

Docket Item # 4
BZA Case #2017-00012
Board of Zoning Appeals
April 13, 2017

ADDRESS: 519 CANTERBURY LANE
ZONE: R-20, SINGLE FAMILY ZONE
APPLICANT: BRIAN SIEGAL AND JENNIFER SIEGAL , OWNERS,
BY KIM BEASLEY, ARCHITECT

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	40.88 feet*	35.50 feet	5.38 feet

*Based on the average front setback of the determined block face, 509 to 517 Canterbury Lane

The staff **recommends** approval of the requested special exception because the request meets the criteria for a special exception, with the condition that the porch remain open.

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/porch, footprint, and 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 #2017-0012
519 Canterbury Lane



I. Issue

The applicants are proposing to construct an open front porch in the required front yard at 519 Canterbury Lane. The proposed front porch would require a special exception.



II. Background

The subject property, an interior lot, is one lot of record with 95.13 feet of frontage facing Canterbury Lane at the curve of a cul-de-sac. The east side lot line is 136.70 feet and the west side lot line is 193.90. The rear lot line at the north property line is 248.95 feet. The lot width at the front building wall is 142.00 feet and the property contains 20,189 square feet of lot area. The property complies with the lot area, width and frontage in the R-20 zone.

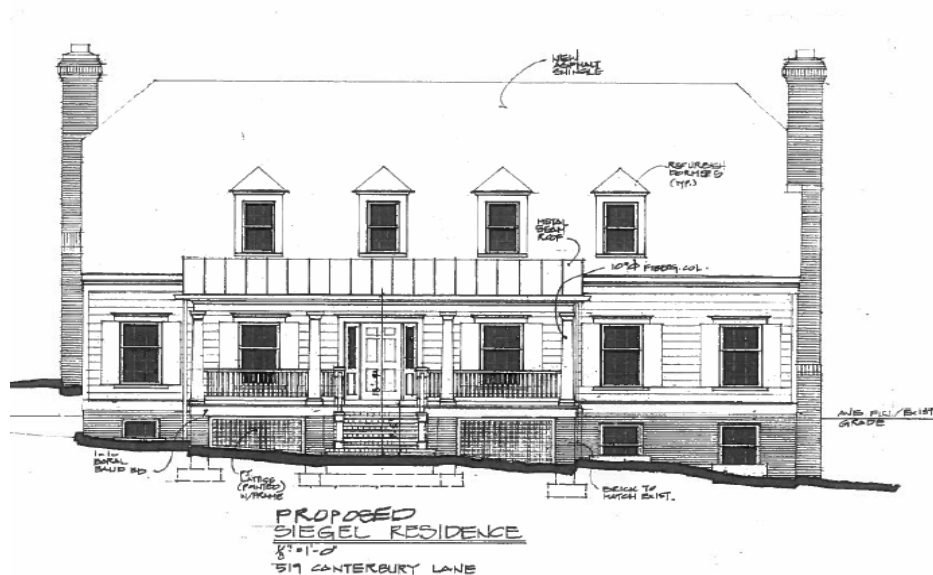
The property is currently developed with a single-family detached dwelling unit 41.90 feet from the front property line facing Canterbury Lane, 71.10 feet from the east side property; 14.70 feet from the west side property line and approximately 40.00 feet to the rear property line. According to Real Estate Assessment, the dwelling was constructed in 1966.

R-20 Zone	Requirement	Existing	Proposed
Lot Area	20,000 Sq. Ft.	20,189 Sq. Ft	20,189 Sq. Ft.
Lot Width	100 Ft.	142.00 Ft.	142.00 Ft.
Lot Frontage	75.00 Ft	95.13 Ft	95.13 Ft.
Front Yard	40.88* Ft..	41.90 Ft.	35.50 Ft.
Side Yard (East)	1:2 minimum 12.00	71.10 Ft.	71.10 Ft.
Side Yard (West)	1:2 minimum 12.00	14.70 Ft	14.70 Ft.
Rear Yard *	1:1 minimum 12.00	40.00 Ft.	40.00 Ft.
Net FAR	Max: Sq. Ft. (.25) 5047.25	Sq. Ft 4754.4	Sq. Ft. 4754.4

*Based on the average front setback of the determined block face, 509 to 517 Canterbury Lane. Measurement taken from property line to closest covered projection.

III. Description

The applicants propose to construct an open front porch in the existing required front yard. The porch would measure 8.00 feet in depth and extend 28.00 feet along the front of the house for a total of 224.00 feet. The porch would meet the side yard setback requirements and would be approximately 17.00 feet tall, measured from average existing grade to the highest point of the new porch. Based on the average front yard setback of 40.88 feet, the proposed porch requires a special exception under 11-1302(C) to be located 35.5 feet front the front property line.



In 2016, the applicants were approved for a two-story rear addition and one story-enclosed porch under BLD2016-01586 that complied with the R-20 zoning.

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-20 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified as being in the Taylor Run/Duke Street Area Plan. This property is proposed in the plan for residential use.

Requested Special Exception:

7-2503(A) Front Yard Setback

This section of the ordinance requires a front setback of 40.88 feet based on the average front setback of the block face. The applicants request a special exception of 5.38 feet from the required 40.88 front setback line in order to construct the porch 35.50 feet from the front property line.

V. 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 recommends that “open front porches can be a neighborhood-friendly design asset that enhances the values of a homeowner’s property and the neighborhood as a whole.” This proposed front porch would be located at a reasonable distance from adjacent residences and would not infringe on any other properties because of its location on the lot.
- 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 would not impair supply of light to the adjacent property as it is required to remain open. The adjacent house to the west has a two story covered front entry and is more than 20.00 feet way from the proposed 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. The blockface has various types of front covers including porticos and porches. There is a wide variety of porch styles in the neighborhood. The proposed front porch would be compatible with the surrounding development. .
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.
The porch would be compatible with respect to porches on the front façade of a dwelling unit. There are various styles of porches and porticos in the

neighborhood. Because of the variety of covered areas on the blockface, it would also be keeping within the context that the covered porches in the neighborhood are as different in style as the houses are different in characteristics. The variety found in this neighborhood is enhanced by this proposed porch.

- 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. While a portico is permitted, a front porch offers better community-enhancing benefits to the property and improves neighborhood aesthetics.

The proposal is of reasonable location to construct a front porch in keeping with the intent of the Infill Regulation for open front porches.

VI. 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 has various styles of homes, some have porches, some have porticos, but there are others that have no covered front entry at all. 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. As the porch would be required to remain open, it is unlikely that the open porch would reduce light or air to any adjacent property.

Staff Conclusion

The staff **recommends approval with the condition that the porch remain open as the requested special exception request meets the criteria.**

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 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:

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Recreation (Arborist):

No comments received.

Historic Alexandria (Archaeology):

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

.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

7-2503A FRONT YARD

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name KIM A. BEASLEY

Address 11 FORREST ST.

ALEXANDRIA, VA 22305

Daytime Phone 703-965-7390

Email Address rkfectkim@aol.com

2. Property Location 519 CANTERBURY LANE

3. Assessment Map # 051 Block 01 Lot 02 Zone 35

4. Legal Property Owner Name BRIAN H. SIEGEL & JENNIFERO. SIEGEL

Address 519 CANTERBURY LANE

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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. NONE		
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 519 CANTERBURY LANE (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. BRIAN & JENNIFER SIEGEL	519 CANTERBURY LANE	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 require 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 indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
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.

2/26/17
Date

KIM A. BEASLEY
Printed Name



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5. Describe request briefly :

THE PROPERTY OWNERS ARE PROPOSING TO
CONSTRUCT AN OPEN FRONT PORCH THAT
REQUIRES A SPECIAL EXCEPTION. THE OPEN
FRONT PORCH WOULD BE LOCATED IN THE
REQUIRED FRONT YARD.

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:

KIM A. BEASLEY, AIA
 Print Name

703-765-7390
 Telephone

Kim A. Beasley
 Signature

2/26/17
 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).

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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 51.1'
 - c. Length of porch deck 28'-0"
 - d. Depth of overhang 10"
 - e. Distance of furthest projecting porch element from the front property line 28'-8" @ GUTTER
 - f. Overall height of porch from finished or existing grade 13'-9" AVE.
 - g. Height of porch deck from finished or existing grade 4'-5" AVE.
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
THE EXISTING HOME IS SITUATED 41.9' FROM THE PROPERTY LINE AT ITS NEAREST POINT. THE FURTHEST DISTANCE FROM FRONT OF HOUSE TO PROPERTY LINE IS 55.1' FROM THE PROPERTY LINE. THE CUL-DE-SAC CREATES THE VARYING DISTANCE. PREVAILING SETBACK IS 40.88' APPROX. ONE-THIRD OF THE PROPOSED PORCH COMPLIES WITH THE PREVAILING SETBACK.
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
THE FRONT PORCH WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES. SEVERAL HOMES ON CANTERBURY LANE HAVE LARGE OPEN PORCHES. THE HOME IMMEDIATELY TO THE RIGHT WILL BE APPROXIMATELY 84.0 FEET FROM THE PROPOSED PORCH.
4. Explain how the proposed porch will affect the light and air to any adjacent property.
THE PROPOSED PORCH WILL NOT AFFECT LIGHT OR AIR TO ANY ADJACENT 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.
OWNERS WILL BE SHARING THE PROPOSED PORCH DESIGN TO ADJACENT NEIGHBORS BEFORE THE BZA HEARING DATE.

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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.

THE PROPOSED PORCH IS CONSISTENT WITH THE DESIGN AND SCALE OF NEIGHBORING PROPERTIES AND THE NEIGHBORHOOD CHARACTER. BRICK STEPS TO MATCH EXISTING BRICK WILL BE USED. WHITE COLUMN AND TRIM WILL BE USED, CONSISTENT WITH NEIGHBORING PROPERTIES.

THE OPEN FRONT PORCH WILL ENHANCE NEIGHBORHOOD INTERACTION ON THE CUL-DE-SAC.

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BZA 2017-0012

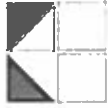


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Beasley Architectural

Architecture & Consulting

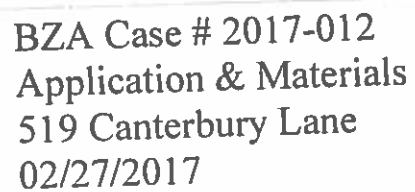
Average Prevailing Setback for 519 Canterbury Lane

Block Face Survey 2/20/17

ADDRESS	DISTANCE TO PROPERTY LINE
1. 517 Canterbury Lane	42.0
2. 515 Canterbury Lane	40.3
3. 513 Canterbury Lane	35.5
4. 511 Canterbury Lane	39.6
5. 509 Canterbury Lane	47.0
Total	204.4
AVERAGE PREVAILING SETBACK	40.88

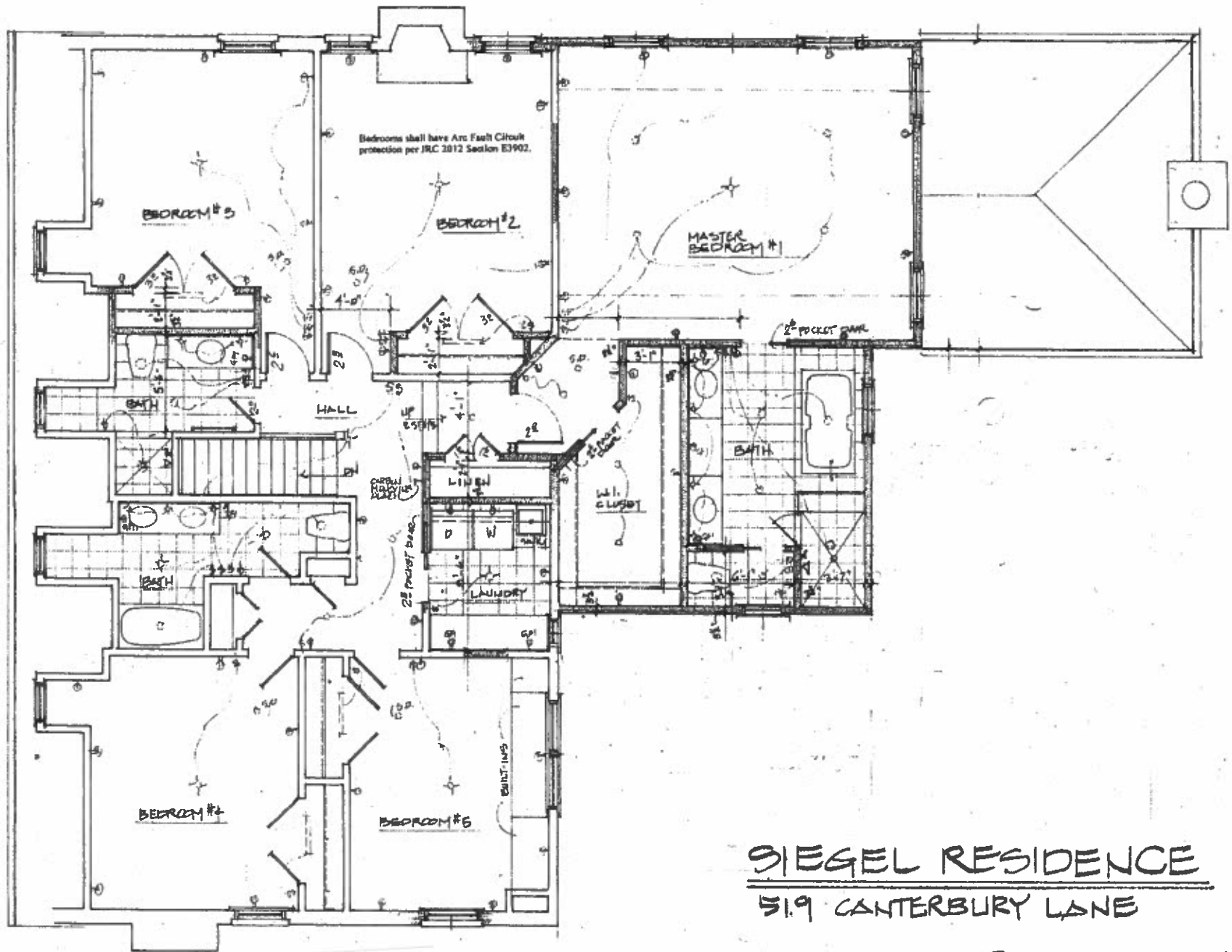


rktectkim@aol.com



EXISTING
FIRST FLOOR PLAN

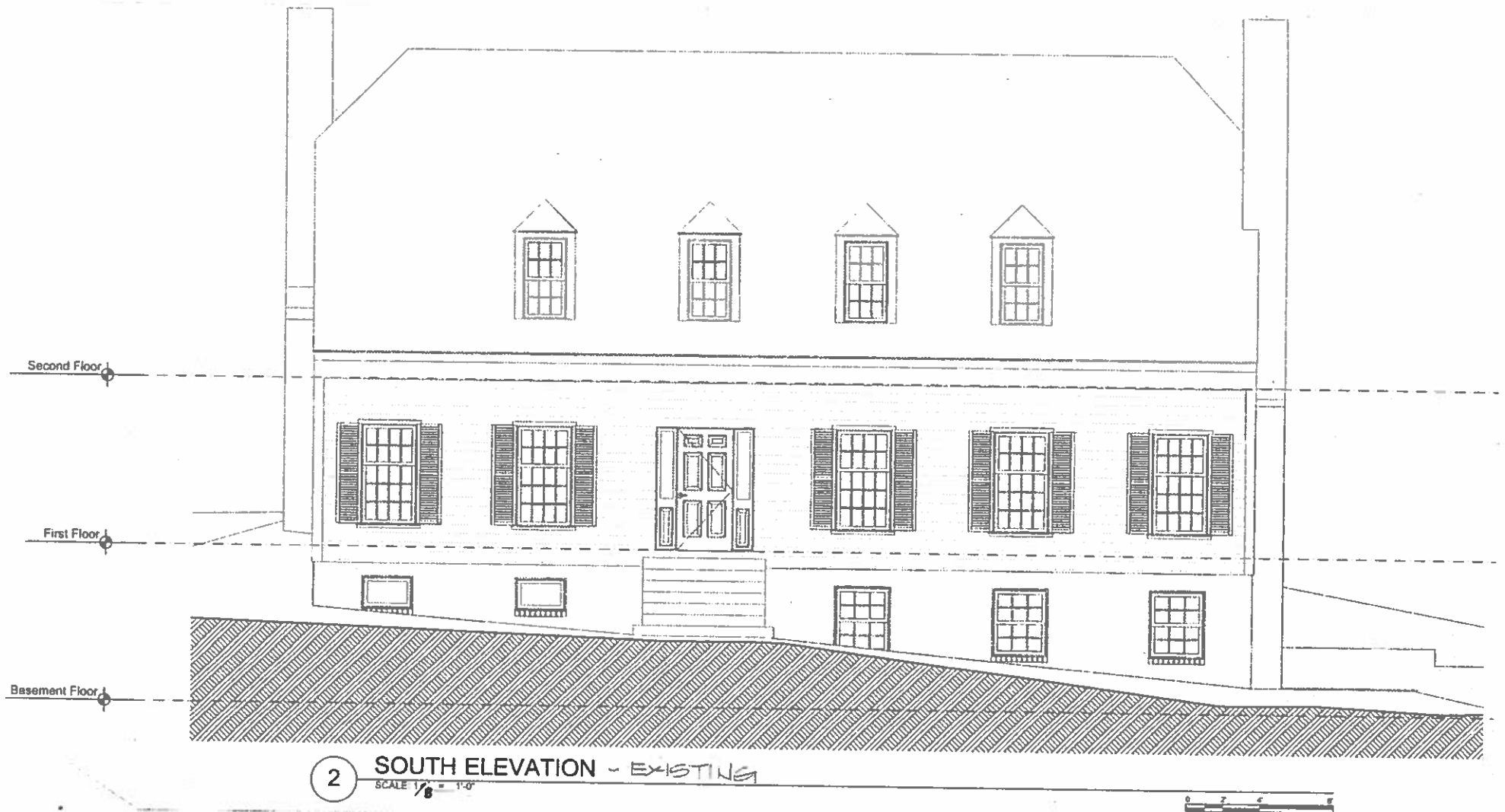
SIEGEL RESIDENCE
519 CANTERBURY LANE



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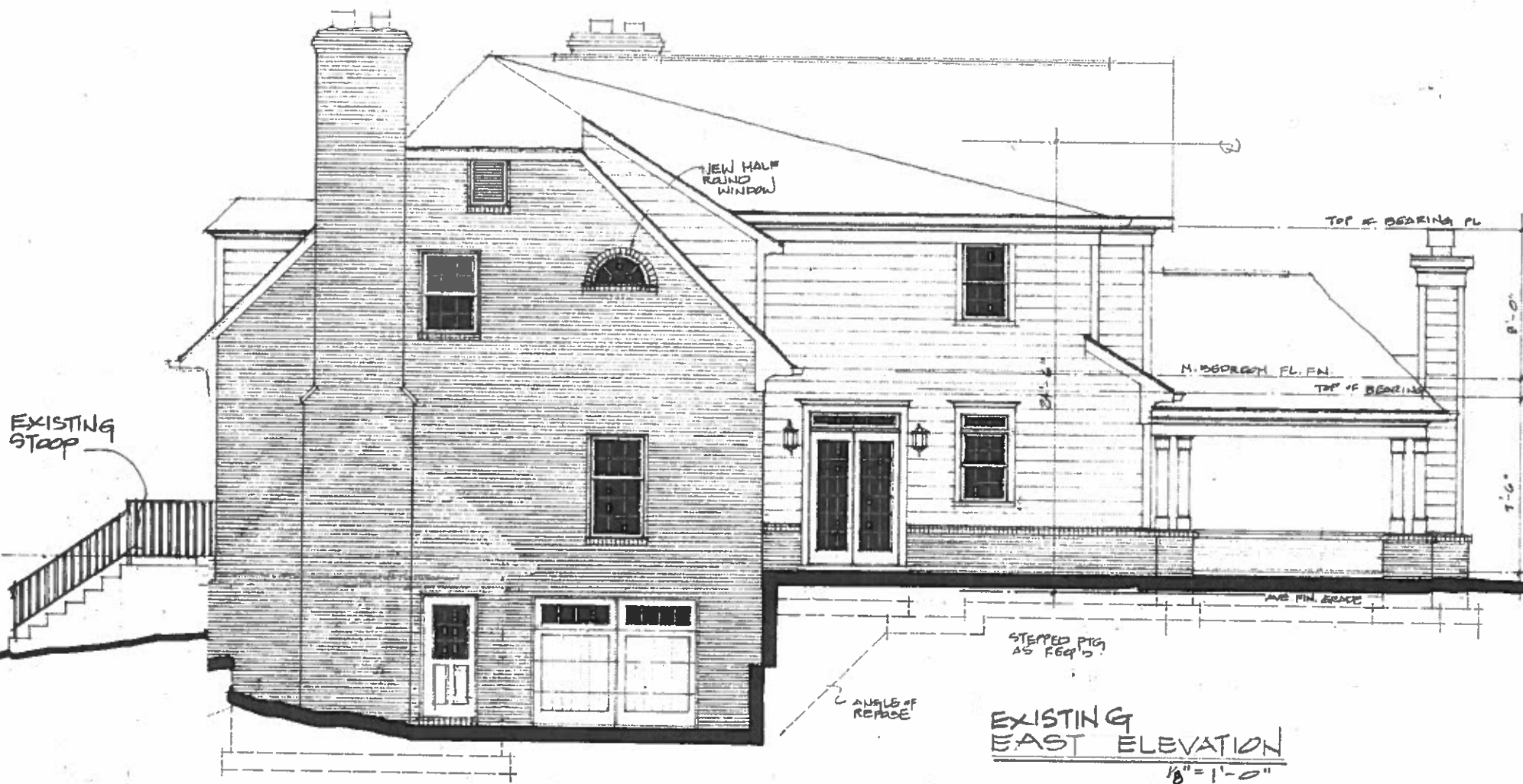
SIEGEL RESIDENCE
519 CANTERBURY LANE

EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



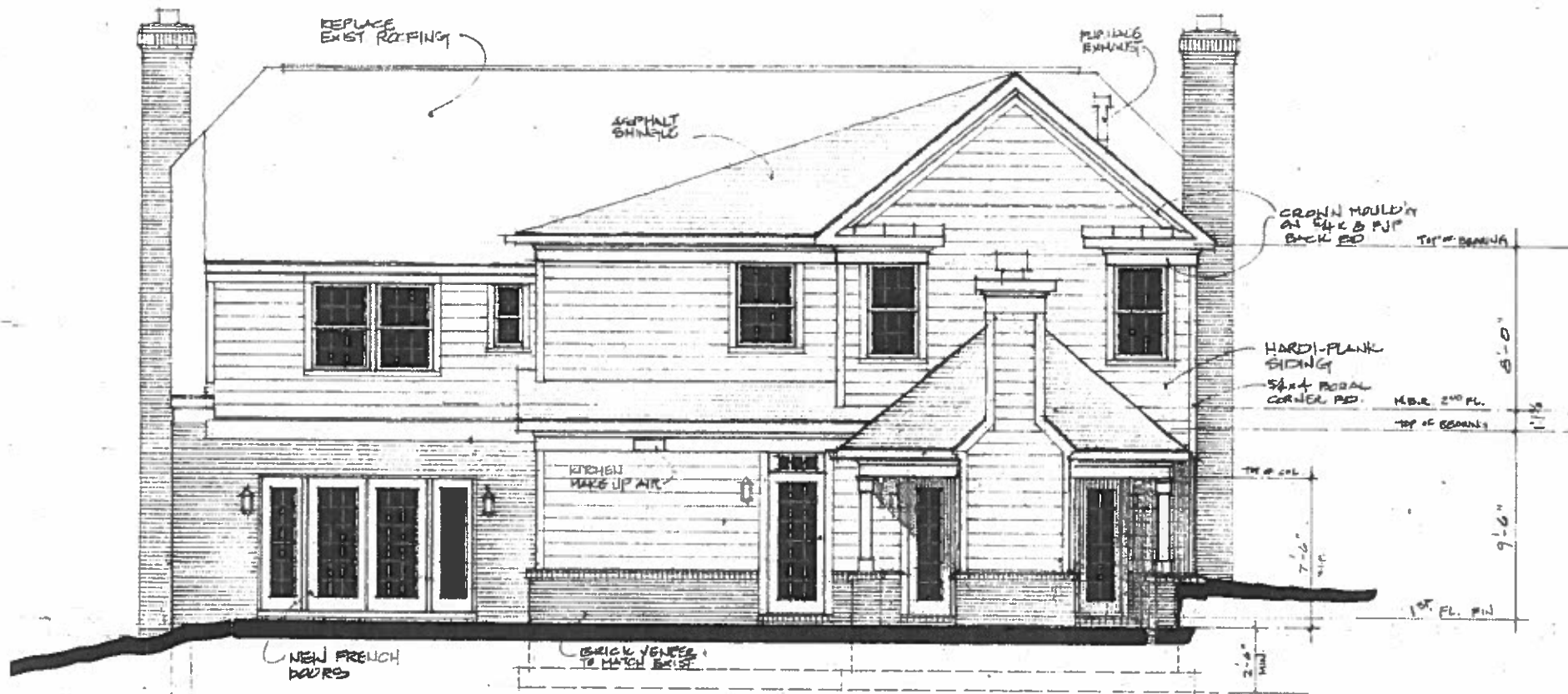
SIEGEL RESIDENCE
519 CANTERBURY LANE

BZA Case # 2017-012
 Application & Materials
 519 Canterbury Lane
 02/27/2017



SIEGEL RESIDENCE
519 CANTERBURY LANE

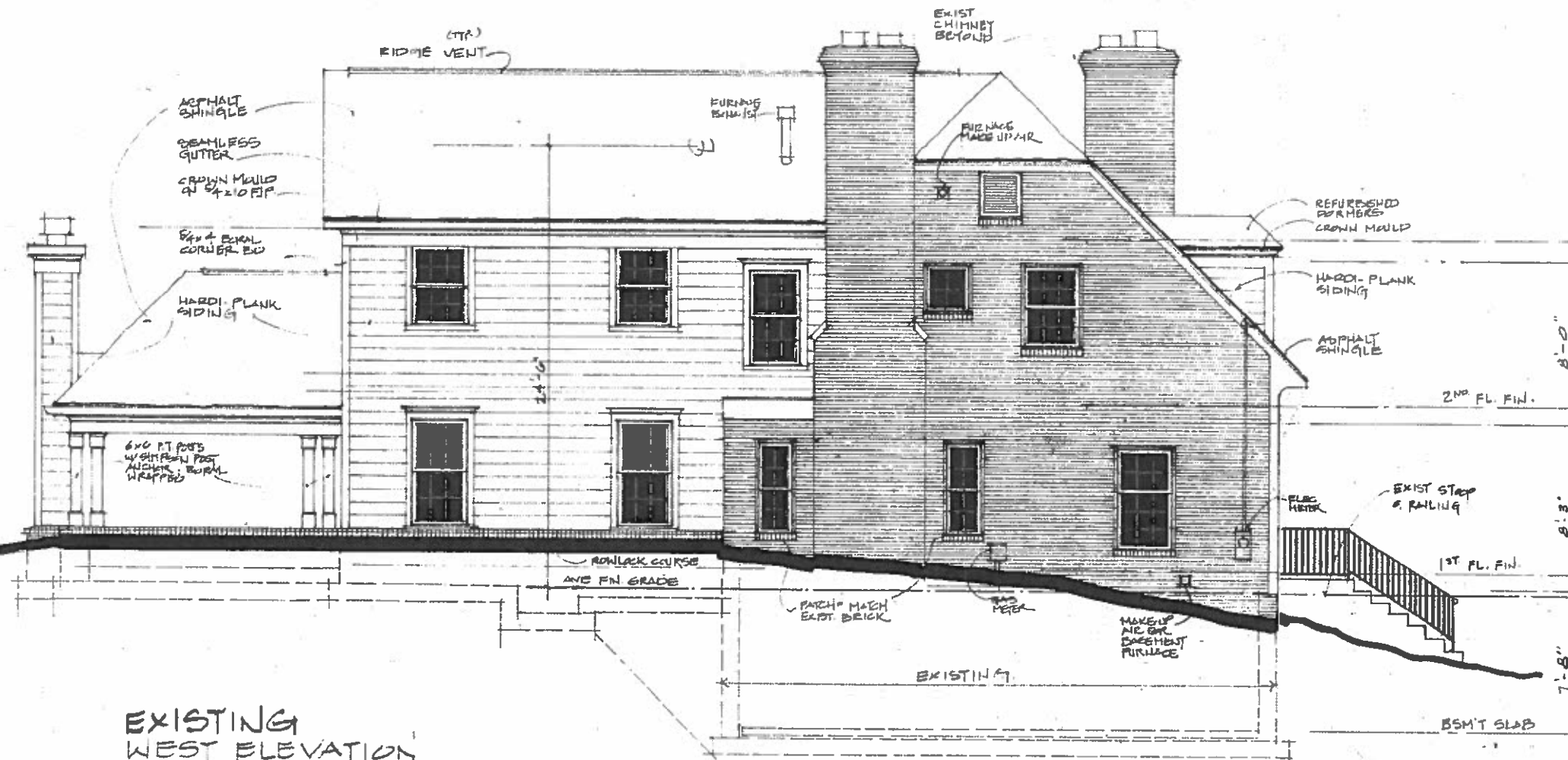
BZA Case # 2017-012
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EXISTING
NORTH ELEVATION
 $\frac{1}{8}" = 1'-0"$

SIEGEL RESIDENCE
519 CANTERBURY LANE

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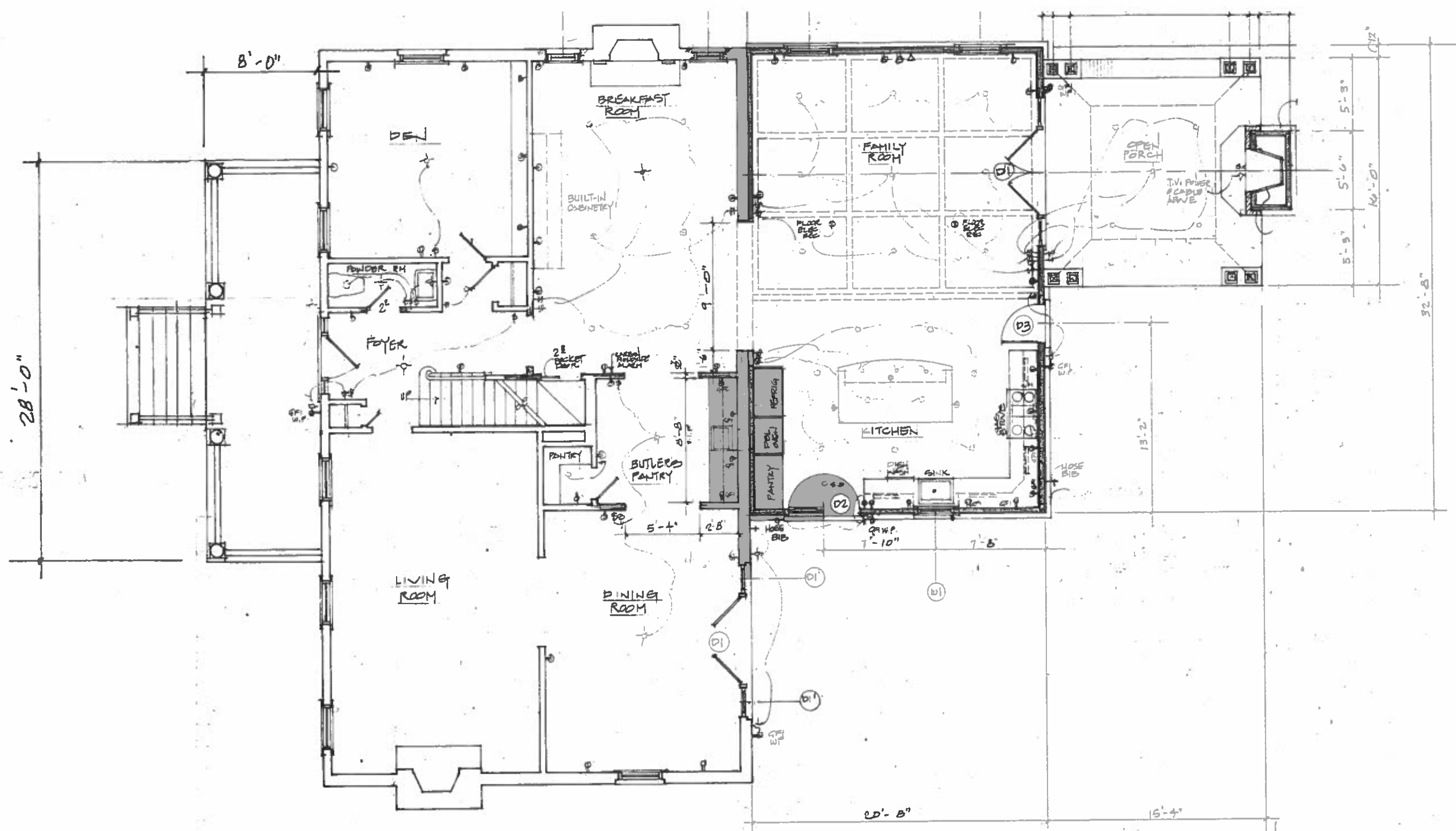


EXISTING
WEST ELEVATION

1/8" = 1'-0"

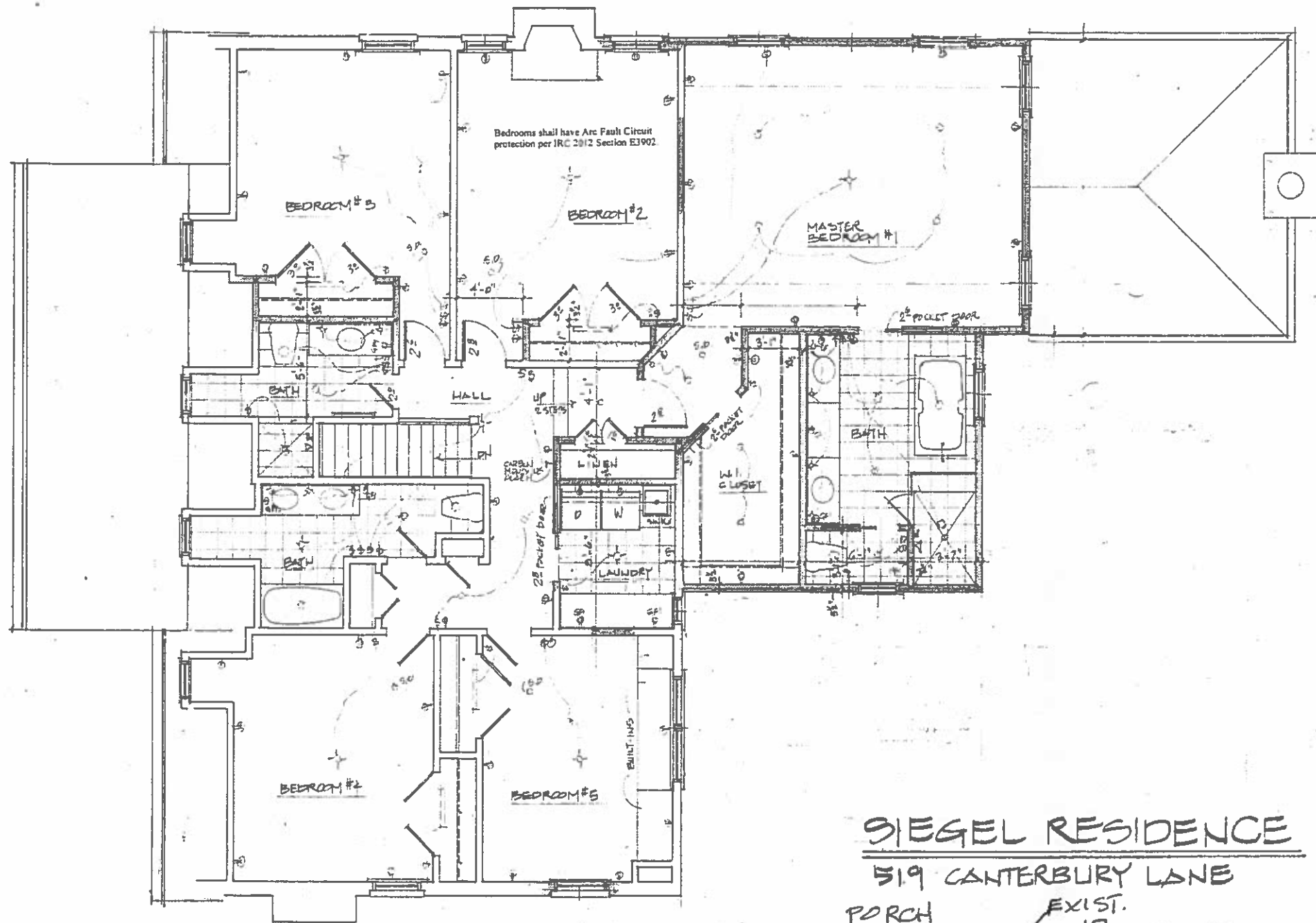
SIEGEL RESIDENCE
519 CANTERBURY LANE

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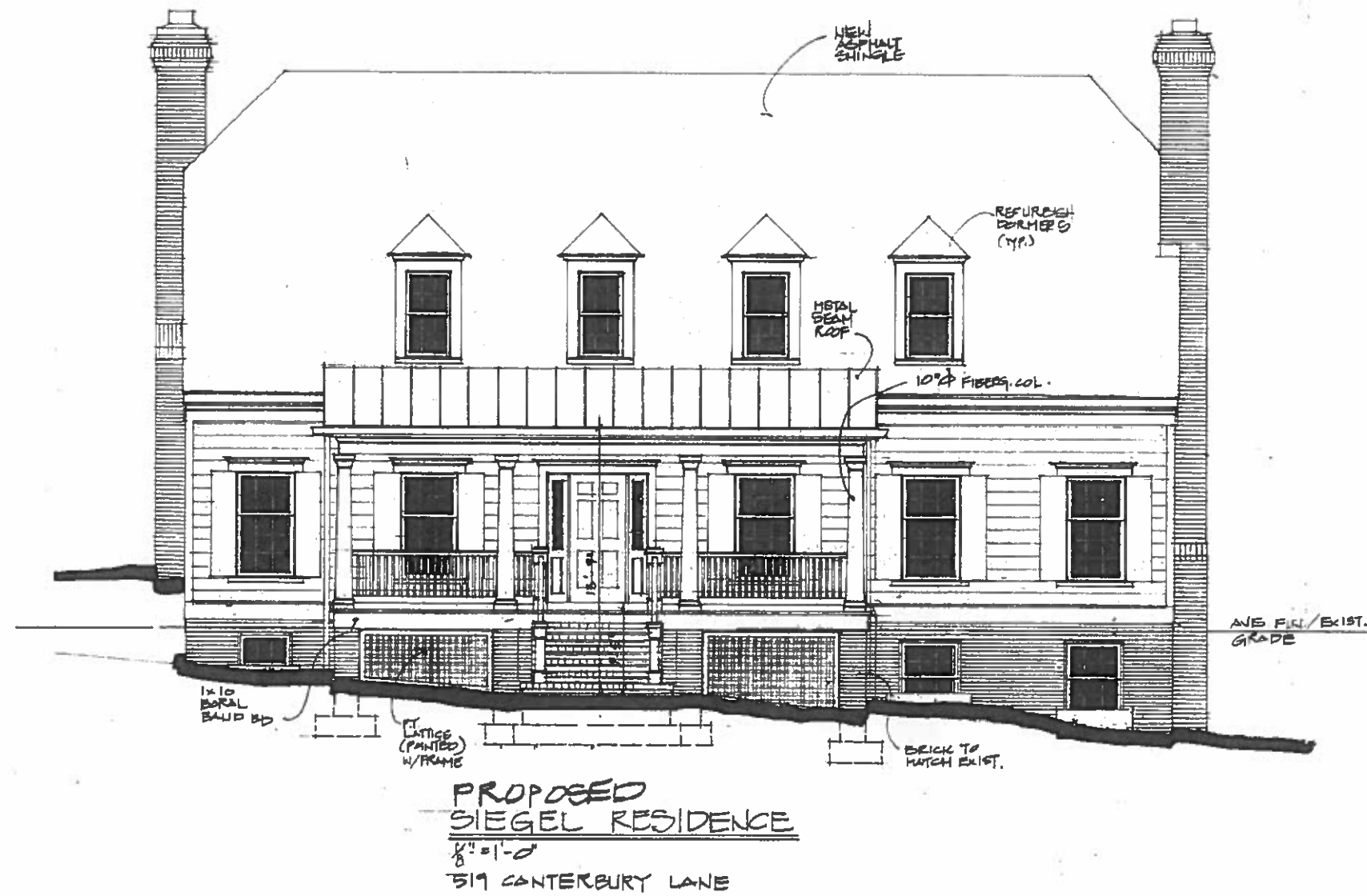
519 CANTERBURY LANE
 PROPOSED PORCH & EXIST.
 FIRST FLOOR PLAN
 1/8" = 1'-0"

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SIEGEL RESIDENCE
519 CANTERBURY LANE
 PORCH EXIST.
 PROPOSED / 2ND FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$

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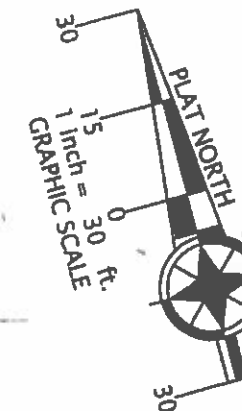


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NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.



OAK GROVE
605

N 74°49'26" W ~ 248.95'

502

CHAIN
LINK
FENCE

ENDS
ON 0.3'

ON 0.9'

OFF 0.3'

136.70'

N 24°15'00" E

25

24

20,189 SF

PICKET FENCE

ASPH DRIVE

2 STORY
BRICK & FRAME
DWELLING
#519

NEW OPEN PORCH

WALK

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519
CANTERBURY LANE
50' WIDE

PROPOSED PORCH

PLAT

SHOWING HOUSE LOCATION ON
LOT 24, SECTION 5

MALVERN HILL

(DEED BOOK 567, PAGE 101)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

MARCH 2, 2016

MARCH 7, 2016 (STAKED LOT)

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DISTANCE FROM
FIRST FL. TO GRADE

A.	1'-3"
B.	7'-0"
C.	6'-6"
D.	0'-8"
E.	2'-6"
F.	0'-6"
G.	0'-6"
H.	0'-6"
I.	0'-6"
J.	0'-6"
K.	0'-6"
L.	0'-8"

BELOW GRADE

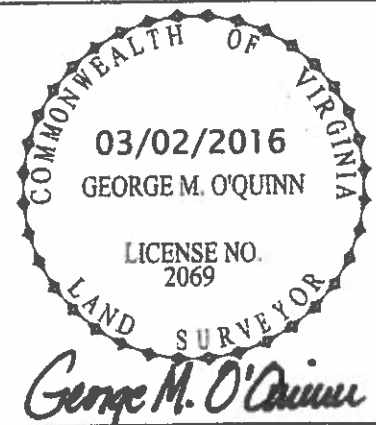
16'-1" / 12 = 1'-4"

AVE, FIN. GRADE = 1'-4" BELOW 1ST FL. FIN.

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

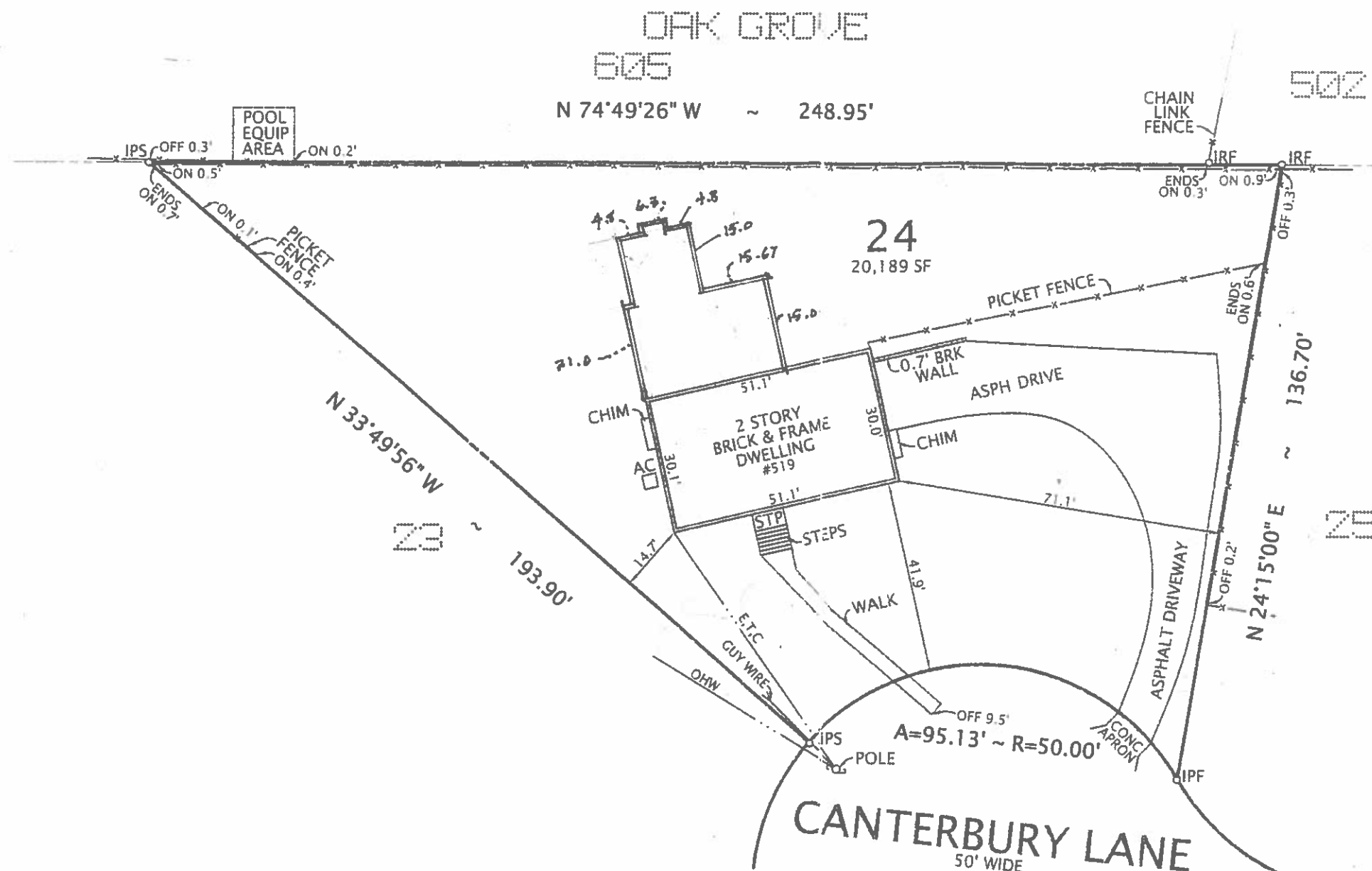
A TITLE REPORT WAS NOT FURNISHED.



Ordered by:
Monarch
TITLE, INC.
675 N. Washington Street
Suite 435
Alexandria, Virginia 22314
703-852-7700

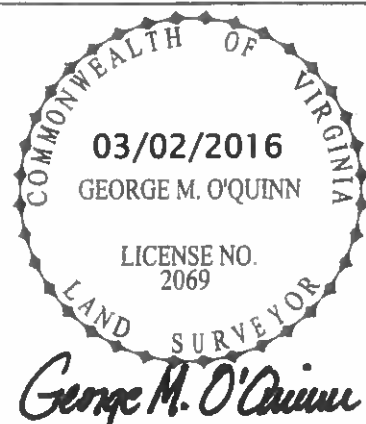
DOMINION Surveyors
Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

NOTES: 1. FENCES ARE STOCKADE UNLESS NOTED.



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.



Ordered by:
Monarch
TITLE, INC.
675 N. Washington Street
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703-852-7700

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

EXISTING
PLAT
SHOWING HOUSE LOCATION ON
LOT 24, SECTION 5
MALVERN HILL
(DEED BOOK 567, PAGE 101)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30'

MARCH 2, 2016
MARCH 7, 2016 (STAKED LOT)

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