

Docket Item # 2
BZA Case #2017-004 &
2017-005
Board of Zoning Appeals
March 9, 2017

ADDRESS: 316 N LANGLEY STREET
ZONE: R-8/RESIDENTIAL SINGLE-FAMILY
APPLICANT: DAVID P. and KATHERINE TOUHEY,
REPRESENTED BY GAVER NICHOLS, ARCHITECT

ISSUE: Request for two separate special exceptions: (a) to construct an open front porch in the required front yard and (b) to construct a second floor addition over the first floor in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard (Open Front Porch)	33.10 feet*	23.80 feet	9.30 feet
7-2503(A)	Front Yard (Addition)	33.10 feet*	31.80 feet	1.30 feet

* Based on the average front setback of the block face of dwelling units located on North Langley Street. Measurement taken from property line to closest covered projection.

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

If the Board decides to grant the requested special exception with the following conditions it must comply with the code requirements under the department comments and the applicant must submit the following prior to the final inspection: a survey plat prepared by a licensed surveyor confirming building footprint, setbacks. 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 #2017- 004 & 005 316 N. Langley Street



I. Issue

The applicant proposes (a) to construct an open front porch in the required front yard and (b) to construct a second floor addition over the first floor in the required front yard at 316 N Langley Street.

II. Background

The subject property is one lot of record with 70.00 feet of frontage facing North Langley Street, a depth of 133.01 feet along the north side property line and 135.24 feet along the south side property line, and a width of 70.04 feet along the western rear property line. The property contains 9,388 square feet of lot area. The subject property is in compliance with the lot size minimum, frontage, and lot size requirements for a lot in the R-8 zone.

The lot is currently developed with a detached single-family dwelling located 31.80 feet from the front property line, 8.70 feet from the south side property, 14.00 feet from the north side property line and approximately 50.00 feet from the rear property line. According to real estate records the residence was constructed in 1956.

Table 1. Zoning Table

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 sq. ft.	9,388 sq. ft.	9,388 sq. ft.
Lot Width	65.00 ft.	70.00 ft.	70.00 ft.
Lot Frontage	40.00 ft.	70.00 ft.	70.00 ft.
Front Yard*	33.10 ft.	31.80 ft.(building wall)	31.80 ft.(building wall) 23.80 ft. (front porch)
Side Yard (north side)	8.00 ft. (1:2, 8 ft. min.)	14.00 ft.	8.00 ft.
Side Yard (south side)	8.00 ft. (1:2, 8 ft. min.)	8.70 ft.	8.70 ft. (first floor) 11.00 ft. (second floor)
Rear Yard	8.00 ft. (1:1, 8 ft. min.)	50.00 ft.	50.00 ft.
Building Height	25.00 ft.	15.00 ft.	25.00 ft.
Net FAR (0.35)	3,286 sq. ft.	1,807 sq. ft.	2,922 sq. ft.

* Based on the average front setback of the determined block face. Measurement taken from property line to closest covered projection.

III. Description

The applicant proposes (a) to construct an open front porch in the required front yard and (b) to construct a second floor addition over the first floor in the required front yard.

The proposed porch would be 30.00 feet wide by 8.00 feet deep with a total of 240.00 square feet. The proposed porch would be located 23.80 feet from the front property line, 16.00 feet from the north side property line and 24.00 feet from the south side property line. The porch would measure approximately 13.50 feet in height from the average grade to the midpoint of the porch roof. The proposed porch requires a special exception under Section 11-1302 (C) to be located in the required front yard.

The proposed second floor addition and its new walls would mostly align with the existing first floor below. The proposed second floor addition over the first floor would be offset by 2.30 feet from the existing south side setback of 8.70 feet, providing an 11.00 feet setback to comply with the side yard setback regulations based on its building height. The proposed height of the side wall at that setback is 22.00 feet measured to the midpoint of the roof gable facing that side of the building. With this addition, the proposed overall building height is 25.00 feet measured from average finished grade to midpoint of the main roof. The proposed front wall of this addition requires a special exception under Section 11-1302 (B) to be located in the required front yard.

The proposed scope of work for all proposed property renovations involves an interior renovation and configuration of the existing living spaces. The proposed front porch meets the criteria of section 7-2504 of the Zoning Ordinance to be an allowable exclusion from the floor area regulations. Upon completion of the work, the proposed project will continue to comply with the net floor area requirements. (Please refer to attached FAR calculations.)

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

IV. Master Plan/Zoning

The subject property is currently zoned R-8 and has been so zoned since adoption of the Fifth Revised Zoning Map of 1992. It is identified in the Seminary Hill/Strawberry Hill Small Area Plan for residential use.

V. Requested Special Exception

7-2503(A) Average Front Setback

This section of the zoning ordinance requires a front setback of 33.10 feet based on the average setback of the block face of dwelling units located on North Langley Street. The applicant is requesting for two separate special exceptions to construct (a) an open front porch and (b) to construct a second floor addition over the first floor in the required front yard.

The first request is for a special exception of 9.30 feet to construct an open front porch 23.80 feet from the property line. The second request is for a special exception of 1.30 feet to construct a second floor addition over the first floor, 31.80 feet from the property line.

VI. 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 new front porch and addition of a second floor over the first floor is to meet the property owner's spatial needs. The overall scope of work does not appear to negatively impact adjacent properties, the streetscape or the neighborhood.

The front porch would not be detrimental to the public welfare. The Infill Task Force Recommendations that created current single-family zoning regulations in 2008 recommended that "open front porches can be a neighborhood-friendly design asset that enhances the value of a homeowner's property and the neighborhood as a whole." Even neighborhoods that do not currently have an abundance of houses with front porches benefit when a front porch is added to the streetscape because of the community-building and neighborhood surveillance benefits provided by front porches.

The house currently does not have a front porch. The existing front elevation features concrete steps leading to a platform at the front entrance. The concrete platform measures approximately 4.00 feet wide by 6.00 deep.

The proposed open porch would be larger in size, both in width and depth than the existing concrete platform. Per Section 11-1302, the proposed enlargement of the porch and proposed location in the required yard would require a special exception. The proposed change appears to enhance the character of the house and neighborhood. It would also be located at least 16.00 feet from the closest property line, and given that distance, it is highly unlikely that this porch would impact any neighboring property.

The proposed second floor addition over the first floor would align with the existing non-complying front wall of the dwelling. The existing front wall encroaches 1.30 feet into the required front yard. The proposed addition would have a complaint south side yard setback from 8.70 feet to 11.00 feet to comply with the side yard setback regulations. The enlargement of the dwelling continues to allow the dwelling to comply with all other setback and open space requirements while also complying with floor area ratio

regulations. Compliant options for adding bedrooms, which is the purpose of this second floor addition, would most likely reduce the amount of permeable ground coverage and open space.

- 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 new front porch and addition would not appear to impair the supply of light to the adjacent properties. The subject property currently meets the minimum side yard requirement of 8.00 feet for the R-8 zoning, thus ensuring adequate distance from neighboring dwellings. The proposed porch will remain open. The front wall of the second floor addition would have no effect on light or air at adjacent properties because it would only affect the portion of the house that aligns with the street. The remainder of the second floor would comply with setback requirements providing adequate light and air access for neighboring properties.

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

Many original dwellings in the neighborhood are one-story buildings and do not have front porches. Given the community development benefits found with front porches, this granting of a special exception for a front porch would enhance the neighborhood character while maintaining the single-family fabric of the neighborhood. The applicant's proposal for a second floor addition would be fairly unique on this block. There is a small number of other dwellings in the neighborhood with similar second story additions. The special exception is requested to allow the front wall of the addition to align with the existing front wall of the dwelling. The overall proposed design appears to enhance the architectural characteristic of the subject property when the proposed front porch is included. The subject property would continue to be a single-family dwelling with adequate front, side and rear yards even with the addition of the new front porch and second floor addition.

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

The proposed project mass and scale appears to be compatible with the character of properties in the neighborhood. The project feature compatible facades, roof form (cross gable) and exterior building materials found in

buildings in the neighborhood. Similar 2-story dwellings, which are not the majority of the neighborhood, are found throughout the vicinity.

- 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 proposed location for the front porch and addition appears to be the most reasonable location for the project. The front of the house is the only reasonable location for a front porch. There is no reasonable way to construct a compliant front porch because of the existing location of the dwelling. As for the second floor, it would be highly awkward to set back the second level out of alignment with the first floor wall. The only other compliant option would be to construct the addition towards the rear of the lot, but doing this would take up a substantial amount of open space in the rear yard.

VII. Staff Conclusion

Neighborhood Impact

The proposed project mass and scale appears to be compatible with the character of properties in the neighborhood. The proposed porch is in proportion and architecturally compatible with the proposed addition. The proposed covered porch would complement the view of the home from the street, enhance the neighborhood, and not be detrimental to neighboring properties.

Light and Air

The proposed project does not appear to adversely affect the light and air to any adjacent properties.

Staff Conclusion

As outlined above, the staff believes the application meets the criteria for special exceptions.

Staff **recommends approval** of the requested special exception to construct an open front porch.

Staff **recommends approval** of the requested special exception to construct a second floor addition over the first floor.

STAFF:

Alex Dambach, Division Chief,	alex.dambach@alexandriava.gov
Mary Christesen, Zoning Manager,	mary.christesen@alexandriava.gov
Anh Vu, Urban Planner,	anh.vu@alexandriava.gov

DEPARTMENTAL COMMENTS

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

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

Transportation and Environmental Services:

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

Code Administration:

No comments received.

Historic Alexandria (Archaeology):

- F-1 An examination of historic maps suggests that the property remained undeveloped until the early 1950s. Strathblane, a historic nineteenth-century plantation is located approximately 300 ft. to the east. The property therefore may contain archaeological evidence of Strathblane plantation, perhaps outbuildings or work yards that could yield significant information about Alexandria's rural past.
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Recreation (Arborist):

No comments received.

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

Dear City of Alexandria Board of Zoning Appeals:

We write this letter to support the application of David and Katherine Touhey to add an eight foot open front porch as well as a second floor addition directly over the front wall of their current first floor to their property (316 N Langley St, Alexandria VA). David and Katherine have shared a complete copy of the plan that is being submitted to you. We have reviewed the plan and indicate our support with the signatures below.

(West adjoining property)

Keith and Leslie Kruse
309 N Latham St
Alexandria VA 22304



Keith Kruse

2/25/17
Date



Leslie Kruse

2/25/17
Date

Dear City of Alexandria Board of Zoning Appeals:

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As an original resident of my property and of this street I can state that the reason that 310 N Langley St. is set further back from the curb than 316 and 322 N Langley is that there was originally a cul de sac in front of the property. The cul de sac was later changed to the current t configuration with a larger front yard for 310 N Langley St.

(South adjoining property)

Thomas Lacey

310 N Langley St

Alexandria VA 22304



Thomas Lacey



Date

Dear City of Alexandria Board of Zoning Appeals:

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(East facing property)
Drew and Maura Cramer
315 N Langley St
Alexandria VA 22304



Drew Cramer

2/25/2017
Date



Maura Cramer

2.25.17
Date

Dear City of Alexandria Board of Zoning Appeals:

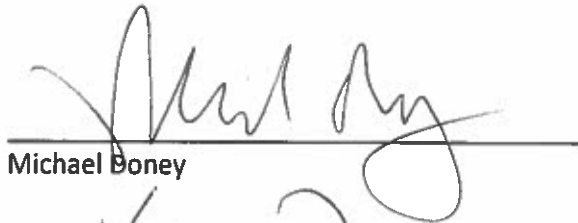
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(West adjoining property)

Michael and Kelly Doney

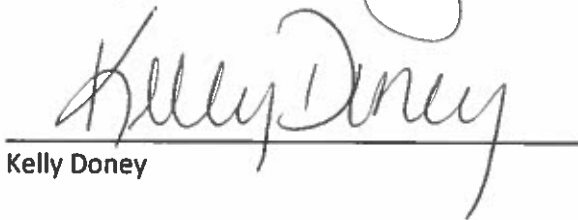
315 N Latham St

Alexandria VA 22304

A handwritten signature in dark ink, appearing to read "Michael Doney", written over a horizontal line.

Michael Doney

25 Feb '17
Date

A handwritten signature in dark ink, appearing to read "Kelly Doney", written over a horizontal line.

Kelly Doney

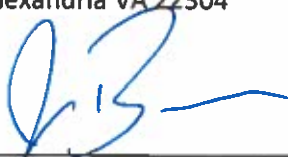
2/25/17
Date

Dear City of Alexandria Board of Zoning Appeals:

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(North adjoining property)

James Brown
Marlyn Garcia
322 N Langley St
Alexandria VA 22304



James Brown

02-25-17

Date



Marlyn Garcia *Brown*

2/25/17

Date



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

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

SECTION
WE REQUEST A SPECIAL EXCEPTION FOR ADDITIONS TO ALLOW THE
CONSTRUCTION OF A NEW SECOND FLOOR TO ALIGN WITH THE EXISTING
FOOTPRINT OF THE EXISTING HOUSE. WHILE OUR DESIGN MEETS THE WRITTEN
FRONT YARD SETBACK IT REQUIRES THE SPECIAL EXCEPTION TO MEET THE AVERAGE
PART A SETBACK

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name DAVID & KATHERINE TOUHEY

Address 316 NORTH LANGLEY STREET
ALEXANDRIA, VIRGINIA. 22304

Daytime Phone ANURACH. 703-836-5209

Email Address GNARCHITECT@aol.com

2. Property Location 316 NORTH LANGLEY STREET ALEX, VA.

3. Assessment Map # 049.01 Block 02 Lot 36 Zone R-8

4. Legal Property Owner Name DAVID P. OR KATHERINE TOUHEY

Address 316 NORTH LANGLEY STREET
ALEXANDRIA, VA. 22304

BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017

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
1.	N/A	N/A	N/A
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 316 NORTH LANGLEY STREET (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
1.	DAVID & KATHERINE TAHEY	316 N. LANGLEY ST	100%
2.			
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.		No Relationship.	
2.			
3.			

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

JAN 3, 2017 SAVER NICHOLAS AIA
Date Printed Name


Signature

BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017

5. Describe request briefly:

WE REQUEST A SPECIAL EXCEPTION FOR ADDITIONS TO ALLOW
THE CONSTRUCTION OF A NEW SECOND FLOOR TO ALIGN WITH THE
EXISTING FOOTPRINT OF THE EXISTING HOME. WHILE OUR DESIGN MEETS
THE WRITTEN FRONT YARD SETBACK IT REQUIRES A SPECIAL EXCEPTION
TO MEET THE AVERAGE SETBACK

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:

CAVER NICHOLS, AIA
 Print Name

703-836-5209
 Telephone

CAVER NICHOLS AIA
 Signature

1/8/17
 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.

BZA Case # 2017-005
 Application and Materials
 316 North Langley Street
 01/24/2017

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

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

THE APPLICANT OWNER HAS A GROWING FAMILY AND HAS DECIDED TO REMAIN IN ALEXANDRIA AND EXPAND THEIR HOME. A MODEST PARTIAL SECOND FLOOR ADDITION IS PROPOSED TO ALLOW FOR SECOND FLOOR BEDROOMS VS. OUTDATED 1ST. FLOOR BEDROOMS. THE ADDITION PROVIDES NEEDED SPACE FOR GROWING CHILDREN AND VISITING GRANDPARENTS.

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

THE GRANTING OF THE SPECIAL EXCEPTION FOR A PARTIAL SECOND FLOOR ADDITION WILL HAVE NO IMPACT ON THE NEIGHBORING PROPERTIES. THE PROPOSED ADDITION IS IN KEEPING WITH THE SCALE OF HOMES IN THE AREA.

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

THE ADDITION WILL HAVE NO AFFECT ON THE LIGHT AND AIR OF NEIGHBORING HOMES. OUR PARTIAL SECOND FLOOR ADDITION WILL ACTUALLY SHADE ITS OWN FOOTPRINT SINCE THE HOME IS OF A U-L SHAPE. ADEQUATE LIGHT AND AIR REMAINS A CONSTANT AFTER OUR CONSTRUCTION IS COMPLETE.

BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017

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

THE NEIGHBORHOOD IS ONE OF SINGLE FAMILY HOMES ON A CUL DE SAC. HOMES ARE OF BRICK AND FRAME CONSTRUCTION. BOTH ONE & TWO STORY HOMES. OUR NEW SECOND STORY ADDITION IS OF THE SAME FOUND IN THE NEIGHBORHOOD USING SHINGLE AND STEPPED GABLE ROOFS TO MEET ZONING CODE REGULATIONS. WE WILL HAVE A BRICK BASE AND FRAME CONSTRUCTION MATCHING THE CHARACTER OF THE NEIGHBORS.

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

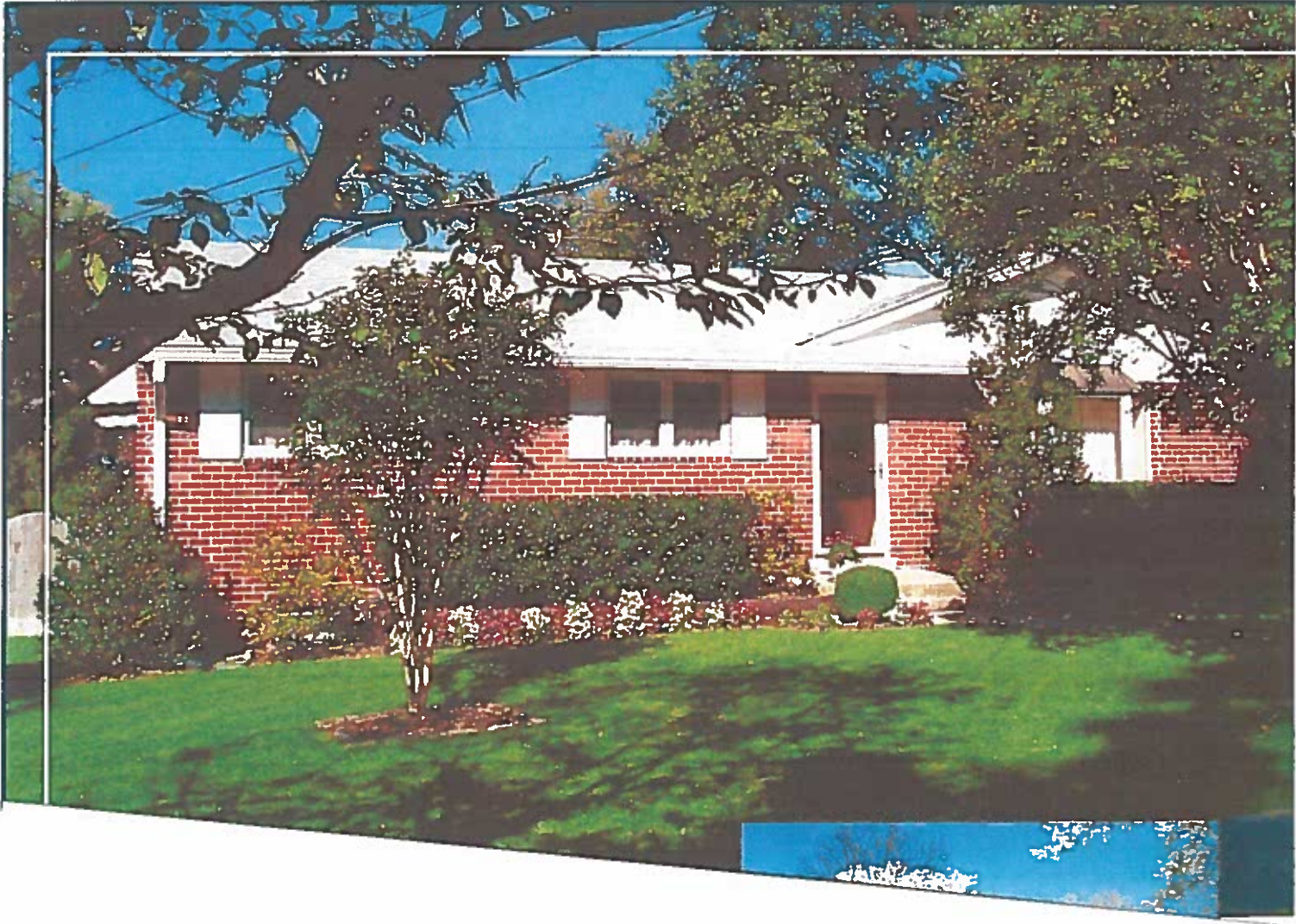
OUR HOME IS A BRICK AND FRAME HOME. OUR ADDITION IS A FRAME ADDITION WITH SIDING. OUR SCALE IS SIMILAR TO BOTH NEW AND EXISTING HOMES NEARBY. OUR DESIGN IS TRADITIONAL IN STYLE AND FITS THE NEIGHBORHOOD CHARACTER.

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

THE DESIGN REPRESENTS A LOGICAL SOLUTION TO EXPANSION BY BUILDING OVER EXISTING BEARING WALLS. THE SOUTH ELEVATION HAS A CASCADING ROOF FORM TO MEET THE SIDE YARD SETBACK. THE SPECIAL EXCEPTION WOULD NOT BE NEEDED SINCE WE MEET THE WRITTEN FRONT YARD SETBACK. THE VARIANCE IS REQUESTED TO MEET THE NEW AVERAGE SETBACK.

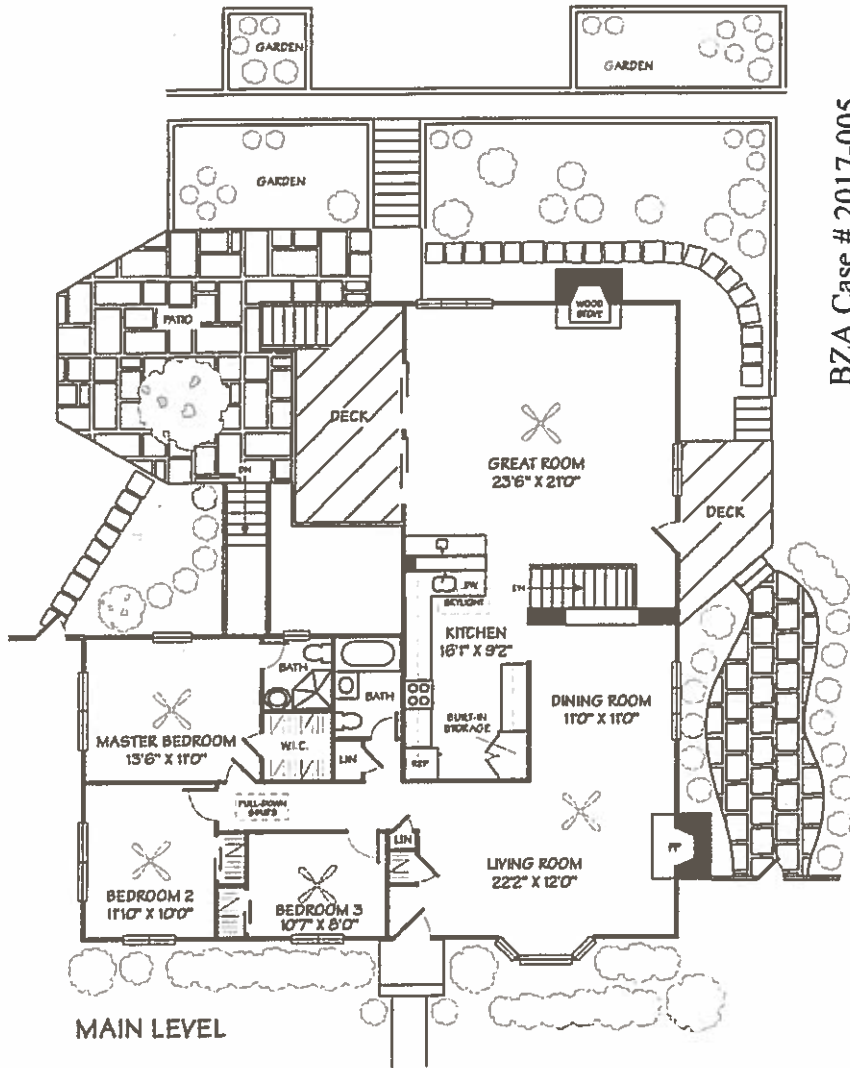
7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

WE HAVE SHOWN THE PLANS TO THE NEIGHBOR OWNERS AND THEY ARE IN SUPPORT OF THE DESIGN & ADDITION. LETTERS OF SUPPORT WILL BE FORTHCOMING.



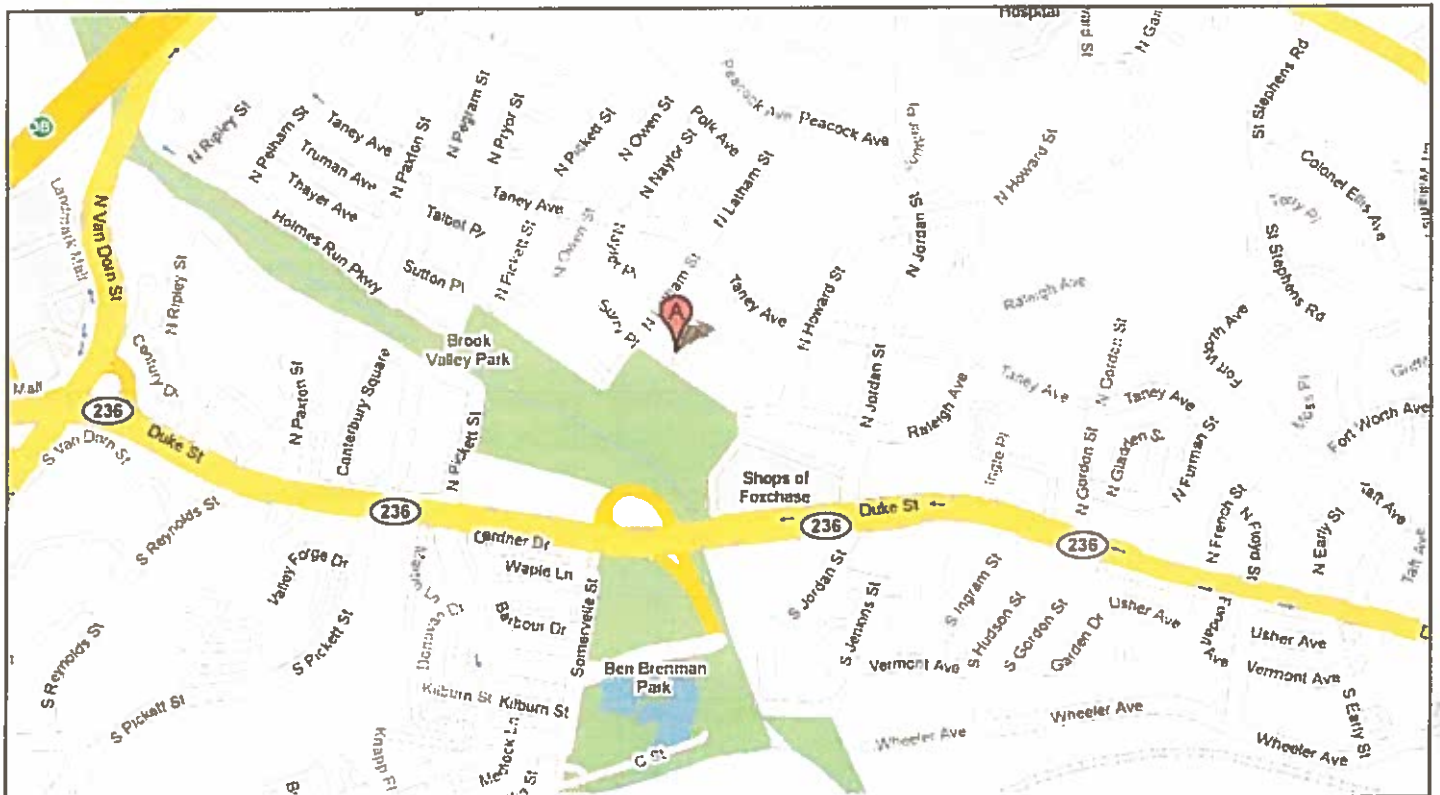
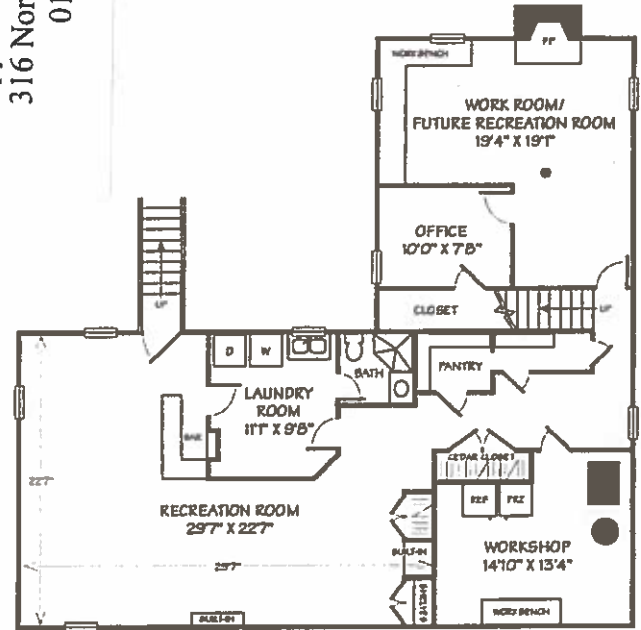
BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017

316 N. Langley Street, Alexandria, Virginia 22304



BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017

316 N. LANGLEY STREET, ALEXANDRIA, VA
©2008 D. MILLER
D. LEWANDOWSKI 703-200-4055
ALL ILLUSTRATIONS AND DIMENSIONS ARE APPROXIMATE AND MAY VARY FROM ACTUAL STRUCTURE. DIMENSIONS HAVE BEEN ROUNDED. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.



316 N. Langley Street, Alexandria, Virginia 22304



Neighborhood and Surrounding Area

Seminary Valley was built in the late 1950s by Richmarr Construction and affords the homeowner all the convenience and privileges of Alexandria City living while retaining a suburban atmosphere. This residence is located on a quiet, no-through-street that ends at Holmes Run Park. Polk Elementary for grades 1-5 is a short walk away and Hammond School for grades 6-8 a short drive away. There is bus service and plenty of shopping close by, including Harris-Teeter and the Shops at Foxchase as well as Landmark Mall.

Main Level

Guests are welcomed into a large living room with a vaulted ceiling, bay window, and gas fireplace (operated with a remote). A dining room extends into an "L" shape off the living room. 3 bedrooms and 2 remodeled baths are on this level as well, with a private master bath. The original hardwood floors are under the wall-to-wall neutral carpet in the living room, dining room, and bedrooms. The owners installed ceiling fans on the main level. Pull-down stairs to the floored attic increases the storage space.

The original owners expanded the living space in 1986 by adding a Great Room with beamed, vaulted ceilings, which can be seen from the living and dining rooms. The kitchen and Great Room blend so well that entertaining for 8, 24, or more is easily achievable. The kitchen includes custom storage to store china, serving pieces, linens, and more. A Sub-Zero refrigerator and top-of-the-line appliances make cooking a delight. A skylight with a newly-installed blind adds light to the kitchen while the rich wood cabinets warm the space. Tile floors in the kitchen and Great Room make it easy to care for. No expense was spared in building the addition – 2x6 lumber was used instead of 2x4! The entire house has Pella windows and Pella sliding glass doors. Andersen storm doors have also been installed. Cozy up to the wood-burning stove and enjoy watching TV in this wonderful space!

Lower Level

The downstairs is a hobbyist's heaven! Two workshops are available, although the workshop in the addition has a fireplace if you prefer to create a media room (fireplace conveys as is). The workbenches convey in both areas, as do the extra refrigerator and freezer in the smaller workshop/utility room. There is also an office for quiet work or study.

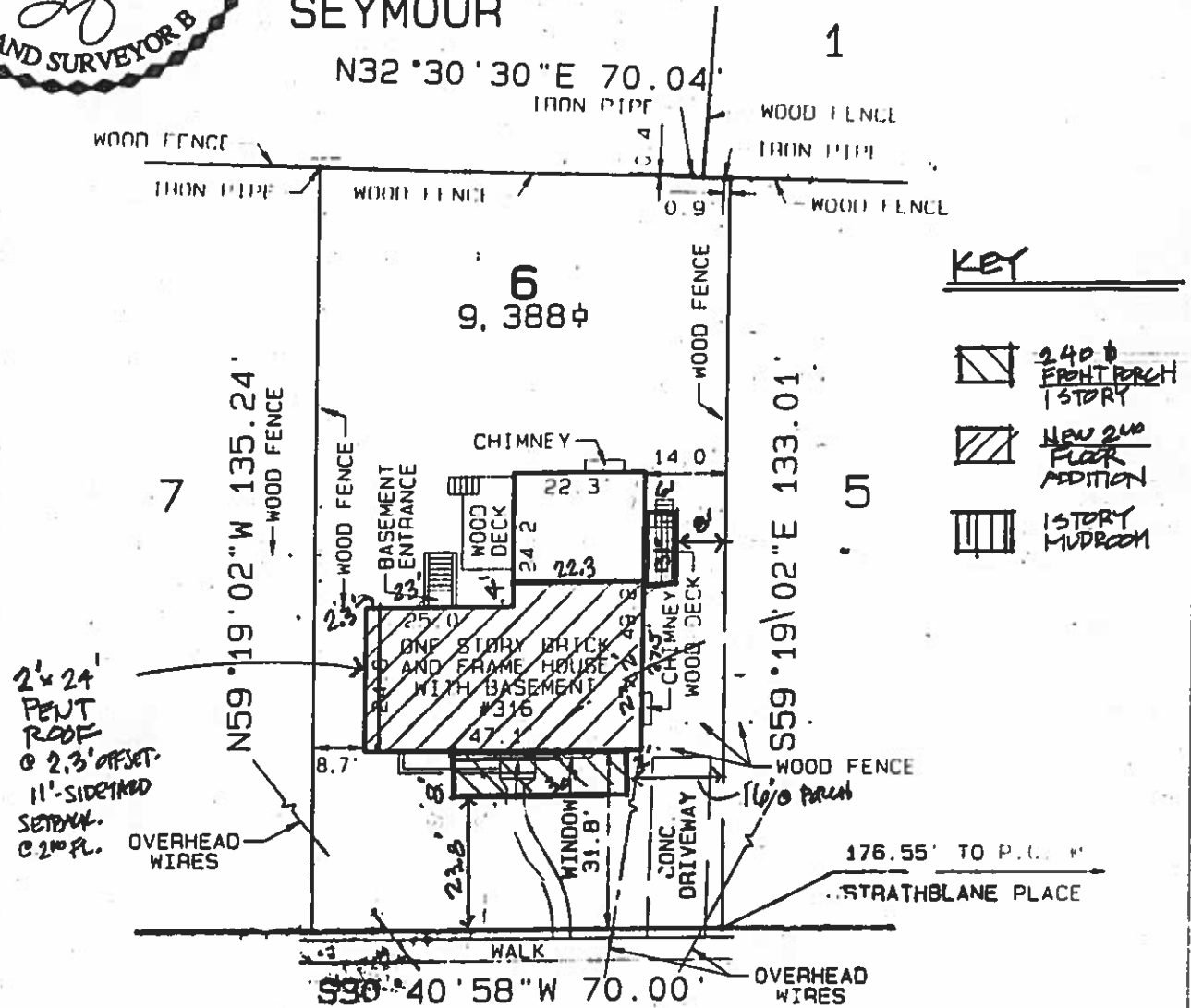
When the lower level was added, the original staircase was covered over on the upper level but a large pantry was created in the lower level to house extra food and small cooking appliances. In addition, a large cedar closet is available for storing those winter clothes. The laundry room with its double sink tub and washer/dryer has ample space to work in and a third, full bath is just off that room. There's a large recreation room with electric baseboard heat, a bar and outside doorway to complete the space. Again, the owner has built custom cabinetry at one end of the recreation room to house games, books, and assorted crafts to please children or adults.

Exterior and Gardens

An inviting deck is just outside the Great Room's Pella sliding doors (the screen closes automatically!) to enjoy the terraced yard. On the other side of the Great Room, the door leads to a built-in gas grill (gas pipe is attached to the house) which conveys. The lush landscaping will please the gardener with flowering trees and wonderful flowers. There is ample space for a great vegetable garden too! A privacy fence surrounds the yard. An in-ground sprinkler system makes watering the front yard easy!



BARRY E. SEYMOUR



NORTH LANGLEY STREET
50' R/W

BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017

PHYSICAL IMPROVEMENTS SURVEY

LOT 6, SECTION 6, BLOCK 1

SEMINARY VALLEY

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' DATE: OCTOBER 14, 2008



BZA Case # 2017-005
Application and Materials
316 North Langley Street
01/24/2017



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 316 NORTH LANGLEY STREET.

Zone RB

A2. 9388

x .35

= 3285.8 sq ft

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1708	Basement**	1708
First Floor	1708	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Porch/Garage**	0
Porches/Other	0	Attic less than 5'***	
Total Gross*	3416	Total Exclusions	1708

B1. Existing Gross Floor Area *
3416 Sq. Ft.

B2. Allowable Floor Exclusions**
1708 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1708 Sq. Ft.
(subtract B2 from B1)

ROOF TO BE DEMO & NEW WORK.
FULLY VENTED. & ROOF RISE
LESS THAN 15'-TALL. OTHER ROOF.

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor ^{EXM 22} ^{ADD 147B}	1808	Stairways**	^{70.5 - 1M} ^{42 - 2nd}
Second Floor	1275	Mechanical**	0
Third Floor	0	Porch/Garage**	240
Porches/Other	240	Attic less than 5'***	48
Total Gross*	3323	Total Exclusions	401

C1. Proposed Gross Floor Area *
3323 Sq. Ft.

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

C3. Proposed Floor Area minus
Exclusions 2922 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2922 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3285 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	N/A
Required Open Space	N/A
Proposed Open Space	N/A

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Edna Tucker Architect

Date:

1/10/17



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR PORCHES

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

SECTION

WE REQUEST A SPECIAL EXCEPTION FOR PORCHES TO ALLOW THE
CONSTRUCTION OF A NEW FRONT PORCH THAT WILL SIT IN THE REQUIRED
FRONT YARD SETBACK.

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name DAVID & KATHERINE TOLLEY

Address 316 NORTH LANGLEY STREET
ALEXANDRIA, VIRGINIA 22304.

Daytime Phone ARUNIMA 703-836-5209

Email Address GNARCHITECT @ AOL.COM

2. Property Location 316 NORTH LANGLEY STREET ALEX. VA

3. Assessment Map # 049.01 Block 02 Lot 36 Zone R-8

4. Legal Property Owner Name DAVID P. OR KATHERINE TOLLEY

Address 316 NORTH LANGLEY STREET
ALEXANDRIA, VA 22304

BZA Case # 2017-004
Application and Materials
316 North Langley Street
01/24/2017

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
1. N/A	N/A	N/A
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 316 NORTH LANGLEY STREET (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
1. DAVID & KATHERINE TAHEY	316 N. LANGLEY ST.	100%
2.		
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.	NO RELATIONSHIP	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

Jan. 3, 2017 DAVID NICHAS, AIA DAVID NICHAS, AIA
Date Printed Name Signature

BZA Case # 2017-004
Application and Materials
316 North Langley Street
21 01/24/2017

5. Describe request briefly :

WE REQUEST A SPECIAL EXCEPTION FOR PORCHES TO
ALLOW THE CONSTRUCTION OF A NEW FRONT PORCH THAT WILL
SIT IN THE REQUIRED FRONT YARD SETBACK.

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:

SAUER NICHOLS, AIA
Print Name

703-8365209
Telephone

Cedar Nichols Architect
Signature

1/8/17
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 (SECTIONS 11-1302(C) and 11-1304)**APPLICANT MUST COMPLETE THE FOLLOWING:**

(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 8'-0"
 - b. Length of building wall where porch is to be built 47'-1"
 - c. Length of porch deck 32'-0"
 - d. Depth of overhang 1'-0"
 - e. Distance of furthest projecting porch element from the front property line
22.8' ± 22'-10"
 - f. Overall height of porch from finished or existing grade 13'-0" @ BACK OF PORCH
 - g. Height of porch deck from finished or existing grade 2'-0"
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
THE HOME SITS 31.8' FROM THE PROPERTY LINE. THE ORIGINAL SETBACK BY
CODE WAS 30'. THE AVERAGE SETBACK IS GREATER THAN 30'. THE
SPECIAL EXCEPTION IS REQUIRED TO ALLOW
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
THE PORCH IS DESIGNED TO BE A WELCOMING ELEMENT TO ALLOW
THE FAMILY AND FRIENDS ON THIS SIDE OF THE STREET TO MEET AND GREET.
IT IS NOT DETRIMENTAL TO THE NEIGHBORHOOD OR ADJACENT
PROPERTIES.
4. Explain how the proposed porch will affect the light and air to any adjacent property.
THE PORCH WILL NOT AFFECT LIGHT OR AIR TO ADJACENT
PROPERTIES. AS IT WILL SIT FORWARD OF THE HOMES.
5. 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.
THE NEIGHBORS HAVE SEEN THE PLANS AND ARE IN SUPPORT
OF THE PORCH DESIGN.

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

A DRIVE BY OF THE IMMEDIATE NEIGHBORHOOD
FINDS SEVERAL PORCHES ADDED TO EXISTING
HOMES SUCH AS 4640 STRATHBLANE PLACE
WHICH APPEARS TO BE AN ADDITION.

ADDITIONALLY TWO PORCHES ARE FOUND DIRECTLY
BEHIND OUR PROPERTY AT 315 N. LATHAM
AND 309 N. LATHAM.

IT IS OUR OPINION THE TREND FOR A
PORCH IS STARTED AND HAS BEEN APPROVED ON
THESE PROJECTS BY THE CITY STAFF.

THE PORCHES ARE WITHIN 24" OF GRADE
WITH 3'0" DECKING IT APPEARS.

WE BELIEVE THE STAFF IS CORRECT IN APPROVING
THE 3 NEARBY PORCHES AND OURS.

Go gle Maps 46 Strathblane Pl



Image capture: Sep 2014 © 2017 Google

Alexandria, Virginia

Street View - Sep 2014



4646 STRATHBLANE PL.
HOME AT TOP OF STREET

Evidently Home had SECOND Floor
Addition w/ PORCH

SQUARE COLUMNS
DROPPED BEAM

14" OFF GRADE ± TO DECK
8'-0" ± DROP BEAM.

PORCH EXAMPLE

3 HOMES AWAY
FROM OUR PROJECT

Google Maps

315

N Latham St



Image capture: Sep 2014 © 2017 Google

Alexandria, Virginia

Street View - Sep 2014



315 N. LATHAM
 PORCH ON NEW INFIL HOMES
 DIRECTLY BEHIND OUR
 PROJECT.

BZA Case # 2017-004
 Application and Materials
 316 North Langley Street
 01/24/2017

Google Maps 309 N Latham St



Image capture: Sep 2014 © 2017 Google

Alexandria, Virginia

Street View - Sep 2014



309 N. LATHAM STREET

PARUA ON NEW INFIL HOME.
DIRECTLY BEHIND OUR PROJECT

BZA Case # 2017-004
Application and Materials
316 North Langley Street
01/24/2017

DATE: OCTOBER 14. 2008



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 316 North Langley Street. Zone RB
A2. 9388 x .35 = 3285.8 sq
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1708	Basement**	1708
First Floor	1708	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Porch/Garage**	0
Porches/Other	0	Attic less than 5'***	
Total Gross*	3416	Total Exclusions	1708

B1. Existing Gross Floor Area *
3416 Sq. Ft.
B2. Allowable Floor Exclusions**
1708 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1708 Sq. Ft.
(subtract B2 from B1)

ROOF TO BE DEMO & NEW WORK.
FULL VAULTED, 8' ROOF ROOM
LESS THAN 15'-tall. OFFICE ROOF

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor ^{BOM 22} _{MURPHY 7B}	1808	Stairways**	^{70.5 - 1M} _{42 - 210}
Second Floor	1275	Mechanical**	0
Third Floor	0	Porch/Garage**	240
Porches/Other	240	Attic less than 5'***	48
Total Gross*	3323	Total Exclusions	401

C1. Proposed Gross Floor Area *
3323 Sq. Ft.
C2. Allowable Floor Exclusions**
401 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 2922 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2922 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3285 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	NA
Required Open Space	N/A
Proposed Open Space	N/A

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

Edwin Tucker Architect

Date:

1/10/17

Click To Add Title



AVERAGE
SETBACK FOR 316 NORTH LANGLEY ST.
CALCULATION

X AS MARKED BY
ZONING DIRECTOR

$$\begin{array}{r} 43'-9'' \\ 21'-6'' \\ 21'-6'' \\ \hline 106'-21'' \\ 106'-4'' \\ \hline 106.75 \div 3 = 35.58' \end{array}$$

35'-7" - REASON 1/31/17



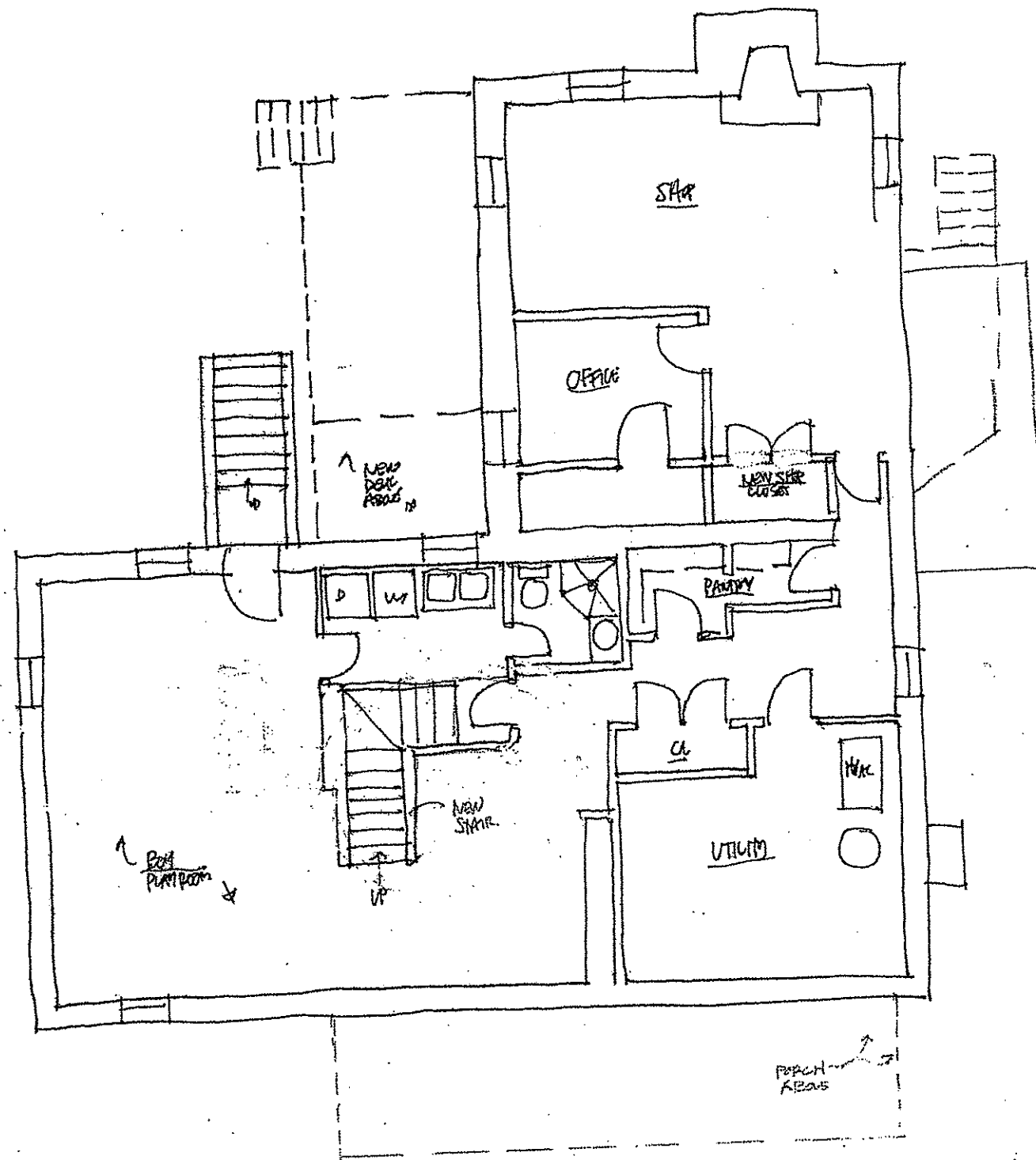
REVISED

REVISED

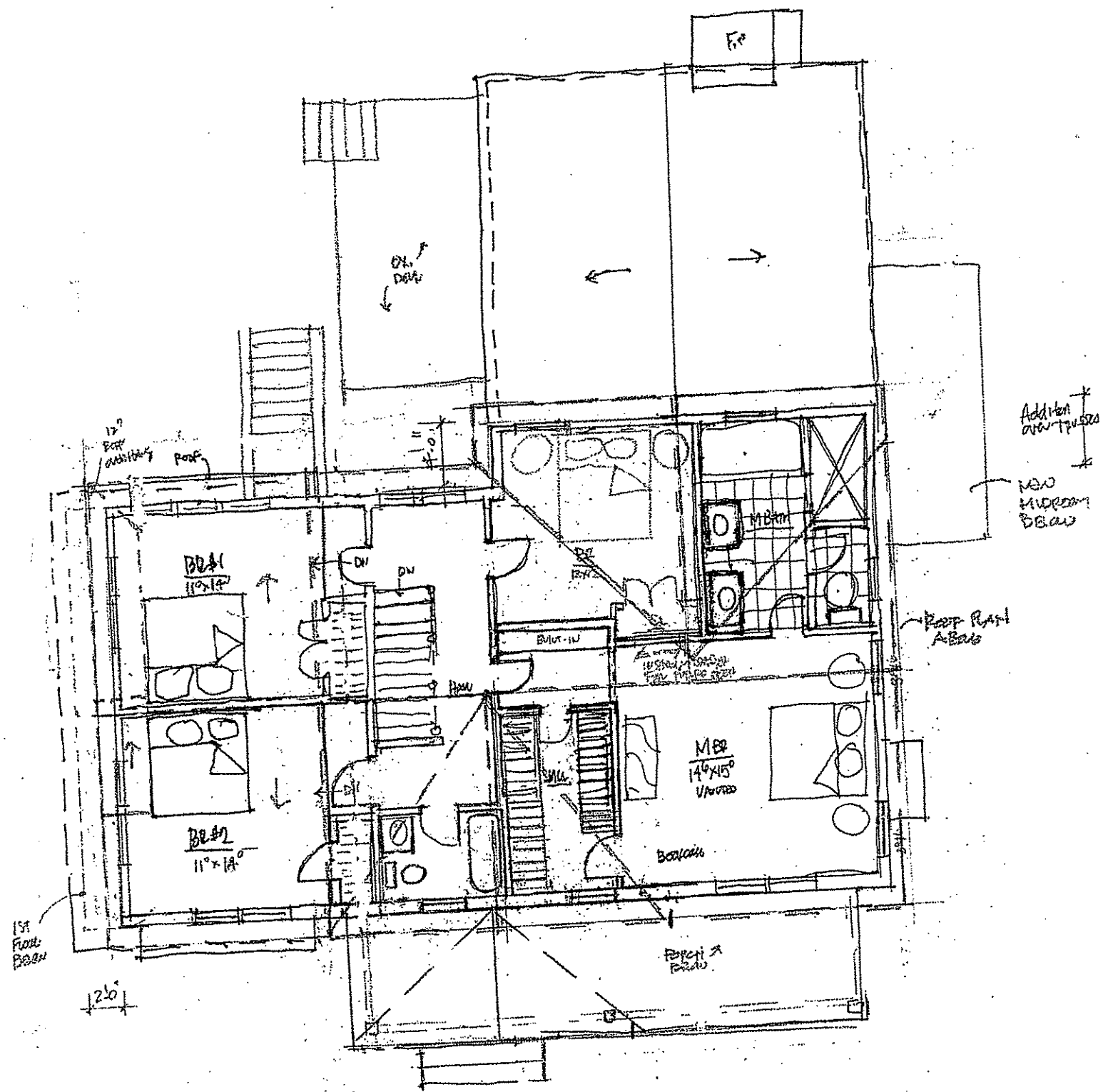


316 North Langley Street
Alexandria, Virginia
ZONING APPLICATION

A1



BASEMENT PLAN
8' x 10'



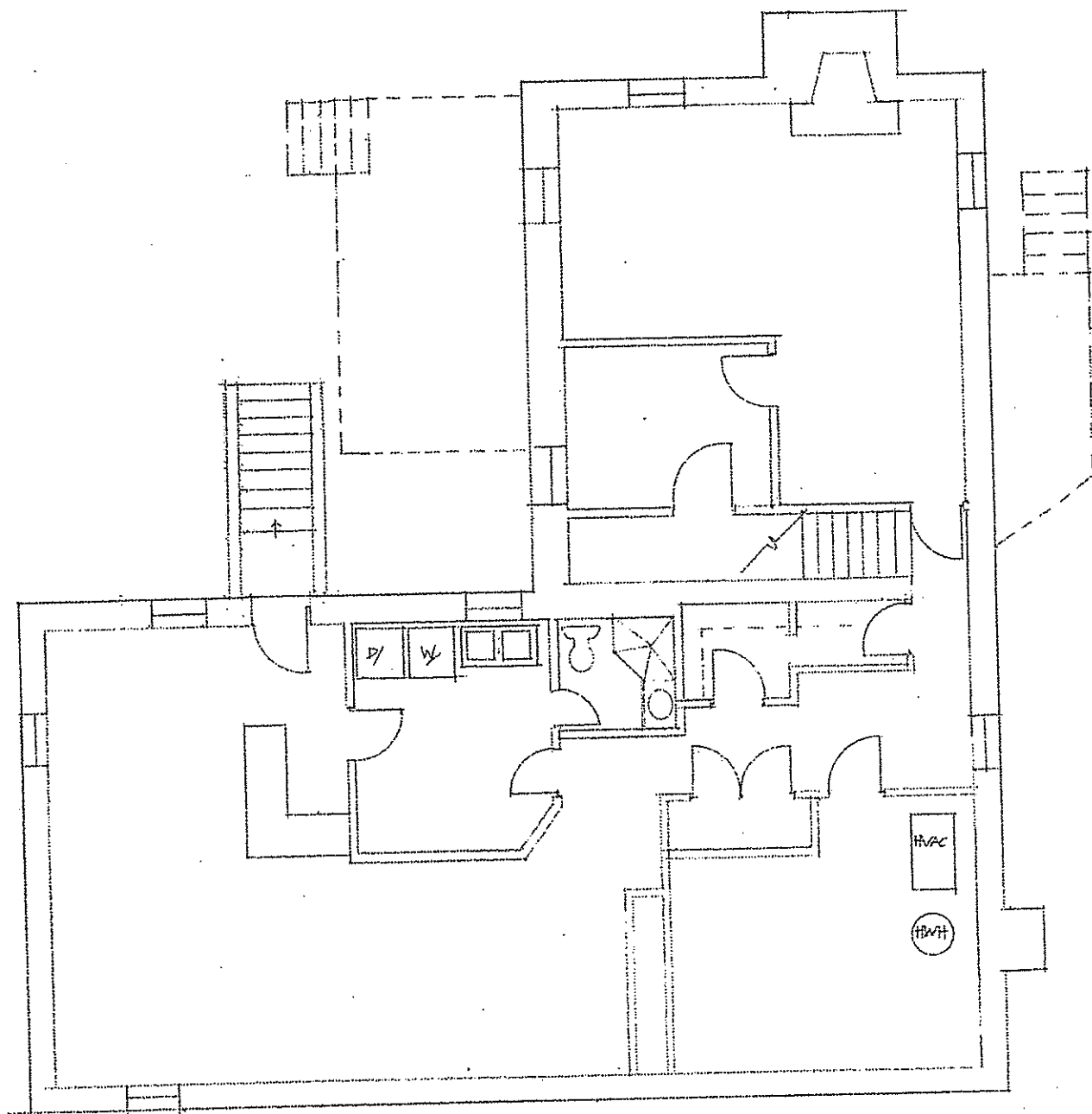
SECOND FLOOR PLAN
8' x 10'

REVISED

BZA Case # 2017-004/005
Application and Materials
316 North Langley Street

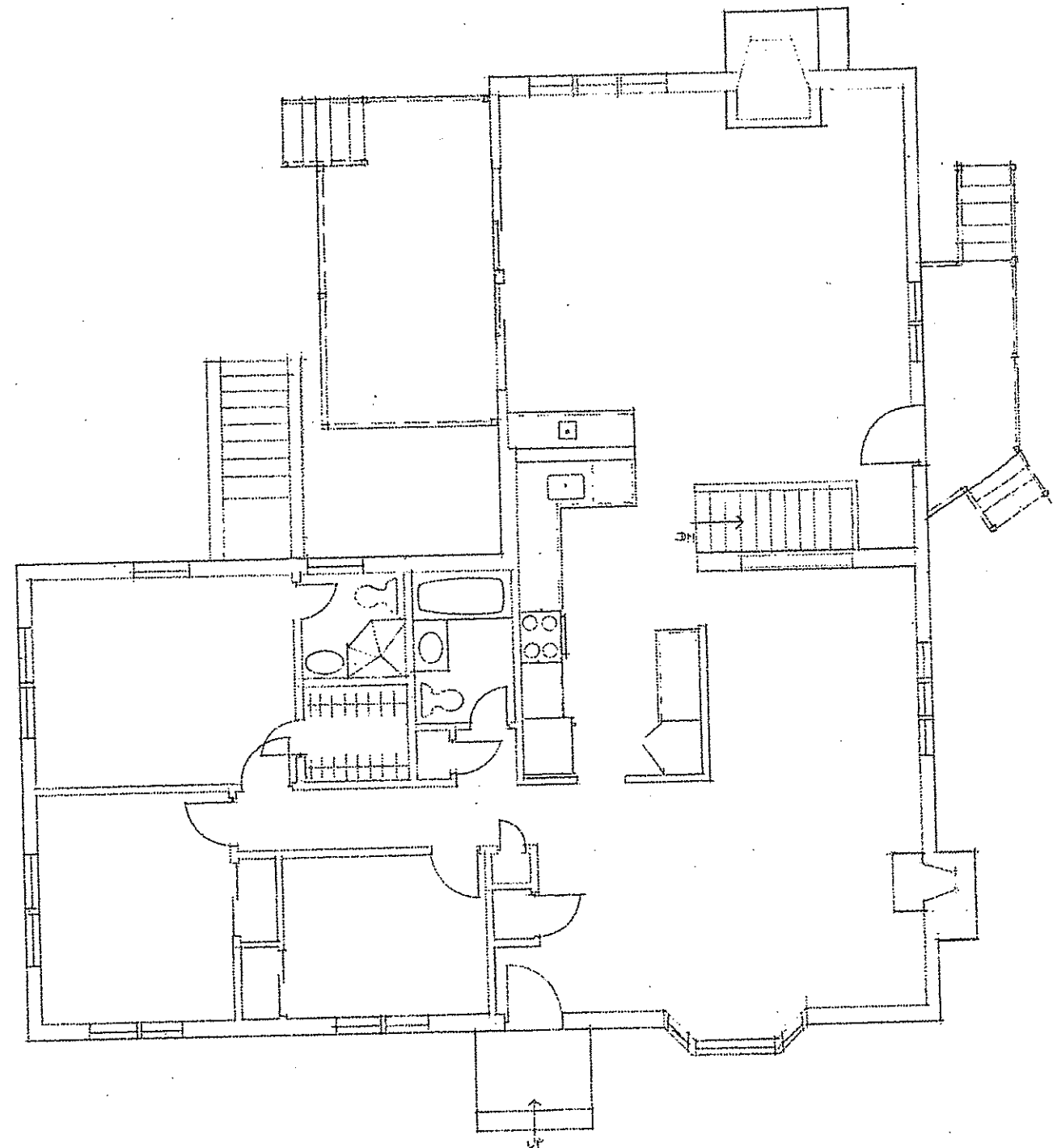


316 NORTH LANGLEY ST.
SCHEMATIC
1/20/17
A3



LOWER LEVEL - EXISTING CONDITIONS

1/8" = 1'-0"



FIRST FLOOR - EXISTING CONDITIONS

1/8" = 1'-0"

REVISED

BZA Case # 2017-004/005
Application and Materials
316 North Langley Street
01/31/2017

316 North Langley Street
Alexandria, Virginia

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GAVIN NICHOLS
ARCHITECT
1101 14th Street, N.E.
Atlanta, Georgia 30309
(404) 525-1101
gavin@nicholsarchitect.com

EXISTING CONDITIONS
BASEMENT & FIRST FLOOR
1/4" = 1'-0"
1/16/19

EC1

$$\begin{array}{r} 1.4 \\ 1.4 \\ 2.6 \\ 3.0 \\ 4.0 \\ 4.0 \\ 4.2 \\ 4.6 \\ 2.6 \\ \hline 31.8 \\ 35.8 \\ 35.8 \div 11 \end{array}$$

Only
ELEVATION
EXISTING CONDITIONS

[illegible]

316 North Langley Street
Alexandria, Virginia



Aug
GRADE

EAST ELEVATION
8'10" (POSTING)

REVISED

