

Docket Item # 5  
BZA Case #2016-0019

Board of Zoning Appeals  
January 12, 2017

**ADDRESS:** 9 COCKRELL AVENUE  
**ZONE:** R8, SINGLE-FAMILY ZONE  
**APPLICANT:** COCKRELL PROPERTIES, LLC

**ISSUE:** Variance to construct a two story dwelling partially within the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-2503(A)	Residential Front Setback	*61.02 feet	34.8 feet	26.2 feet

\* Based on the average setback of the block face on the west side of Cockrell Avenue as measured from the property line.

The staff **recommends approval** of the requested variance because the ordinance unreasonably restricts the utilization of the property and granting the variance would alleviate a hardship. Approval of a variance would allow for the construction of a single-family dwelling unit on the property.

If the Board decides to grant the requested variance the development 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) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, building height, average finish grade compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The variance 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 #2016-0019**  
**9 Cockrell Ave.**



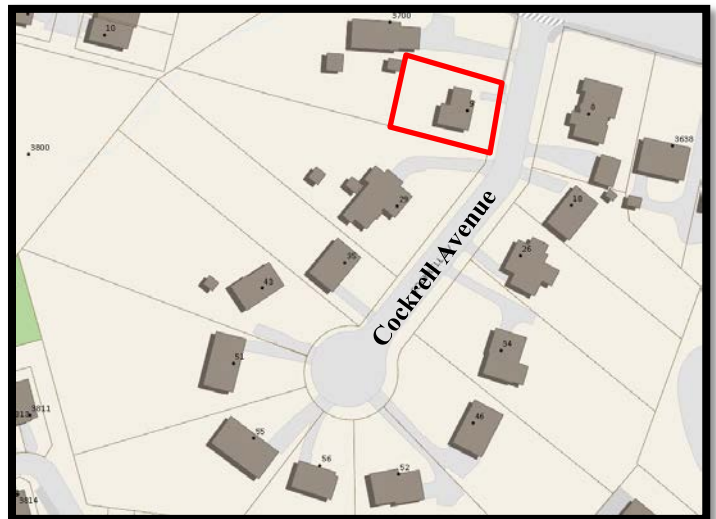
**I. Issue**

The applicant proposes to demolish the existing one and one half story single-family house and build a new two-story single-family house that would project into the required front yard at 9 Cockrell Avenue.

**II. Background**

The subject property is an interior lot of record with approximately 75 feet of frontage facing Cockrell Avenue. The side lot lines are 107.08 and 107.09 feet long, respectively. The average depth of a lot on this block is 250 feet. The property contains 8,002 square feet of lot area.

The property is currently developed with a one and one half story single-family dwelling located 24.8 feet from the front property line facing Cockrell Avenue, 14.1 feet from the north property line and 17.2 feet from the south property line. The distance from the rear property line is approximately 50 feet. According to information from Real Estate Assessment, the dwelling was constructed in 1941.



<b>R-8 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	8,000 Sq. Ft.	8,002 Sq. Ft	8,002 Sq. Ft.
<b>Lot Frontage</b>	40 Ft.	74.99 Ft.	74.99 Ft.
<b>Front Yard Setback</b>	61.02 Ft	24.8 Ft.	34.8 Ft.
<b>Side Yard (north) Setback</b>	8.00 Ft.	14.1 Ft.	17.3 Ft.
<b>Side Yard (south) Setback</b>	8.00 Ft.	17.2 Ft.	12.6 Ft.
<b>Lot Width</b>	65 Ft.	74.99 Ft.	74.99 Ft.
<b>Net FAR</b>	Max: 2,800.7 Sq. Ft. (.35)		

### **III. Description**

The applicant proposes to demolish the existing dwelling, which partially collapsed during an attempted renovation, and build a new two-story single-family dwelling with a covered front portico and detached rear garage. The proposed dwelling is approximately 2,795 square feet in size and has a height of 24.11 feet. The architectural style of the dwelling is Classical Revival with federalist elements. The required front yard setback is 61.02 feet from the property line and the proposed new house would be located 34.8 feet from the front property line (this would be a setback 10 feet greater than that of the existing dwelling unit). Section 7-2503 requires residential front yard setbacks to be measured from the average setback of the buildings built on one side of a street. Therefore, the applicant is requesting a front yard setback variance of 26.2 feet. Upon completion of the work, the proposed dwelling would continue to comply with the floor area requirements (refer to floor area calculations).

The proposed open front portico measuring 6.00 feet by 9.00 feet is a permitted obstruction in a required yard. No variance is required for the portico.

The property has a topographical change toward the rear of the lot. As illustrated, the applicant has submitted plans showing a basement that is partially above ground that may be above the average finished grade. The basement shall not be more than 4 feet above average finish grade in order for it to be deducted from the floor area ratio for the property per Zoning Ordinance Sections 2-120 and 2-145.



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

**IV. Master Plan/Zoning**

The subject property is zoned R8, Single Family zone and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Seminary Hill/Strawberry Hill Small Area Plan.

**V. Requested Variance**

7-2503(A) Average setback for front yards in line with existing development

The applicant requests a variance of 26.2 from the front setback requirements to construct a two story dwelling partially within the required front yard. This project does not qualify for a Special Exception, because the request for an adjustment to the average front yard setback exceeds the maximum allowable increase of 5 feet, as specified in Section 11-1302(D)(1)(a).

**VI. Noncomplying Structure**

The existing single-family dwelling unit is a legal noncomplying structure but with complying lot area for an R-8 zoned property. The existing structure is noncomplying with the following:

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard	61.02 Ft.	24.8 Ft.*	36.22 Ft.

This existing structure is proposed to be demolished and replaced with a new two-story dwelling.

**VII. Applicant's Justification for Variance**

The applicant states the Zoning Ordinance prevents reasonable use of their property due to the unique size of the lot relative to other lots on Cockrell Avenue, in conjunction with the front setback requirements.

**VIII. Analysis of the Variance Standards**

For the Board of Zoning Appeals to grant a variance the following must be met (1) the definition of a variance, set out in Code of Virginia § 15.2-2201 and (2) the criteria for a variance, set out in Code of Virginia § 15.2-2309(2). The applicant seeking the variance must prove by a preponderance of the evidence that his or her application meets these requirements.

The language below contains staff's interpretation of the Code of Virginia requirements, the pertinent provisions of Sections 15.2-2201 and 15.2-2309(2) are set out in Attachment 1.

**A. Analysis of the Definition of a Variance (Code of Virginia § 15.2-2201)**

The applicant must establish that the variance he or she is seeking:

**1. Is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure**

The Zoning Ordinance requires that the front setback be determined by measuring the average front setbacks of other buildings on the one side of the street. This lot is significantly shallower (107 feet) than many other lots on the street (average 250 feet). Thus, if a building were constructed on this lot in compliance with the front and rear setbacks, a building of with 25 feet of depth could be constructed. This depth would be out of character with the other homes on the street. Additionally, minimal changes are proposed for the front setback, as compared with the existing dwelling on this lot. The proposed project reflects a reasonable request.

**2. The strict application of the zoning ordinance would unreasonably restrict the utilization of the property**

Strict application of the zoning regulations will unreasonably restrict the use of the property given the property's shallow configuration. Strict application of the front yard setback and the rear yard setback requirements would result in a narrow building area. If the proposed dwelling unit were required to comply with the setback requirements, the building area would be restricted to an area that is only 25 feet deep.

**3. The need for a variance is not shared generally by other properties**

The property in question is located on a lot of 8,002 square feet with depth of 107 feet, which is shallow in comparison to other properties within the neighborhood and especially along this block on Cockrell Avenue. The average lot size for properties within the neighborhood is approximately 29,000 square feet, with an average depth of 250 feet. Because of the unique nature of this lot, the need for a variance from the prevailing front yard setback requirement is unique to the property in question.

**4. The variance is not contrary to the purpose of the ordinance**

The Zoning Ordinance has as one of its purposes that it shall promote, in the public interest, the utilization of land for the purposes for which it is best adapted in harmony with the established character of the city. The site is an unusual lot because

it is shallower than surrounding lots. The proposed location for the dwelling unit with the requested front yard variance would allow for the development of a single family dwelling unit that is in keeping with the neighborhood's character.

**5. The variance does not include a change in use, which change shall be accomplished by a rezoning**

The variance will not include a change in use.

**B. Analysis of the Criteria for a Variance (Code of Virginia § 15.2-2309)**

**1. The evidence must show that either the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or granting of the variance would alleviate a hardship due to the physical condition relating to the property improvements thereon at the time of the effective date of the ordinance**

The subject lot, while complying with zoning requirements for size, is a unique and unusual lot with a smaller lot size and a considerably shallower depth than the lots on the same block that are used for calculating the front yard setback. Due to the lot's shallowness relative to the size of other lots on Cockrell Avenue, a house of only 25 feet in depth could be constructed without a variance. Given the foregoing, the strict application of the ordinance would unreasonably restrict the utilization of the property and granting the variance would alleviate a hardship.

**2. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance**

The subject lot was created as part of a city approved subdivision in 1981. This subdivision included the existing dwelling unit on the property that was built in 1942 (prior to the implementation of the Zoning Ordinance in 1951). Portions of the existing house are currently projecting into the prevailing front setback. The current house was undergoing renovation when it partially collapsed. The creation of this lot also preceded the implementation of current zoning ordinance setback requirements for infill redevelopment of residential lots that were adopted in 2008. These regulations require the front yard setback of this dwelling unit to match the average prevailing setback along the north side of Cockrell Avenue.

**3. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area**

If approved, the proposed dwelling unit, although larger than the existing house, would not have any more of an adverse impact on the immediately adjacent neighbors and nearby homes on Cockrell Avenue than does the existing dwelling unit. The

existing dwelling unit is non-complying with current front yard setback requirements at 24.8 feet from the property line. The proposed house is to be sited 10 feet further back from Cockrell Avenue than the existing dwelling unit. The proposed house would fit better with the character of the neighborhood and is thus not likely to alter the character or value of nor harm the neighborhood or have an adverse effect on the block face.

- 4. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation that could be adopted as an amendment to the zoning ordinance**

The combination of the shallowness of the lot due to the 1981 subdivision and the adoption of the infill regulations in 2008 that require a deep front setback for the new dwelling unit creates a unique situation which does not often arise and thus would not make the adoption of an amendment to the zoning ordinance reasonably practicable.

- 5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property**

The subject property and the surrounding properties are zoned R-8, residential and the proposed house is consistent with the use and zoning classification.

- 6. The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application**

No other remedy except a variance is available.

## **IX. Staff Conclusion**

### Neighborhood Impact

The surrounding neighborhood is comprised of single-family dwelling units that are similar in size to the proposed dwelling unit. The proposed dwelling unit will also be sited further from the front property line than the existing dwelling unit, which will be more in character with the existing dwelling units on Cockrell Avenue.

### Light and Air

The property is a smaller, shallower lot relative to other properties on Cockrell Avenue. Because floor area ratio requirements restrict the bulk in order to maximize open space on the lot, the increased size of the proposed structure should not have a detrimental impact on the air or light received by surrounding properties.



Lot Constraints

The property in question (lot 17A) was approved as part of a subdivision of the former lot 17 in 1981. The property was subdivided by a previous owner, and was approved subject to lot and bulk requirements in effect at the time of the approval of the subdivision. While the lot that was created is substantially shallower than surrounding lots, the property was subdivided to meet zoning ordinance width and square footage requirements for the R-8 zone at the time. Previous development standards for the R-8 zone required a front setback of 30 feet. The proposed house, with a setback of 34.8 feet, would be in compliance with this previous development standard. The combination of the depth of the lot and the adoption of the infill regulations pertaining to front setbacks in 2008 constrained development on the lot by reducing the buildable area to a depth of 25 feet.

Staff Conclusion

Staff **recommends approval** of the requested variance. The property in question was subdivided in 1981, creating a lot that meets the minimum square footage requirements of the R-8 zone. However, the majority of lots on Cockrell Avenue are substantially larger, with an average depth of 250 feet and an average square footage of approximately 29,000 square feet. In combination with the front setback regulations and rear setback regulations (1 foot for every 1 foot in height), the building area for a single family house of any substantial size is limited. Thus, the strict application of the ordinance would unreasonably restrict the utilization of the property and granting the variance would alleviate a hardship.

### **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:

##### **COMMENTS**

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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**

- F1. GRD2017-00017 has been submitted for demolition of the existing dwelling, and is currently under review. (T&ES)

##### **CODE REQUIREMENTS**

- C-1 A GRADING PLAN showing all improvements and alterations to the site shall be required prior to any land disturbing activities and must be approved prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 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-3 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-4 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria. (T&ES)
- C-5

- 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)
- C-7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)
- C-8 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-9 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 storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-10 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C10. Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C11. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)

Code Administration:

No code comment for Variance request. A Building permit, plan review and inspections will be required to construct a new if the Variance is approved.

Recreation (Arborist):

Historic Alexandria (Archaeology):

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

**Images**



**ATTACHMENT 1**

Code of Virginia § 15.2-2201

...

“Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

...

Code of Virginia § 15.2-2309(2)

...

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

...



**APPLICATION  
BOARD OF ZONING APPEALS**

**VARIANCE**

**Section of zoning ordinance from which request for variance is made:**  
Sec. 7-2503 Residential front setback (etc.)

**PART A**

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Cockrell Properties LLC

Address 1604 Mason Hill Drive, Alexandria VA 22307

Daytime Phone 703-768-7708

Email Address jthompson195@cox.net

2. Property Location 9 Cockrell Ave., Alexandria VA 22304

3. Assessment Map # 060-02 Block 05 Lot 05 Zone R8

4. Legal Property Owner Name Cockrell Properties LLC

Address 1604 Mason Hill Drive, Alexandria VA 22307



## 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
<sup>1</sup> Maria J. Thompson	1604 Mason Hill Dr., Alexandria VA 22307	100%
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 9 Cockrell Ave., Alexandria VA 22304 (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
<sup>1</sup> Maria J. Thompson	1604 Mason Hill Dr., Alexandria VA 22307	100%
2.		
3.		

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

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.)
<sup>1</sup> Maria J. Thompson	None	None
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.

**5. Describe request briefly:**

I am seeking a variance to permit the building of a new house with a front setback of no less than 45.3 ft. from the curb face. The lot is of sufficient size (8002SF) to permit a new home with a countable floor area of 2800SF. However, the lot is only 107.09 ft. deep and application of the ordinance would, as determined by the Dept. of Planning and Zoning, require a front setback of 61.02 ft. from the property line (71.52 ft. from the curb face). That and the requirement for a rear-yard setback of 25 ft. (assuming a house of that height) would make it impossible to build a reasonably sized home there absent the variance.

**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.

**PART B**

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please attach additional pages where necessary.)

**1. Please answer A or B:**

**A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.**

As briefly described above, enforcement of the zoning ordinance would preclude my building a new home on the lot that measured more than 20.85 ft. from front to back. A house of such a shallow depth, in addition to being uneconomical, would measure no larger in that dimension than a double-wide trailer (!) and clearly would be out of character with the rest of the neighborhood.

**B. Explain how the variance, if granted, would alleviate a hardship, as defined above.**

The variance would permit me to build the house I had designed after the former Zoning Manager, who retired earlier this year, assured me he had discretion to permit a front setback equal to the average of the setbacks of 5 nearby houses on the street, namely nos. 8, 18, 26, 29 and 35 Cockrell Ave. A surveyor computed that average to be 45.3 ft. from the curb face. Based on the Zoning Manager's assurance, I had NDI Homes modify considerably one of its designs to conform in all other respects to the ordinance. While the site plan was being developed, current Planning and Zoning officials advised me a setback variance would be necessary but that they would support it.

**2. Is this unreasonable restriction or hardship unique to the property?**

**A. Explain if the restriction or hardship is shared by other properties in the neighborhood.**

All but one of the other 13 lots fronting on Cockrell Avenue are much deeper than mine, the exception being one approximately twice as wide as mine. The reason mine is so much shallower than 12 of the others is due to a City-approved subdivision of former Lot 17 in 1981 that created my current lot and Lot 18A.

**B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?**

Although I am not familiar with all other lots in the same zone, I do not believe a significant number of others are as constrained as mine in terms of lot depth.

**3. Was the unreasonable restriction or hardship caused by the applicant?**

**A. Did the condition exist when the property was purchased?**

When I purchased the property in 2012 it had already been subdivided to its current configuration. However, my plan was to undertake a comprehensive renovation of the existing house, which was in serious disrepair, when I could afford to do so. Unfortunately, on April 11, 2016 while the renovation was underway, much of the house collapsed when 2 foundation walls were removed and the basement slab supporting the shoring failed. It was that accident that necessitated the building of a new home.

**B. Did the applicant purchase the property without knowing of this restriction or hardship?**

I was of course aware of the lot size when I purchased the property, but whatever limitations the ordinance might place on constructing a new house were of no concern because my plan was to renovate the existing one. Only when the construction accident made building a new home necessary did I learn of the restriction.

**C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?**

After the April 2016 house collapse, a structural engineer hired by our insurer concluded: "Installation of shoring and bracing to stabilize the roof and intermediate floors for reuse is impractical. In order to make the building safe, it will be necessary to demolish the front wall, south wall, [all] floor framing, and the [entire] roof." A geotechnical engineer had earlier found considerable marine clay requiring remediation. With 2 foundation walls also gone, building a new home became the only practical option.

**REVISED**

**D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?**

No. As noted above, the need to build a new home on the property did not arise until April 2016 when, during its renovation by a licensed contractor working with the required City permits, the house I now must replace suffered a collapse that made its renovation no longer feasible.

**4. Will the variance, if granted, be harmful to others?**

**A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.**

It will not be. The variance would permit a new home to be built with a front setback of 45.3 ft. from the curb face, which is farther back than the house it would replace (35.2 ft. from curb). Moreover, the new home would be set back more than the nearby homes at nos. 8 and 26 Cockrell Ave. (39.7 and 38 ft., from curb, respectively). As noted above, 45.3 ft. is the surveyor-determined average of 5 nearby setbacks and so the new home would conform in both appearance and fact to others on the street.

**B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.**

On November 13, 2016, I carried the attached petition in favor of the variance to all of the 13 other houses fronting on Cockrell Ave. and obtained approvals from all who answered their doorbells. The next day I mailed the petition to the others. As of this filing, 14 persons living in 12 of the homes had signed the petition favoring the variance, and no one had expressed any reservation or objection to me.

**5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?**

No. Officials of the Dept. of Planning and Zoning have advised me that absent a variance, their application of the ordinance would require a new home built on the site to be set back 61.02 ft. from the property line and 71.52 ft. from the curb face. As they have acknowledged, that together with the rear setback requirements would effectively preclude construction of a new single-family dwelling on my lot.

**PART C**

**1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.**

As noted above, the extensive damage to the house I now must replace made its renovation impractical. An alternative would be to have it reconstructed under the provisions of Section 12-102 (B). However, that would essentially require the reproduction of the old (1940's) obsolete (cont'd)

house, which would be inordinately expensive to custom design and construct. Moreover, that could result in the reconstructed house being set back just 35.2 ft. from the curb face, whereas the new and more practical home I wish to build there would be no nearer than 45.3 ft. from the curb, much more in keeping with the siting of other homes on the street and the spirit of the ordinance.

**2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.**

Officials of the Planning and Zoning Department have advised me their department supports me in this variance request, which would allow me to build an attractive, reasonably sized new home that would enhance the appearance of the neighborhood and, of course, add to the City's tax base. Its setback would be average in relation to several other houses on the block and be 10.1 ft. farther from the curb than the house it would replace. It is no wonder the neighbors have expressed their approval and have told us they are anxious to have the new home built.

In assessing the uniqueness of my situation relative to others who may seek setback variances, please keep in mind that I had the proposed new house designed at considerable expense -- in charges by the builder, architect, and land survey engineers -- in reliance upon the assurance of the prior Zoning Manager that he would authorize construction of a house there whose setback was the average of 5 nearby homes he himself selected. Surveyors subsequently determined that to be 45.3 ft. from the curb face. I proceeded in good faith based upon that reliance and now ask you to permit me to follow through to completion with my plans to build a well-designed, sensibly sized home on my property.

Thank you very much.

**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:**

☒ I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

☒ Yes ☐ No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Maria J. Thompson

Date: 11.22.16

Signature: 

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.

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**\*\*\*ATTENTION APPLICANTS\*\*\***

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on \_\_\_\_\_ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.





BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016

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 9 Cockrell Avenue Zone R8  
A2. 8002 SF x 0.35 = 2800.7 SF  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area of House to be Demolished

Existing Gross Area*		Allowable Exclusions	
Basement	700	Basement**	700
First Floor	1122	Stairways**	96
Second Floor	1052	Mechanical**	
Third Floor ATTIC	1052	Porch/Garage**	
Porches/GARAGE	200	Attic less than 5**	1052
Total Gross*	4126	Total Exclusions	1848

B1. Existing Gross Floor Area \*  
4126 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
1848 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
2278 Sq. Ft.  
(subtract B2 from B1)

## C. Proposed Gross Floor Area of New House \* (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	1492	Basement**	1492
First Floor	1505	Stairways**	120
Second Floor	1410	Mechanical**	
Third Floor ATTIC	1492	Porch/Garage**	57
Porches/Other	57	Attic less than 5**	1492
Total Gross*	5956	Total Exclusions	3161

C1. Proposed Gross Floor Area \*  
5956 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
3161 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
2795 Sq. Ft.  
(subtract C2 from C1)

\* Will have detached garage with gross area of 494 SF, all excluded.

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) \_\_\_\_\_ Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) \_\_\_\_\_ 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.





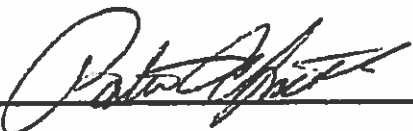

Signature: J. A. Thompson Date: 11-22-16

**NEIGHBORHOOD PETITION IN SUPPORT OF A ZONING VARIANCE TO PERMIT THE BUILDING  
OF A NEW HOME AT 9 COCKRELL AVENUE, ALEXANDRIA VA 22304 WITH A FRONT SETBACK  
NO LESS THAN 45.3 FEET FROM THE CURBFACE.**

---

**PETITION**

The undersigned do not object to the granting of a variance to permit construction of a new home at 9 Cockrell Avenue with a front setback of 45.3 feet.

<u>Printed Name</u>	<u>Address</u>	<u>Tel. No.</u>	<u>Signature and Date</u>
John Fertso	8 Cockrell	703-408-3885	 11-13-16
Allison Fertso	8 Cockrell	703-919-1188	x  11-13-16
Charles McElvaine	26 Cockrell	703-240-2998	 11/13/16
Victor Salgado	35 Cockrell	703-3703192	 11/13/16
Patricia Smith	43 Cockrell	703 212 0328	 11/13/16
W, P. <sup>VI</sup>  Jones	52 Cockrell	703 151505	

PETITION (Page 2)

The undersigned do not object to the granting of a variance to permit construction of a new home at 9 Cockrell Avenue with a front setback of 45.3 feet.

Printed Name

Address

Tel. No.

Signature and Date

Linda Farkas    18 Cockrell    703 370 1925    Linda Farkas 11/13/16

**NEIGHBORHOOD PETITION IN SUPPORT OF A ZONING VARIANCE TO PERMIT THE BUILDING  
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**Printed Name**

**Address**

**Tel. No.**

**Signature and Date**

Robert W. Carlson 55 Cockrell Ave. 703 751-1978 Robert W. Carlson 11/16/2016

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**Printed Name**

**Address**

**Tel. No.**

**Signature and Date**

Brenda Reed      34 Cockrell Ave      703-402-3693      Brenda E. Reed 11/16/2016

Les Reed      34 Cockrell Ave      703 402 5226      L.H. Reed Jr.

**NEIGHBORHOOD PETITION IN SUPPORT OF A ZONING VARIANCE TO PERMIT THE BUILDING  
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**Printed Name**

**Address**

**Tel. No.**

**Signature and Date**

DONALD A. LEVINSON

51 COCKRELL

703-370-0220

Donald A. Levinson 11/16/2016



**NEIGHBORHOOD PETITION IN SUPPORT OF A ZONING VARIANCE TO PERMIT THE BUILDING  
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**PETITION**

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**Printed Name**


**Address**

**Tel. No.**

**Signature and Date**

Vernon Cockrell

29 Cockrell St 703-370-1421

  
11-17-16

**Proposed Issue Description for Notice of Hearing by Board of Zoning Appeals**

**“Variance to permit a front setback of no less than 45.3 feet, as measured from the curb face, for a new house to be constructed at 9 Cockrell Ave., Alexandria VA 22304”**

**NEIGHBORHOOD PETITION IN SUPPORT OF A ZONING VARIANCE TO PERMIT THE BUILDING  
OF A NEW HOME AT 9 COCKRELL AVENUE, ALEXANDRIA VA 22304 WITH A FRONT SETBACK  
NO LESS THAN 45.3 FEET FROM THE CURBFACE.**

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**PETITION**

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**Printed Name**

**Address**

**Tel. No.**

**Signature and Date**

Kathy Dickerson      46 Cockrell St      571-357-1570      K Dickerson

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**NEIGHBORHOOD PETITION IN SUPPORT OF A ZONING VARIANCE TO PERMIT THE BUILDING  
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<b><u>Printed Name</u></b>	<b><u>Address</u></b>	<b><u>Tel. No.</u></b>	<b><u>Signature and Date</u></b>
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<u>Kathleen Finucan</u>	<u>56 Cockrell</u>	<u>703-461-3411</u>	<u>Kathleen Finucan 11-18-16</u>

BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016

VARIANCE FOR:

**ALNOR HEIGHTS**  
**LOT 17-A**

#9 COCKRELL AVENUE

CURRENT OWNER: COCKRELL PROPERTIES, LLC

TAX MAP: 060.02-05-05

ZONE: R-8

#9 COCKRELL AVENUE  
**LOT 17-A**  
**ALNOR HEIGHTS**  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

DRAWN:  
RMA

CHECKED:  
LHS

**LS<sub>2</sub>PC**  
LAND SURVEYING & CIVIL ENGINEERING  
2890 EMMA LEE STREET SUITE 200  
FALLS CHURCH, VIRGINIA 22042  
703 • 241 • 5515 • FAX • 703 • 241 • 5516





FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016

EXISTING DWELLING—PRE COLLAPSE

#9 COCKRELL AVENUE

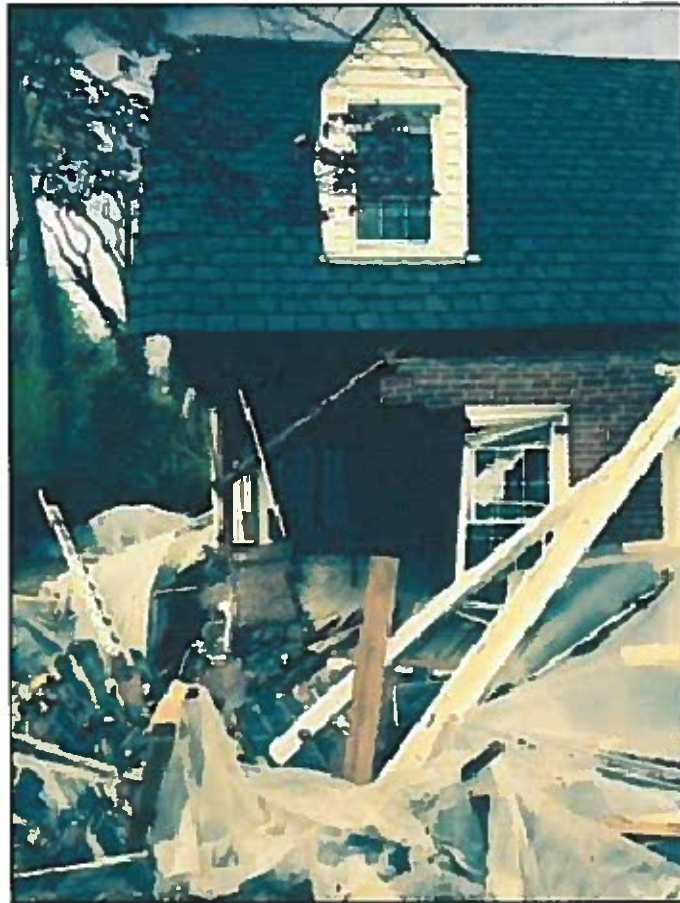
**LOT 17-A**  
**ALNOR HEIGHTS**

DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

PHOTOGRAPHS PROVIDED BY HOMEOWNER

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FRONT ELEVATION

BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016



FRONT ELEVATION



LEFT ELEVATION



LEFT ELEVATION

EXISTING DWELLING—POST COLLAPSE

PHOTOGRAPHS PROVIDED BY HOMEOWNER

#9 COCKRELL AVENUE  
**LOT 17-A**  
**ALNOR HEIGHTS**  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

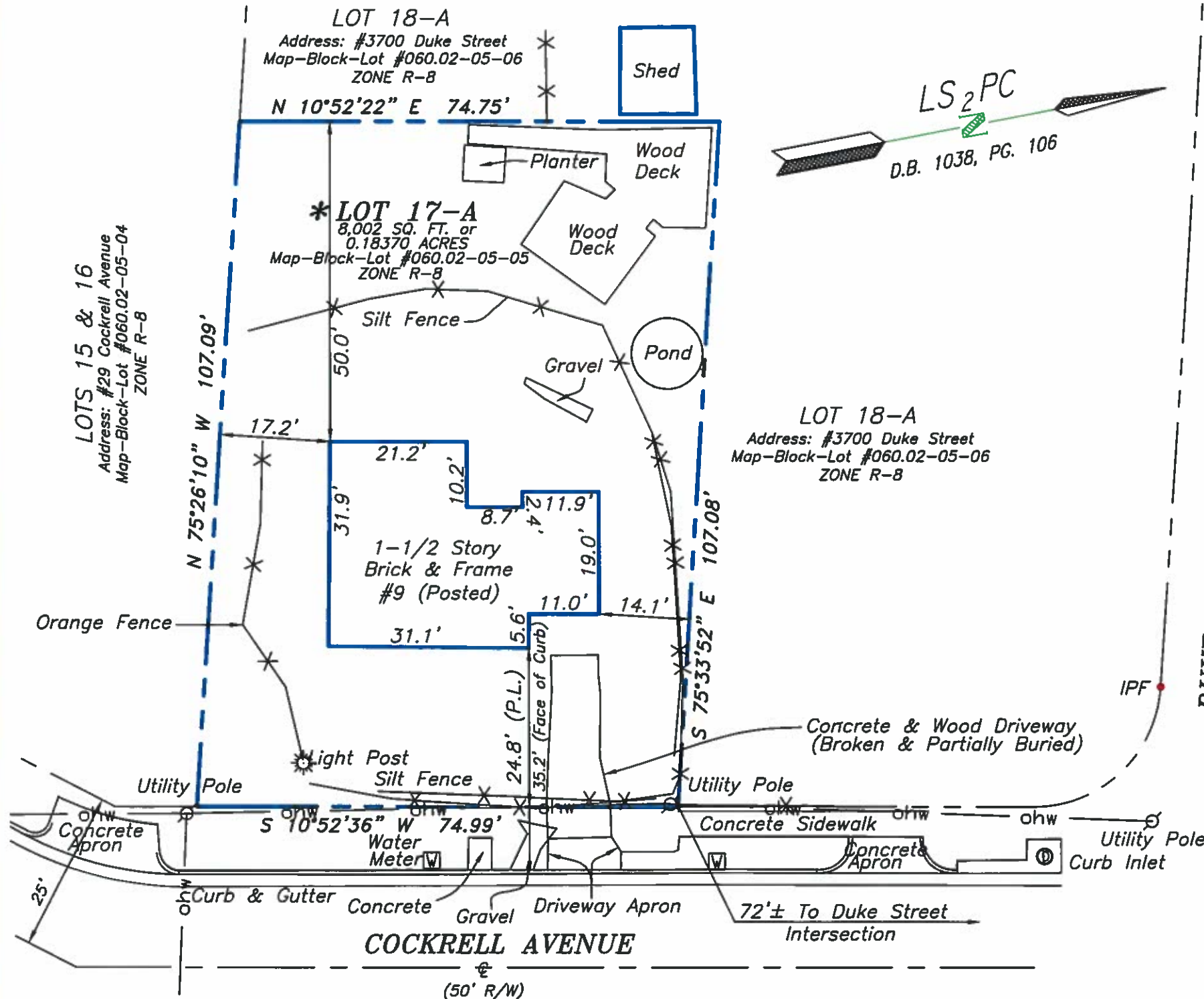
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LAND SURVEYING & CIVIL ENGINEERING  
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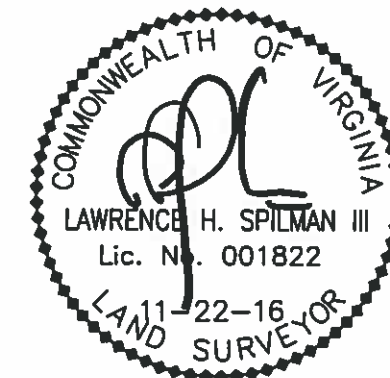
THIS VARIANCE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.

## NOTES:

1. CURRENT OWNER: COCKRELL PROPERTIES, LLC, INSTRUMENT #130019007.
2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 5155190036E.
3. BEARINGS BASED ON DEED BOOK 1038, PAGE 106 RECORDED AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
4. USE: SINGLE-FAMILY RESIDENTIAL - EXISTING & PROPOSED
5. LOT AREA: LOT 17-A = 8,002 SQ. FT. (0.1837 AC.)  
R-8 MINIMUM LOT AREA= 8,000 SQ. FT.  
R-8 MAX FAR= 0.35  
R-8 MINIMUM LOT WIDTH= 65 FEET AT BUILDING LINE
6. IPF: DENOTES IRON PIPE FOUND.
7. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. NO CORNER MARKERS SET.
8. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED.
9. NO RESOURCE PROTECTION AREA NOR FEMA FLOOD PLAIN ON-SITE
10. ANY HAND DRAWN FEATURES OR OTHER MODIFICATIONS SHOWN ON THIS PLAT WERE NOT AUTHORIZED BY THE LAND SURVEYOR WHOSE SIGNATURE AND SEAL APPEAR ON ITS FACE.



BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016



I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

### VARIANCE PLAT-EXISTING CONDITIONS

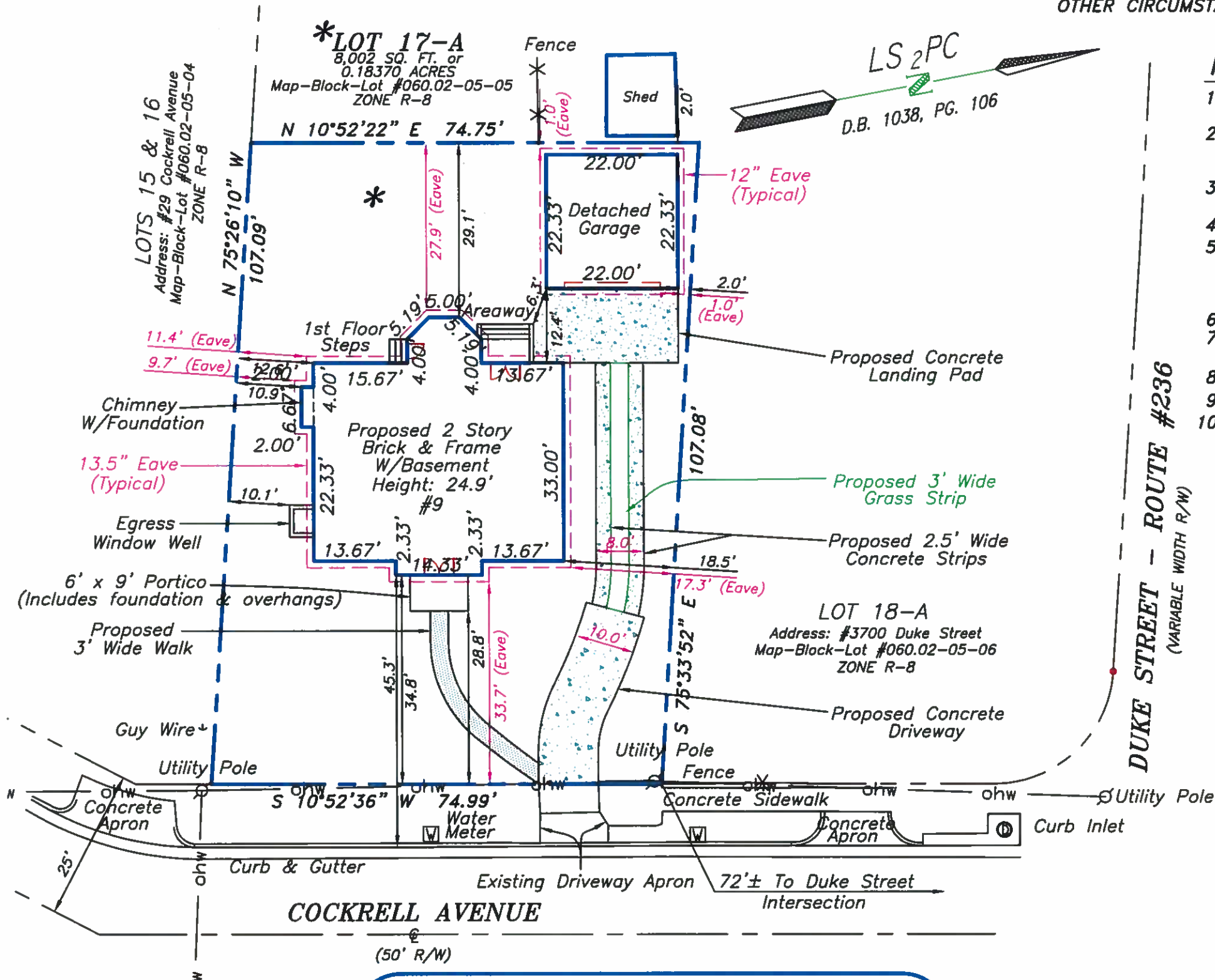
#9 COCKRELL AVENUE  
**LOT 17-A**  
**ALNOR HEIGHTS**  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'  
DATE: 11/22/16

DRAWN:  
RMA  
CHECKED:  
LHS

**LS2PC**  
LAND SURVEYING & CIVIL ENGINEERING  
2890 EMMA LEE STREET SUITE 200  
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BZA # 2016-00019  
Application Material  
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## VARIANCE PLAT-PROPOSED CONDITIONS

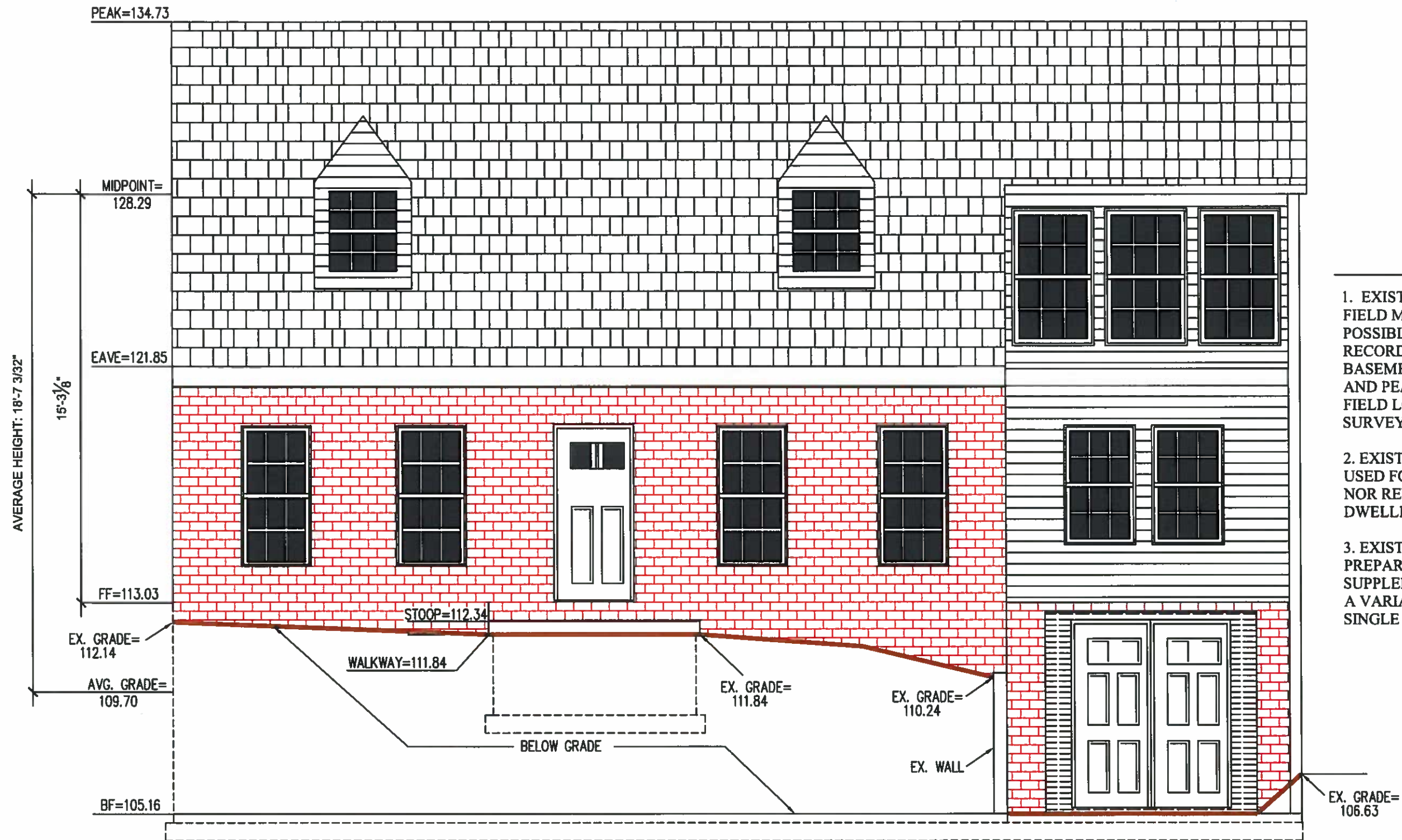
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**LOT 17-A**  
**ALNOR HEIGHTS**  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'  
DATE: 11/22/16

DRAWN:  
RMA  
CHECKED:  
LHS

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FALLS CHURCH, VIRGINIA 22042  
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## EXISTING FRONT ELEVATION

1/4" = 1'-0"

## NOTES

1. EXISTING ELEVATIONS BASED ON FIELD MEASUREMENTS (WHERE POSSIBLE) AND AVAILABLE PLANS OF RECORD PROVIDED TO LS2PC. BASEMENT FLOOR, FIRST FLOOR, EAVE AND PEAK ELEVATIONS HAVE BEEN FIELD LOCATED WITH PRECISION SURVEYING INSTRUMENTS.
2. EXISTING ELEVATIONS SHALL NOT BE USED FOR ANY NEW CONSTRUCTION NOR RENOVATION TO EXISTING DWELLING.
3. EXISTING ELEVATIONS HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF SUPPLEMENTAL DOCUMENTATION FOR A VARIANCE TO CONSTRUCT A NEW SINGLE FAMILY DWELLING.

BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016

SCALE: 1/4" = 1'  
DATE: 11/22/16

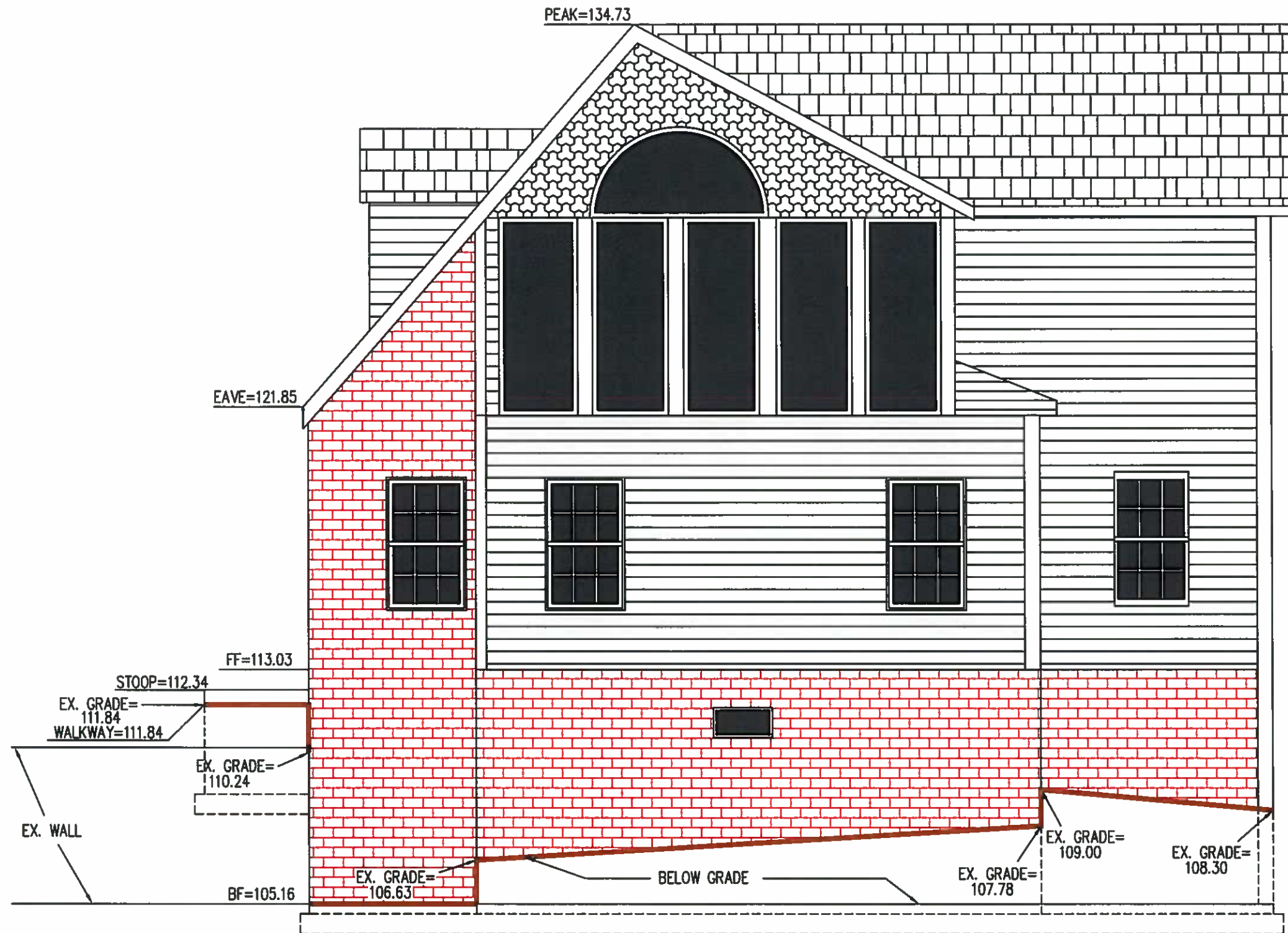
SHEET:  
1 OF 4

DRAWN:  
RMA

CHECKED:  
LHS

**LS<sub>2</sub>PC**

LAND SURVEYING & CIVIL ENGINEERING  
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## EXISTING RIGHT ELEVATION

1/4" = 1'-0"

BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016

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SCALE: 1/4" = 1'

DRAWN:  
RMA

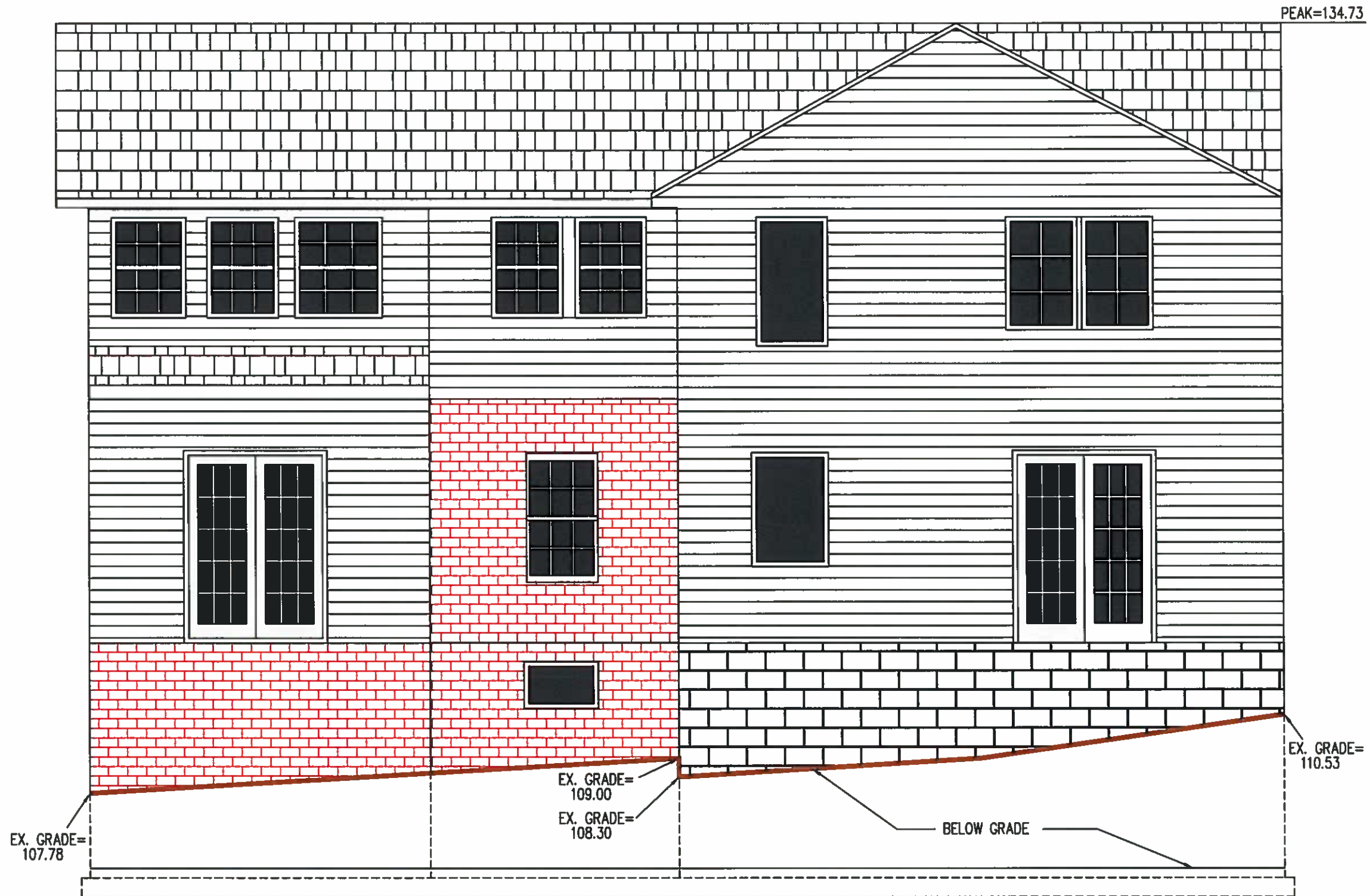
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LHS

**LS<sub>2</sub>PC**

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9 Cockrell Ave.  
12/13/2016

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EXISTING REAR ELEVATION

1/4" = 1'-0"

SCALE: 1/4" = 1'

DRAWN:  
RMA

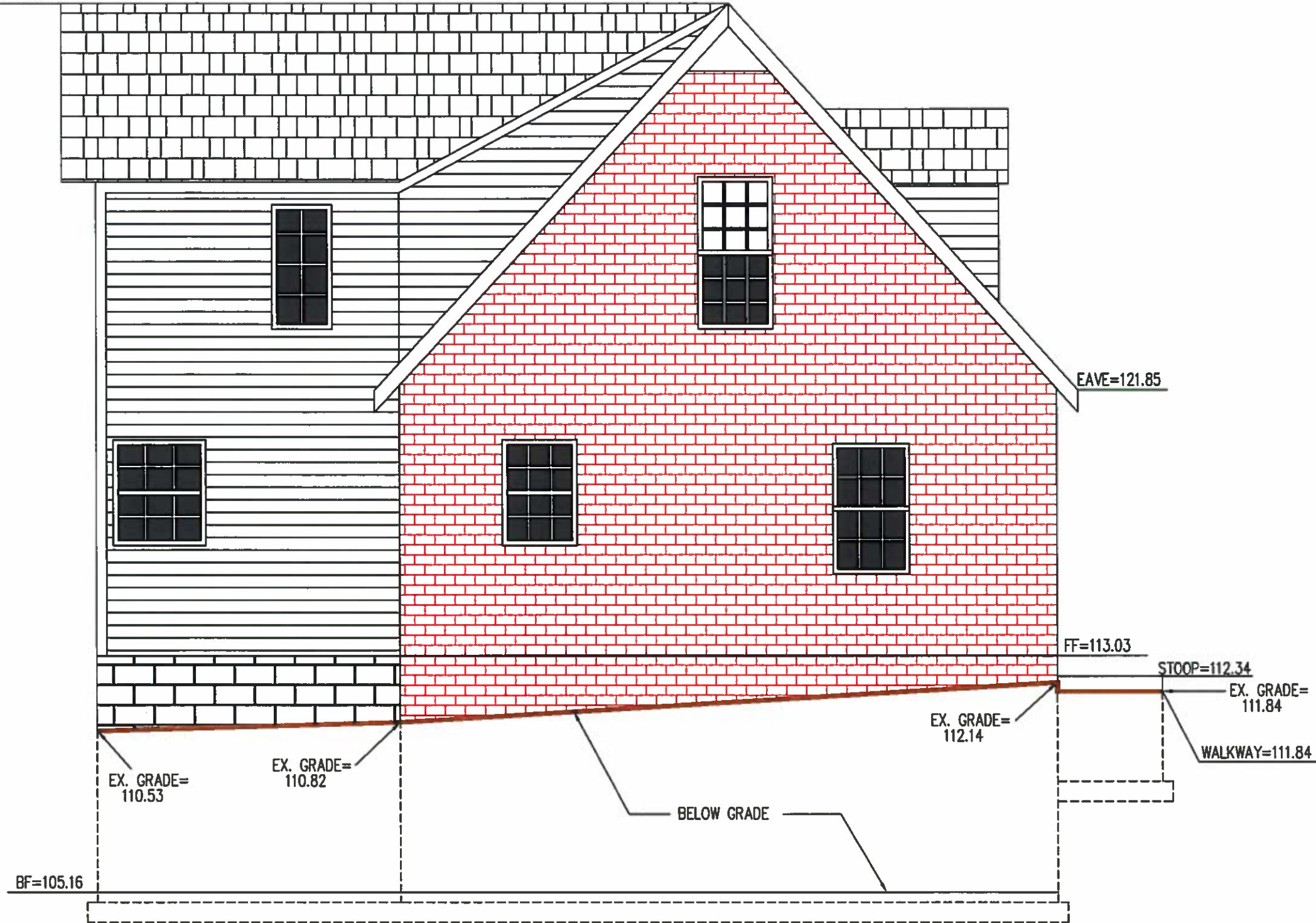
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3 OF 4

CHECKED:  
LHS

**LS<sub>2</sub>PC**

LAND SURVEYING & CIVIL ENGINEERING  
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FALLS CHURCH, VIRGINIA 22042  
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PEAK=134.73



EXISTING LEFT ELEVATION

 $1/4" = 1'-0"$ 

BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016

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SCALE:  $1/4" = 1'$ DRAWN:  
RMASHEET:  
4 OF 4CHECKED:  
LHSLS<sub>2</sub>PC

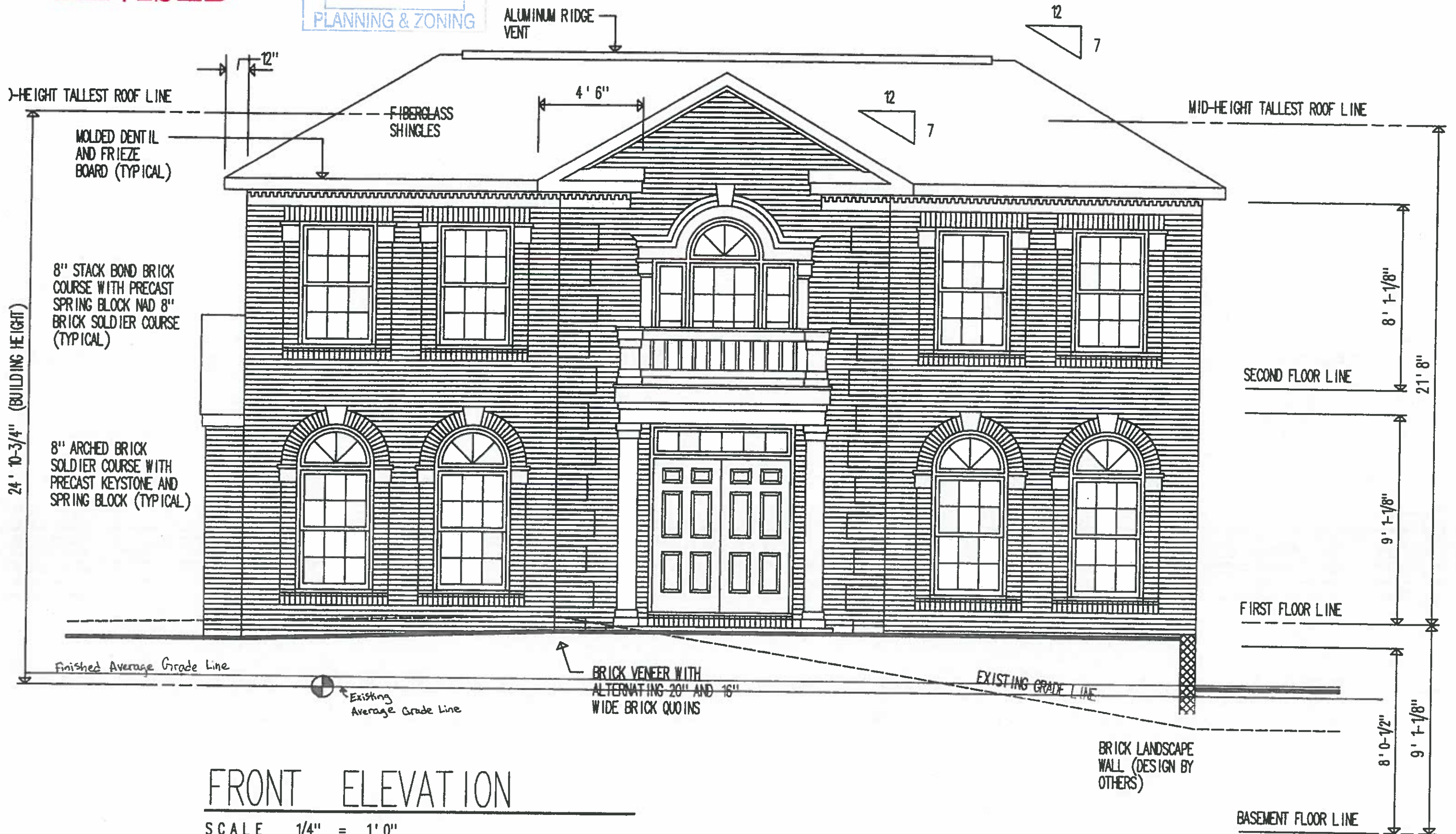
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REVISED



BZA # 2016-00019  
Application Material  
9 Cockrell Ave.  
12/13/2016



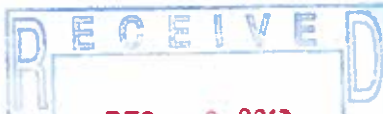
**BZA # 2016-00019**

## Application Material

9 Cockrell Ave.

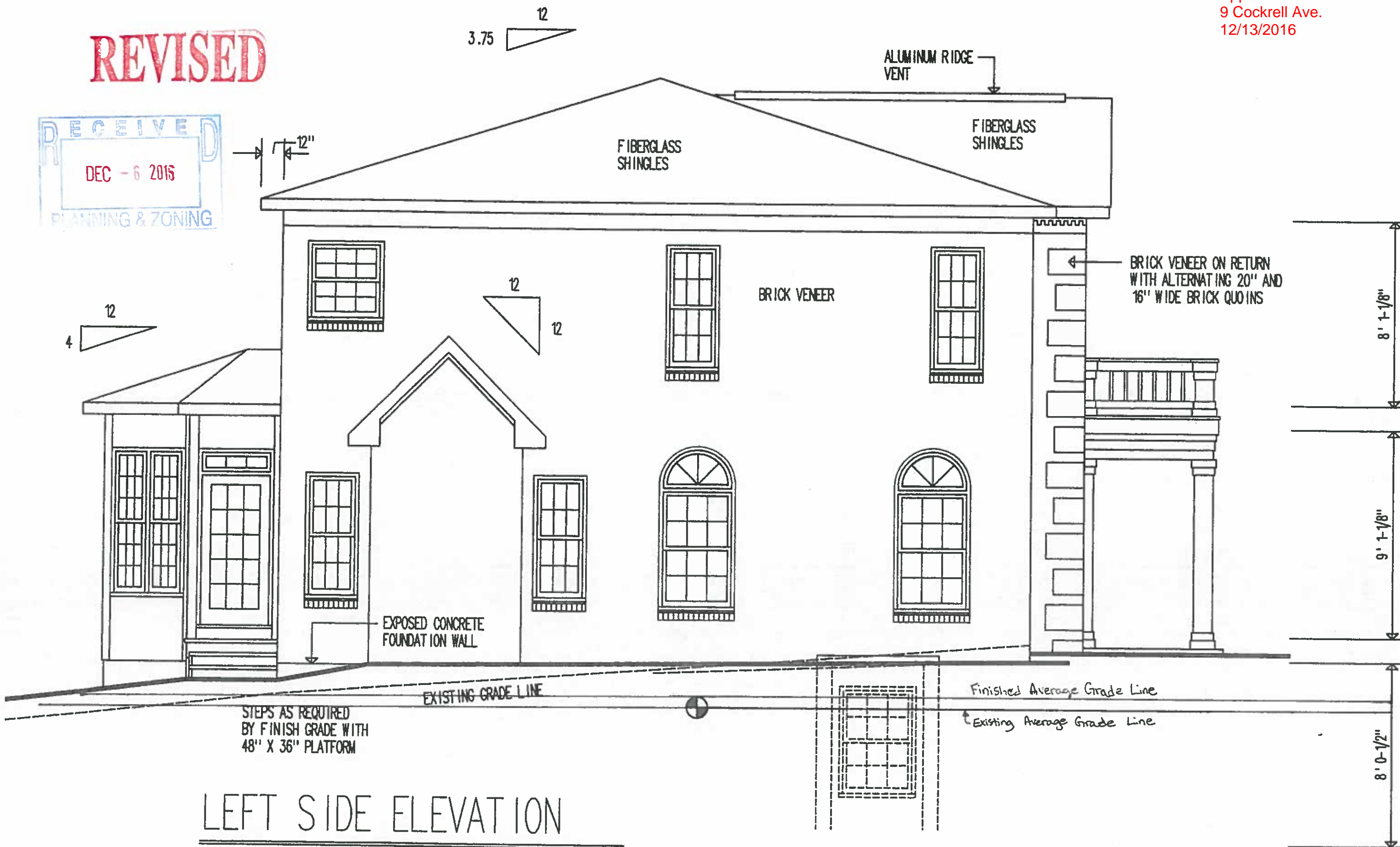
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REVISÉ



DEC - 6 2015

## PLANNING & ZONING

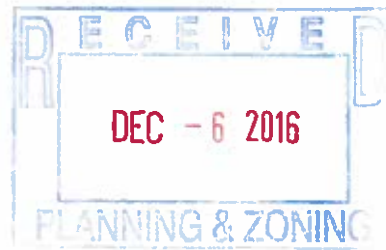


# LEFT SIDE ELEVATION

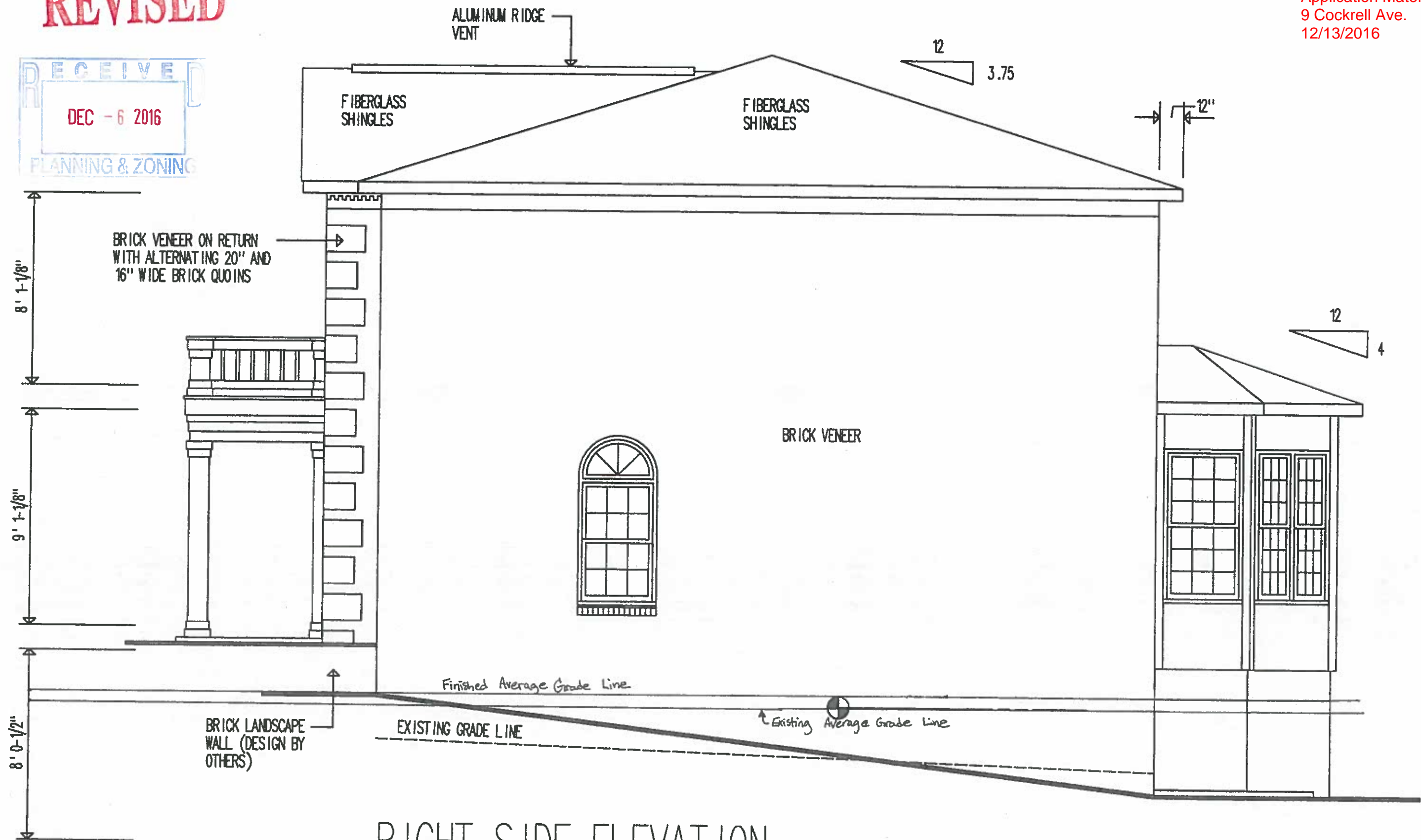
SCALE  $1/4" = 1' 0"$



REVISED



BZA # 2016-00019  
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9 Cockrell Ave.  
12/13/2016



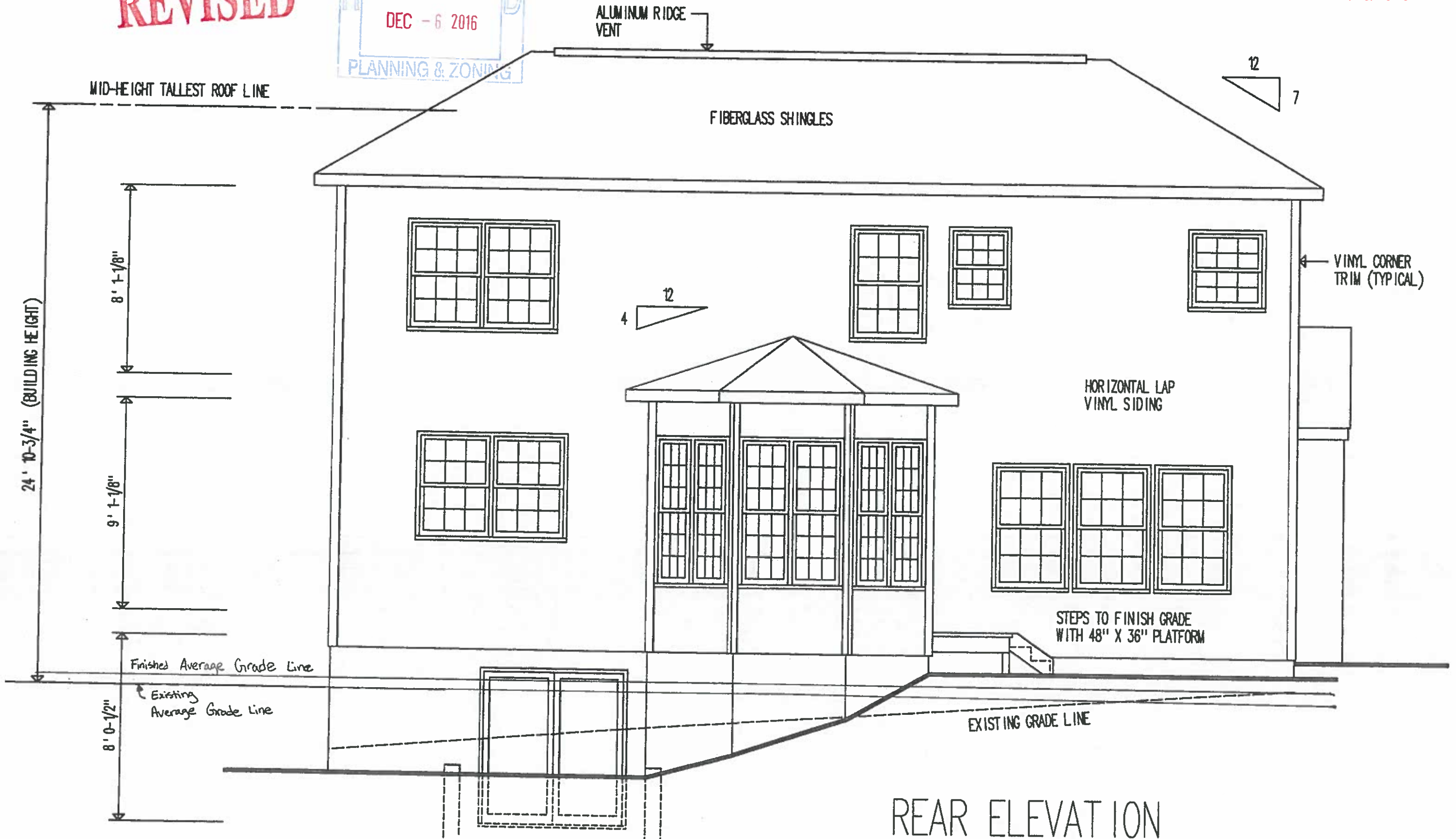
RIGHT SIDE ELEVATION

SCALE 1/4" = 1' 0"

REVISED

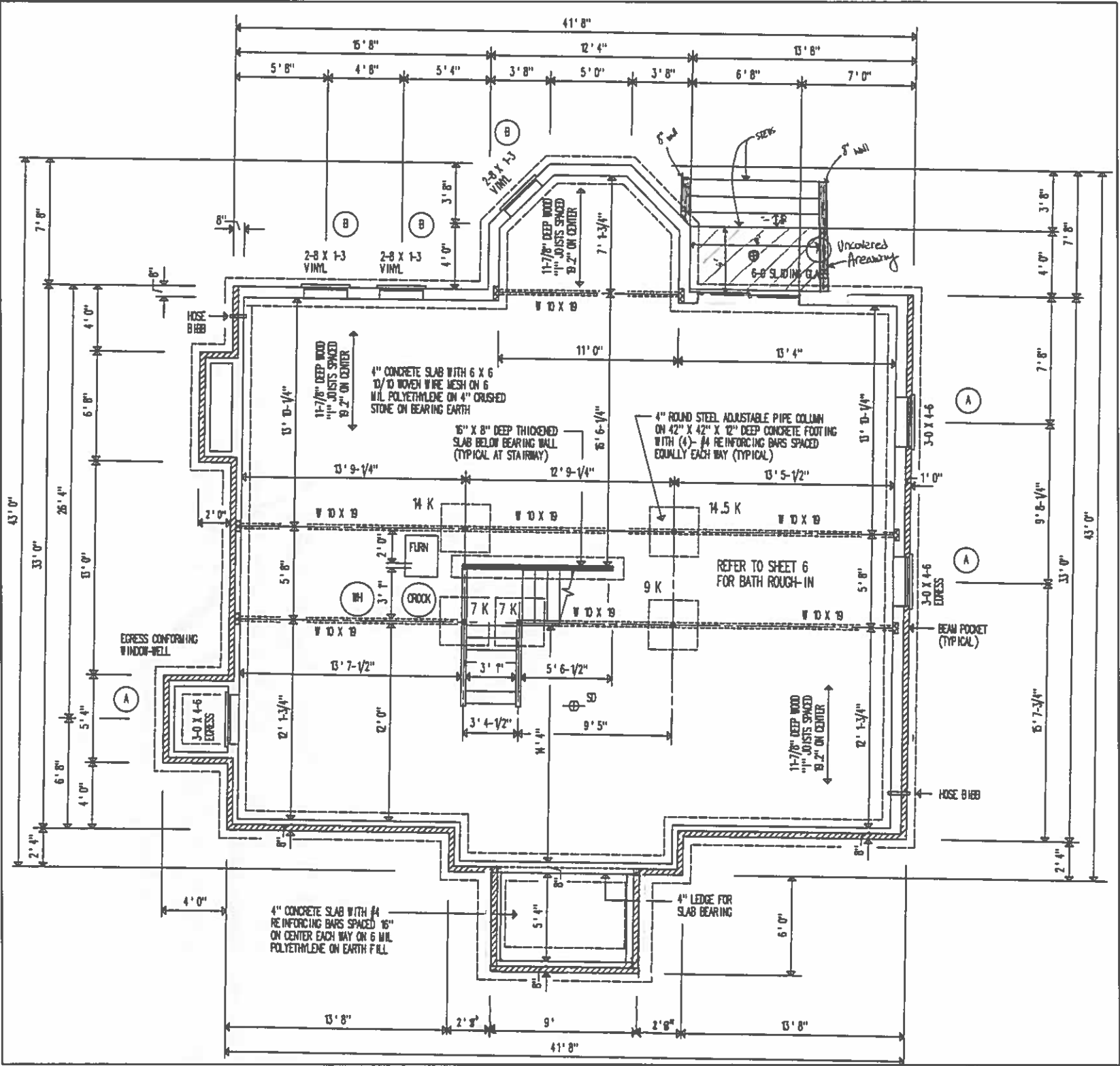


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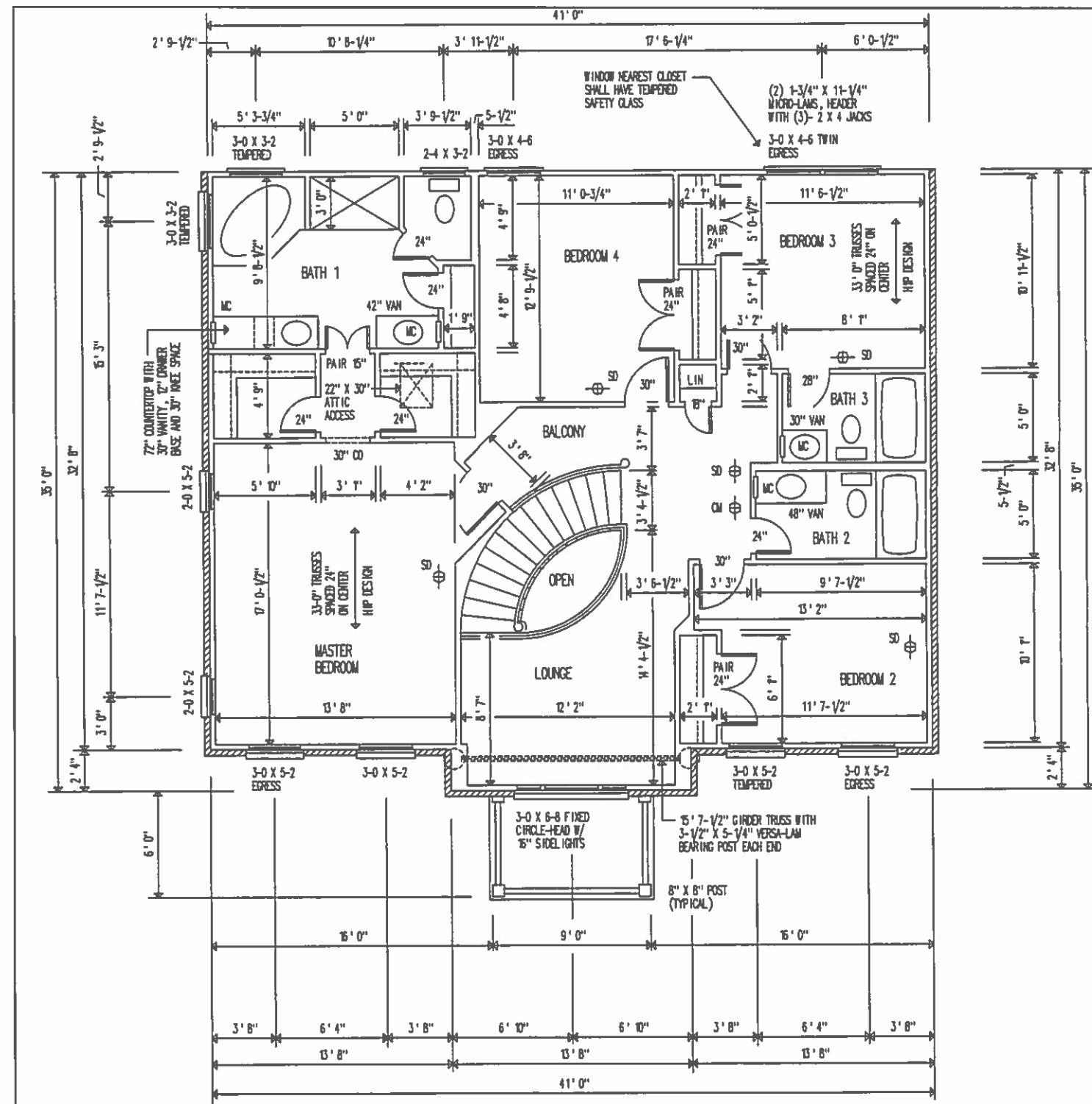
REAR ELEVATION

SCALE 1/4" = 1' 0"



PROPOSED BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'

PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'



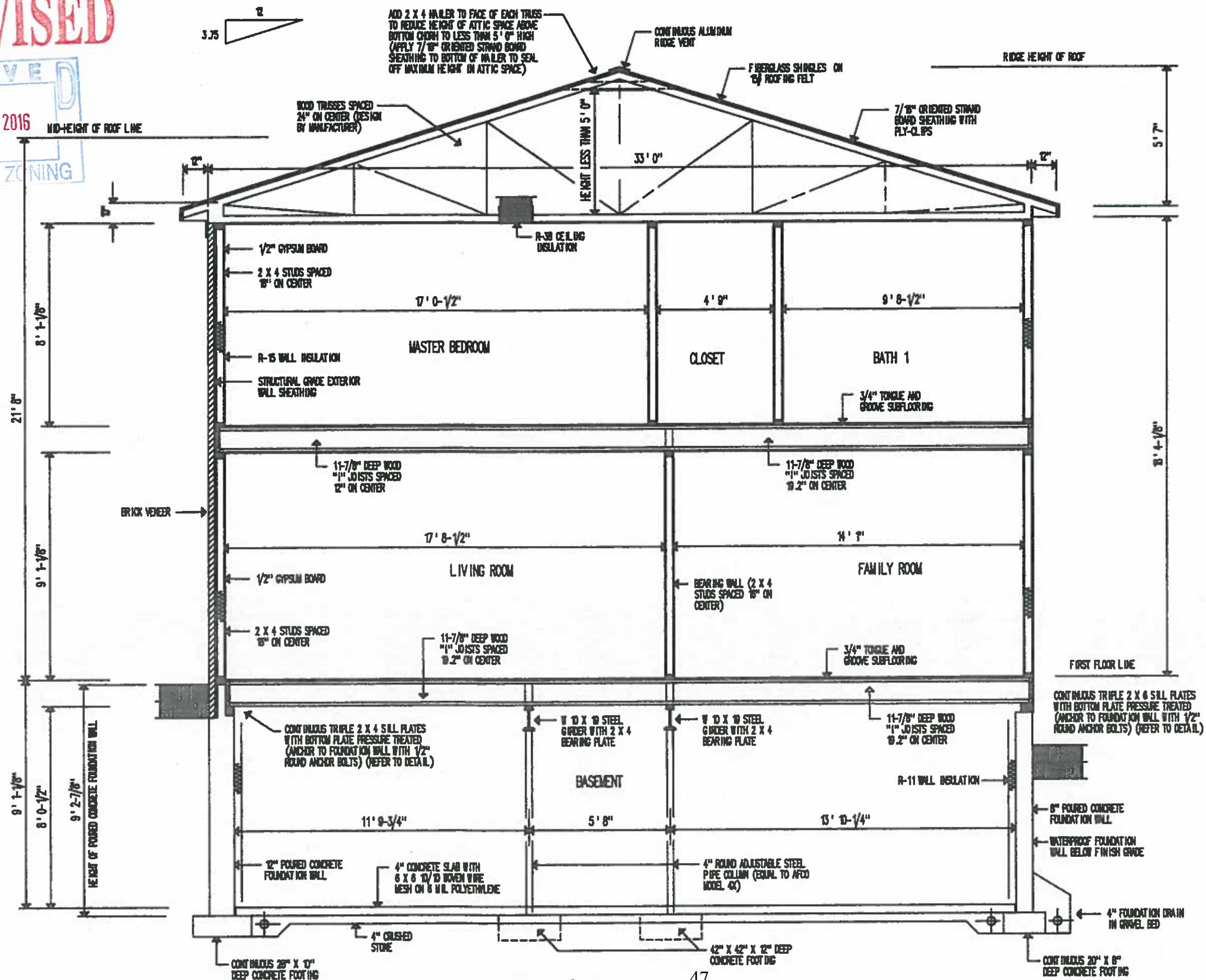
PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'



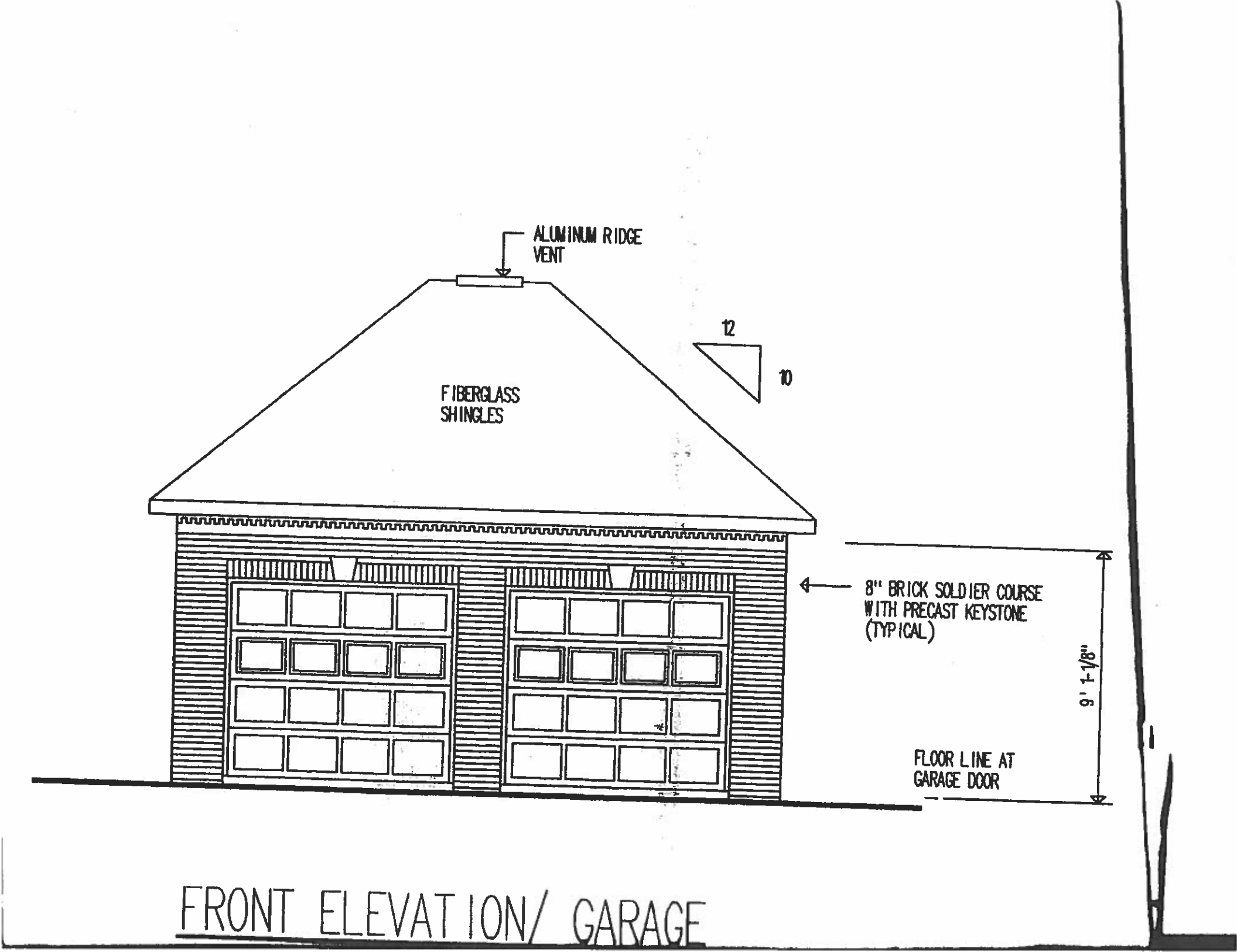
REVISED

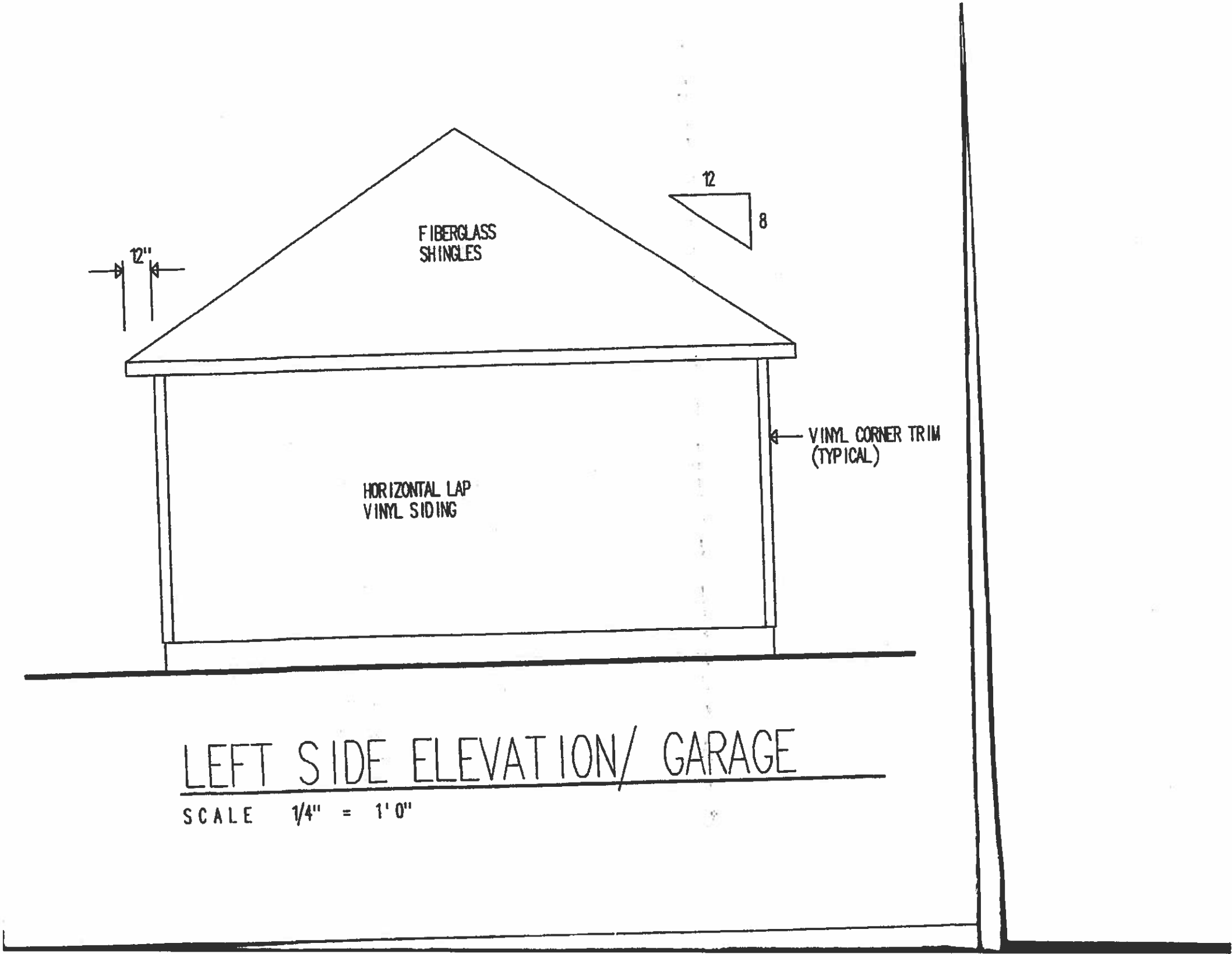


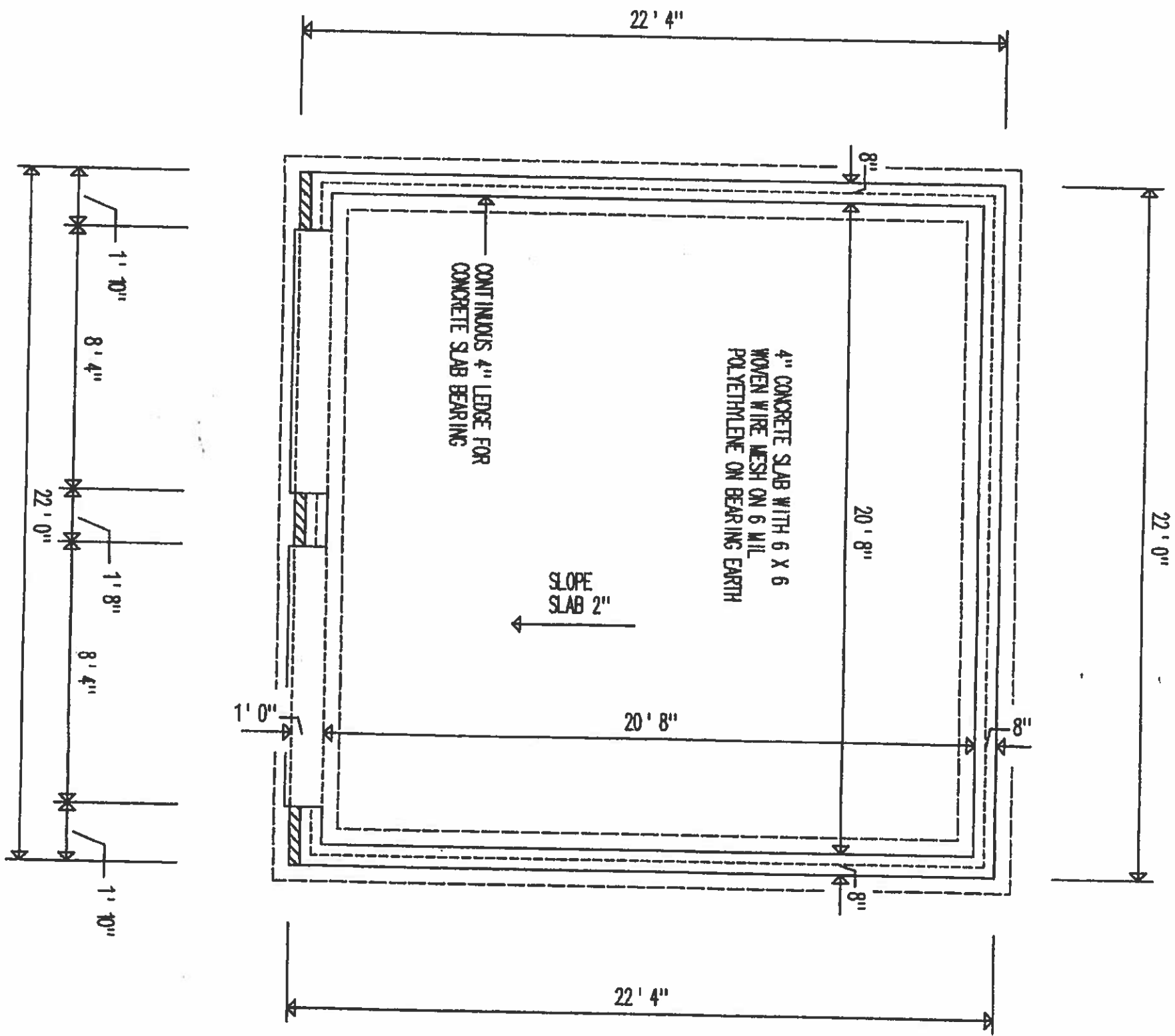
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SCALE: 1/4" = 1'0"

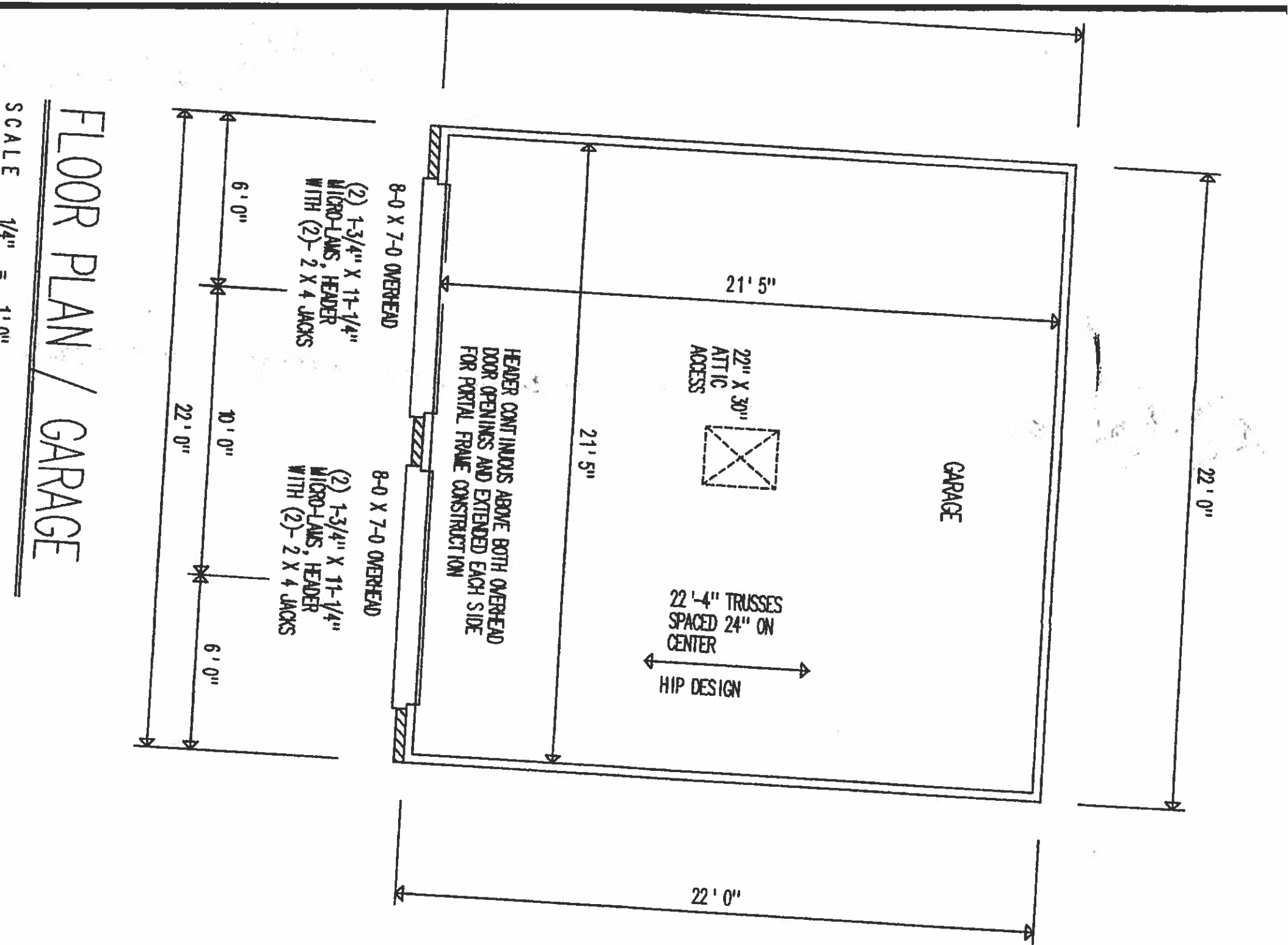






FOUNDATION/ PLAN/ GARAGE

SCALE 1/4" = 1' 0"



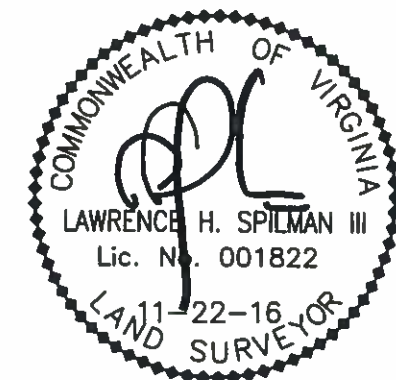


THIS GRADING PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.

## NOTES:

1. CURRENT OWNER: COCKRELL PROPERTIES, LLC, INSTRUMENT #130019007.
2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 5155190036E.
3. BEARINGS BASED ON DEED BOOK 1038, PAGE 106 RECORDED AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
4. USE: SINGLE-FAMILY RESIDENTIAL - EXISTING & PROPOSED
5. LOT AREA: LOT 17-A = 8,002 SQ. FT. (0.1837 AC.)  
R-8 MINIMUM LOT AREA= 8,000 SQ. FT.  
R-8 MAX FAR= 0.35  
R-8 MINIMUM LOT WIDTH= 65 FEET AT BUILDING LINE
6. IPF: DENOTES IRON PIPE FOUND.
7. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. NO CORNER MARKERS SET.
8. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED.
9. NO RESOURCE PROTECTION AREA NOR FEMA FLOOD PLAIN ON-SITE
10. ANY HAND DRAWN FEATURES OR OTHER MODIFICATIONS SHOWN ON THIS PLAT WERE NOT AUTHORIZED BY THE LAND SURVEYOR WHOSE SIGNATURE AND SEAL APPEAR ON ITS FACE.

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I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

## GRADING PLAN

#9 COCKRELL AVENUE  
**LOT 17-A**  
ALNOR HEIGHTS  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

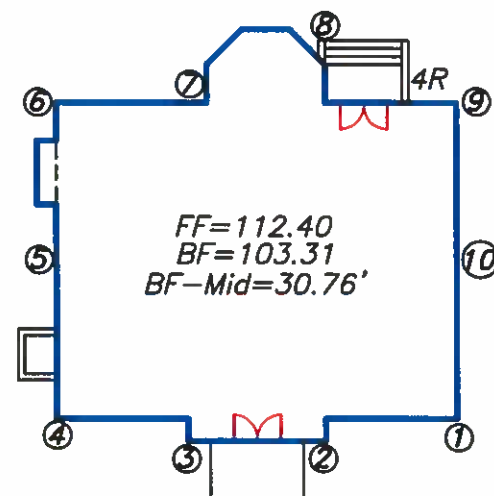
SCALE: 1"=20'  
DATE: 11/22/16

DRAWN:  
RMA  
CHECKED:  
LHS

**LS<sub>2</sub>PC**  
LAND SURVEYING & CIVIL ENGINEERING  
2890 EMMA LEE STREET SUITE 200  
FALLS CHURCH, VIRGINIA 22042  
703 • 241 • 5515 • FAX • 703 • 241 • 5516

**AVERAGE BUILDING HEIGHT**

SCALE: 1"=20'

**PRE CONSTRUCTION  
AVERAGE GRADE TABLE**

LOCATION	ELEVATION
1	107.72
2	110.00
3	112.30
4	112.00
5	110.64
6	109.57
7	108.50
8	106.96
9	106.52
10	107.53
TOTAL	1,091.74

1,091.74/10=109.17 (AVERAGE GRADE)

**POST CONSTRUCTION  
AVERAGE GRADE TABLE**

LOCATION	ELEVATION
1	109.60
2	111.70
3	111.70
4	111.30
5	111.00
6	110.40
7	110.70
8	105.50
9	105.60
10	107.30
TOTAL	1,094.80

1,094.80/10=109.48 (AVERAGE GRADE)

109.17 &lt; 109.48 ; USE 109.17 (LOWER PRE CONSTRUCTION AVERAGE GRADE)

**ELEVATION @ MIDPOINT OF ROOF**

BASEMENT FLOOR (BF) = 103.31

103.31 + 30.76' = 134.07 MIDPOINT ELEVATION

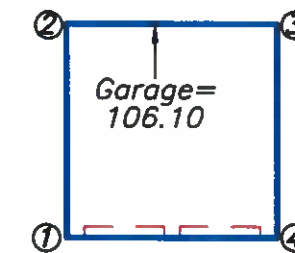
MIDPOINT ELEVATION = 134.07

(MIDPOINT ELEVATION) - (AVERAGE GRADE) = BUILDING HEIGHT

134.07 - 109.17 = 24.90' BUILDING HEIGHT

**AVERAGE DETACHED GARAGE HEIGHT**

SCALE: 1"=20'

**PRE CONSTRUCTION  
AVERAGE GRADE TABLE**

LOCATION	ELEVATION
1	105.49
2	102.00
3	100.32
4	105.00
TOTAL	412.81

412.81/4=103.20 (AVERAGE GRADE)

**POST CONSTRUCTION  
AVERAGE GRADE TABLE**

LOCATION	ELEVATION
1	105.60
2	102.30
3	100.50
4	105.60
TOTAL	414.00

414.00/4=103.50 (AVERAGE GRADE)

**ELEVATION @ MIDPOINT OF ROOF**

GARAGE SLAB AT GARAGE DOORS = 105.60

105.60 + 14.10' = 119.70 MIDPOINT ELEVATION

MIDPOINT ELEVATION = 119.70

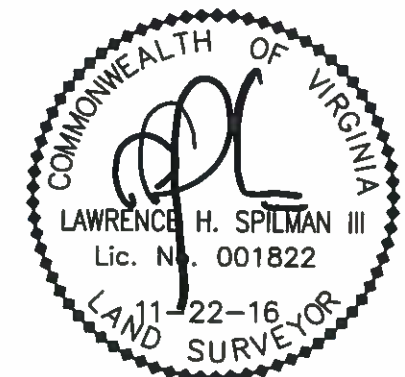
(MIDPOINT ELEVATION) - (AVERAGE GRADE) = GARAGE HEIGHT

119.70 - 103.20 = 16.50' DETACHED GARAGE HEIGHT

NOTE: FOR LOTS 8,000 SQUARE FEET OR LARGER, THE GARAGE SHALL HAVE A FLOOR AREA NOT GREATER THAN 500 SQUARE FEET AND A HEIGHT NO GREATER THAN 13.5'. PER SECTION 7-2505(B)(1).

THE DIRECTOR MAY MODIFY THE HEIGHT PERMITTED IN SECTION 7-2505(B)(1) WHEN THE HEIGHT AND DESIGN OF THE GARAGE ARE APPROPRIATE AND COMPATIBLE WITH THE MAIN DWELLING AND WITH THE CHARACTER OF THE IMMEDIATE NEIGHBORHOOD

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**BUILDING HEIGHT CALCULATIONS**

#9 COCKRELL AVENUE  
**LOT 17-A**  
**ALNOR HEIGHTS**  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'  
DATE: 11/22/16

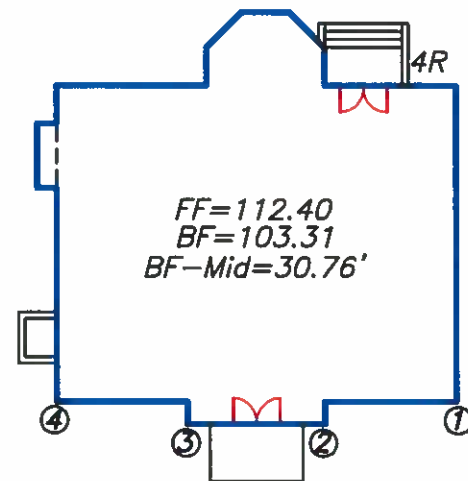
DRAWN:  
RMA

CHECKED:  
LHS

**LS2PC**  
LAND SURVEYING & CIVIL ENGINEERING  
2890 EMMA LEE STREET SUITE 200  
FALLS CHURCH, VIRGINIA 22042  
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## HOUSE TEMPLATE



## PROPOSED DWELLING FRONT DOOR THRESHOLD

LOCATION	ELEVATION
1	109.60
2	111.70
3	111.70
4	111.30
TOTAL	444.30

TOTAL:  $444.30/4=111.08$  (AVERAGE GRADE ALONG THE FRONT)

PROPOSED FIRST FLOOR= 112.40  
AVERAGE GRADE ALONG THE FRONT= 111.08

PROPOSED FRONT DOOR THRESHOLD HEIGHT= 1.32'

1.32' < 2.17' ; THEREFORE PROPOSED STRUCTURE CONFORMS

## EXISTING BLOCK AVERAGE SETBACK

ADDRESS	BUILDING SETBACK
#3700 DUKE STREET	93.1'
#29 COCKRELL AVENUE	37.1'
#35 COCKRELL AVENUE	40.9'
#43 COCKRELL AVENUE	64.0'
#51 COCKRELL AVENUE	64.9'
#55 COCKRELL AVENUE	66.1'

TOTAL:  $366.10'/6= 61.02'$  FROM PROPERTY LINE (AVERAGE SETBACK)

VARIANCE REQUEST: 34.8' FROM PROPERTY LINE / 45.3' FROM FACE OF CURB

## EXISTING BLOCK AVERAGE FRONT DOOR THRESHOLD

ADDRESS	FRONT DOOR TOP OF THRESHOLD HEIGHT
#3700 DUKE STREET	1.28'
#29 COCKRELL AVENUE	1.43'
#35 COCKRELL AVENUE	1.41'
#43 COCKRELL AVENUE	3.10'
#51 COCKRELL AVENUE	1.99'
#55 COCKRELL AVENUE	1.67'

TOTAL:  $10.88'/6= 1.81'$  (FRONT DOOR TOP OF THRESHOLD HEIGHT)

MAXIMUM INCREASE ALLOWED = 20%

$1.81' \times 20\% = 0.36'$

MAX FRONT DOOR THRESHOLD HEIGHT ALLOWED = 2.17'

NOTE: FIRST FLOOR (FF) ELEVATIONS SHOWN  
ON PLAN DENOTE FRONT DOOR TOP OF THRESHOLD ELEVATION.

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## AVG. SETBACK & THRESHOLD CALCULATIONS

#9 COCKRELL AVENUE  
**LOT 17-A**  
**ALNOR HEIGHTS**  
DEED BOOK 1038, PAGE 106  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'  
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