

Docket Item #2
BZA CASE #2015-0003

Board of Zoning Appeals
May 14, 2015

ADDRESS: 1704 CRESTWOOD DRIVE
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: LAURA MEDHURST AND GLEN WILLIAMS, OWNERS

ISSUE: Special exception to construct a screened porch in the required south side yard.

| CODE SECTION | SUBJECT | CODE REQMT | APPLICANT PROPOSES | REQUESTED EXCEPTION |
|-----------------|-------------------|---------------|-----------------------|------------------------|
| 3-606(A)(2) | Side Yard (south) | 8.00 feet* | 6.70 feet | 1.30 feet |

*Based on a building height of 12.83 feet measured from grade to midpoint of the proposed screened porch gable roof.

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 it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) certification of building height compliance from average preconstruction grade and (2) 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 propose to construct a rear screened porch at 1704 Crestwood Drive. The proposed screened porch would enclose an existing rear patio on top of an extension of the dwelling's partially above-grade basement. The new porch would be in line with the existing basement walls and within the required south side yard.

II. Background

The subject property is one lot of record with 50.00 feet of frontage facing Crestwood Drive and a depth of 112.00 feet along the side property lines. The property contains 5,600 square feet of lot area and is substandard with regard to lot area and width for a single family dwelling lot in the R-8 zone, but it complies with the minimum frontage requirement in that zone.

| R-8 Zone | Requirement | Existing | Proposed |
|------------------------------|---|-----------------|-----------------|
| Lot Area | 8,000 sq. ft. | 5,600 sq. ft. | 6,000 sq. ft. |
| Lot Width | 65 ft. | 50 ft. | 50ft. |
| Lot Frontage | 40 ft. | 50 ft. | 50 ft. |
| Front Yard | Established blockface not available | 24.8 ft. | 24.8 ft. |
| Side Yard (South) | Building height not available for entire dwelling (1:2 with 8 ft. min) | 6.70 ft. | 6.70 ft. |
| Side Yard (North) | Building height not available for entire dwelling (1:2 with 8 ft. min) | 10.10 ft. | 10.10 ft. |
| Rear Yard | Building height not available for entire dwelling (1:1 with 8 ft. min) | 44.80 ft. | 44.80 ft. |
| Building Height | Max: 25.00 ft. | Not available | No change |
| Net FAR | Max:1,960 (.35) | 1,654 sq. ft. | 1,894 sq. ft. |

The property is currently developed with a one and one half story single family dwelling, located 24.80 feet from the front property line facing Crestwood Drive, 6.70 feet from the south side property line, 10.10 feet from the north side property line, and 44.80 feet from the rear property line. According to real estate records the dwelling was constructed in 1952.

III. Description

The applicants propose to construct a screened porch enclosing an existing rear patio on top of an extension of the dwelling's partially above-grade basement. It would be in line with the existing basement walls within the required south side yard. The proposed screened porch would be located 23.30 feet from the north side property line, 6.70 feet from the south side property line and 44.80 feet from the rear property line.

The area is currently used as an uncovered patio surrounded by 3-4 foot high brick parapet wall. These walls would be removed and replaced by railings and screens. A special exception is required to construct the screened porch in line with the existing basement walls in the required south side yard setback at 6.70 feet from the property line.

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

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The site is identified for residential land use in the North Ridge / Rosemont Small Area Plan, which designates this site for single-family use.

V. Requested Special Exception:

3-606(A)(2) Side Yard (south)

The applicants request a special exception of 1.30 feet from the required 8.00 feet (based on a height of 12.83 feet measured to the midpoint point of the gable roof of the screened porch) to construct a rear screened porch 6.70 feet from the south side property line.

VI. Noncomplying Structure

The existing building at 1704 Crestwood Drive is a noncomplying structure on a substandard lot with respect to the following:

| <u>Regulation</u> | <u>Required</u> | <u>Existing</u> | <u>Noncompliance</u> |
|-------------------|-----------------|-----------------|----------------------|
| Side Yard (south) | 8.00 ft. | 6.70ft. | 1.30 ft. |
| Lot Area | 6,500 sq. ft. | 5,600 sq. ft. | 900 sq. ft. |
| Lot Width | 65 ft. | 50 ft. | 15 ft. |

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.

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

The proposed screened porch is modest in design and would be an improvement to the bricked in deck area above the basement.

- 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.

As proposed, the screened porch would not reduce the light or air to any adjacent property. The south side yard abuts the rear yards of the houses along Kenwood Avenue. The screened porch is one story in height and would not project any farther than the existing one story rear patio.

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

The proposed screened porch would be located on the rear of the dwelling above the existing basement walls. Several other homes in the area have constructed rear additions or porches.

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

The proposed construction would be consistent with other additions and porches in the neighborhood.

- 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 applicants propose to remove the existing brick wall surrounding the raised patio area above the basement, construct a roof over the patio and replace the wall with railings and screens. In addition to improving the appearance of the structure the construction of a roof over the patio would help mitigate water issues. The applicants believe there may have been a roof over this patio in the past, but staff has been able to find any documentation of this. This is the reasonable place to construct this screened porch given the existence of the foundation and patio at this location. A screened porch in another location would create the need for excessive construction into the back yard open space. To set the screen porch back 8 feet from the side lot line would create a porch too small to be functional and would create an awkward 'ledge' area over the basement.

VIII. Staff Analysis and Conclusion

Neighborhood Impact

An inspection of the surrounding neighborhood revealed that many homes rear addition and porches. The proposed screened porch would not be visible from the street and is unlikely to negatively impact the neighborhood.

Light and Air

The proposed porch would be one story in height and would not project any farther into the south side or rear yards than the existing raised patio above the basement.

Lot Constraints

The substandard nature and the narrowness of the lot in combination with the placement of the existing dwelling on the lot make expanding the dwelling challenging. If the dwelling were more centrally located on the lot there would likely be no need for a special exception or variance. The applicants also wish to mitigate water leaks in the basement extension under the patio that are a result of the flat concrete ratio/roof above the basement by placing a roof over the existing footprint of the raised patio above the basement.

Alternatives

The applicants propose to build above an existing patio and raised basement using the exiting foundation provided by this structure. This proposed project would also resolve water leakage issues at the basement. This is the only reasonable location for the proposed porch. Alternate locations would require extensive construction and removal of open space in the rear yard.

Staff Conclusion

For the reasons outlined above staff believes the application meets the criteria for a special exception and **recommends approval** of the request.

STAFF:

Mary Christesen, Urban Planner, Department of Planning and
Alex Dambach, Division Chief, Land Use Services, Department of Planning & Zoning

DEPARTMENTAL COMMENTS

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

*The applicant is advised that if the special exception 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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

- C-1 There is low potential for significant archaeological resources to be disturbed by this 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:

Section 11-1300(B)(1) 3-306(A)(2)

PART A

1. Applicant: ☒ Owner ☒ Contract Purchaser ☒ Agent

Name Laura Medhurst/Glen Williams

Address 1704 Crestwood

Alexandria, VA 22302

Daytime Phone 703-284-1565

Email Address glen.williams01@comcast.net

2. Property Location 1704 Crestwood Dr., Alexandria, VA 22302

3. Assessment Map # 022.02 Block 02 Lot 14 Zone R8

4. Legal Property Owner Name Laura Medhurst/Glen Williams

Address 1704 Crestwood Dr.

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 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. <i>Laura Medhurst</i> | 1704 Crestwood Dr. | 50% |
| 2. <i>Glen Williams</i> | 1704 Crestwood Dr. | 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 _____ (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. <i>Laura Medhurst</i> | 1704 Crestwood Dr. | 50% |
| 2. <i>Glen Williams</i> | 1704 Crestwood Dr. | 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. <i>Laura Medhurst</i> | N/A | |
| 2. <i>Glen Williams</i> | N/A | |
| 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.

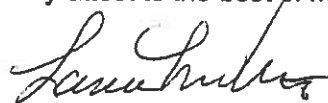
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/30/2015

Date

Laura Medhurst/Glen Williams

Printed Name



Signature

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 concrete patio is porous and leaks water into the basement. The brick walls trap snow and leaves inside patio. If the special exemption is granted, the water will drain off the new roof, and the basement should remain dry. Photograph 1 shows the existing patio after a rain. Note the water remaining on the concrete. We believe the patio was originally covered by a roof. Photograph 2 shows evidence of a previous roof over this patio. Screening the porch will allow us to enjoy it throughout the summer.

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

The new porch will not be visible from the front of the house. (See photograph 3.) It will be visible from the south side of the property and the rear of the house. (See photographs 4 and 5) The special exception is required because the current building code prohibits us from adding the roof at the existing wall of our house. The two properties which adjoin ours on the south side are the most impacted because the new screen wall will be 8' higher at the intersection with the two story section of our house and 4'6" higher at the edge of the house than the existing basement and brick wall.

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

The proposed addition will not affect the light or air to any adjacent property. Both properties closest to the porch currently have garden sheds in the part of the yard closest to the proposed porch, and neither of the houses are close to the proposed porch.

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

The houses are relatively close together. Less than 14' separates some of the existing brick houses.

The proposed screened porch maintains the current wall of our house.

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

Many other houses in the neighborhood have screened porches, and some have large additions. This proposed porch is very similar to the houses on both sides of our house. One has recently added a screened porch.

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

The existing basement is in that location.

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 have shown the plans to the three neighbors most affected, and they have all signed letters of support.

5. Describe request briefly:

Request a Special Exception to modify an existing patio, which is currently surrounded by a 3' brick enclosure and
atop a section of the basement, to a screened porch with a roof.

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:

Laura Medhurst

Print Name

703-575-8166

Telephone



Signature

3/30/2015

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.



A

DEPARTMENT OF PLANNING AND ZONING

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

A. Property Information

A1. Street Address 1704 Crestwood Dr. Alexandria, VA 22302

Zone R8

A2. 5600

X 0.35

= 1960 sq. ft.

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

| Existing Gross Area* | | Allowable Exclusions | |
|----------------------|------|----------------------|------|
| Basement | 1349 | Basement** | 1349 |
| First Floor | 1109 | Stairways** | 50 |
| Second Floor | 941 | Mechanical** | |
| Third Floor | | Porch/Garage** | |
| Porches/Other | | Attic less than 5*** | 346 |
| Total Gross* | 3399 | Total Exclusions | 1745 |

B1. Existing Gross Floor Area *
3399 Sq. Ft.

B2. Allowable Floor Exclusions**
1745 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1654 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 | 240 | Stairways** | |
| Second Floor | | Mechanical** | |
| Third Floor | | Porch/Garage** | |
| Porches/Other | | Attic less than 5*** | |
| Total Gross* | | Total Exclusions | |

C1. Proposed Gross Floor Area *
240 Sq. Ft.

C2. Allowable Floor Exclusions**
 Sq. Ft.

C3. Proposed Floor Area minus Exclusions
240 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1654 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1960 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: Laura Medley

Date: 3/30/2015

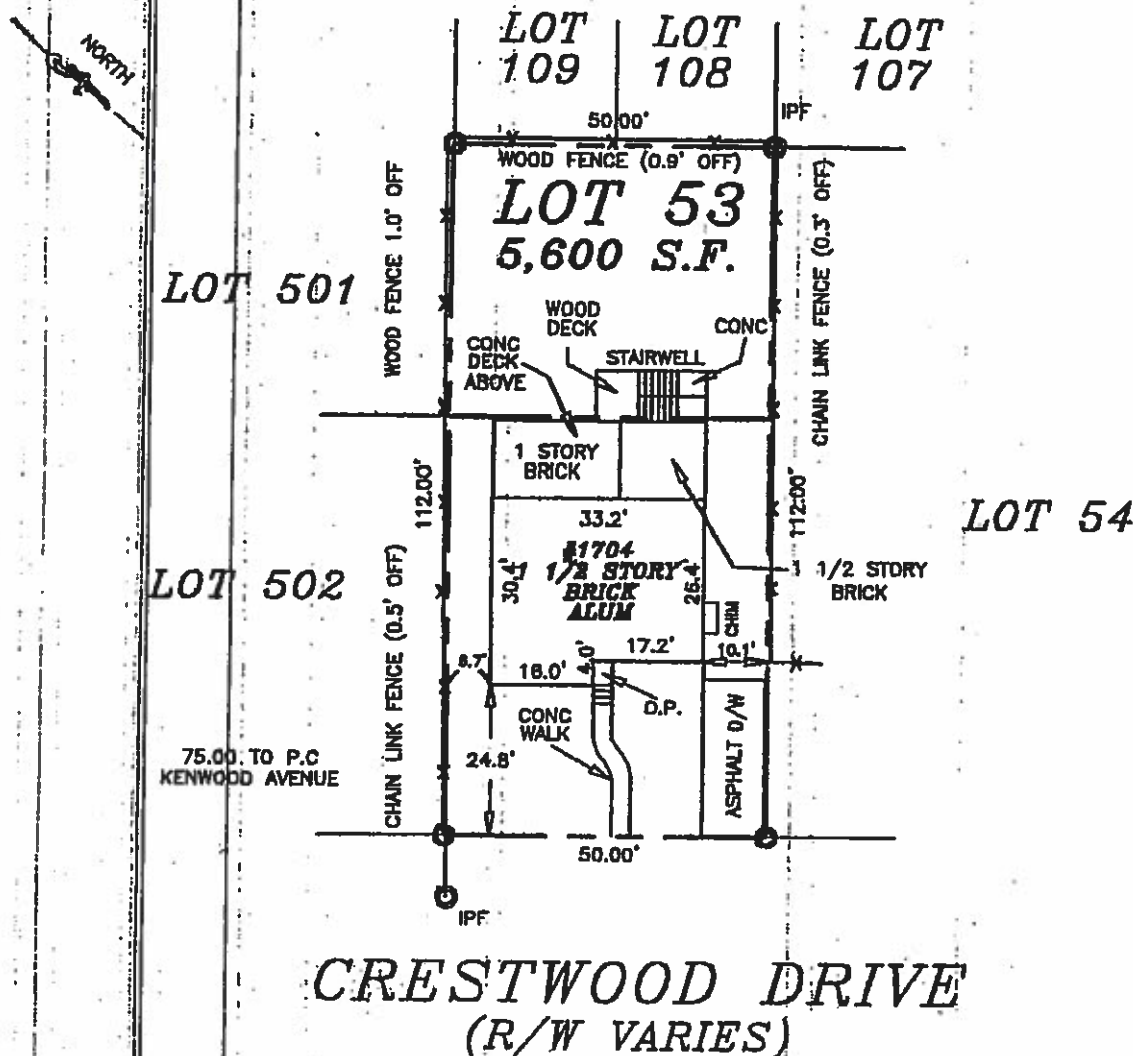
1. NO TITLE REPORT FURNISHED.
2. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.
3. BOUNDARY INFORMATION OBTAINED FROM AVAILABLE RECORDS.

4. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF LOT 53. ANY FENCES SHOWN ARE APPROXIMATE
5. NO CORNER MARKERS SET.

Reviewed & Accepted August 26, 1999

Laura J. Medhurst
Laura J. Medhurst

Glen M. Williams
Glen M. Williams



FLOOD NOTE

THIS LOT CLASSIFIED AS ZONE "X"
AREA DETERMINED TO BE OUTSIDE
ZONE OF 500 YEAR FLOODING

PLAT SHOWING
HOUSE LOCATION SURVEY
LOT 53
BLOCK 2
DYES
OAKCREST
CITY OF ALEXANDRIA, VIRGINIA

FLOOD ZONE : "X"
COMMUNITY NO : 5155190005D

PANEL: 5D
DATE: 5-15-91

DATE : 8/19/99

SCALE: 1"=30'

CASE NAME: TOWERS/MEDHURST

PLAT SUBJECT TO RESTRICTIONS OF RECORD



SUBURBAN DEVELOPMENT ENGINEERING

I, HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

7777 LEESBURG PIKE, SUITE # 406N
FALLS CHURCH, VIRGINIA 22043 703-566-0800

DRAWN BY: VIJAY TONSE

CHECKED BY: CHUCK J.

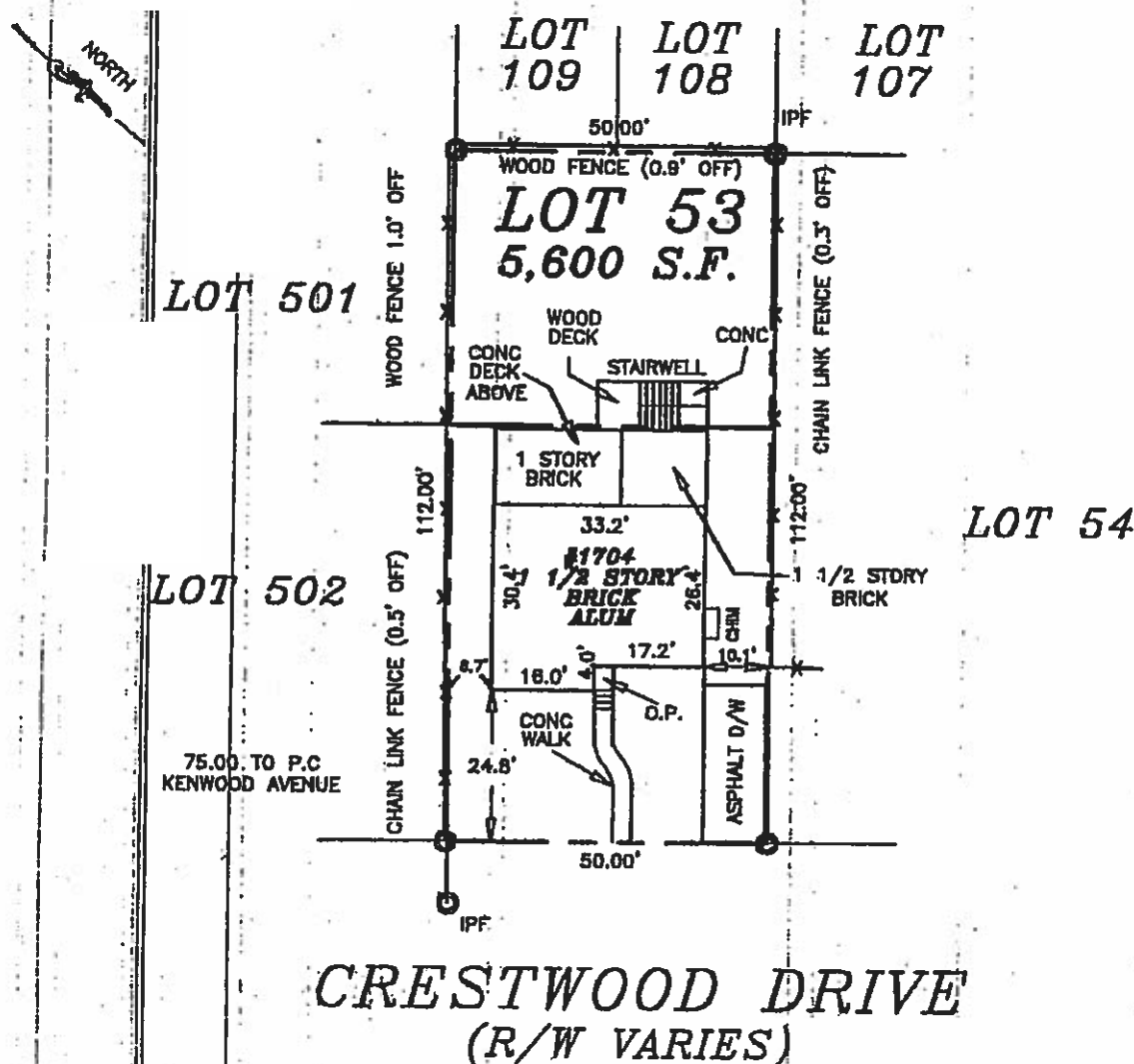
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PLAT SUBJECT TO RESTRICTIONS OF RECORD

SDE

SUBURBAN DEVELOPMENT ENGINEERING

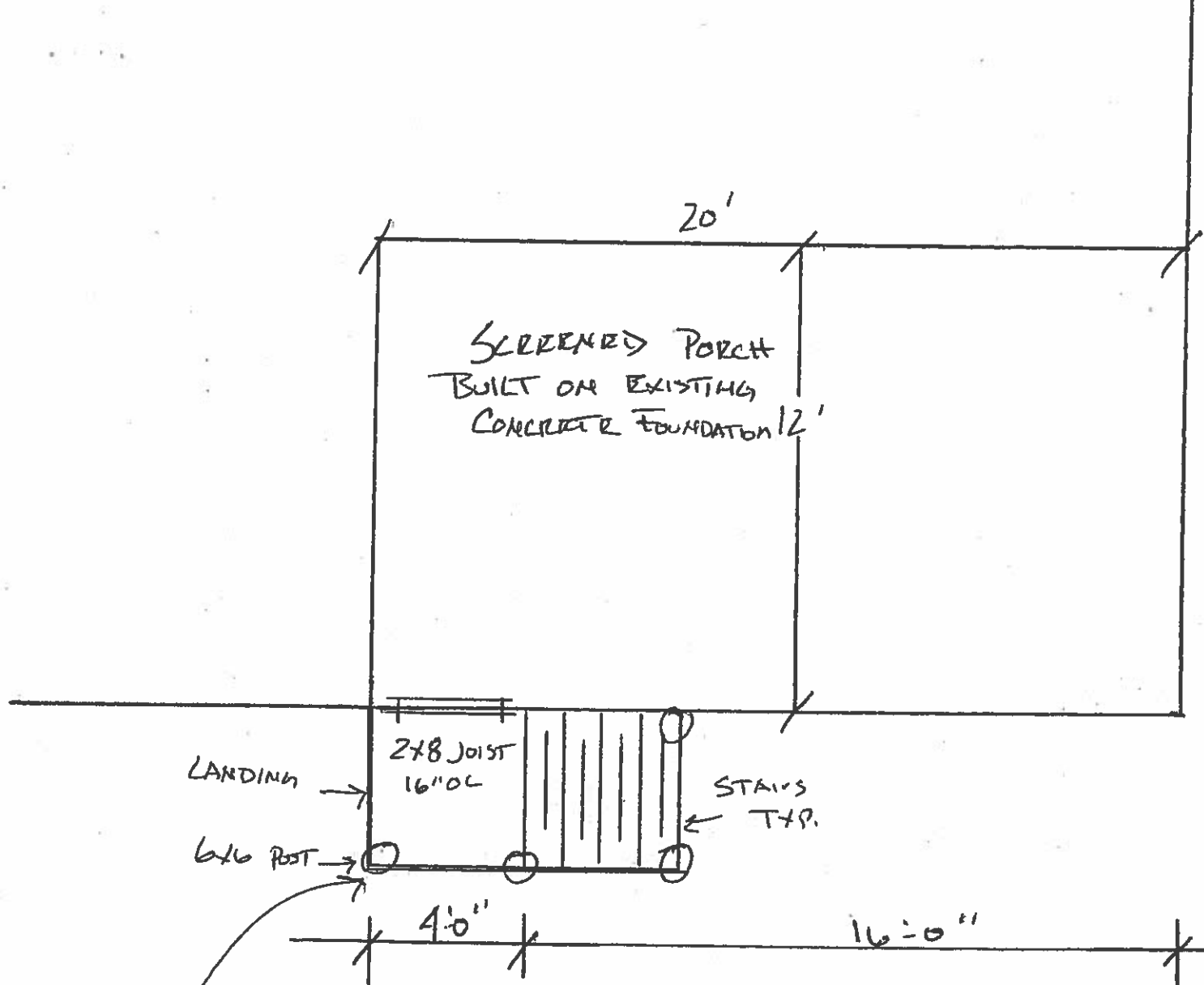
I, HEREBY CERTIFY THAT THE POSITIONS OF ALL
 THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY
 ESTABLISHED BY A TRANSIT TAPE SURVEY AND
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ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

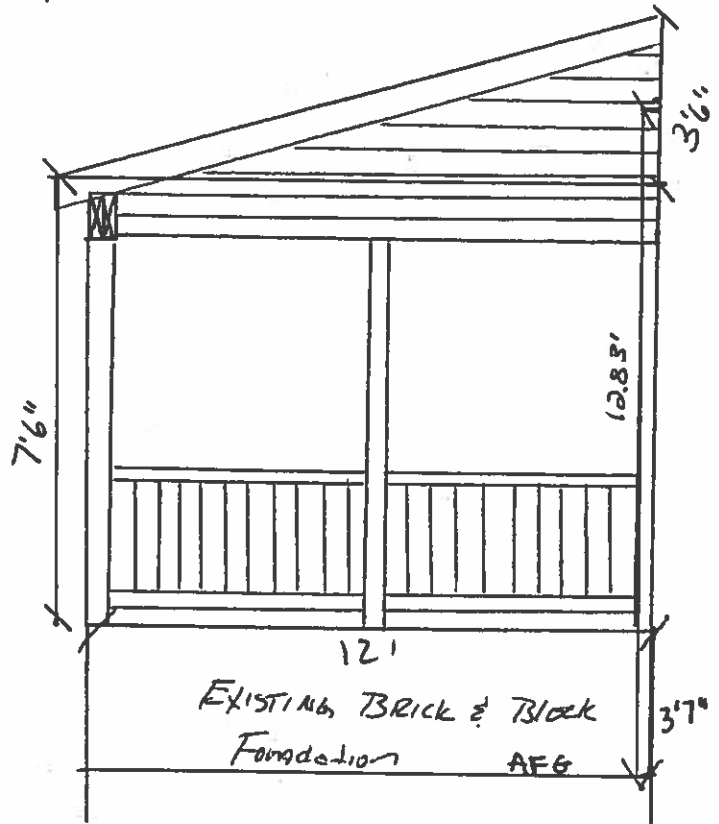
7777 LEESBURG PIKE, SUITE # 405N
 FALLS CHURCH, VIRGINIA 22043 703-556-0800

DRAWN BY: VIJAY TONSE

CHECKED BY: CHUCK J.

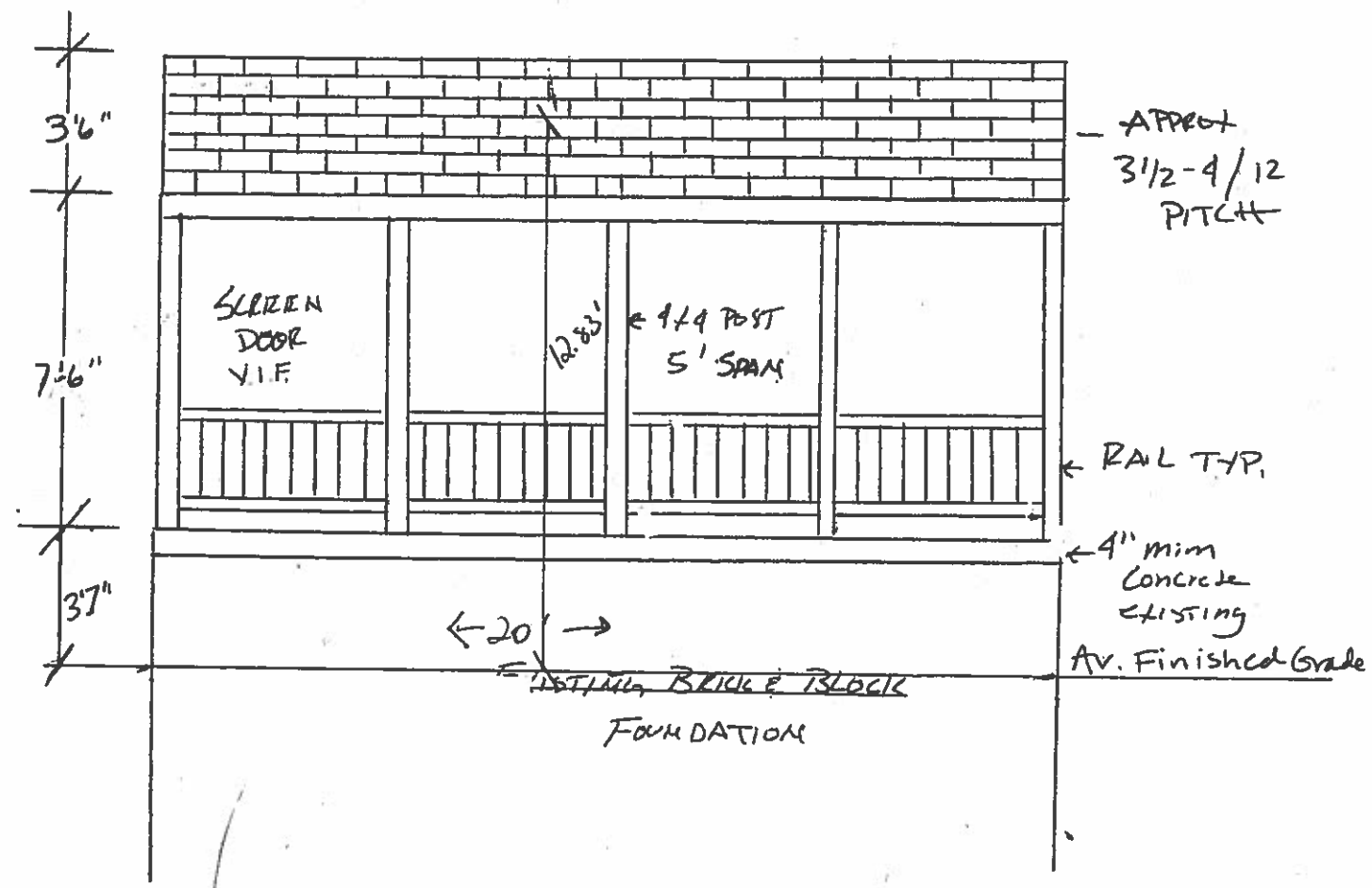
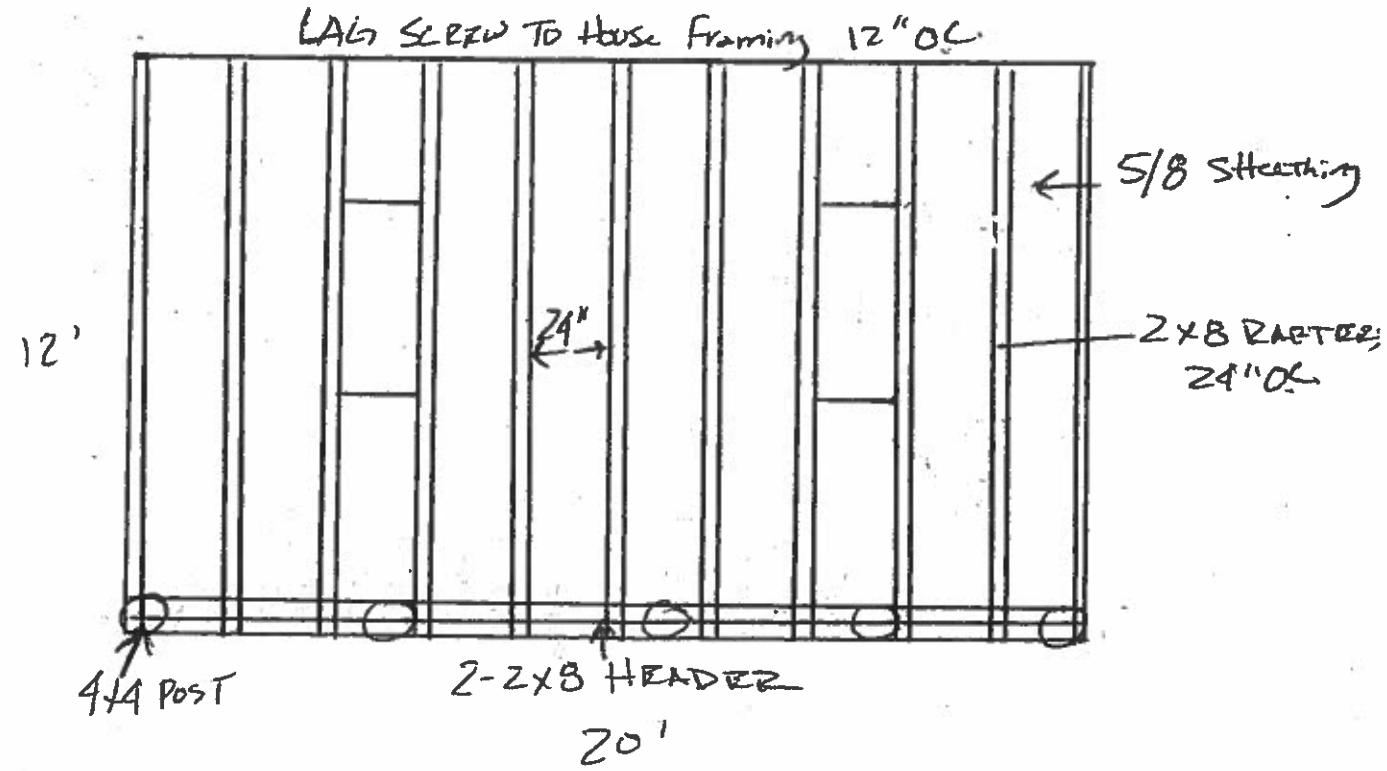


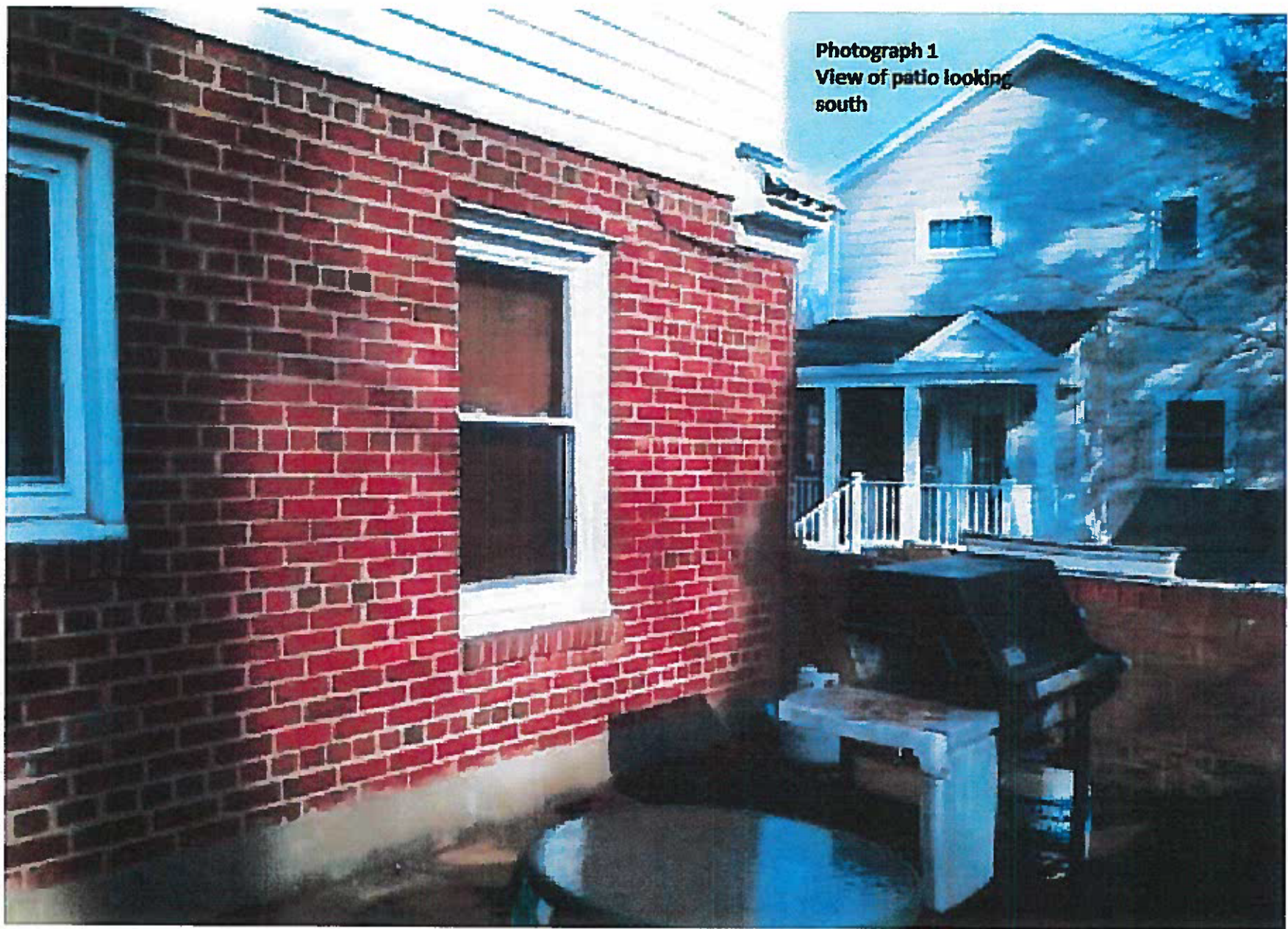
FOOTERS
 18" 24" min. Deep



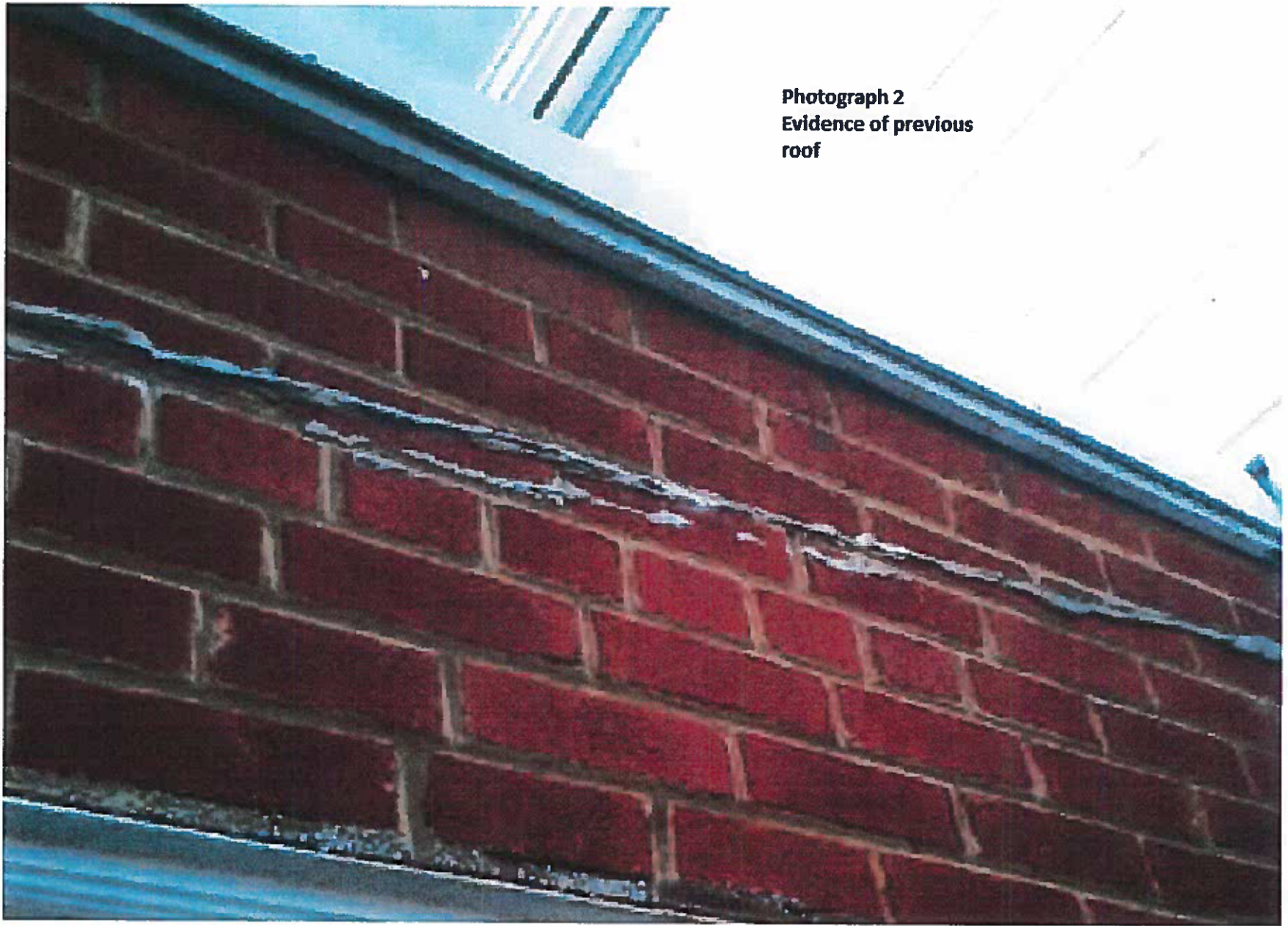
- LANDING & STAIRS
 2x8 JOIST 16" OC
 5/4 PT DECKING
 6x6 POST
 2x12 STRINGERS
 RAIL TYP
 Roof
 2x8 Rafters 24" OC
 2-2x8 Header/Beam
 4x4 Roof support POST
 5/8 Sheathing
 Foundation existing

SHED ROOF FRAMING





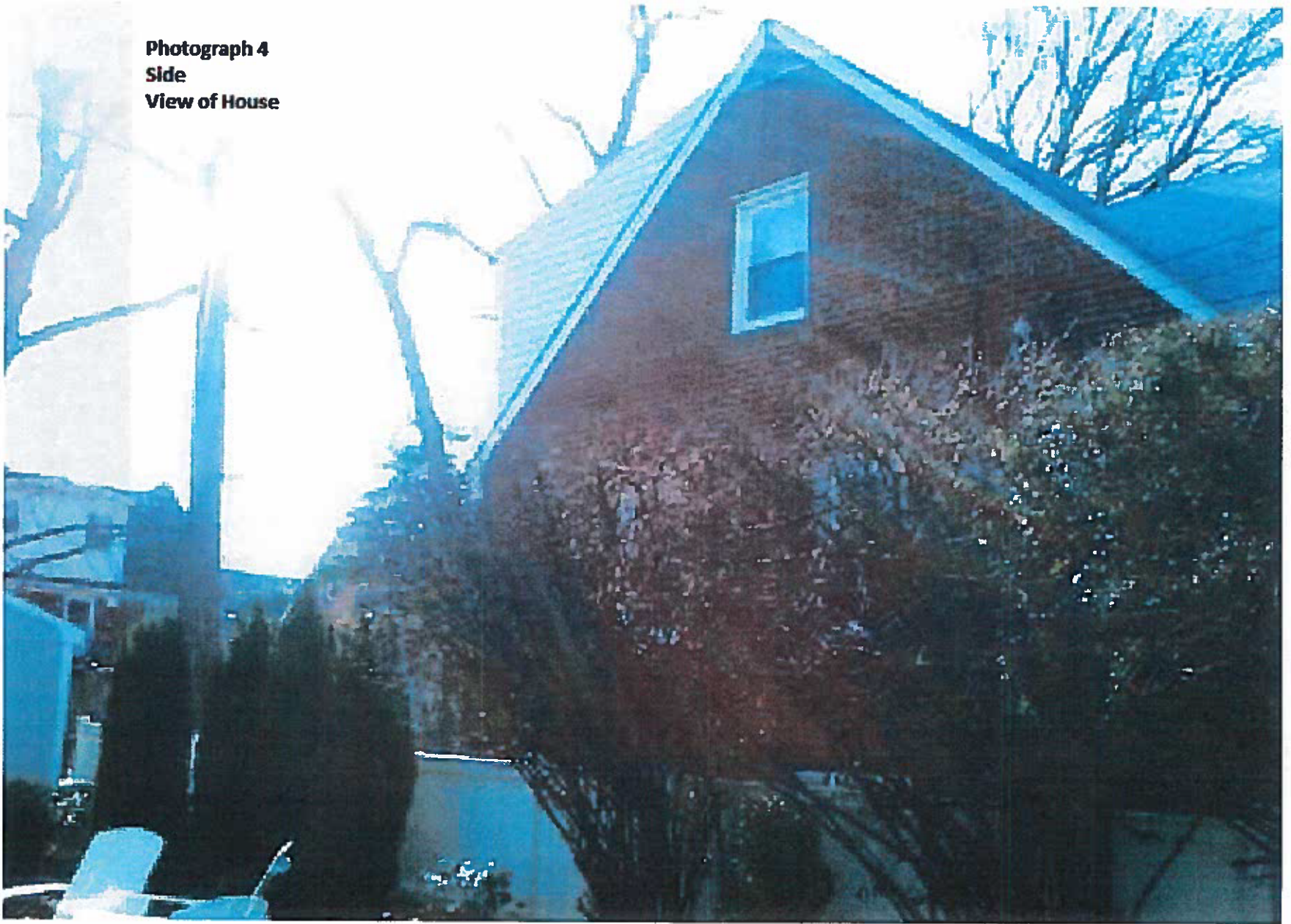
Photograph 1
View of patio looking
south

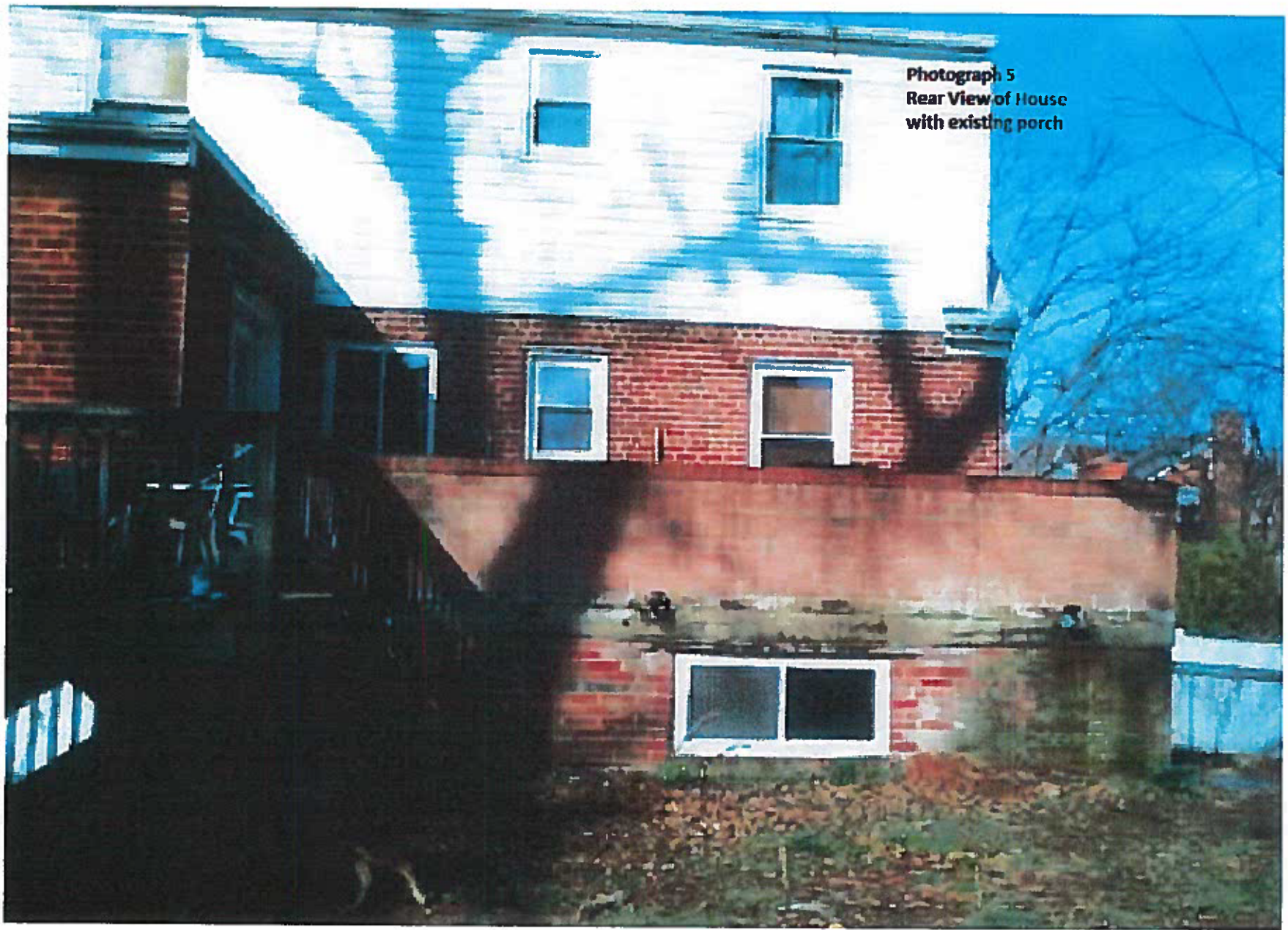


Photograph 2
Evidence of previous
roof



Photograph 4
Side
View of House





March 26, 2015

Planning and Zoning Committee
Alexandria, Virginia

To the Planning and Zoning Committee:

We support our neighbor's, Glen Williams and Laura Medhurst's, application for a special use permit to roof the patio at the rear of their house at 1704 Crestwood Dr., Alexandria, Virginia. They have shown us the plans for the project. It is style of most houses in the neighborhood, and does not affect our property.

Sincerely,

A handwritten signature in black ink, appearing to read "Diana Duplantier", with a long horizontal flourish extending to the right.

Diana Duplantier

Kenwood Avenue, Alexandria VA

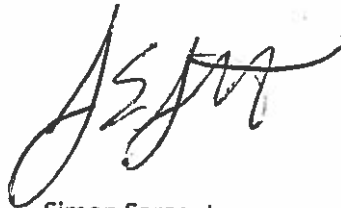
March 27, 2015

Planning and Zoning Committee
Alexandria, Virginia

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Sincerely,

A handwritten signature in black ink, appearing to read 'S. Sargent', written in a cursive style.

Simon Sargent
1705 Oakcrest Dr.
Alexandria, VA

March 27, 2015

Planning and Zoning Committee
Alexandria, Virginia

To the Planning and Zoning Committee:

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Sincerely,

A handwritten signature in black ink, appearing to be 'Benjamin Klein', with a long horizontal stroke extending to the right.

Benjamin Klein
1401 Kenwood Ave.
Alexandria, VA