

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

1/10/17

Laurence Altenburg, Chair
Board of Zoning Appeals
City Hall
Alexandria, VA 22314

RE: BZA Case #2016-0013

On Nov. 10, 2016, The Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed the application for a variance to construct a second story addition at 408 East Monroe Avenue (BZA Case #2016-0013).

While committee members generally viewed the proposed addition positively, we declined to support the project at that time because it would have required a zoning variance for both side and rear yard setbacks. After further discussion with the applicant, the proposed addition was modified to meet the rear yard set back zoning requirements, thus only requiring a special exception for the addition. With this revision, the LUC now unanimously supports the addition.

We believe the special exception from section 12-102(A) of the zoning ordinance is justified because the 40 foot width of the lot is substandard (50 feet is standard in the RB/Townhouse zone). The ordinance's side yard requirement places an unreasonable burden on the use of this narrow property.

We also examined whether this special exception would have a detrimental effect on immediate neighbors or character of the neighborhood. We expect effects to be minor because the house is not obviously visible from the street. The view of the house from Monroe Ave is blocked by a 6 ft. high fence and has a deep front yard with many trees. The west elevation of the house can be seen through the church/apartment parking lot from DeWitt Ave, but this elevation would not be affected by the addition. Indeed, to the extent that it can be seen from the street and the neighboring residence, the proposed design may be more aesthetically pleasing. There is essentially no impact on open space.

Thank you for your consideration of this letter and the opinions of the neighborhood affected by this decision.

Sincerely,

Kristine Hesse, Co-chair
Danielle Fidler, Co-chair
Del Ray Citizens Association
Land Use Committee

Rod Kuckro
President,
Del Ray Citizens Association