

Docket Item # 2
BZA Case #2016-00008

Board of Zoning Appeals
June 9, 2016

ADDRESS: 905 WEST BRADDOCK ROAD
ZONE: R-8, RESIDENTIAL
APPLICANT: LARRY J. AND KEITH VENSEY

ISSUE: Special exception to construct a second story addition in the required front yard

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	31.91 feet	15.40 feet	16.51 feet

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 with the included conditions, the project must comply with all code requirements not granted relief through this document including those specifically listed under the department comments, and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and 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.



BZA Case #2016-0008
905 West Braddock Road



I. Issue

The applicants are proposing to construct a second story addition at 905 W. Braddock Road. The proposed addition would be constructed in line over an existing garage and first floor side extension within the required front yard facing Ridge Road necessitating a special exception.



II. Background

The subject property, an unusual triangular lot, is one lot of record with 134.37 feet of frontage facing Braddock Road; 184.47 feet of frontage facing Ridge Road and at its longest point a depth of 127.86 along the west property line. The property contains 10,041 square feet of lot area in the R-8 zone.

The property is currently developed with a two story dwelling with a front yard of 25.30 feet facing West Braddock Road and a front yard of 15.40 feet facing Ridge Road Drive. In addition, this property has one side yard of 10.30 feet along the north property line. According to the Real Estate Assessment records, this property was constructed in 1948.

R-8 Zone	Requirement	Existing	Proposed
Lot Area	9,000 Sq. Ft.	10,041 Sq. Ft.	10,041 Sq. Ft.
Lot Width (W. Braddock Road)	80.00 Ft.	122.00 Ft.	122.00 Ft.
Lot Width (Ridge Road Drive)	80.00 Ft	164.00 Ft.	164.00 Ft.
Lot Frontage (W. Braddock Road)	40.00 Ft.	134.47 Ft.	134.47 Ft.
Lot Frontage (Ridge Road Dr)	40.00 Ft	184.47 Ft.	184.47 Ft
Front Yard (W. Braddock Road)	Average Prevailing	25.30 Ft.	25.30 Ft.
Front Yard (Ridge Road Drive)	31.91' - Average Prevailing (special exception required)	15.40 Ft	15.40 Ft
Side Yard (West)	(1:2with 8' min)	10.30	10.30
Building Height	Max: 25.00 Ft.	24.00 Ft. (from existing grade)	24.00 Ft. (from existing grade)
Net FAR	Max: 3514.35 Sq. Ft. (.35)	1829.12 Sq. Ft.	2487.29 Sq. Ft.

III. Description

The applicants propose additions to the dwelling in question including one that would add a second story over an existing one story extension of the house that now contains a home office on the first floor and a below grade garage in the basement. This addition requires a special exception. The property is a triangular corner lot that has two front yards facing W. Braddock Road and Ridge Road.

This proposed addition would measure 11.83 feet by 20.33 feet and would be located 15.40 feet from the secondary front the property line (27.00 feet from the curb line) facing Ridge Road Drive. The height of the addition would measure 18.00 from the midpoint of the gable to the existing grade.

This proposed addition would enlarge the roof gable of the dwelling's northeastern extension to accommodate a master bedroom. It would also include a front dormer and the rear shed dormer. The total square footage of the master bedroom would be 219.44 square feet. A special exception is required to construct the addition in the required east facing front yard towards Ridge Road Drive because the dwelling's existing east wall is noncomplying. The addition would extend this wall upward.

The applicant also proposes to construct a two-story rear addition towards the western side of the lot for a breakfast nook on the first floor and a master bathroom/laundry room on the second floor. That addition would measure 11.00 feet by 18.17 feet for a total of 199.87 square feet for each floor. The height closest to the west property line is 20.00 feet allowing the addition to comply with the 10.00 feet side yard setback required at that side of the lot. To accommodate this addition, the applicant is proposing to demolish an existing passage hall and a greenhouse addition now in that area. The existing area to be demolished has a total of 72.27 square feet on the first floor. This addition is not under the scope of the Special Exception application review because it would comply with zoning regulations.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

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, and is identified in the North Ridge/ Rosemont Small Area Plan for residential land use.

V. **Requested Special Exception:**

7-2503(A) Front Yard (Secondary Facing Ridge Road Drive)

The applicants request a special exception of 16.51 feet from the average prevailing setback of 31.91 feet to construct a second story addition 15.40 feet from the property line facing Ridge Road Drive.

VI. **Noncomplying Structure/ Substandard Lot**

The site is compliant with respect to all lot size requirements.

<u>Yard Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Front Setback (Ridge Road Drive)	31.91 ft.	15.40 ft.	16.51 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 addition would be over the existing side room and garage and would be within the footprint of the existing dwelling. The addition would not be detrimental to the public welfare or the neighborhood, as it is creating an addition similar in mass and scale as the existing house. The applicant met with City staff to discuss the design of the addition and to ensure that it would be compatible in mass and scale with the prevailing architecture of the neighborhood.

- 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 addition would continue to be in line with the existing footprint of the east side wall facing Ridge Road Drive. It would be at the opposite side of the lot from any abutting residential properties so as not to affect the light and air of that property at 907 W. Braddock Road. The proposed addition would instead face the existing driveway of the subject property. This dwelling currently has an existing second floor shed

dormer facing the west side yard. To allow a second story over this side extension would pose no impairment to the neighborhood and would continue the configuration of the house as it already exists.

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

The addition that is under this review will not alter the essential character of the existing house nor would it alter the character of the area or zone. The applicants have worked with staff to ensure the essential character of the Tudor style home is maintained.

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

In the immediate surrounding neighborhood, there are several houses that have rear additions similar to that proposed in this application. This lot, however, is triangular in shape, unlike its neighbors. Because the lot has two front yards and one side yard the configuration of the lot severely and uniquely limits the scope of how much addition can be built within the confines of the zoning regulations.

The proposed side addition maintains the character so that the addition looks like an integral part of the original 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 lot is triangular, and that feature poses many constraints. The applicants have worked to ensure that the addition that is needed to expand the house would not negatively impact the existing front yards facing West Braddock Road and Ridge Road Drive.

If the applicants were to expand the house forward, the design elements of the Tudor style home would be lost. Additionally, expanding forward would likely have resulted in a variance request on the West Braddock Road side of the property. Additional rearward area for expansion is minimal, and that limited area would not provide space for the creation of functional rooms. Adding more floor area to the rear would result in an awkward floor plan for the dwelling. There is no reasonable alternative other than the proposed

addition for the provision of a reasonable master bedroom and breakfast nook providing rooms commonly found in a modern dwelling.

Based on the configuration of the lot, the applicant chose to modestly expand in the rear (which is by-right and not in the scope of this review) and to capture space over an existing non-complying extension to get the additional square footage they desire.

VIII. Staff Conclusion

Neighborhood Impact

The proposed addition would be located over an existing side extension that currently does not comply with the average prevailing front yard setback. The proposal would blend with the character of the existing Tudor style house and would be consistent with the existing rear design by providing a shed dormer similar to the existing one on the northwest side of the property. Staff believes that granting a special exception for the second story addition over an existing non-complying side wall in the required front yard would not adversely affect the character of the neighborhood or the existing building. Staff does recommend that the Board condition approval on a requirement that the shed dormer in this addition be sided in clapboard instead of Tudor trim to minimize its visibility and to allow it to have siding consistent with the proposed rear wall. The dwelling's original shed dormer also has clapboard siding, so the addition should have that traditional siding material. The gable area of the dwelling would continue to have Tudor trim similar to the dwelling's existing front gable over the main entrance.

Light and Air

The subject property currently has an adjacent two story shed dormer facing the west side yard. The proposed second story addition over the east side extension would pose no new effect on adjoining properties. The addition would not negatively impact the abutting house at 907 W. Braddock Road because the addition would be at the opposite end of the lot.

Lot Constraints

The lot is triangular in shape with the house sitting towards the rear (north side) of the lot. The existing house currently has a side extension that currently projects into the secondary front yard facing Ridge Road Drive. The position in which the existing structure sits and the required front yard setbacks create a very limited area in which the owner can build by right and not petition the Board of Zoning Appeals for some level of relief.

Alternatives

The applicants have worked with staff to preserve the character of the original house and create an addition that will not only compliment the structure but be in character with the

house itself. No other alternatives are known to be available that would not result in the applicants needing relief from the Board of Zoning Appeals.

Staff Conclusion

Staff concludes that, for the reasons above, the proposed second story over an existing non-complying dwelling extension facing Ridge Road Drive meets the criteria for a special exception and recommends approval of the request. Staff recommends that the approval contain a condition requiring that the shed dormer in the eastern addition be sided in clapboard instead of the currently proposed Tudor trim to minimize its visibility and to allow it to have siding consistent with the proposed rear wall.

IX. RECOMMENDED CONDITION

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following condition:

1. The shed dormer in the eastern addition shall be sided in clapboard instead of Tudor trim to minimize its visibility and to allow it to have siding consistent with the proposed rear wall of the dwelling. (P&Z)

Staff: Alex Dambach, AICP

Images



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:

RECOMMENDATIONS

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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)

FINDINGS:

- 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)

CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains 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 additional comments.

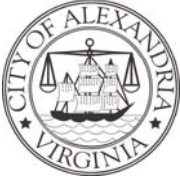
Recreation (Arborist):

No additional comments.

Historic Alexandria (Archaeology):

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

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APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

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

Section 3-306, A, C

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☐ Agent
 Name Larry J. and Keith Vensey
 Address 905 W Braddock Road
Alexandria, VA 22302
 Daytime Phone (202) 568-4810
 Email Address ljvensey@gmail.com
2. Property Location 905 W Braddock Road
3. Assessment Map # _____ Block _____ Lot _____ Zone _____
4. Legal Property Owner Name Larry J Vensey
 Address 905 W Braddock Road
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. Larry J Vensey	905 W Braddock	50%
2. Keith A Vensey	905 W Braddock	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 905 W Braddock Road (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. Larry J Vensey	905 W Braddock	50%
2. Keith A Vensey	905 W Braddock	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. None	None	None
2. None	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.

4-24-16 Larry J Vensey *Larry J Vensey*
 Date Printed Name Signature

5. Describe request briefly:

We seek a special exception for an
addition above existing space on our home
Please see the attachment for more details.

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:

Larry J Vensey
 Print Name

202.568.4810
 Telephone

Larry J Vensey
 Signature

4-24-16
 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.

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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.

See Attachment



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 905 W Braddock Road Zone R-8

A2. 10,041 x .35 = 3514.35
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	854.4	Basement**	854.4
First Floor	1102.26	Stairways**	94
Second Floor	787	Mechanical**	144
Third Floor	247.86	Porch/ Garage**	N/A
Porches/ Other	N/A	Attic less than 5'**	70
Total Gross *	2991.52	Total Exclusions	1162.4

B1. Existing Gross Floor Area *
2991.52 Sq. Ft.

B2. Allowable Floor Exclusions**
1162.4 Sq. Ft.

B3. Existing Floor Area minus Exclusions 1829.12 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	199.32	Basement**	199.32
First Floor	199.32	Stairways**	
Second Floor	440.62	Mechanical**	
Third Floor	18.17	Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
Total Gross *	857.49	Total Exclusions	199.32

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

C2. Allowable Floor Exclusions**
199.32 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 658.17 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2487.29 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3514.35 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 on 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.

F. 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: Date: 5-31-16

Venese Attachment: Special Exception for Additions

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

Section 3-306 Bulk and open space regulations,

(A) Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of eight feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.

(C) Height. The maximum permitted height of a structure is 35 feet except for a church or school use in which case the maximum permitted height is 40 feet.

(Ord. No. 3912, § 2, 1-25-97; Ord. No. 4573, § 1, 12-13-08)

Describe request briefly:

We seek a special exception to add an addition above existing space at our 905 W Braddock Road property. Given that we propose building an addition over an existing part of our home and that the lot comprises two front yards (our lot is a corner, triangular shaped lot) we need special exception. This triangular lot is formed by the merging of West Braddock Road and Ridge Road.

Part B

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

Currently, there is no true master suite in our property. The existing structure we wish to renovate is a squatty room with very minimal head clearance. As it is currently designed, the space allows for little to no practical function of any sort. By renovating this portion of our home along with interior upgrades, we are able to build a master bedroom with a sizable closet that meets our living and storage needs.

By renovating above an existing structure to add a master bedroom, it allows us to keep the home design consistent with the neighborhood. Additionally, given that the proposed addition will be situated on the second level there will be no infringement on setbacks or property lines.

From an economical standpoint, it is more cost effective for us to renovate an existing structure of our home for the purpose of adding a master bedroom. Moreover, the proposed addition will increase our home's square footage, update the home and positively impact the neighborhood's average home value.

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

Vensey Attachment: Special Exception for Additions

If granted, the special exception will not harm any of our neighbors. The proposed addition above existing space will not intrude on any of our neighbors lot. It allows for improvement of our home, an increase in its value and thus an upward pull of our neighborhood's average home value.

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

The proposed addition will not affect the light and air to any adjacent property, given that it will be situated above an existing part of the home and will be built within the City of Alexandria's roof height requirement.

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

Given that the proposed addition will be situated above our garage, it will fit the architectural theme of the majority of adjacent properties given that they too have spaces built above their garages. Moreover, the newly constructed roof will be elevated to a mid-point height of 24'1", which falls within the City of Alexandria's requirements.

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

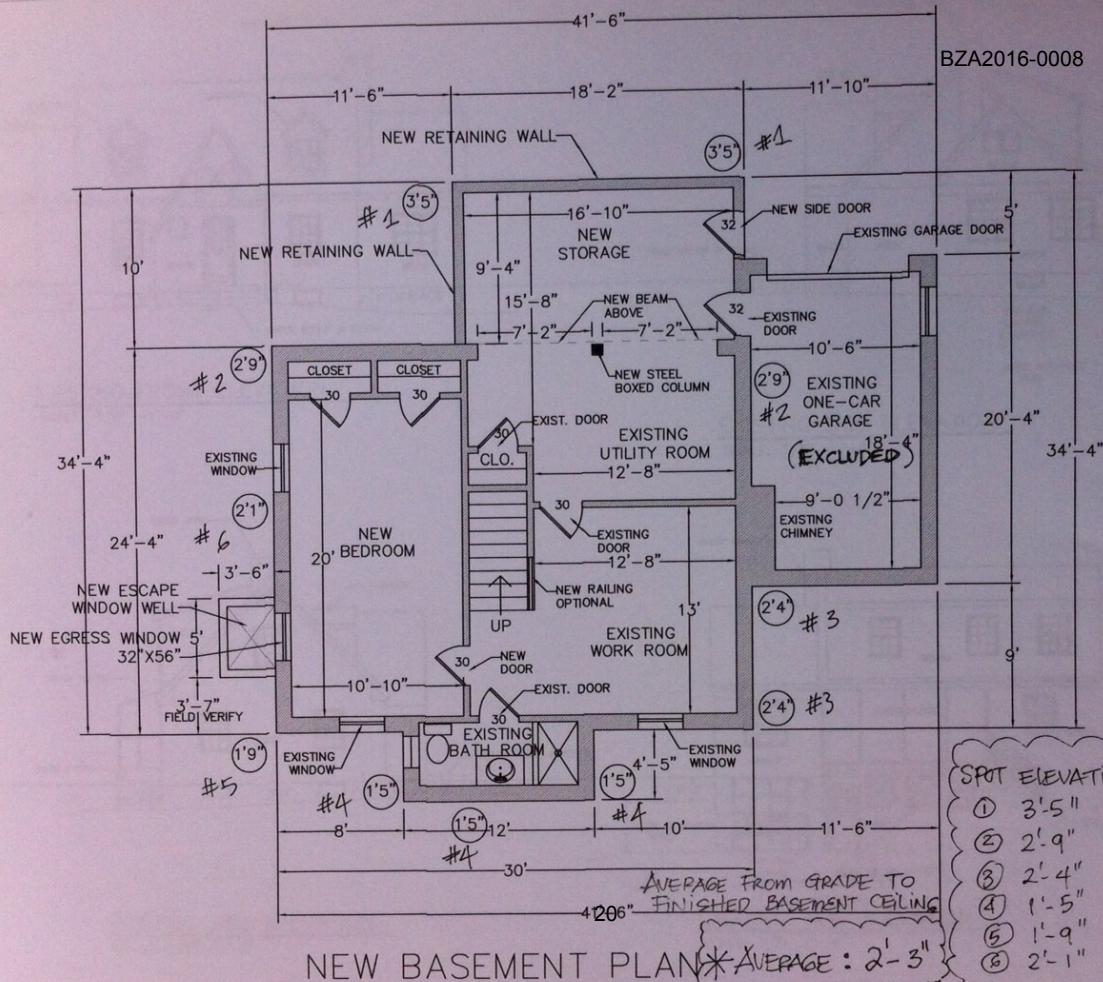
All adjacent homes with garages have living spaces above them.

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

Our home is built on a triangular lot. The setback restrictions that do not allow for us to build off the sides of our home. We selected this design (i.e. proposing an addition above an existing part of the home) which was consistent with recommendations from five different contractors as well as two architects. We began this process in November 2015 and have invested time and money to design the house consistent within the architectural character of the neighborhood.

7. Has the applicant shown the plans to the most affect 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 not shown our plans to our immediately adjacent neighbor yet, we plan to do during the May 10 – May 30th 2016 notice period. We have explained our proposed addition to our neighbors at 907 W Braddock, 2409 Ridge Road, and 2405 Ridge Road. They voiced no concerns or exceptions to our proposed additions.



May 10, 2016

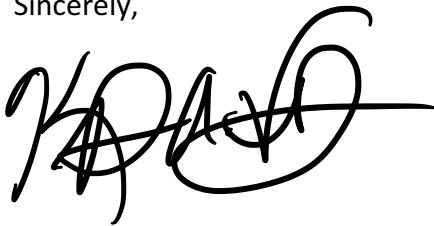
Charlene Fields

2401 Ridge Road Drive
Alexandria, VA 22302

We are Larry and Keith Vensey, the new owners of the property located at 905 W Braddock Road, Alexandria, VA 22302. A public hearing regarding our request for Special Exception for Additions is scheduled for June 9, 2016 at 7:30 p.m. at City Hall. The address of City Hall is 301 King Street, Council Chambers, Second Floor, Alexandria, VA 22314.

As the owners of the property, we are seeking a special exception to add an addition above our garage which is an existing space on our property. Given that we propose building an addition over an existing part of our home and that our lot comprise two front yards, (we have a corner, triangular lot) we need special exception. Our triangular lot is formed by the merging of West Braddock Road and Ridge Road Drive. Our Tax Assessment Map Number is 033.03-01-22.

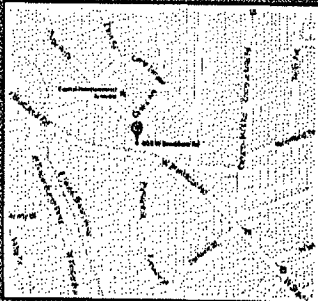
Sincerely,

A handwritten signature in black ink, appearing to be 'K. A. Vensey', with a large, stylized flourish at the end.

Keith A. Vensey
Larry J. Vensey

EXACTA
VIRGINIA SURVEYORS

LB # 0407005699
www.exactaVA.com - P 703.258.0630 - F 703.258.0361
5484 RODRIGUEZ LANE, HAYMARKET, VA 20189



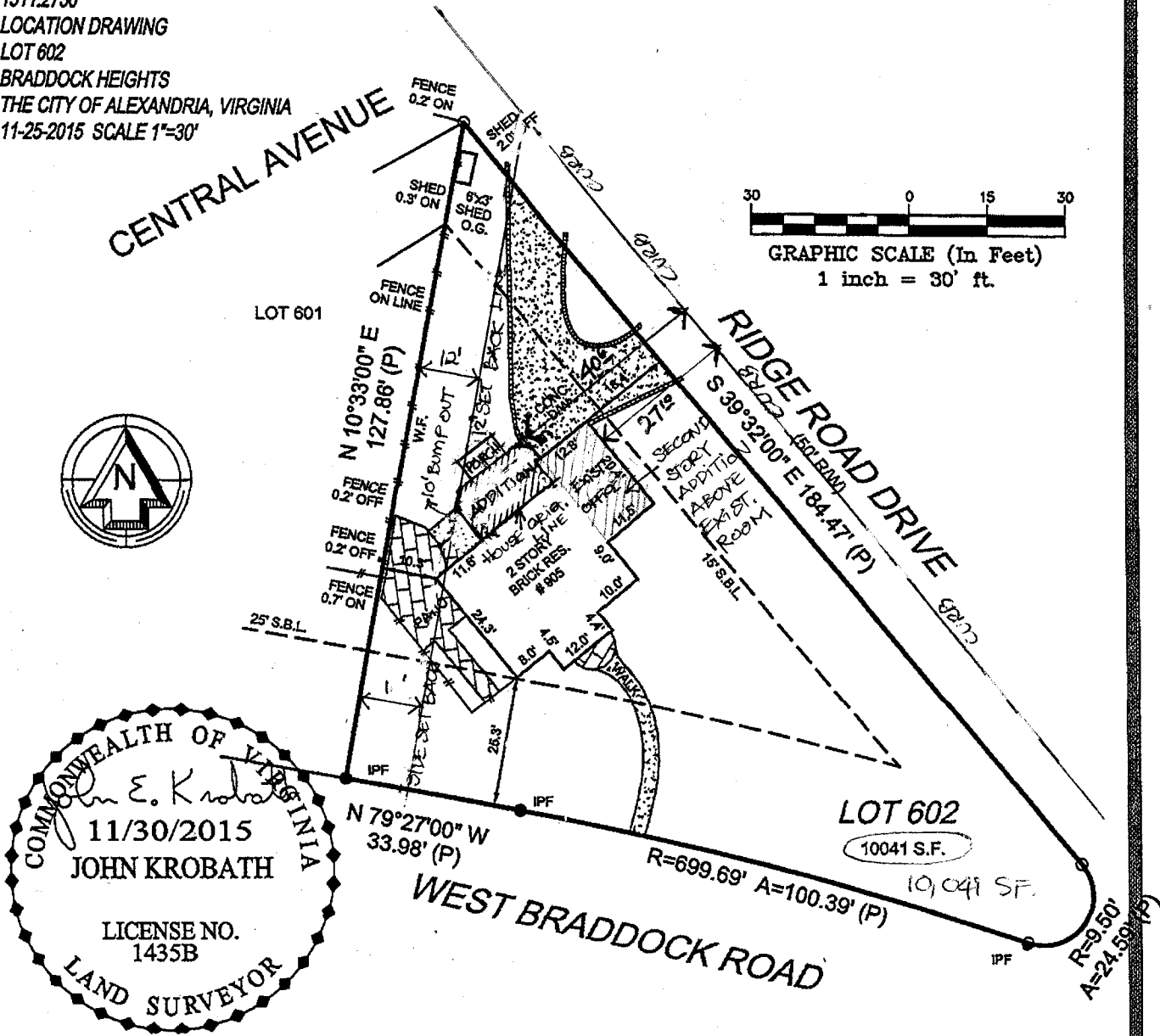
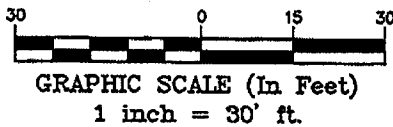
PROPERTY ADDRESS: 905 W. BRADDOCK ROAD ALEXANDRIA, VIRGINIA 22302

SURVEY NUMBER: 1511.2730

FIELD WORK DATE: 11/25/2015

REVISION HISTORY: (REV.0 11/30/2015)

1511.2730
LOCATION DRAWING
LOT 602
BRADDOCK HEIGHTS
THE CITY OF ALEXANDRIA, VIRGINIA
11-25-2015 SCALE 1"=30'



POINTS OF INTEREST:
NONE VISIBLE

POWERED BY:

surveystars

www.surveystars.com

CLIENT NUMBER: 15-1255

DATE: 11/30/2015

BUYER: LARRY J. VENSEY and KEITH A. VENSEY

ORDERED BY:

7617 Little River Turnpike, Suite 120 | Annandale, VA 22003

SELLER: PETER DOERR AND MARY A. DOERR

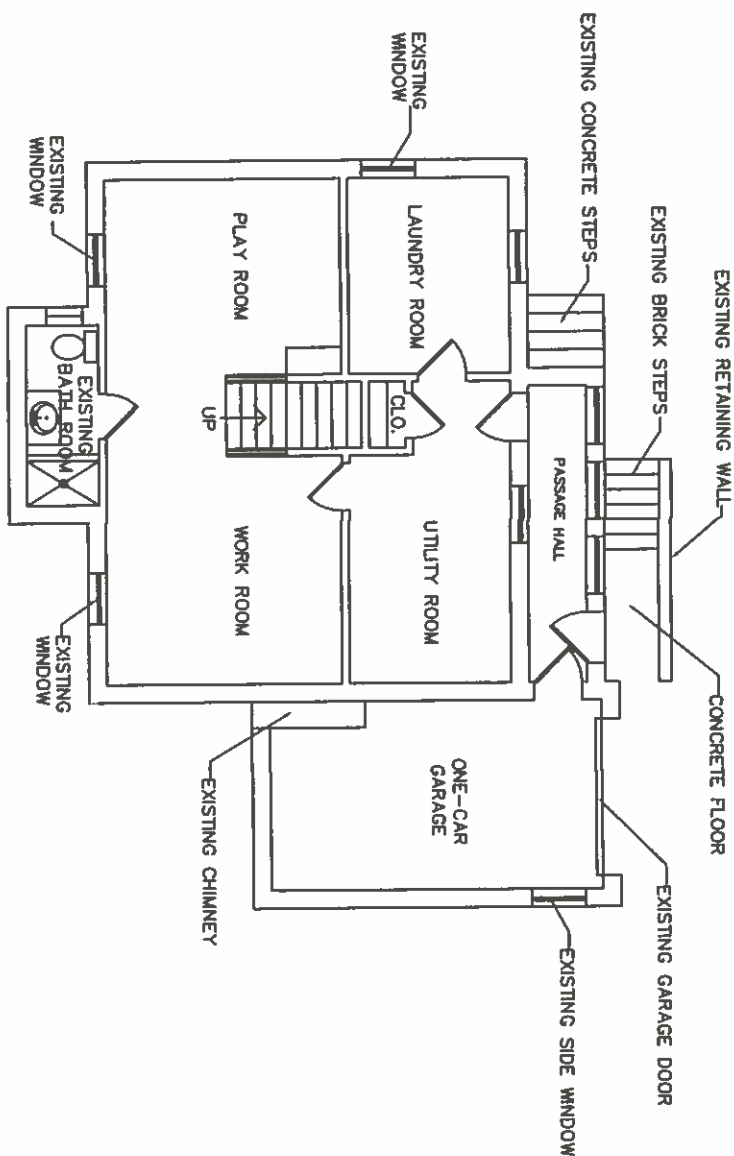
CERTIFIED TO: LARRY J. VENSEY AND KEITH A. VENSEY ; CENTRAL TITLE AND ESCROW, INC

CTE CENTRAL TITLE
& ESCROW, INC.

THE MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE SUPERVISION AND DIRECTION OF A VIRGINIA LICENSED SURVEYOR AND SAID SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE VIRGINIA BOARD OF PROFESSIONAL LAND SURVEYORS.

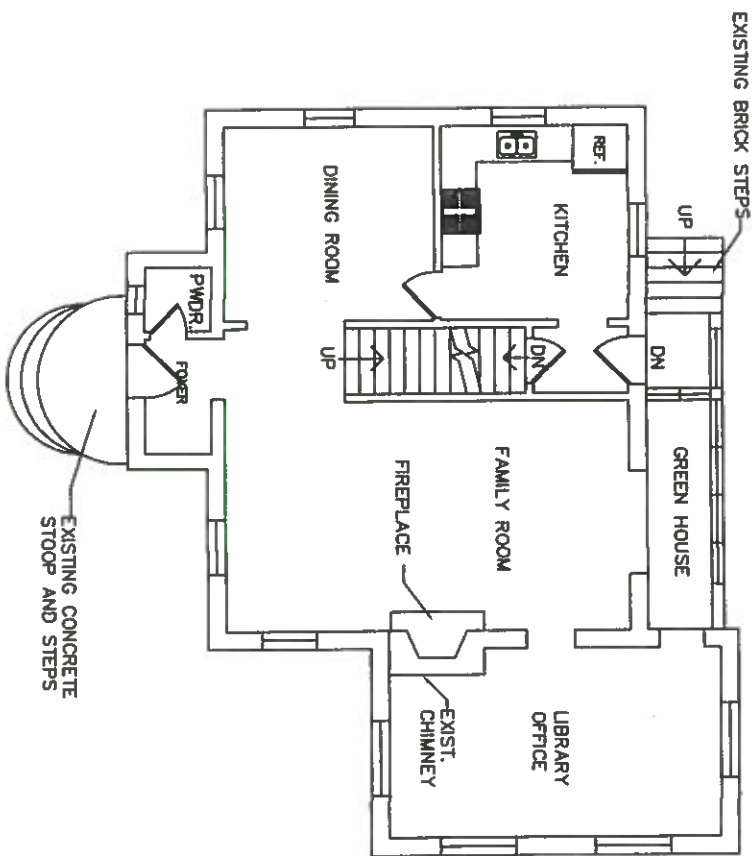
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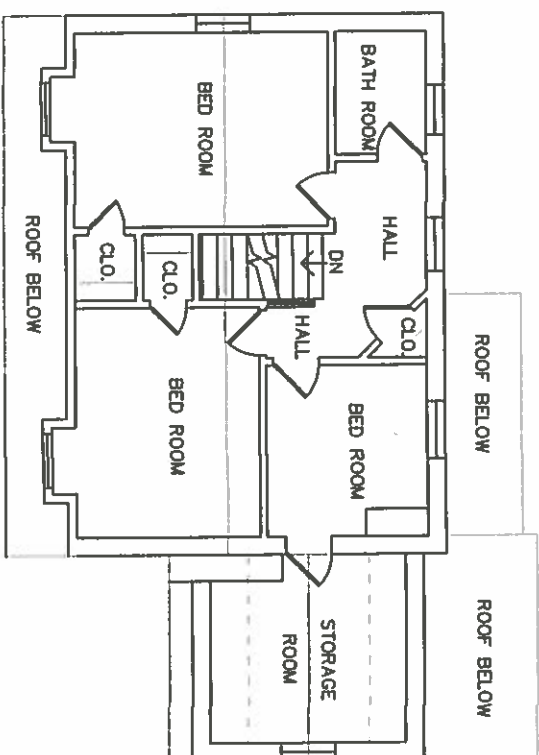
EXISTING BASEMENT PLAN

SCALE: 3/32" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



EXISTING SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

REVISED

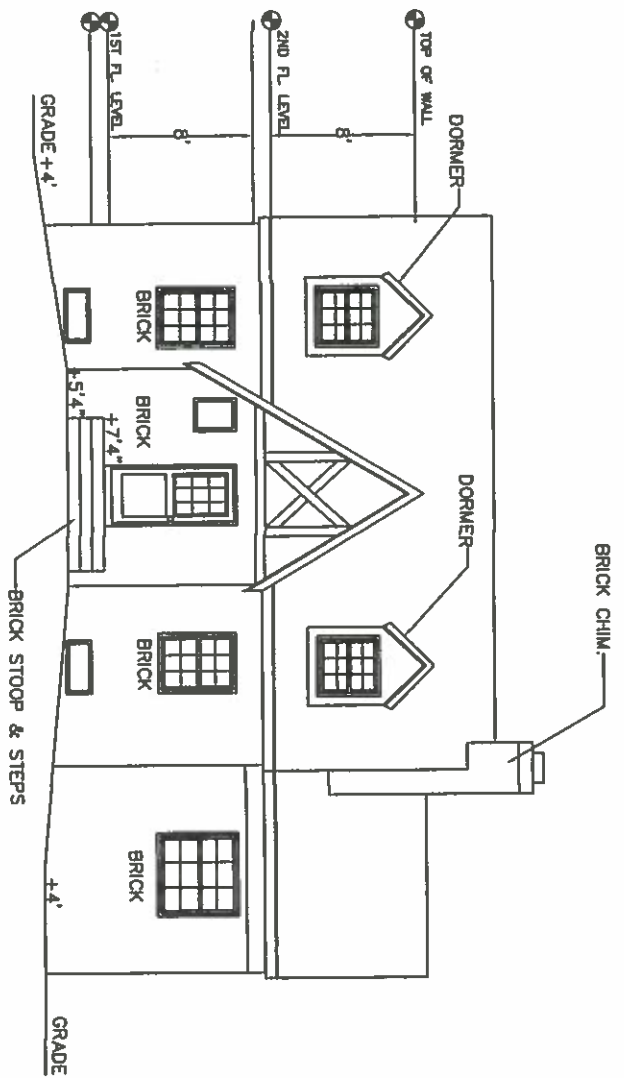
Date: 04/25/16
Scale: as noted
Drawn by: MT
Job: LARRY
Sheet: 1

PLANS DRAWN BY :
MINH DINH TRAN
DESIGNER
25498 NEWCASTLE DRIVE
SOUTH RIDING , VA 20152

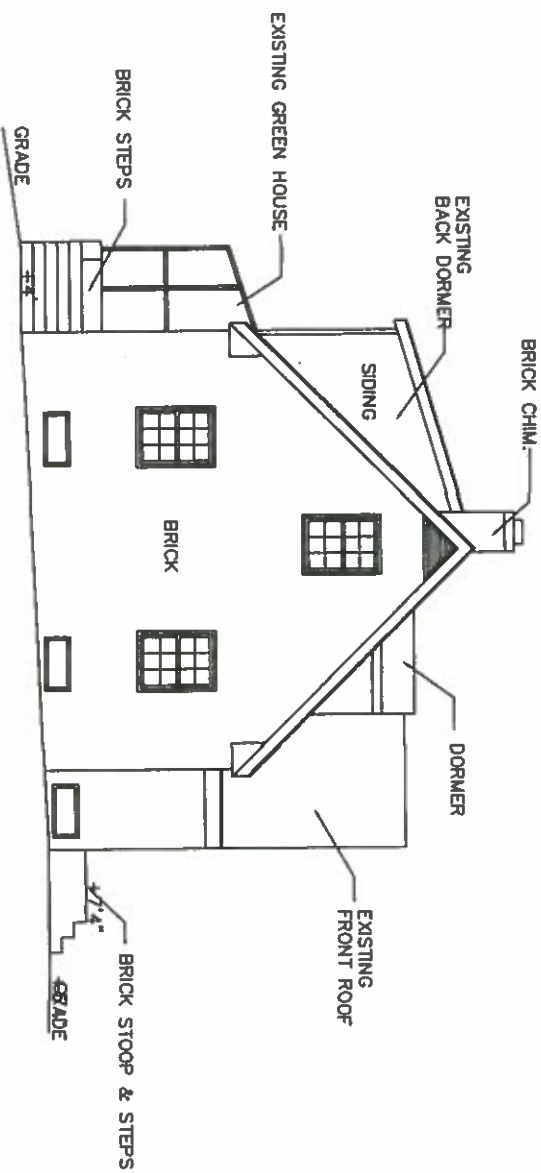
PROJECT/CLIENT:
VENSEY RESIDENCE
905 W. BRADDOCK ROAD
ALEXANDRIA, VA 22302

Revisions:	Notes
Date	

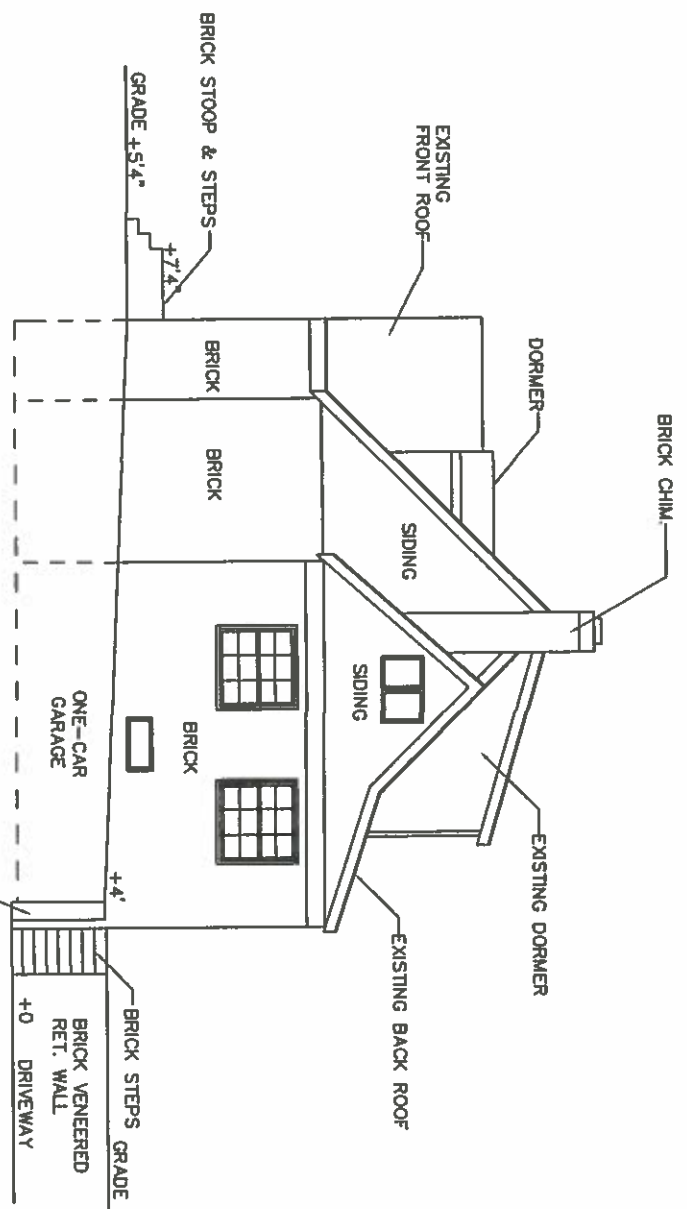
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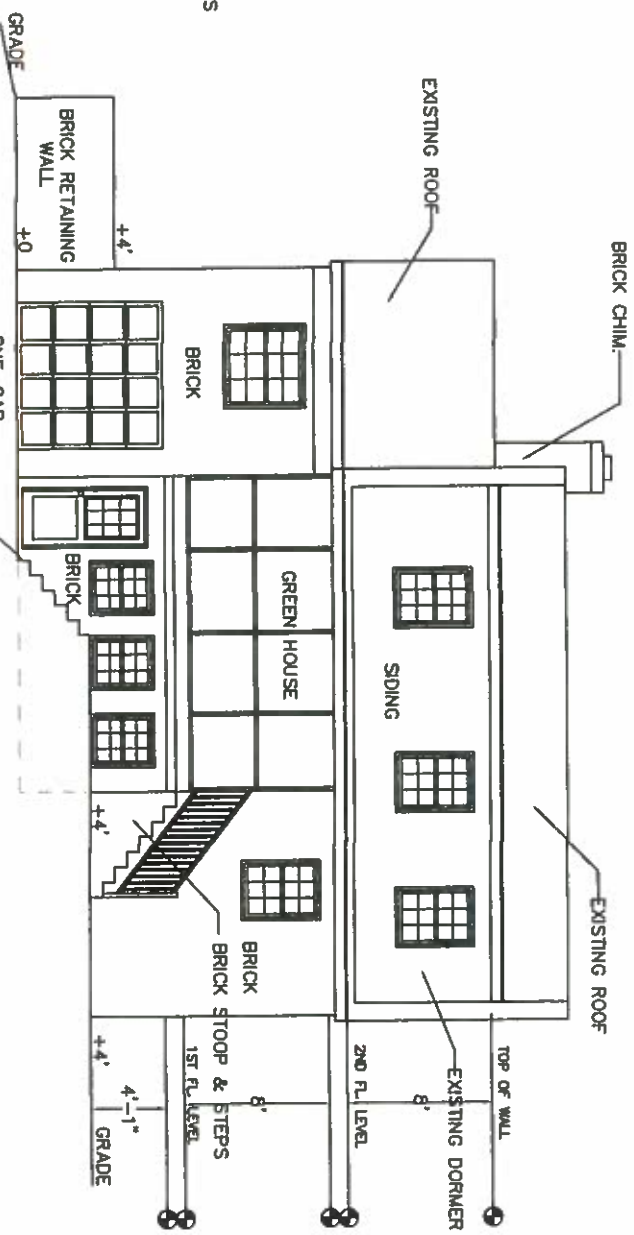
EXISTING FRONT ELEVATION
SCALE: 3/32" = 1'-0"



EXISTING SIDE ELEVATION
SCALE: 3/32" = 1'-0"



EXISTING BACK ELEVATION
SCALE: 3/32" = 1'-0"



EXISTING SIDE ELEVATION
SCALE: 3/32" = 1'-0"

REVISED

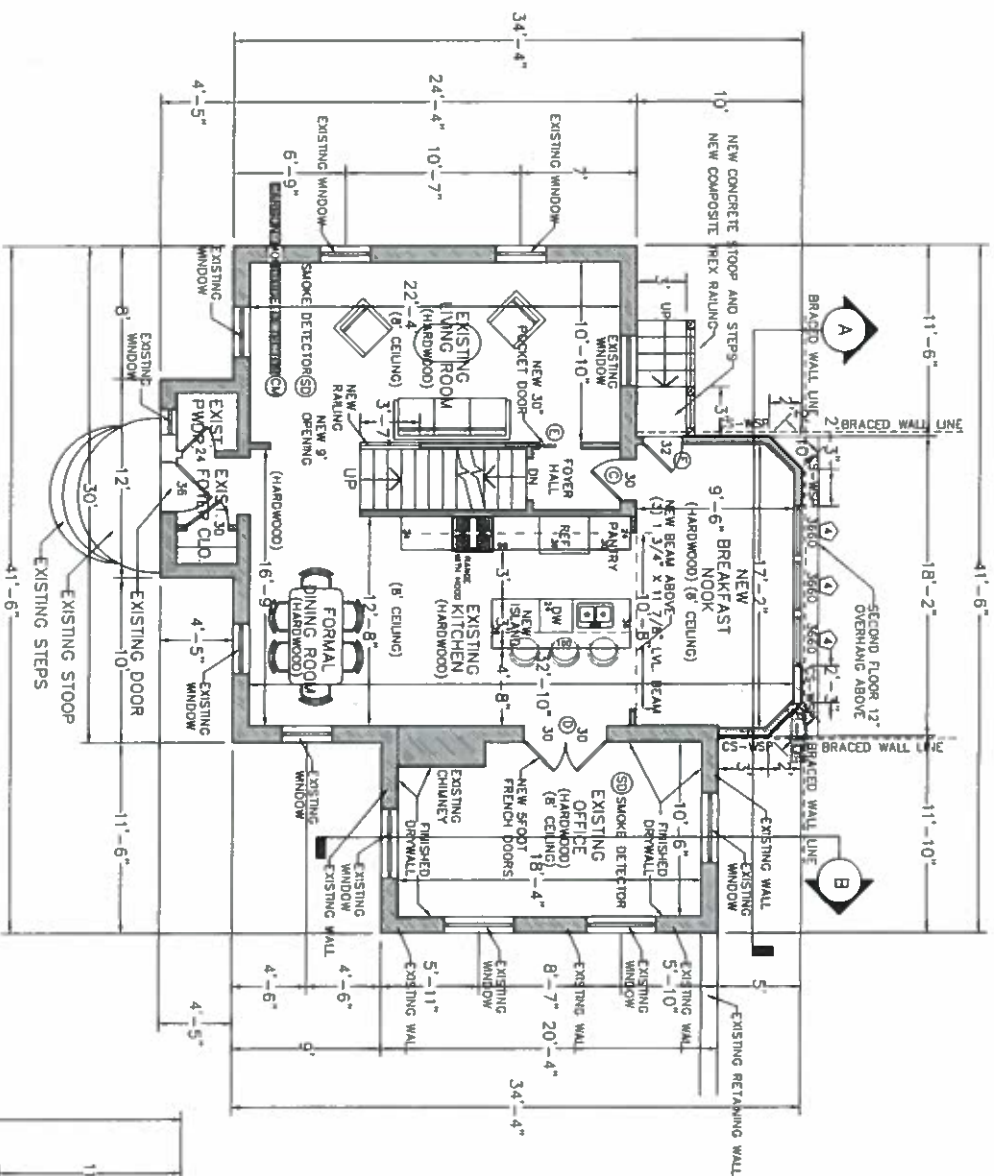
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Drawn by: MT
Job: LARRY
Sheet: 2

PLANS DRAWN BY :
MINH DINH TRAN
DESIGNER
25498 NEWCASTLE DRIVE
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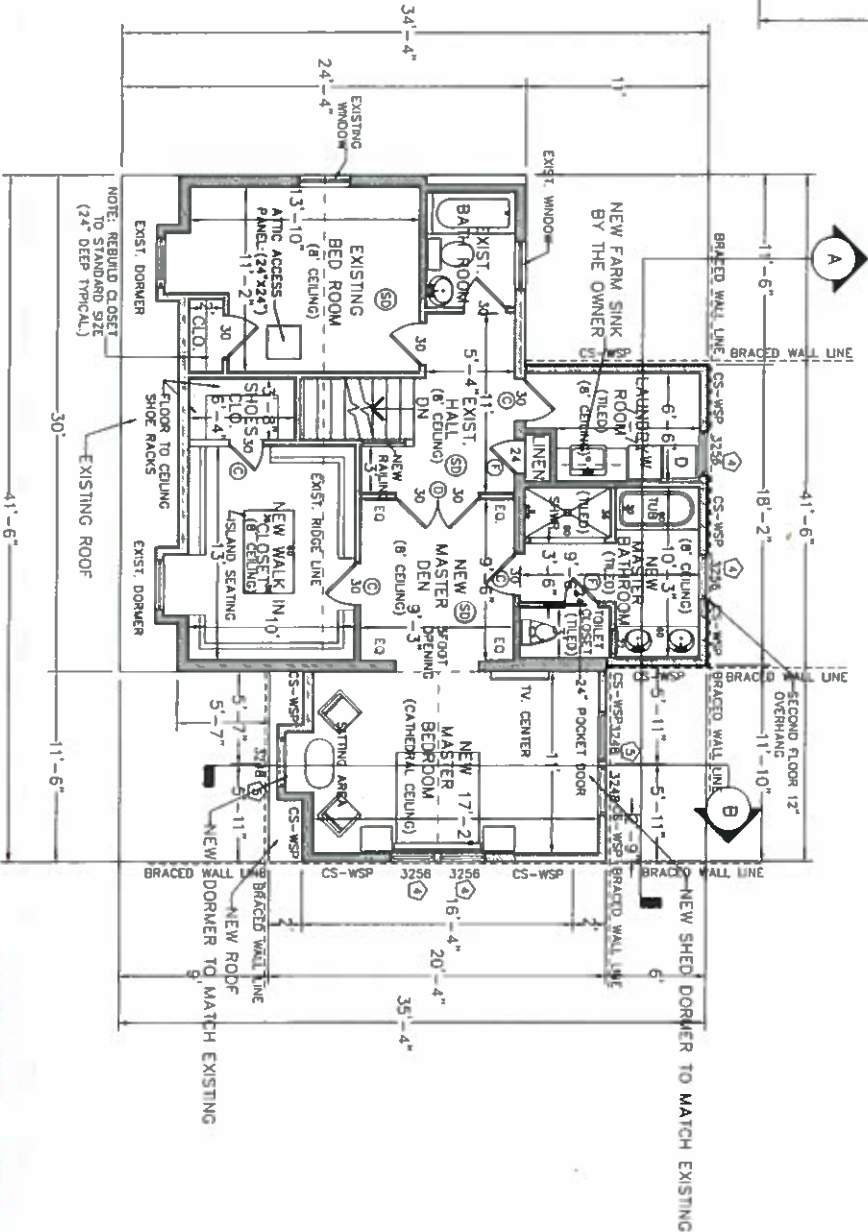
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Date	

Sheet:
2



NEW FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



NEW SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISED

Date: 05/22/16
Scale: as noted
Drawn by: MT
Job: VENSEY
Sheet: 1

PLANS DRAWN BY :
MINH DINH TRAN
DESIGNER
25498 NEWCASTLE DRIVE
SOUTH RIDING , VA 20152

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1

