

Docket Item # 3
BZA Case #2016-020
Board of Zoning Appeals
March 9, 2017

ADDRESS: 1318 BAYLISS DRIVE
ZONE: R-8/SINGLE- FAMILY ZONE
APPLICANT: GREGORY SALOMONE AND MELISSA YADAO

ISSUE: Special exception for a front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	20.63 feet	17.70 feet	2.93 feet

*Based on the average front setback of the determined block face.

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

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



BZA Case #2017-020
1318 Bayliss Drive



I. Issue

The applicants are proposing to construct an open front porch in the required front yard at 1318 Bayliss Drive. The proposed front porch would be constructed in the required front yard necessitating a special exception for a front porch.

II. Background

The subject property, an interior lot, is one lot of record with 50.00 feet of frontage facing Bayliss Drive. The side south side lot line is 108.51 feet and north side lot line is 100.72 feet. The rear lot line at the west property line is 15.02 feet for one portion and 34.35 feet for the larger portion. The lot width is 50.00 feet and the property contains 5,108 square feet of lot area.



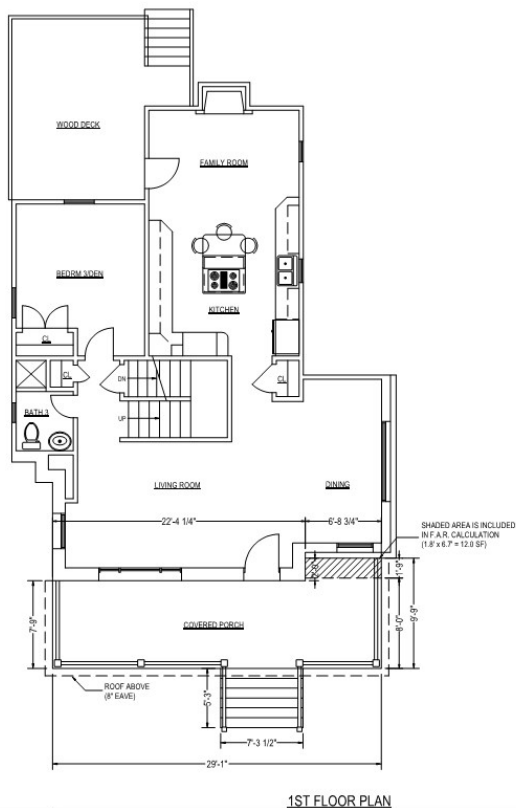
The property is currently development with a single-family detached dwelling unit 25.40 feet from the front property line facing Bayliss Drive, 8.90 feet from the south side property; 7.20 feet from the north side property line and approximately 32.00 feet to the rear property line. According to Real Estate Assessment, the dwelling was constructed in 1947.

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 Sq. Ft.	5,108 Sq. Ft	5,108 Sq. Ft.
Lot Width	65.00 Ft.	50.00 Ft.	50.00 Ft.
Lot Frontage	40.00 Ft	50.00 Ft	50.00 Ft.
Front Yard	20.63* avg. prv.	25.40 Ft.	17.70 Ft.
Side Yard (South)	8.00 Ft.	8.90 Ft.	8.90 Ft.
Side Yard (North)	8.00 Ft	7.20 Ft	7.20 Ft.
Rear Yard	1:1 minimum 8.00	32.00 Ft.	32.00 Ft.
Net FAR	Max: Sq. Ft. (.35) 1787.8	Sq. Ft 1726.72	Sq. Ft. 1787.50

III. Description

The applicants propose to construct an open front porch in the existing required front yard. The porch will measure 7.80 feet in depth and extend 29.08 feet along the front of the house for a total of 226.82 feet. Where the existing one story side yard addition is located on the north side of the property, the porch would be an additional 1.75 feet in depth by 6.73 feet for a total of 11.78 feet. The total square footage of the porch would be 238.60 square feet. The porch would be set in to ensure that the 8.00 feet minimum side yard on the north side will be in compliance.

According to the Infill Regulations section 7-2504, a front porch can be excluded from floor area ratio if it is a minimum of five feet deep and a maximum of eight feet. Because a portion of the porch does not meet this criteria set forth in section 7-2504(B)(2) because the depth is greater than 8.00 feet, (1.80 feet by 6.7 feet), 12.06 square feet must be counted within the floor area ratio.



The porch would meet the side yard setback requirement and would be 15.16 feet in height measured from the average from the average finish grade to the top of the porch.

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

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

IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge/ Rosemont Small Area Plan.

V. Requested Special Exception:

7-2503(A) Front Yard Setback

This section of the ordinance requires a front yard based on the average along the block face. In the case of Bayliss Drive, because the street is greater than 600 feet, section 72503(C) allows for the designation of the blockface to be determined. In the case of the subject property, the block face was determined and the average of the front yard setbacks for those properties is 20.63 feet. The applicants request a special exception of 2.93 feet from the required 20.63 front setback line in order to construct the porch 17.70 feet from the front property line.

In the case of the subject property, the block face had to be determined by staff. Per section 7-2503(C) of the zoning ordinance, if the distance of the blockface is greater than 600 feet, a designation of an appropriate block for purposes of front setback can be done administratively. The houses used to determine the front setback are 1334, 1330, 1326, 1322 and 1314 Bayliss Drive.

VI. Noncomplying Structure/ Substandard Lot

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Area	8,000 Sq. Ft.	5,108 Sq. Ft.	289.2 Sq. Ft.
Side Yard (north)	8.00 Feet	7.20 Feet	0.80 Feet
Lot Width	65.00 Feet	50.00 Feet	15.00 Feet

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

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

The front porch would not be detrimental to the public welfare. The Infill Task Force Recommendations state 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.”

- 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 front porch will not impair supply of light to the adjacent property as the adjacent neighbor to the west has an open front porch.

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

The proposed porch would not alter the essential character of the area or the zone. Bayliss Drive is a street that consists with various styles of houses from one story and two story dwelling units. This house will be the first on the blockface to have a front porch that will expand across the entire front façade of the dwelling unit. Most of the houses on the block have either a small portico or a smaller porch that does not expand across the front façade of the dwelling. While this will be a parting of the character for covered front areas of the blockface, it is in keeping with the The Infill Task Force Recommendations where it states 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.”

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

This house will be the first on the blockface to have a front porch that will expand across the entire front façade of the dwelling unit. Most of the houses on the block face have either a portico or a smaller porch with the one exception of 1314 Bayliss Drive where the second floor cantilevers over the first floor thus creating a covered area, but not a porch as defined in 7-2504 of the zoning ordinance (see photo provided by applicants). Because of the variety of covered areas on the blockface, while this would be a change, it would also be keeping within the context that the covered area are as different in style as the houses are different in characteristics.

- 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 house as it currently exists does not have any covered structure over its entry way. The applicant could have requested a 6.00 feet by 9.00 feet portico that is a permitted structure in a required yard under Section 7-202(A)(9) of the ordinance; however, any extension with respect to length or depth beyond what the ordinance has denoted is considered a porch.

The proposal is of reasonable means and location to fulfill the intent and the spirit of the Infill Regulation for open front porches.

VIII. Staff Conclusion

Staff finds that the request for a special exception to allow a porch to encroach into the front yard setback meets the requirements for a Special Exception. The applicant is proposing to construct an open front porch that is compatible with the surrounding neighborhood.

Neighborhood Impact

Staff believes that the proposed front porch would not have an adverse impact on the neighborhood. The street have various styles of homes, some have porches, some have porticos, but there are others that have no front covering at all. This would be the first porch that takes advantage of the Infill Regulations intent to promote larger open front porches. The proposed open porch would not be detrimental to neighboring properties.

Light and Air

The porch meets the criteria for eligibility to request a porch special exception. The ground level, single story, covered, open front porch would be placed at the main architectural entrance to the dwelling and would face the front yard and it would not extend beyond the width of the front building wall into any required side yard setbacks. It is unlikely that the open porch would reduce light or air to any adjacent property.

Lot Constraints

The lot is an existing and substandard lot with respect to lot size and lot width. The existing house currently sits within the required north side yard. Prior to the enactment of the Infill Regulations (Section 7-2500) in 2008, this house would not have complied with the front yard setback standards and would have required a variance from the Board of Zoning Appeals to have been expanded even with a porch. The lot size and positioning of the existing dwelling make a special exception necessary for even a modest porch addition.

Therefore, because the dwelling sits forward of the front yard setback line, the request for a special exception is the only reasonable way to construct a front porch.

Staff Conclusion

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

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:

- 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 damage 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 Previously reviewed under [BZA98-00047] (T&ES)
- F-2 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 were provided

Recreation (Arborist): No Comments were provided

Historic Alexandria (Archaeology):

- 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 on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-7464399) 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 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.
- F-1 The subject property is located in close proximity to a Civil War camp occupied by the 37th New York. While it is unlikely that the proposed project will cause much ground disturbance, we want to make sure the property owner and contractor are aware that the subject property has modest archaeological potential.

**APPLICATION
BOARD OF ZONING APPEALS****SPECIAL EXCEPTION FOR PORCHES**

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

SEC. 11-1300 - SPECIAL EXCEPTION

1. Applicant:
- ☐
- Owner
- ☐
- Contract Purchaser
- ☒
- Agent

Name CARTER JONES, AIAAddress 900 28TH STREET S.ARLINGTON, VA 22202Daytime Phone 703-837-0025Email Address CARTER@BENCHMARK-DESIGN.COM

2. Property Location
- 1318 BAYLISS DRIVE

3. Assessment Map #
- 042
- Block
- 406
- Lot
- 30
- Zone
- 1

4. Legal Property Owner Name
- GREGORY SALOMONE & MELISSA YADAO

Address 1318 BAYLISS DRIVEALEXANDRIA, VA 22302

REVISED

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GREGORY SALOMONE	1318 BAYLESS DR ALEXANDRIA 22302	50%
2. MELISSA YADAO	1318 BAYLESS DR ALEXANDRIA 22302	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1318 BAYLESS DR (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GREGORY SALOMONE	1318 BAYLESS DR ALEXANDRIA 22302	50%
2. MELISSA YADAO	1318 BAYLESS DR ALEXANDRIA 22302	50%
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.

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. GREGORY SALOMONE	N/A	N/A
2. MELISSA YADAO	N/A	N/A
3.		

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

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

12/21/2016
Date

GREGORY SALOMONE
Printed Name


Signature

ARLINGTON COUNTY, VIRGINIA
2100 Clarendon Boulevard, Suite 200, Arlington, VA 22201

Business License Tax Certificate

FRANK C. JONES

Account #: BLC-1000051464-02

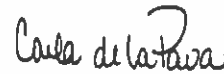
Trade Name:
BENCHMARK DESIGN GROUP
Location Address:
900 28TH ST S
ARLINGTON, VA 22202-2237

Classification:
57.A, Professional

2016



Ingrid H. Morroy
COMMISSIONER OF REVENUE



Carla de la Pava
TREASURER

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

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 7.8 FT
 - b. Length of building wall where porch is to be built 29.1 FT
 - c. Length of porch deck 29.1 FT
 - d. Depth of overhang 8"
 - e. Distance of furthest projecting porch element from the front property line
EAVE 17.0 FT
 - f. Overall height of porch from finished or existing grade 16.3 FT
 - g. Height of porch deck from finished or existing grade 5.0 FT

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.

SEE ATTACHED

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

SEE ATTACHED

4. Explain how the proposed porch will affect the light and air to any adjacent property.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

PART B (SECTIONS 11-1302(C) and 11-1304)

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.

Based on the size of the lot and the siting of the house, the front of the house is located too close to the street to build a front porch without encroaching into the front setback. The house is located on a very small lot, which is 5,108 square feet per the survey. The house is located on the block of Bayliss Drive that is located between Cross Drive and Tuckahoe Lane. The subject property is the smallest lot on the block, and is almost 3,000 square feet smaller than the R-8 zoning for the block. The lot sizes within this block vary from 5,108 SF to 12,087 SF, with an average lot size of 8,515 SF.

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

We do not believe that the proposed porch will be detrimental to the neighborhood. Several existing homes have smaller porches and porticos. This porch will add architectural interest to the relatively flat front facade of the house. And its use by the homeowners will provide added neighborhood interaction with other homeowners.

4. Explain how the proposed porch will affect the light and air to any adjacent property.

The proposed porch is not tall enough, or close enough to adjacent properties to cast a shadow or cause any negative impact to the light and air on other properties.

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 applicant has been active showing the plans to the most affected neighbors, and we are including letters from a few of the neighbors acknowledging that they do not have any objection to the new porch. The applicant will provide additional letters once they are received. The owner has not received any objection to the proposed special exception.

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 curbline). Photographs should be included as part of the evidence supporting this request.

The homes on Bayliss Drive are mostly traditional designs, and include cape cods, ramblers and colonial style homes. Several of these homes have front porticos, and a few have front porches. The design of the proposed porch includes traditional details for the columns, railings and other architectural elements.

The existing homes that have porches and porticos add a distinctive design element to the front of homes that are otherwise fairly simple. Like these other homes with porticos and porches, we believe that the proposed porch will add architectural interest to the home and to the neighborhood, and help to break up an otherwise flat facade.

REVISED



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 1318 BAYLISS DRIVE Zone R-8

A2. 5108 x 0.35 = 7.8
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	800.45	Basement**	800.45
First Floor	1058.88	Stairways**	132.61
Second Floor	800.45	Mechanical**	
Third Floor	800.45	Porch/ Garage**	
Porches/ Other		Attic less than 5'***	800.45
Total Gross *	3460.23	Total Exclusions	1733.51

B1. Existing Gross Floor Area *
3460.23 Sq. Ft.

B2 Allowable Floor Exclusions**
1733.51 Sq. Ft.

B3 Existing Floor Area minus
Exclusions 1726.72 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	228.38
Porches/ Other	240.38	Attic less than 5'***	
Total Gross *		Total Exclusions	

1. Proposed Gross Floor Area *
240.38 Sq. Ft.

C2 Allowable Floor Exclusions**
228.38 Sq. Ft.

C3 Proposed Floor Area minus
Exclusions 12.0 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1738.32 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1787.80 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R 20 R 12a R-8, R-5, R 2 5 RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance Section 2-145(A) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: Cathy

Date 2/14/17

Special Exception for Front Porch
1318 Bayliss Drive

Existing and Proposed Floor Plans and
Exterior Elevations

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

Benchmark Design Group

December 27, 2016

1318 Bayliss Drive



Front Views of the
Existing House

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

1318 Bayliss Drive



Front Views of the
Existing House &
Front Yard

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016



Homes with Porches & Porticos
(same block as 1318 Bayliss Dr)

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016



1310 Bayliss Drive



1314 Bayliss Drive



1309 Bayliss Drive



1315 Bayliss Drive



1321 Bayliss Drive



1325 Bayliss Drive

Homes with Porches & Porticos
(same block as 1318 Bayliss Dr)



1329 Bayliss Drive



1330 Bayliss Drive



1334 Bayliss Drive

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

REVISED

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GREGORY SALOMONE	1318 BAYLISS DR ALEXANDRIA 22302	50%
2. MELISSA YADAO	1318 BAYLISS DR ALEXANDRIA 22302	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1318 BAYLISS DR (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GREGORY SALOMONE	1318 BAYLISS DR ALEXANDRIA 22302	50%
2. MELISSA YADAO	1318 BAYLISS DR ALEXANDRIA 22302	50%
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.

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. GREGORY SALOMONE	N/A	N/A
2. MELISSA YADAO	N/A	N/A
3.		

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

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

12/21/2016 GREGORY SALOMONE
Date Printed Name Signature

ARLINGTON COUNTY, VIRGINIA
2100 Clarendon Boulevard, Suite 200, Arlington, VA 22201

Business License Tax Certificate

FRANK C. JONES

Account #: BLC-1000051464-02

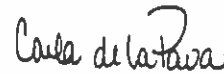
Trade Name:
BENCHMARK DESIGN GROUP
Location Address:
900 28TH ST S
ARLINGTON, VA 22202-2237

Classification:
57.A, Professional

2016



Ingrid H. Morroy
COMMISSIONER OF REVENUE



Carla de la Pava
TREASURER

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

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 7.8 FT
 - b. Length of building wall where porch is to be built 29.1 FT
 - c. Length of porch deck 29.1 FT
 - d. Depth of overhang 8"
 - e. Distance of furthest projecting porch element from the front property line
EAVE 17.0 FT
 - f. Overall height of porch from finished or existing grade 16.3 FT
 - g. Height of porch deck from finished or existing grade 5.0 FT

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.

SEE ATTACHED

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

SEE ATTACHED

4. Explain how the proposed porch will affect the light and air to any adjacent property.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

PART B (SECTIONS 11-1302(C) and 11-1304)

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.

Based on the size of the lot and the siting of the house, the front of the house is located too close to the street to build a front porch without encroaching into the front setback. The house is located on a very small lot, which is 5,108 square feet per the survey. The house is located on the block of Bayliss Drive that is located between Cross Drive and Tuckahoe Lane. The subject property is the smallest lot on the block, and is almost 3,000 square feet smaller than the R-8 zoning for the block. The lot sizes within this block vary from 5,108 SF to 12,087 SF, with an average lot size of 8,515 SF.

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

We do not believe that the proposed porch will be detrimental to the neighborhood. Several existing homes have smaller porches and porticos. This porch will add architectural interest to the relatively flat front facade of the house. And its use by the homeowners will provide added neighborhood interaction with other homeowners.

4. Explain how the proposed porch will affect the light and air to any adjacent property.

The proposed porch is not tall enough, or close enough to adjacent properties to cast a shadow or cause any negative impact to the light and air on other properties.

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 applicant has been active showing the plans to the most affected neighbors, and we are including letters from a few of the neighbors acknowledging that they do not have any objection to the new porch. The applicant will provide additional letters once they are received. The owner has not received any objection to the proposed special exception.

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 curblineline). Photographs should be included as part of the evidence supporting this request.

The homes on Bayliss Drive are mostly traditional designs, and include cape cods, ramblers and colonial style homes. Several of these homes have front porticos, and a few have front porches. The design of the proposed porch includes traditional details for the columns, railings and other architectural elements.

The existing homes that have porches and porticos add a distinctive design element to the front of homes that are otherwise fairly simple. Like these other homes with porticos and porches, we believe that the proposed porch will add architectural interest to the home and to the neighborhood, and help to break up an otherwise flat facade.

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From:

Name: Scott E Schwartz / MARK H SMITH

Address: 1326 Bayliss Dr

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

Scott E Schwartz
Mark H Smith

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From: Name: Brian P. Donegan
Address: 1314 Bayliss Drive BRIAN P. DONEGAN

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

Brian P. Donegan
Brian P. Donegan

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From:

Name: Hugh + JEN Halpern

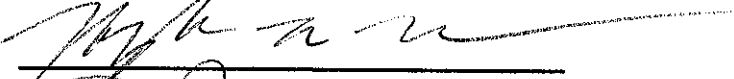
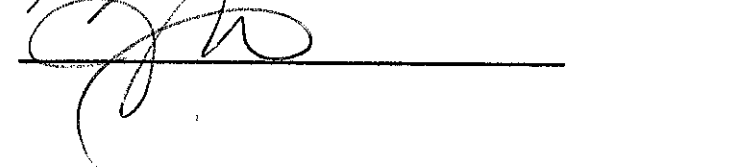
Address: 1329 Bayliss Drive

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From: Name: Elizabeth McClary
Address: 1030 Cross Dr (corner of Cross & Bayliss)
Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

Elizabeth McClary

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314


From: Name: Nicole Wishard.
Address: 1322 Bayliss Dr.

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:



December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From: Name: Michele & M. René Islas
Address: 1319 Bayliss Dr

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

Michele Islas
M. René Islas

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From: Name: Carolyn Fischer
Address: 1315 Bayliss Dr.

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

Carolyn Fischer

December 19, 2016

To: City of Alexandria
Department of Planning and Zoning
301 King Street, Suite 2100
Alexandria, VA 22314

From:

Name: Jon Marley Beztile

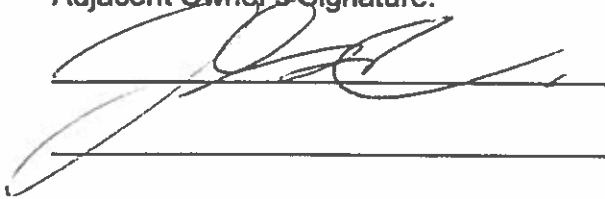
Address: 1321 Bayliss Dr

Re: Request for a Special Exception by Melissa Yadao and Gregory Salomone for a New Front Porch at 1318 Bayliss Drive

To Whom It May Concern:

Our neighbors, Melissa Yadao and Gregory Salomone, have discussed their plans to construct a new covered front porch with new front steps, and have shown us the proposed plans. We do not have any objection to them building this addition.

Adjacent Owner's Signature:

A handwritten signature in black ink, appearing to read "Jon Marley Beztile", is written over two horizontal lines.

REVISED



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 1318 BAYLISS DRIVE Zone R-8

A2. 5108 x 0.35 = 7 .8
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	800.45	Basement**	800.45
First Floor	1058.88	Stairways**	132.61
Second Floor	800.45	Mechanical**	
Third Floor	800.45	Porch/ Garage**	
Porches/ Other		Attic less than 5'	800.45
Total Gross *	3460.23	Total Exclusions	1733.51

B1. Existing Gross Floor Area *
3460.23 Sq. Ft.

B2 Allowable Floor Exclusions**
1733.51 Sq. Ft.

B3 Existing Floor Area minus
Exclusions 1726.72 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	228.38
Porches/ Other	240.38	Attic less than 5'	
Total Gross *		Total Exclusions	

1. Proposed Gross Floor Area *
240.38 Sq. Ft.

C2 Allowable Floor Exclusions**
228.38 Sq. Ft.

C3 Proposed Floor Area minus
Exclusions 12.0 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1738.32 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 1787.80 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R 20 R 12 R-8, R-5, R 2 5 RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance Section 2-145(A) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: _____

Cartage

BZA Case #2016-0020
Application and Materials
1318 Bayliss Drive
02/21/2017

Date

2/14/17

Special Exception for Front Porch
1318 Bayliss Drive

Existing and Proposed Floor Plans and
Exterior Elevations

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

Benchmark Design Group

December 27, 2016

1318 Bayliss Drive



Front Views of the
Existing House

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

1318 Bayliss Drive



Front Views of the
Existing House &
Front Yard



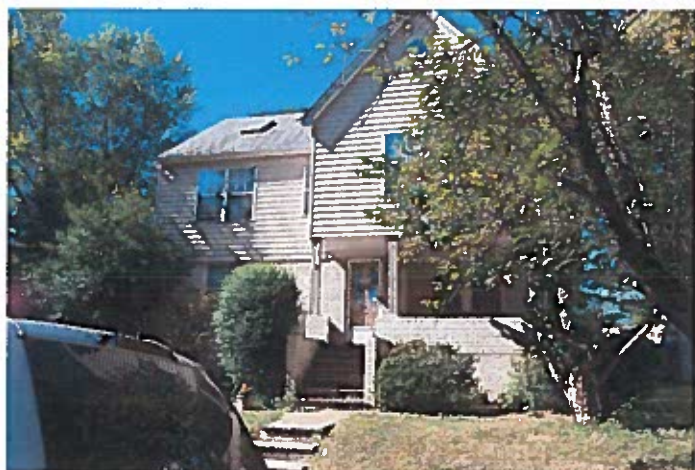
BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016

Homes with Porches & Porticos
(same block as 1318 Bayliss Dr)

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016



1310 Bayliss Drive



1314 Bayliss Drive



1309 Bayliss Drive



1315 Bayliss Drive

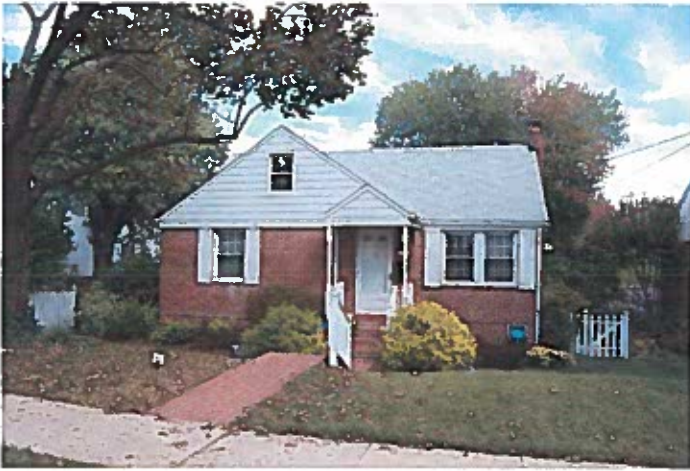


1321 Bayliss Drive



1325 Bayliss Drive

Homes with Porches & Porticos
(same block as 1318 Bayliss Dr)



1329 Bayliss Drive

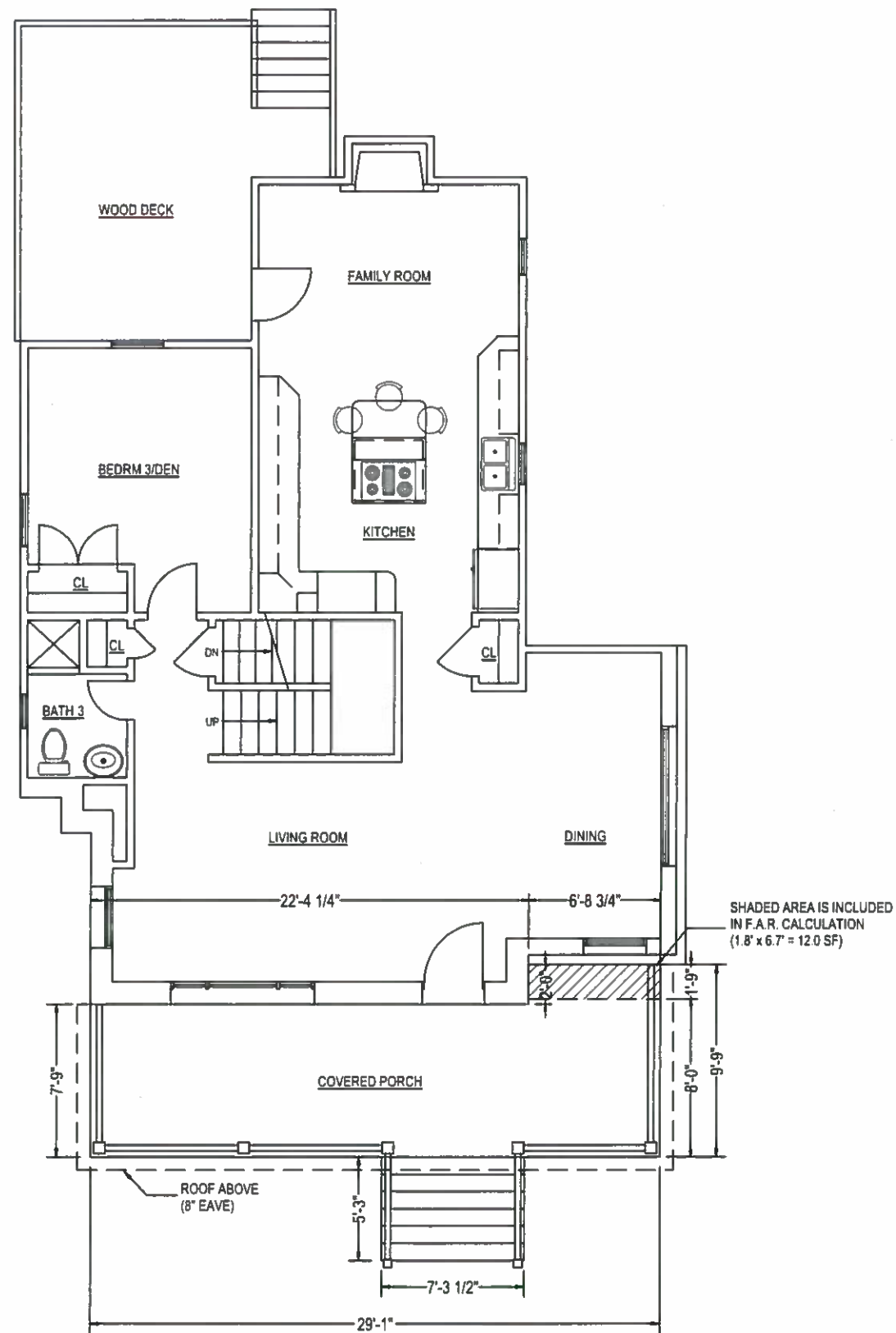


1330 Bayliss Drive



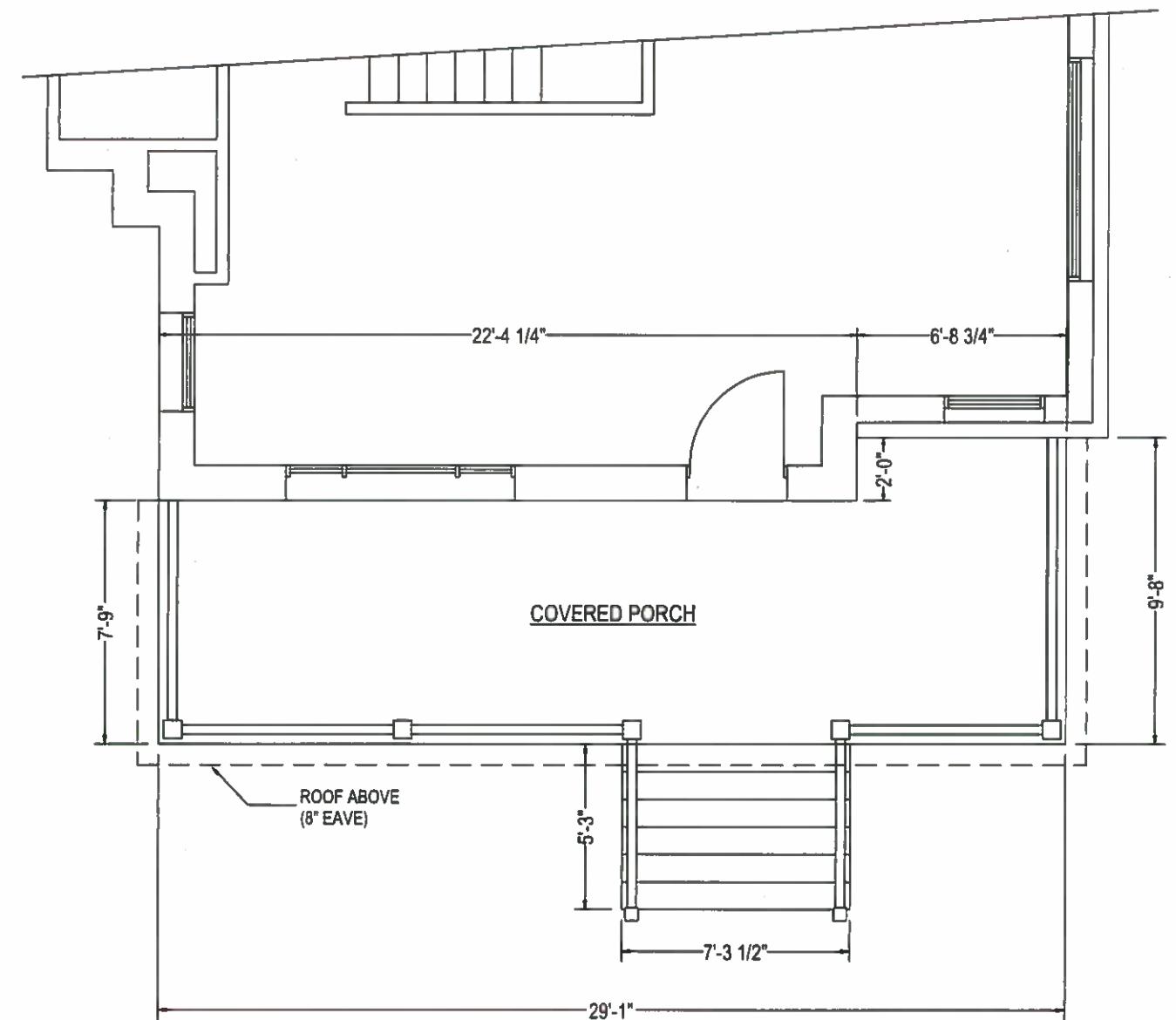
1334 Bayliss Drive

BZA CASE # 2016-0020
Application and Materials
1318 Bayliss Drive
12/27/2016



1318 BAYLESS DRIVE
1/8" = 1'-0"

1ST FLOOR PLAN



1ST FLOOR PLAN
3/16" = 1'-0"

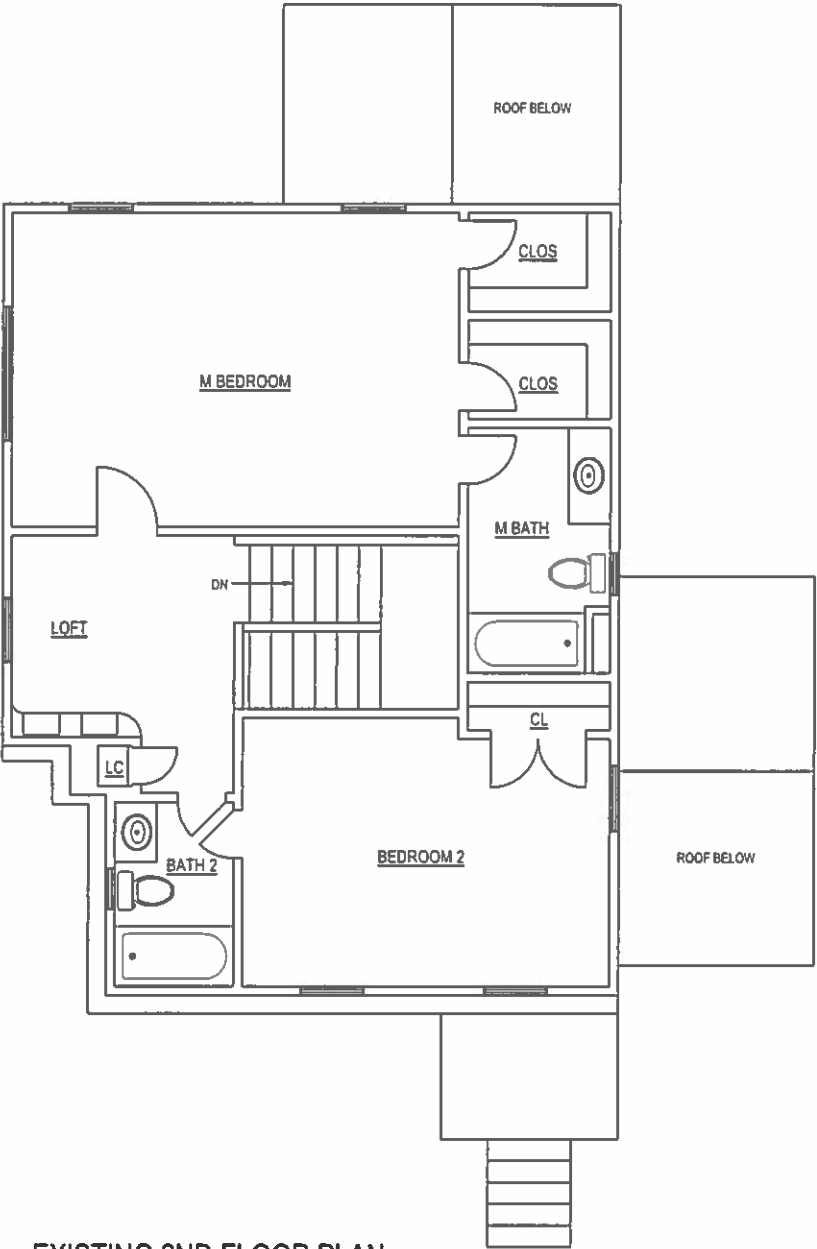
NEW PORCH PLAN

BZA Case #2016-0020
Application and Materials
1318 Bayliss Drive
02/21/2017

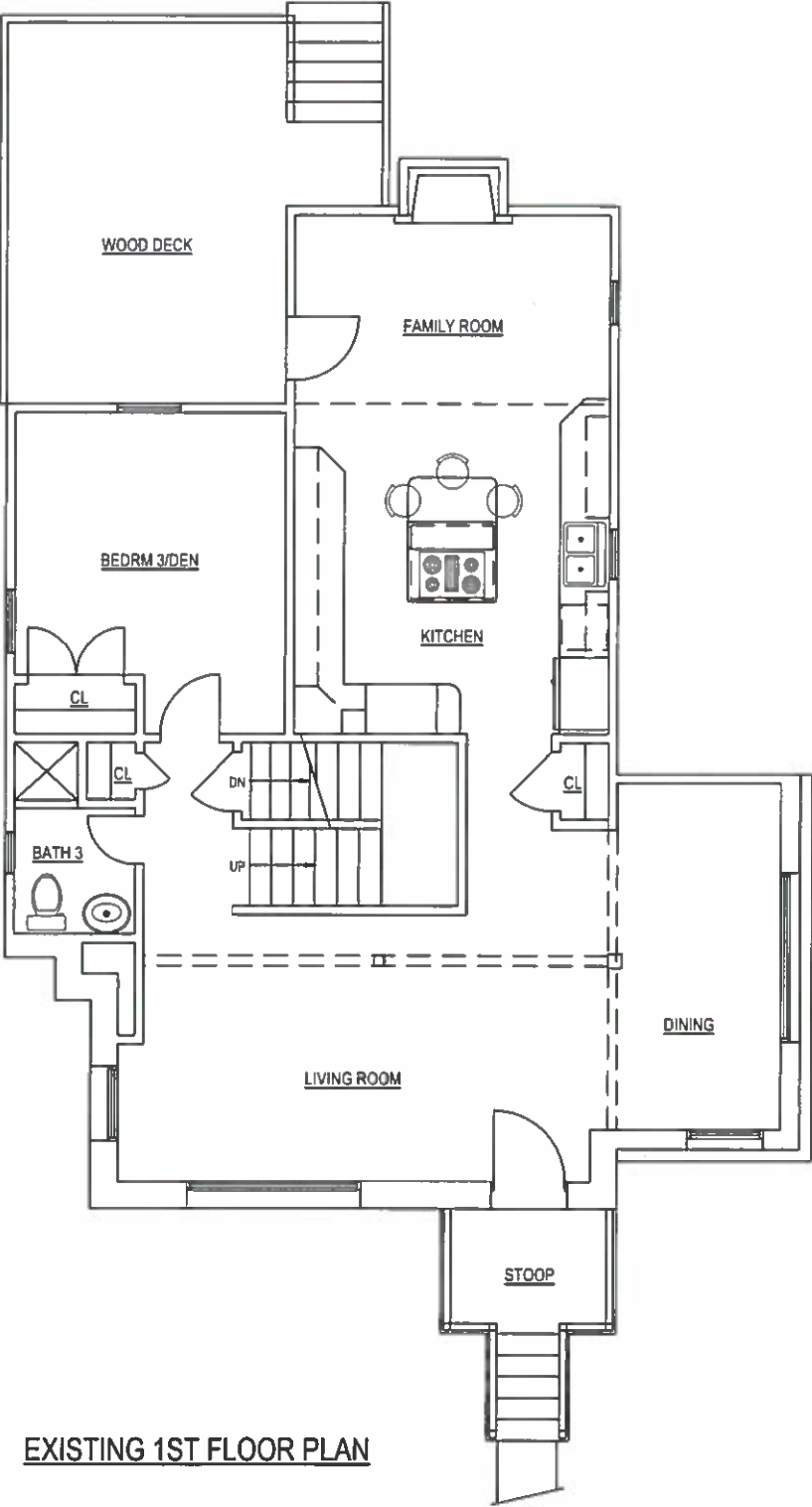
28

REVISÉ

BZA Case #2016-0020
Application and Materials
1318 Bayliss Drive
02/21/2017



EXISTING 2ND FLOOR PLAN



EXISTING 1ST FLOOR PLAN

1318 BAYLESS DRIVE
1/8" = 1'-0"

EXISTING PLANS

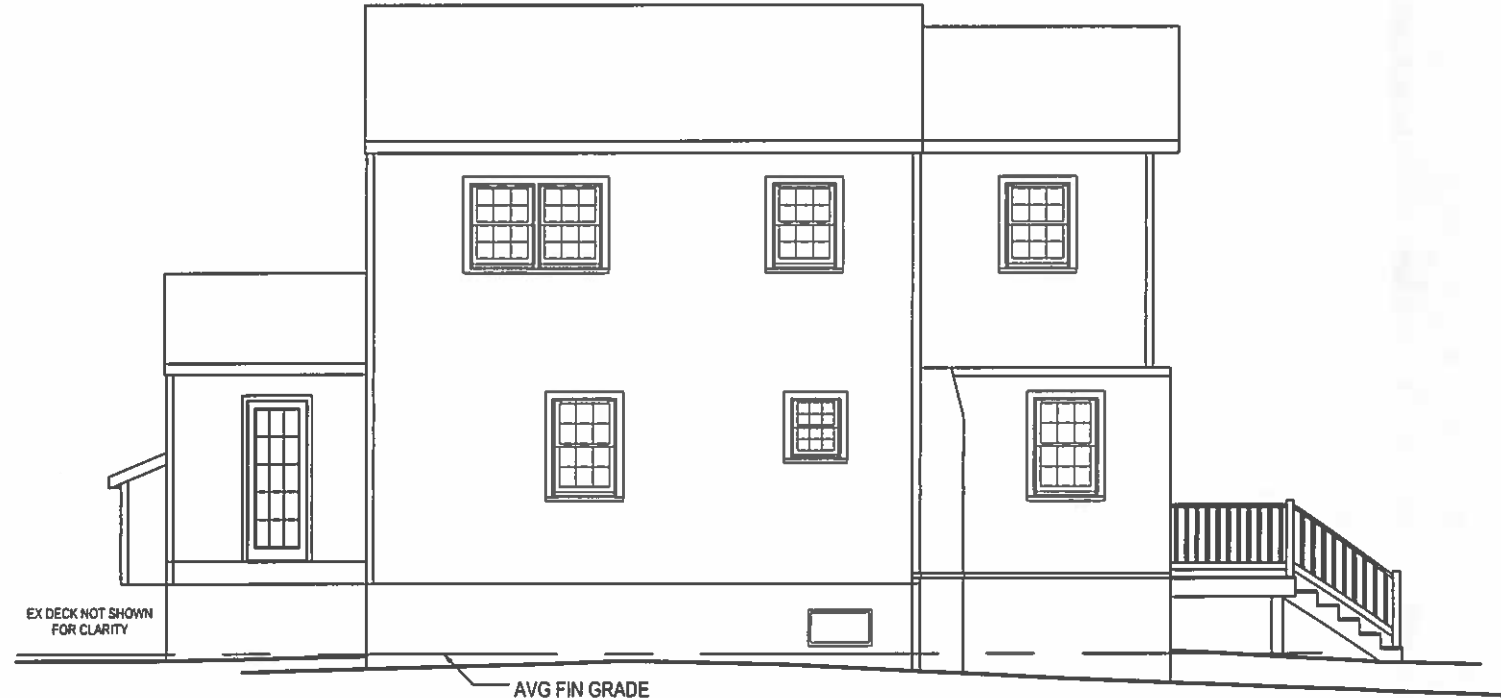
BZA Case #2016-0020
Application and Materials
1318 Bayless Drive
02/21/2017



EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION



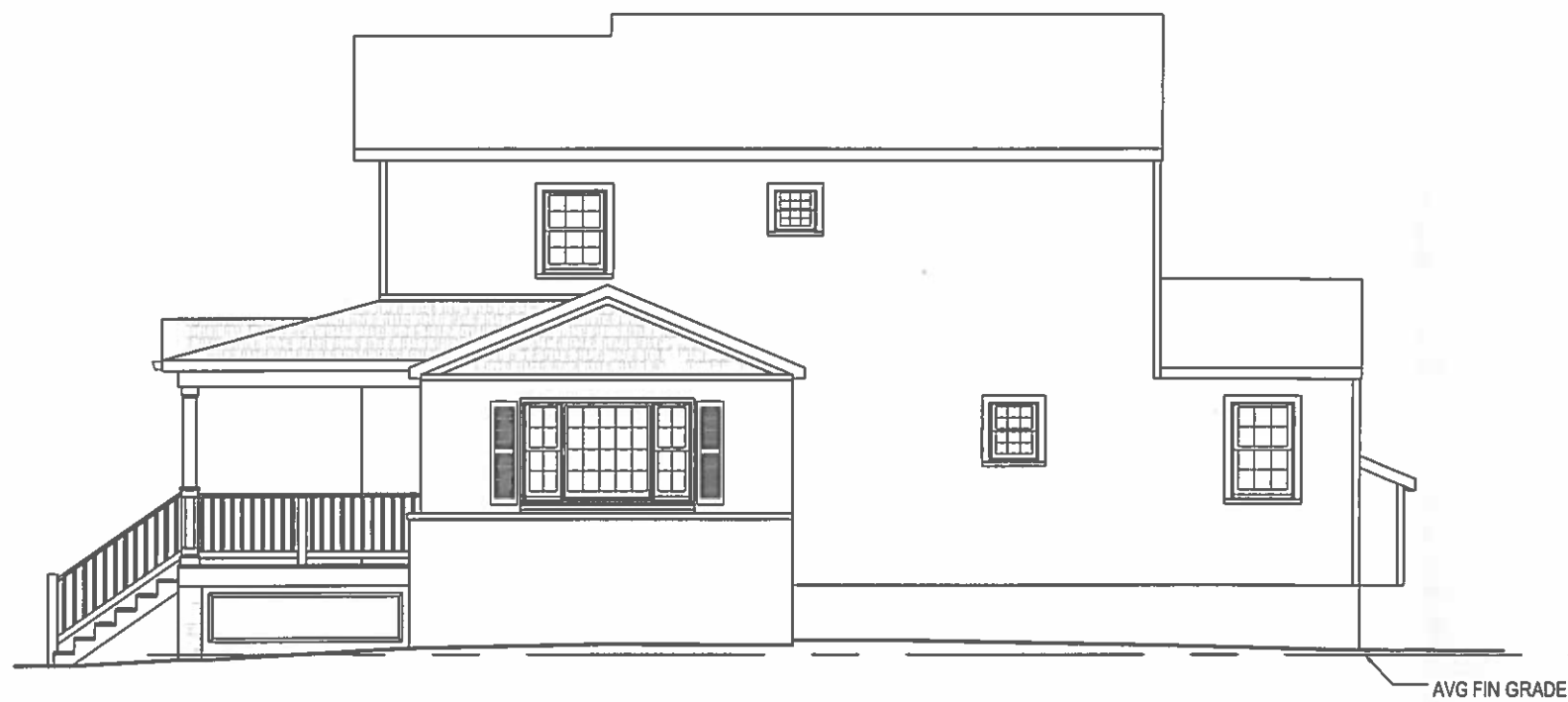
EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

1318 BAYLESS DRIVE
1/8" = 1'-0"

EXISTING ELEVATIONS



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

COMPOSITE
RAILS

NEW PORCH ELEVATIONS

BZA Case #2016-0020
Application and Materials
1318 Bayliss Drive
02/21/2017

1318 BAYLESS DRIVE
1/8" = 1'-0"

