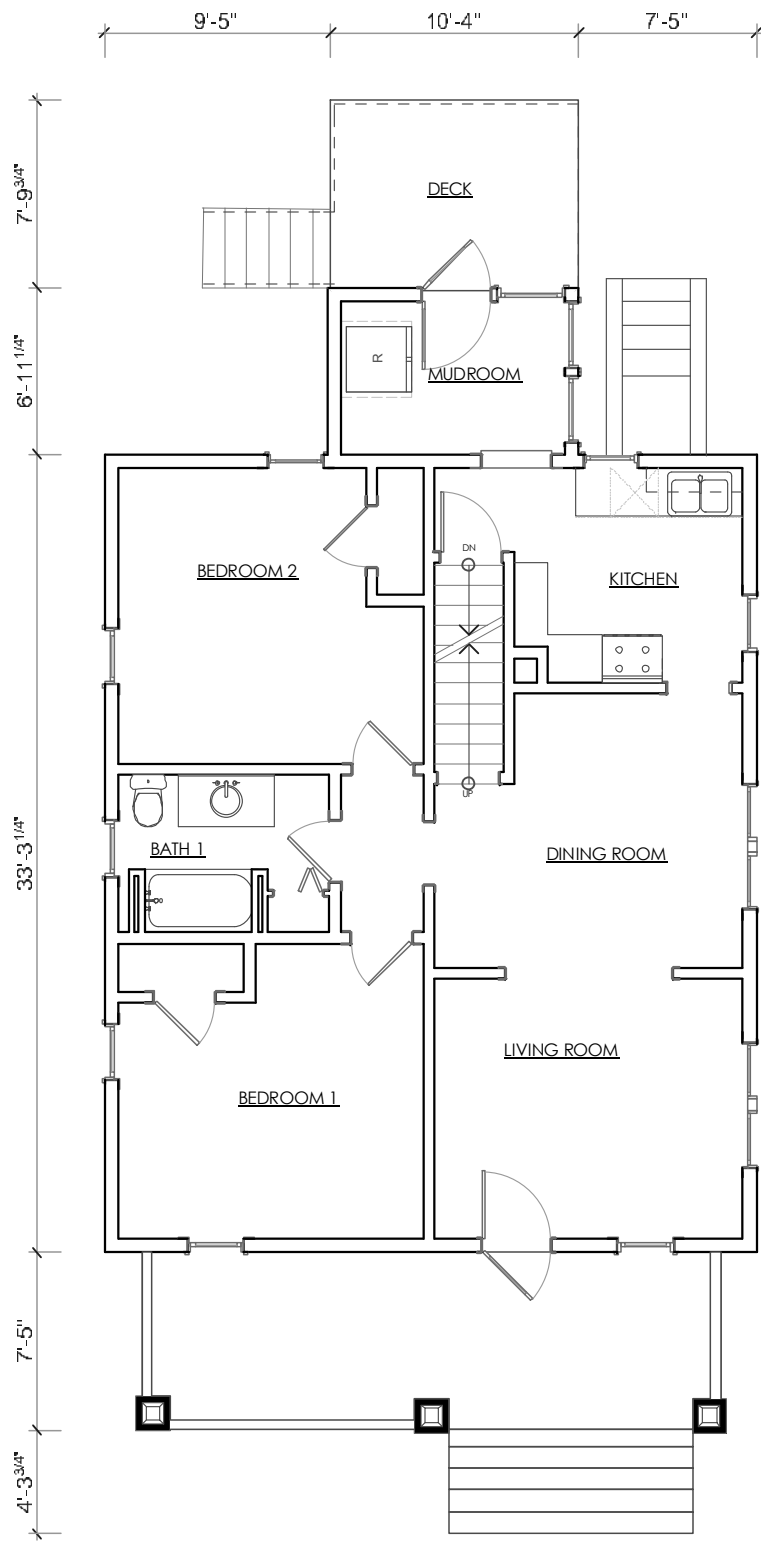
SCALE: 1/8" = 1'-0"



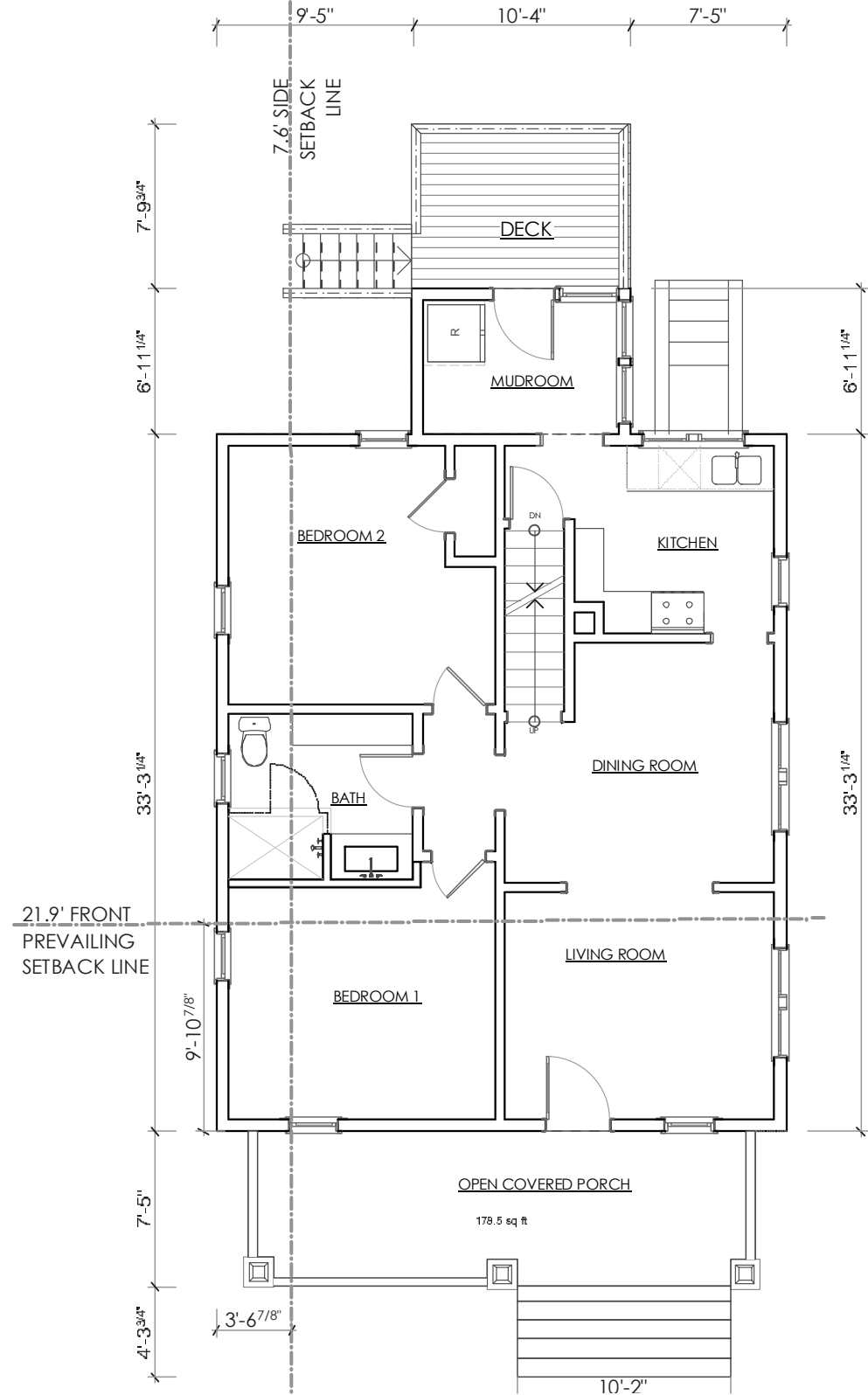
2

Proposed Basement Floor

SCALE: 1/8" = 1'-0"

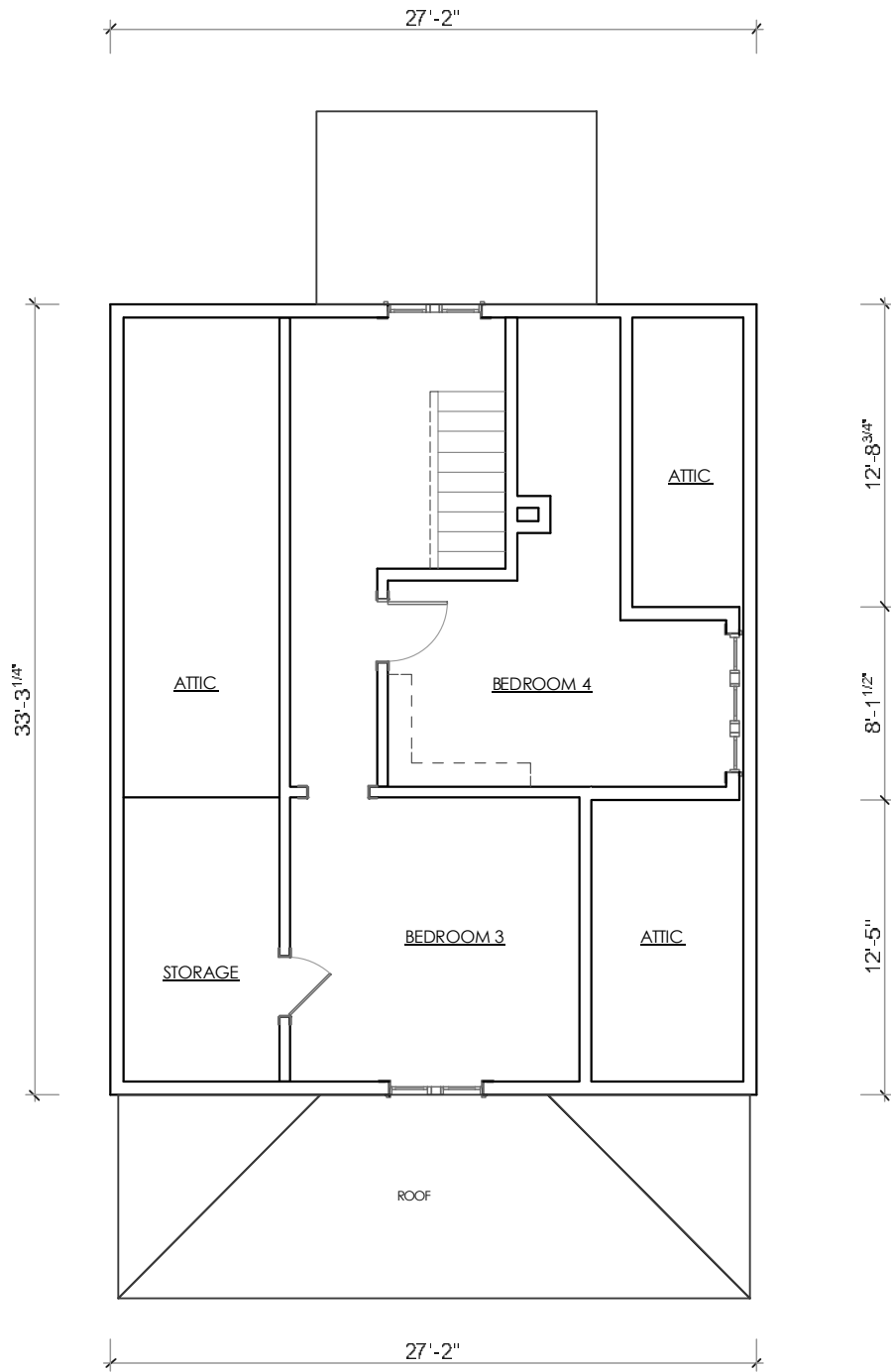


1
A1.2
Existing First Floor
SCALE: 1/8" = 1'-0"

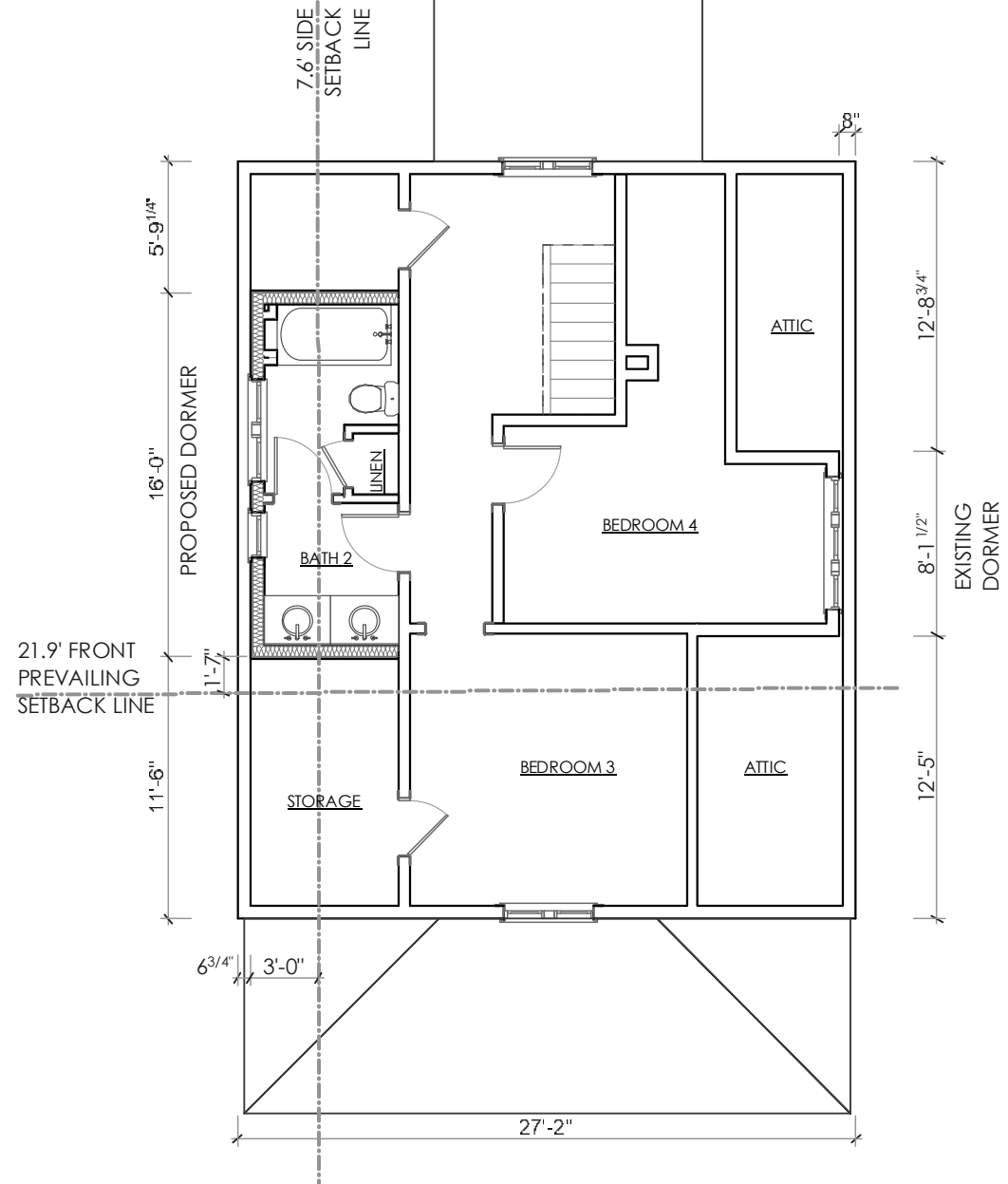


2
A1.2
Proposed First Floor
SCALE: 1/8" = 1'-0"

M:\Projects\Q\Quandt\Quandt_14_11-21_SpecialException.pln

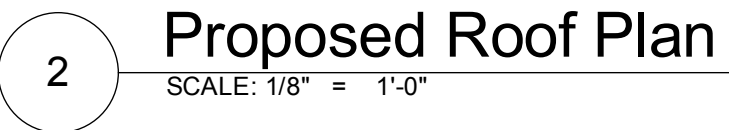


1
A1.3
Existing Second Floor
SCALE: 1/8" = 1'-0"



2
Proposed Second Floor
SCALE: 1/8" = 1'-0"



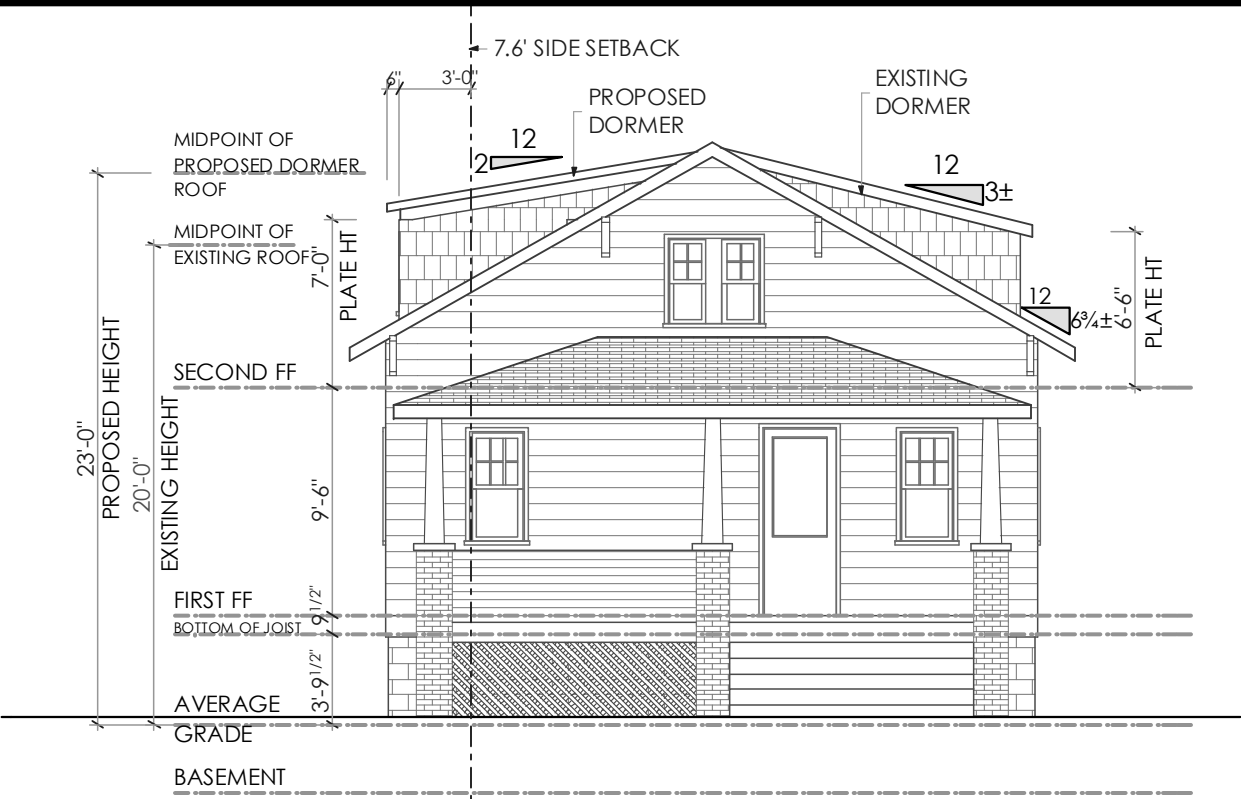




EXISTING FRONT VIEW



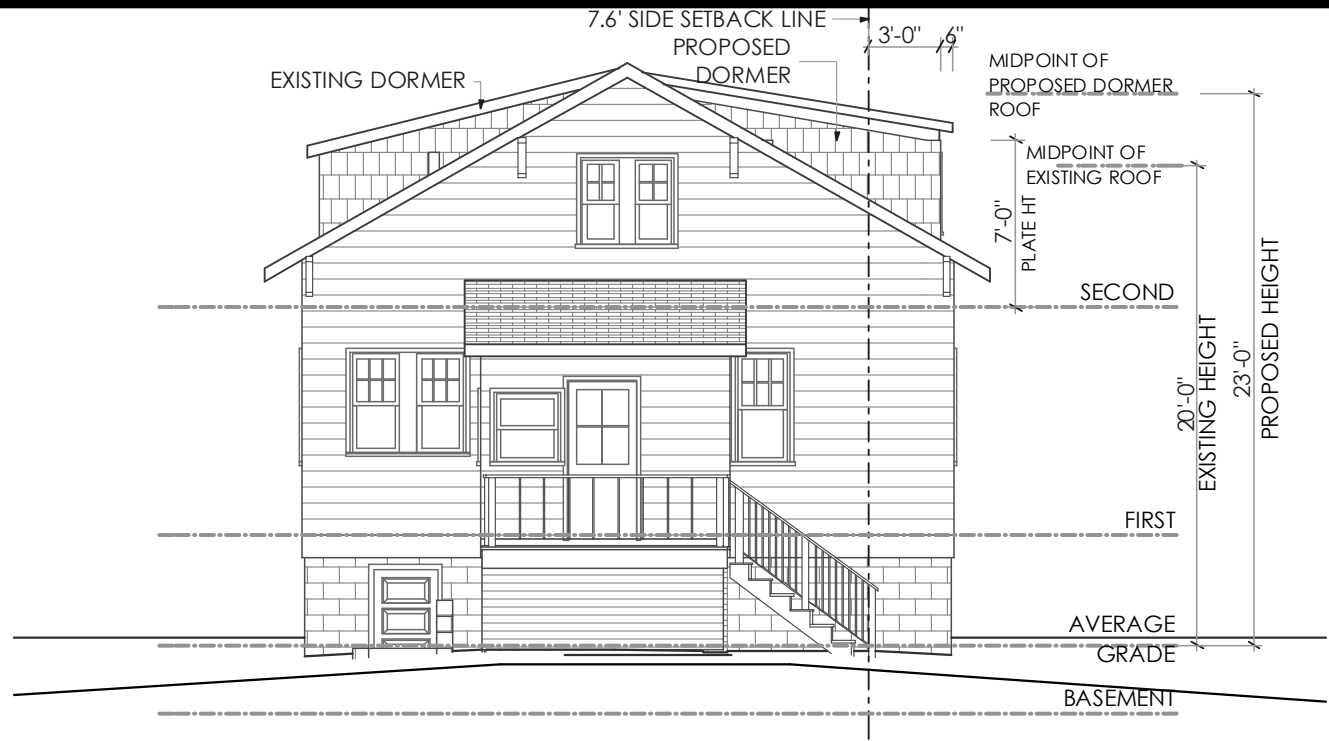
EXISTING FRONT/ RIGHT SIDE VIEW



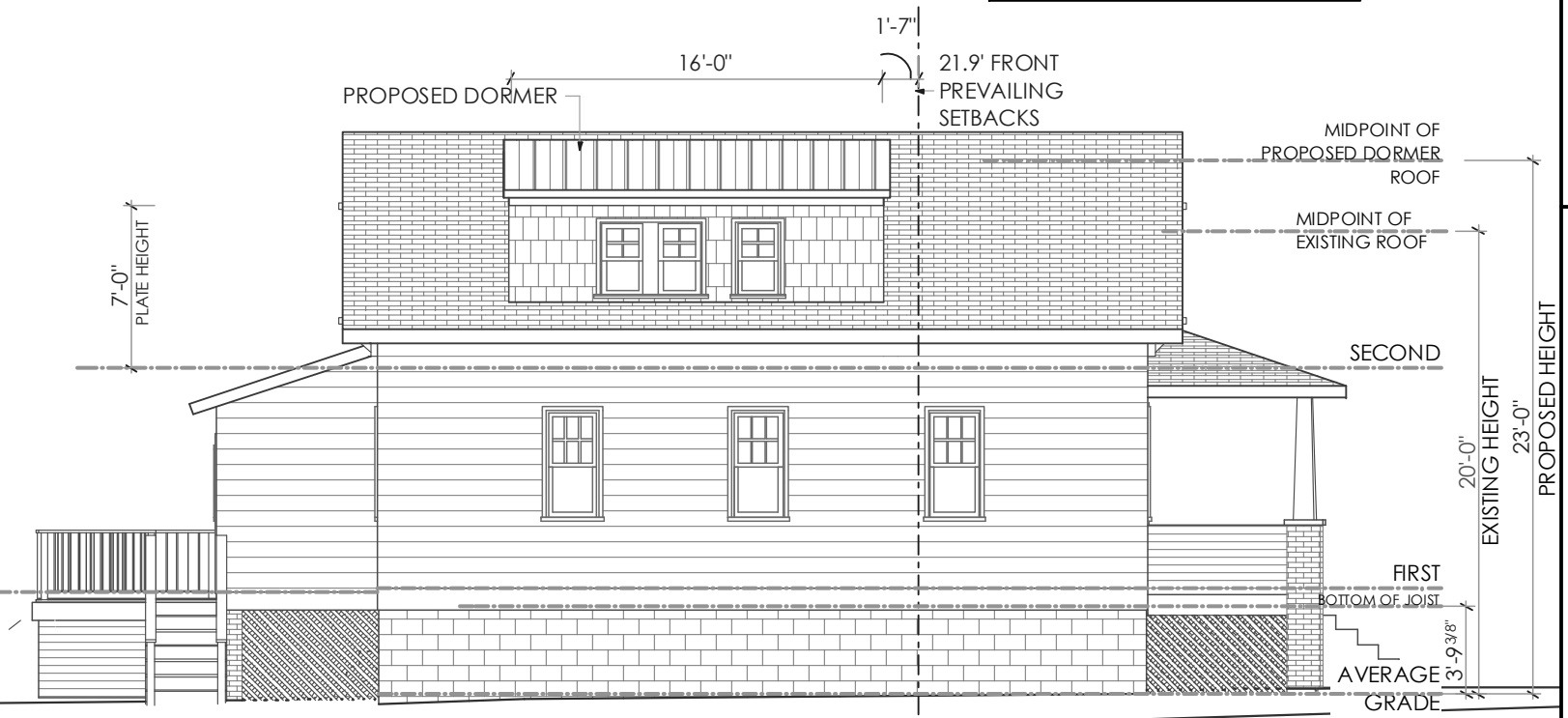
1 Proposed Front (South) Elevation
SCALE: 1/8" = 1'-0"



2 Proposed Right (East) Elevation
A2.1 SCALE: 1/8" = 1'-0"



1 Proposed Rear(North) Elevation
SCALE: 1/8" = 1'-0"



2 Proposed Left (West) Elevation
SCALE: 1/8" = 1'-0"

