

Docket Item # 2
BZA Case #2017-0008
Board of Zoning Appeals
April 13, 2017

ADDRESS: 2210 and 2208 EAST RANDOLPH AVENUE
ZONE: R-2-5 / SINGLE FAMILY AND TWO FAMILY ZONE
APPLICANT: JOHN AND HOLLY ELLIS, OWNERS

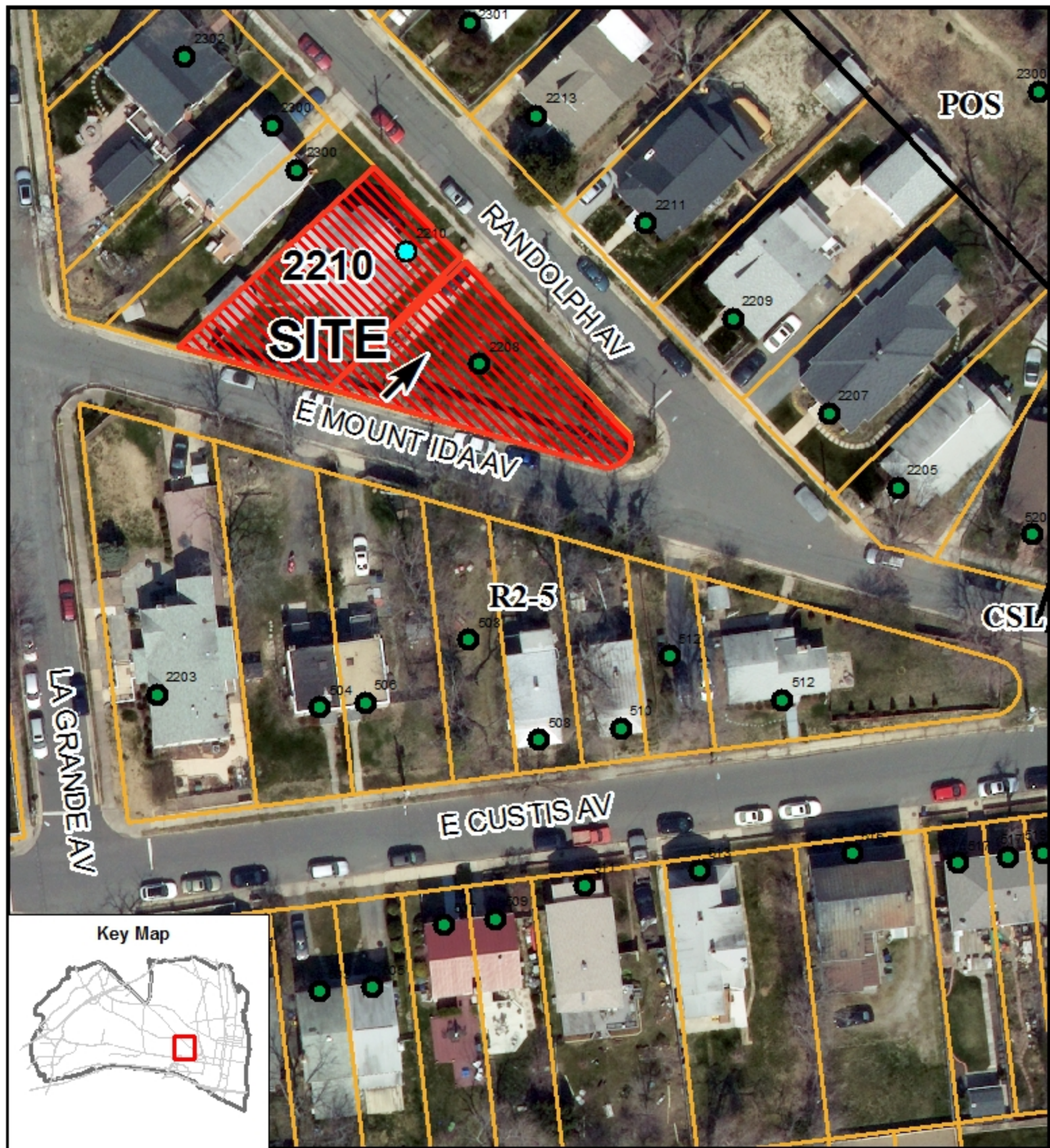
ISSUE: Special exception for a front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard (Randolph Avenue)	20.01 feet*	15 feet	5.01 feet

*Based on the average prevailing setback as submitted utilizing designated houses on the southern side of the block of East Randolph Avenue between East Mount Ida Avenue to the southeast and La Grande Avenue to the northwest.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception with the conditions that the porch remain open and the lots be consolidated and recorded prior to applying for a building permit.

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 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 #2017-0008
2208 & 2210 E. Randolph Avenue



I. Issue

The applicants are proposing to construct a new 2-story two-family duplex dwelling. While the duplex meets Zoning Ordinance requirements for the R-2-5 zone, the attached open front porch requires a special exception to be located in the required front yard facing Randolph Avenue.

II. Background

The subject property is a triangular corner site currently composed of two lots of record that shall be combined prior to the issuance of a building permit. The combined lots would have 8,625 square feet of lot area, with 171.57 feet of frontage facing Randolph Avenue. The northwestern side lot line is 102.24 feet deep. The property fronts on Mount Ida Avenue to the rear of the current dwelling unit, with 199.72 feet of frontage.

The lots are currently development with a single-family detached dwelling that is set back 25.2 feet from the frontage along East Randolph Avenue. The dwelling is setback 7.7 from the northwestern side lot line. The closest setback at the secondary front property line along Mount Ida Avenue is approximately 21 feet. According to Real Estate Assessment records, the dwelling unit was constructed in 1925.

R-2-5 Zone	Requirement	Existing	Proposed
Lot Area*	6,500 Sq. Ft.	8,625 Sq. Ft	8,625 Sq. Ft.
Lot Width	65.00 Ft.	60 Ft.	60 Ft.
Lot Frontage	40.00 Ft	62 Ft.	62 Ft.
Front Yard (East Randolph Ave)	20.01 Ft.**	25.2 Ft.	15 Ft.
Secondary Front Yard (Mount Ida Ave)	14.7 Ft.***	21 Ft.	14.7
Side Yard (North)	8.00 Ft.	7.7 Ft.	8.00 Ft.
Net FAR	Max: 3,880 Sq. Ft. (.45)	1,080 Sq. Ft	3,255 Sq. Ft.

* Based on zoning requirements for a two-family structure

** Based on the average prevailing setback as submitted utilizing designated houses on the southern side of the block of East Randolph Avenue between Mount Ida Avenue to the southeast and La Grande Avenue to the northwest.

*** Based on the average prevailing setback as submitted utilizing designated houses on the northern side of the block of Mount Ida Avenue between East Custis Avenue to the east and Burke Avenue to the west.

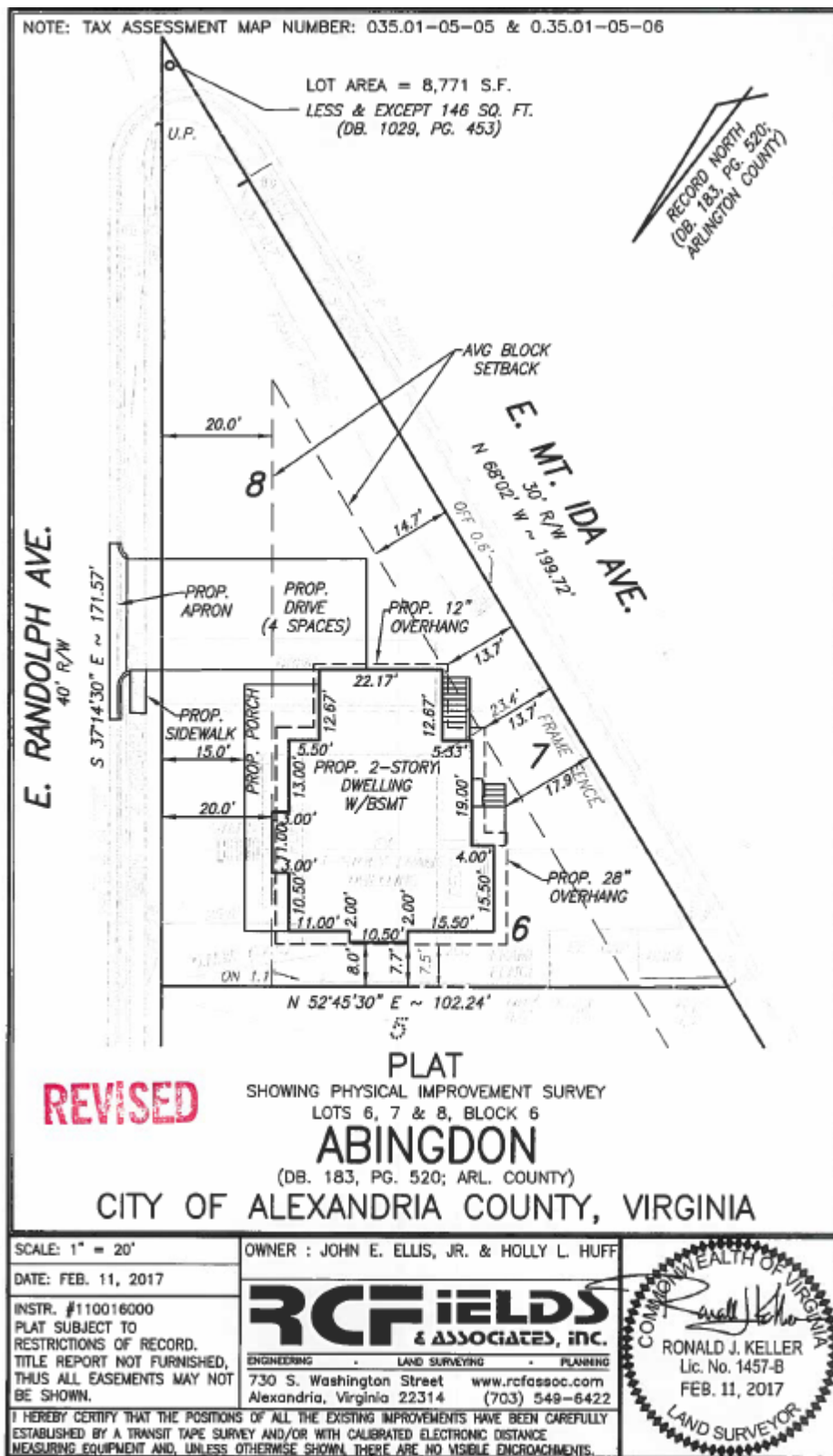
III. Description

The applicants propose to construct a new duplex on the property. While the proposed duplex meets all other zoning ordinance requirements, the open front porch would encroach into the required front yard, necessitating the request for a Special Exception.



The porch would measure 8 feet in depth (at its maximum depth) and extend 48 feet across the front of the house for a total square footage of 384 feet. The proposed front porch would be located 15 feet from the front property line, 75 feet from the secondary front property line fronting Mount Ida Avenue, and 10 feet to the western side property line. The proposed porch requires a special exception to be located in the required front yard.

The proposed front porch meets the criteria of section 7-2504 of the Zoning Ordinance and a portion of the structure is an allowable exclusion from the floor area ratio requirements for up to 240 square feet (any remaining square footage within the front porch would count toward the floor area ratio). Upon completion of the work, the proposed duplex shall comply with the floor area requirements (refer to floor area calculations), and all other bulk and yard requirements for the R-2-5 zone. There have been no variances or special exceptions previously granted for the subject property.



IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Potomac West Small Area Plan for residential land use.

V. Requested Special Exception

7-2503(A) Front Yard Setback:

This section of the ordinance requires that the front yard setback for dwellings within the R-2-5 zoning district be determined by the average front setback along a street blockface. Because the property is a corner lot, it must meet the average prevailing setbacks for both the primary front yard (East Randolph Avenue) and the secondary front yard (Mount Ida Avenue). The new two family duplex, as proposed, would meet the setback requirement for the frontage along Mount Ida Avenue. The average prevailing setback for the primary front yard is determined utilizing designated houses on the southern side of the block of East Randolph Avenue between Mount Ida Avenue to the southeast and La Grande Avenue to the northwest. The average front setback was determined for this property to be 20.01 feet from the front property line. Because the proposed porch is forward of the front yard setback, the applicant requests a 5.01 foot exception from the front setback requirements.

VI. Noncomplying Structure and Substandard Lot

The property, when combined into a one lot of record will become a lot that meets Zoning Ordinance requirements for a two-family duplex. The proposed two-family duplex is proposed to meet all yard and bulk requirements for the R-2-5 zone other than that required for this special exception.

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 that created current single-family zoning regulations in 2008 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.”

The proposed new front porch would enhance the appearance of the house and neighborhood. It would also be located at least 10.00 feet from the closest side property line, and given that distance, it is highly unlikely that this porch would impact any neighboring property.

- 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 the supply of light and air to the adjacent properties, as the adjacent dwelling units on properties to the northwest and southeast are situated approximately 10 feet and 75 feet (respectively) from exterior walls of the proposed dwelling unit on the property in question, allowing for an ample supply of light and air. An open porch will not cause any measurable increase in traffic congestion.

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

The proposed open porch would not alter the essential character of the area or the zone. This block of East Randolph Avenue (bounded by Mount Ida Avenue to the southeast and La Grande to the northwest) is composed a one and two story dwelling units, many with a mixture of open porches and porticos.

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

This neighborhood is composed of homes with a mixture of open porches and porticos. The proposed porch at this size will be compatible with many of the porches within the neighborhood.

- 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 front of the dwelling is the only reasonable location to construct a front porch.

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 is in proportion with other porches within the neighborhood and is architecturally compatible with proposed duplex. The proposed open 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 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. At 8 feet in depth, the porch is within the allowed projection from the front building wall. The porch does 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 two lots of record owned by the applicant must be consolidated into one lot of record and recorded with the Circuit Court prior applying for a building permit for the redevelopment of this property.

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:

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F1. Previously reviewed under [BAR2017-00007] (T&ES)
- F2. 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 storm water 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

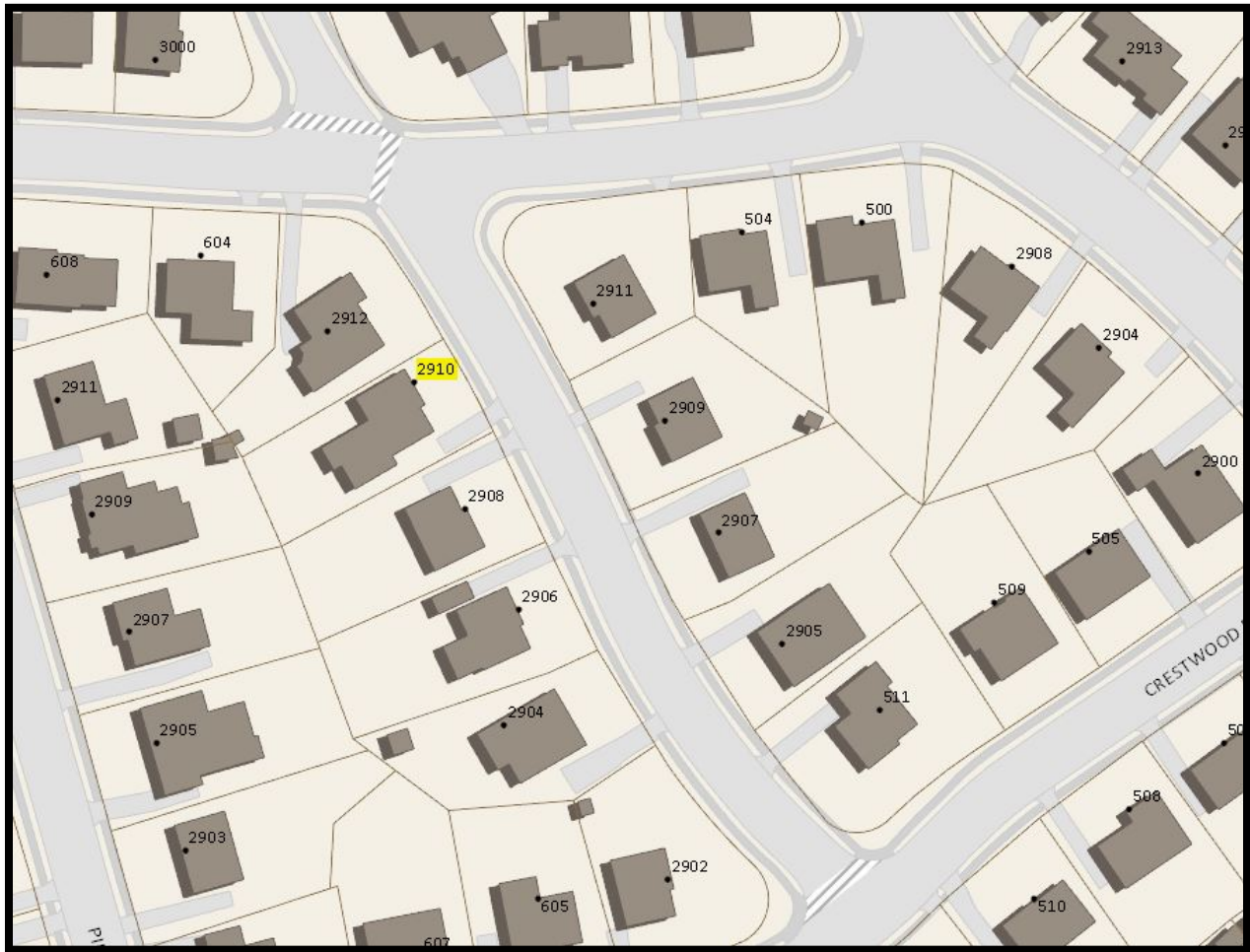
Arborist

- F-1 No trees are affected by the submission

Historic Alexandria (Archaeology):

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

Images



Stephen Goodman and Melissa Goldblatt
2300 E Randolph Ave.
Alexandria, VA 22301

City of Alexandria Department of Planning and Zoning
Attn: Mary Christensen, Zoning Manager
301 King Street, Room 2100
Alexandria, VA 22314

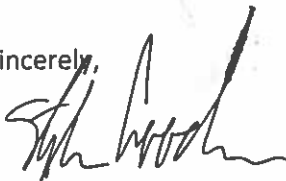
Dear Ms. Christensen,

This letter is in regards to the future renovation of the property at 2210 E Randolph Avenue Alexandria, VA 22301, which is owned by Mr. and Mrs. John and Holly Ellis. We have lived in our house located at 2300 E Randolph Avenue since October 2000. Our address is the only property that directly borders the Ellis' property. We both love Del Ray and have seen the transformation of this small community into what it is today.

We were elated to see the 2210 house go up for sale back in 2011, as the house was in such bad shape it was obvious that it would not stand much longer if something was not done. Since John and Holly moved next door, they have worked hard to improve and maintain their house until they could truly renovate it into their vision of a dream house. From the start, they always said that they plan to live at the house even after they retire. They always envisioned a house they will not just love, but one that is consistent with the Del Ray neighborhood, which is something that we fully support. We believe that John and Holly are taking great efforts to make sure the house is kept to a true Del Ray house without it becoming the "McMansion" of the block, which is something we would certainly not support. They prefer style and craftsmanship over size which, we believe, is fully demonstrated in their house plans.

John and Holly have discussed many times with us their plans and the impact of the construction and new house to our property. With a uniquely shared property line, we have always been very respectful and open in our communications with each other as to what we feel is best for each of our properties. We fully support John and Holly's plans for a new house and hope that the City of Alexandria will also see that they want to build a forever home, a house that will proudly reflect our Del Ray neighborhood.

Sincerely,



Stephen Goodman and Melissa Goldblatt



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR PORCHES

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

WE REQUEST A SPECIAL EXCEPTION TO CONSTRUCT A FRONT PORCH IN THE FRONT YARD SETBACK AREA OF A PROPERTY LOCATED IN THE R2-5 ZONE.

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name JOHN & HOLLY ELLIS

Address 2210 EAST RANDOLPH AVENUE
ALEXANDRIA, VIRGINIA. 22301

Daytime Phone 301-399-1340 cell

Email Address JOHN. ELLIS @ AGGREGATE-US.COM

2. Property Location 2210 EAST RANDOLPH AVENUE, -
035.01 - 05 - 06 - 2208 E RANDOLPH.

3. Assessment Map # 035.01 Block 05 Lot 05 Zone R2-5

4. Legal Property Owner Name JOHN EDWARD ELLIS, JR & HOLLY L. HOFF

Address 2210 East Randolph Avenue
ALEXANDRIA, VA. 22301

LOTS: 6 & 7 BLK. ABINGTON

LOT 8 BLOCK 6 ABINGTON.

NOTE: LOT CONSOLIDATION - REQUIRED.

02/13/2017

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02/12/2017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary 02/13/2017

1. Applicant. State the name, address and percent of ownership interest in the applicant, unless the entity is a corporation or partner 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.

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Name	Address	Percent of Ownership
1. JOHN & Holly ELIS	2210 E. Randolph Ave	100%
2. Homeowners of Property.	Alex. Va.	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2210 E. Randolph Ave. Alex. VA. (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. John & Holly ELIS -	2210 E. Randolph Ave	100%
2.	Alex. VA.	
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 Relationships w/ city council, commission or Board members		
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.

2/9/17 Date
EMER NORTON ARTHUR Printed Name
[Signature] Signature

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5. Describe request briefly :

WE REQUEST A SPECIAL EXCEPTION TO CONSTRUCT A
FRONT PORCH IN THE FRONT YARD SETBACK AREA
OF A PROPERTY LOCATED IN THE R2-5 ZONE

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 ARCHITECT
Print Name

Caver Nichols AIA
Signature

703-836-5209
Telephone

2/9/17
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).

REVISED

BZA Case # _____

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

Revision 2/27/11

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'-0" @ Porch.
 - b. Length of building wall where porch is to be built 34'-6" @ Porch + 10'-0" EAT AREA RULES!
 - c. Length of porch deck 44'-0"
 - d. Depth of overhang 1'-0" @ Porch
 - e. Distance of furthest projecting porch element from the front property line 15'-0" AT Porch overhang
 - f. Overall height of porch from finished or existing grade 10'-6" top of gutter
 - 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 LOT IS AN IRREGULARLY SHAPED LOT IN THE SHAPE OF A TRIANGLE. THE LOT HAS 2 FRONT YARDS AS IT INGRES 2 STREETS - A STRICT ENFORCEMENT OF THE ZONING CODE CREATES EXTREME HARDSHIP AND HAS VERY LITTLE BUILDABLE LAND. THE SPECIAL EXCEPTION FOR THE FRONT PORCH ALLOWS SOME NEEDED DESIGN RELIEF.
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

THE NEIGHBORHOOD IS ONE OF MANY PORCHES. OUR PROPOSED PORCH WILL BE IN KEEPING WITH NEIGHBORHOOD DESIGN QUES AND BE HELPFUL IN WORKING TO CELEBRATE THE PORCH TRADITION. OUR DESIGN WILL NOT BE DETRIMENTAL TO NEIGHBOR PROPERTIES.
4. Explain how the proposed porch will affect the light and air to any adjacent property.

OUR ONE STORY OPEN PORCH WILL NOT CAUSE ANY ISSUES TO ADJACENT PROPERTIES. SINCE WE ARE ON A CORNER LOT ONLY ONE HOME IS APPROX 16' AWAY WILL BE AFFECTED. LIGHT AND AIR AND OPEN SPACE ARE BEING MAINTAINED.
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.

YES THE ENTIRE NEIGHBORHOOD HAS SEEN THE PLANS AND WILL BE SUBMITTING SUPPORT LETTERS. WE SEE NO OBJECTION TO A DESIGN SOLUTION.

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.

IN a neighborhood of porches, we seek to continue
the tradition - A quick survey of homes nearby we
find 10 porches on 10 homes.

Please see photos for approx. sizes.

All porches appear to be 2-3'6" off grade
to the porch deck.

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REVISED



REVISION #2
2/27/17

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 2208 EAST RANDOLPH AVE
A1. Street Address 2210 Zone R-2-5
A2. 8625 x .45 = 3880
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area DEMO EX. HOUSE

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

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

ROOF OVERHANG 91
UPPER 98
52 - KITCHEN
47
50
4
89
379

C. Proposed Gross Floor Area (does not include existing area)
ROOF OVERHANG 42

Proposed Gross Area*		Allowable Exclusions	
Basement	1264.5	Basement**	1264.5
First Floor	1545.5	Stairways** 60-111 48 211	108
Second Floor	1243.5	Mechanical**	0
Third Floor KITCHEN ATTIC	281	Porch/Garage**	280 PORCH 160 - GAR
Porches/Other	382 PORCH 160 GAR	Attic less than 5'	281
Total Gross*	5308	Total Exclusions	2053.5

C1. Proposed Gross Floor Area *
5308 Sq. Ft.
C2. Allowable Floor Exclusions**
2053.5 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 3255 Sq. Ft.
(subtract C2 from C1)

CEILING ARE VALUED INTO PORCH BELONG AT MAIN HS.
ATTIC OVER KITCHEN IS LESS THAN 5'
281 #

D. Existing + Proposed Floor Area
D1. Total Floor Area (add B3 and C3) 3880 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3255 Sq. Ft.

625 # UNDER MAX F.A.R.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

*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.

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

Signature: Erin Nichols Architect 12 Date: 2/27/17

Google Maps 2303 E Randolph Ave

BZA2017-0008



SUBJECT PROPERTY
Alexandria, Virginia

Street View - Jun 2014

Image capture: Jun 2014 © 2017 Google

Person Davis H

02/13/2017

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2210 East Randolph Ave.

Google Maps 2305 E Randolph Ave

BZA2017-0008



ENCLOSURE PARK
Alexandria, Virginia

Street View - Jun 2014

PARK ↑

Image capture: Jun 2014 © 2017 Google

PARK ↑

VIEW ACROSS STREET

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2210 East Randolph Ave.
02/13/2017

Go gle Maps 2257 E Randolph Ave

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part ↑
Alexandria, Virginia
Street View - Jun 2014

part ↑

Image capture: Jun 2014 © 2017 Google
part ↑

Person Davis HW
11200 Ave
11200 Ave
11200 Ave

VIEW ACROSS STREET

02/13/2017

Application and Material
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2210 East Randolph Ave.

Google Maps 2209 E Randolph Ave

BZA2017-0008



PERM
Alexandria, Virginia

PERM

PERM

Image capture: Jun 2014 © 2017 Google

PERM

Street View - Jun 2014

VIEW ACROSS STREET

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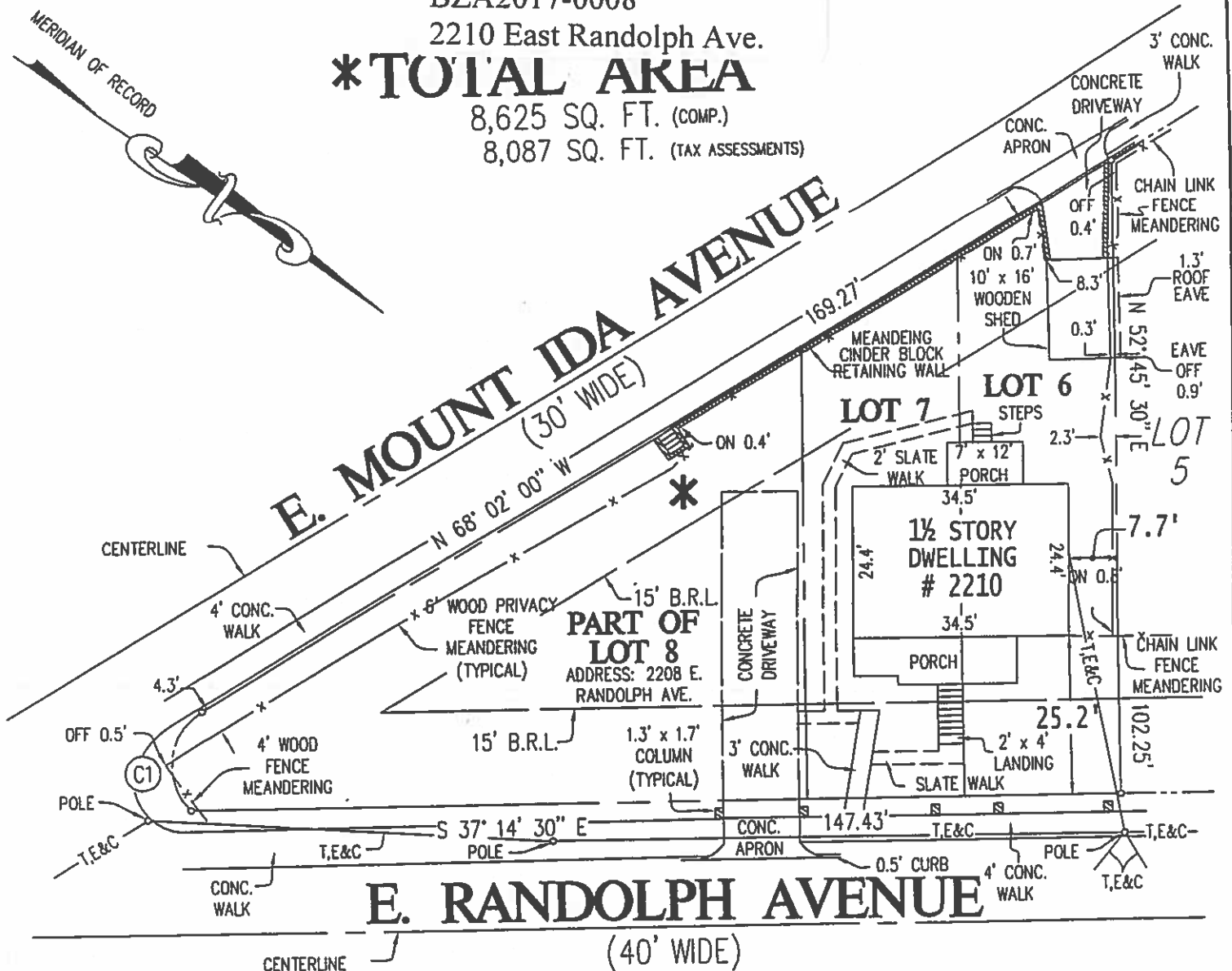
2210 East Randolph Ave.

***TOTAL AREA**

8,625 SQ. FT. (COMP.)

8,087 SQ. FT. (TAX ASSESSMENTS)

BZA2017-0008



LEGEND:

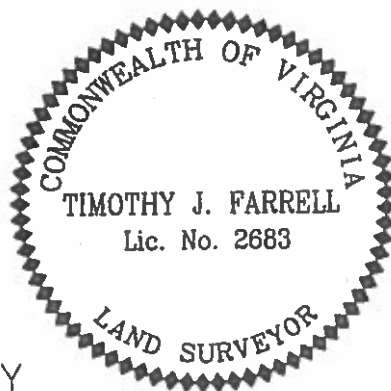
I.P.F. DENOTES IRON PIPE FOUND

-X- DENOTES FENCE LINE

B.R.L. DENOTES BUILDING RESTRICTION LINES

-T,E&C- DENOTES OVERHEAD TELEPHONE,
ELECTRIC, AND CABLE LINES

(C1) RAD: 10.00'
ARC: 18.09'
CH: S 60° 08' 56" W
15.72'



NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOTS SHOWN HEREON APPEAR TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 5155190033E EFFECTIVE DATE: JUNE 16, 2011
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES)
- 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTIES SHOWN ON THIS PLAT ARE LOCATED BY MAP-BLOCK-LOT # 035.01-05-05 (LOTS 6 & 7) & #

HOUSE LOCATION SURVEY

LOTS 6, 7 &

PART OF 0

NOTE: TAX ASSESSMENT MAP NUMBER: 035.01-05-05 & 0.35.01-05-06

E. RANDOLPH AVE.
40' R/W

S 37°14'30" E ~ 171.57'

U.P.

LOT AREA = 8,771 S.F.
LESS & EXCEPT 146 SQ. FT.
(DB. 1029, PG. 453)

RECORD NORTH
(DB. 183, PG. 520;
ARLINGTON COUNTY)

AVG BLOCK
SETBACK

E. MT. IDA AVE.
N 68°02'30" W ~ 199.72'
OFF 0.6'

PROP. APRON

PROP. DRIVE
(4 SPACES)

PROP. 12" OVERHANG

PROP. SIDEWALK
15.0'

PROP. 2-STORY DWELLING
W/BSMT

PROP. 28" OVERHANG

N 52°45'30" E ~ 102.24'

PLAT

REVISED

SHOWING PHYSICAL IMPROVEMENT SURVEY
LOTS 6, 7 & 8, BLOCK 6

ABINGDON

(DB. 183, PG. 520; ARL. COUNTY)

CITY OF ALEXANDRIA COUNTY, VIRGINIA

SCALE: 1" = 20'

DATE: FEB. 11, 2017

INSTR. #110016000

PLAT SUBJECT TO
RESTRICTIONS OF RECORD.

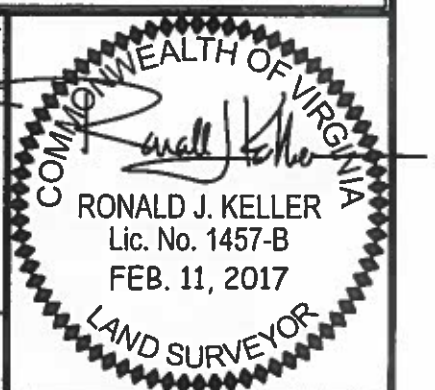
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

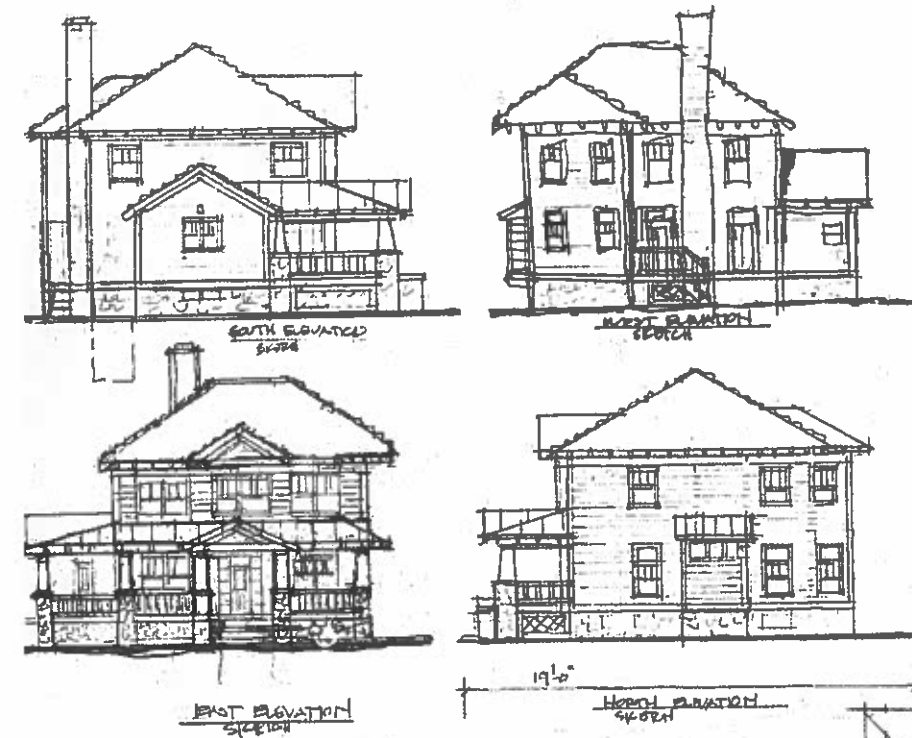
OWNER : JOHN E. ELLIS, JR. & HOLLY L. HUFF

RCF **IELDS**
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY
ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE
MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.





ZONING ISSUES

THE EXISTING HOME SITS ON AN IRREGULAR SHAPED - TRIANGULAR LOT WITH 2 FRONT YARDS. A STRICT ENFORCEMENT OF THE ZONING CODE WITH ITS SETBACK REQUIREMENTS WILL CREATE A TRUE HARDSHIP.

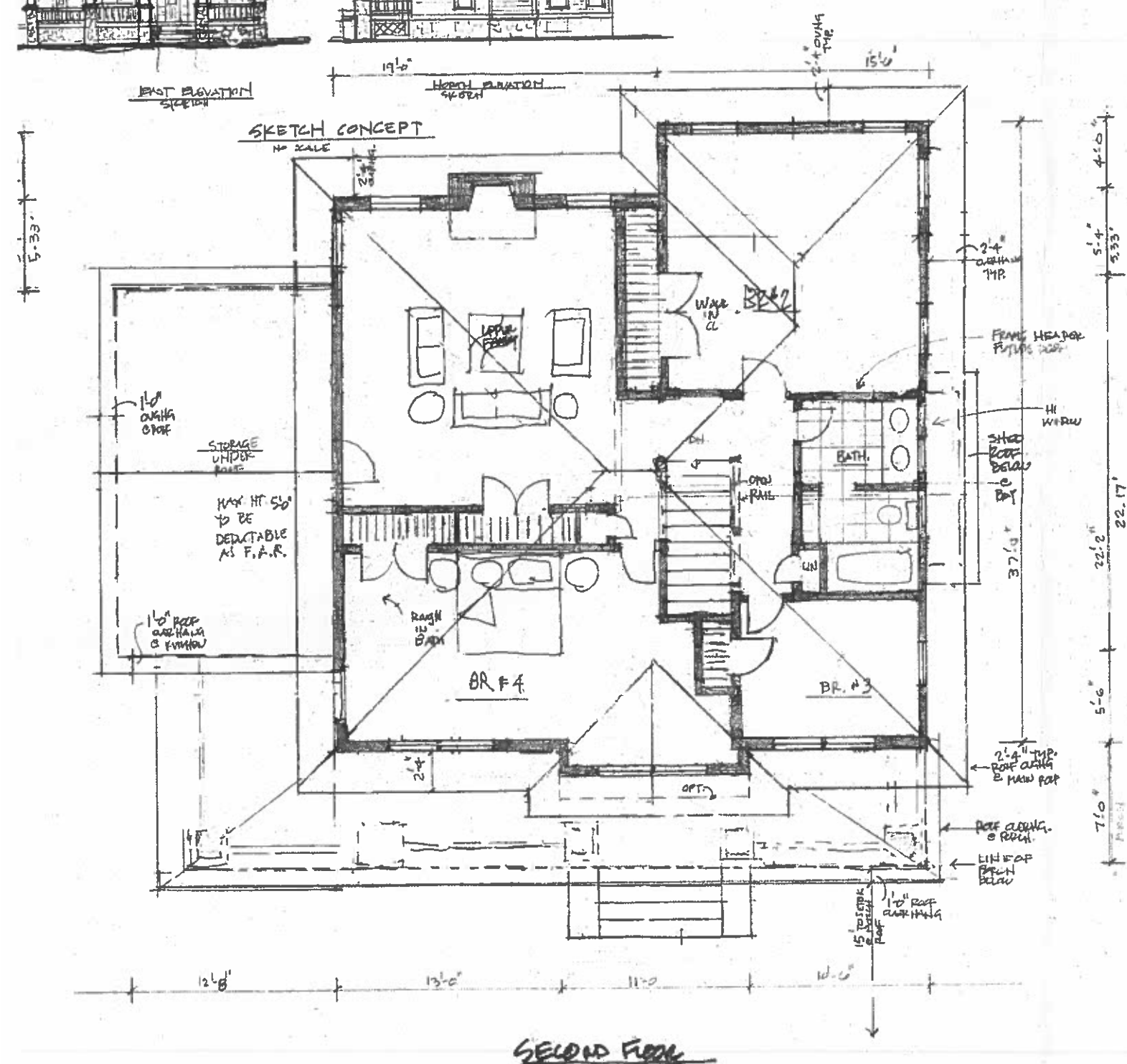
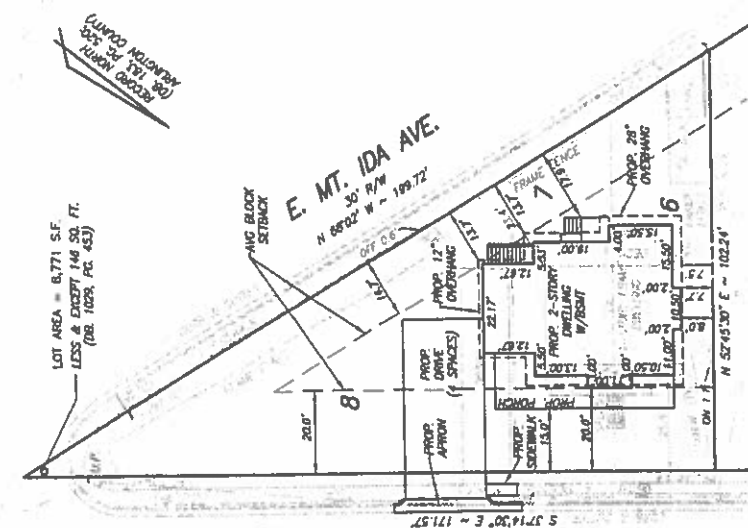
WHILE WORKING WITH CITY STAFF OUR DESIGN CREATES A "CHARACTER" HOME WITH A FRONT PORCH REQUIRING A SPECIAL EXCEPTION FOR PORCHES.

OUR STAGGERED MASSING ON MT. IDA HAS MET THE AVERAGE SETBACK ON A TRIANGULATED LOT - NOT EASY TO DO AND NOT REQUEST A VARIANCE.

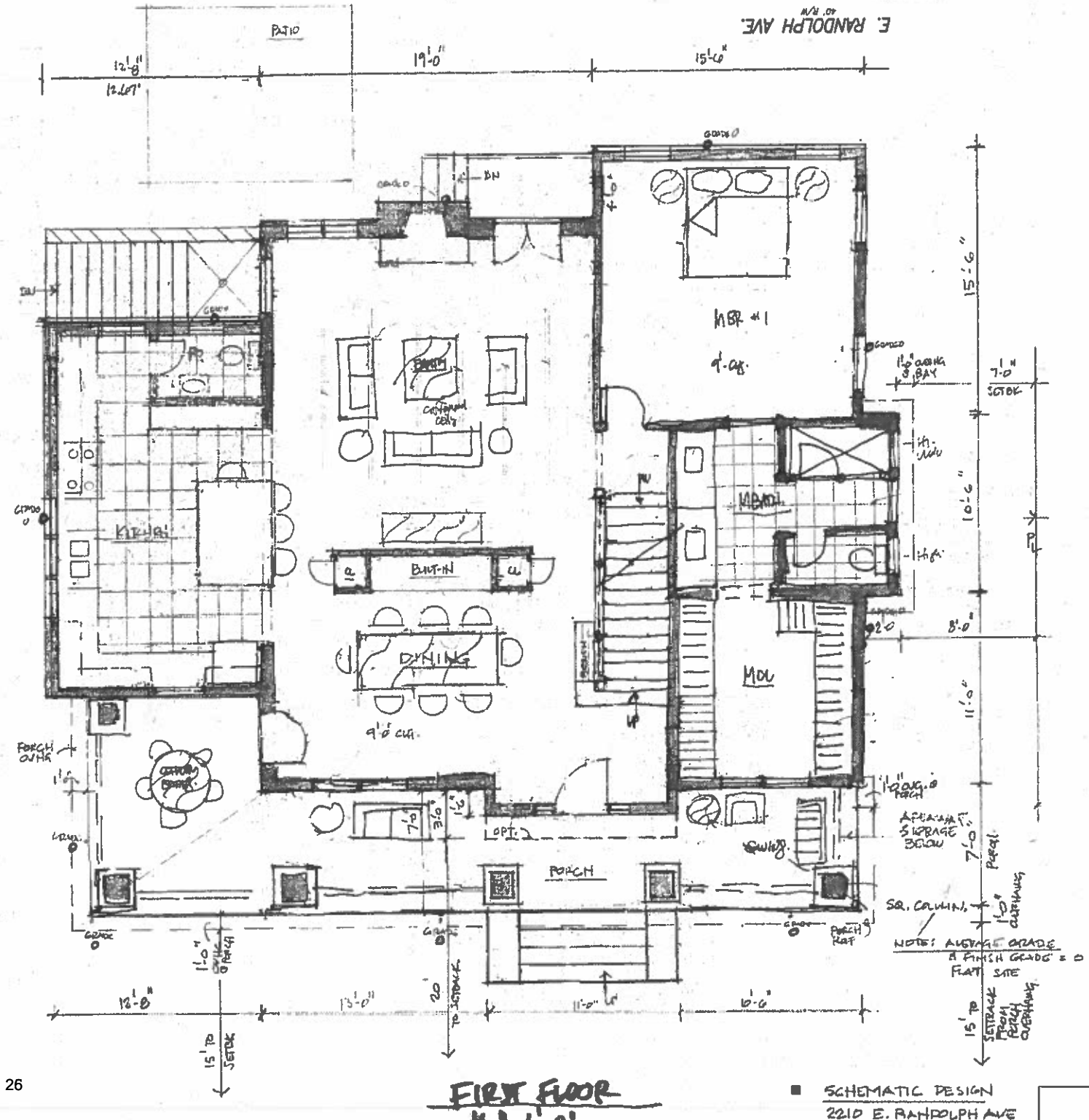
* SEE SITE PLAN FOR ALL DIMENSIONS



OWNER'S WISH

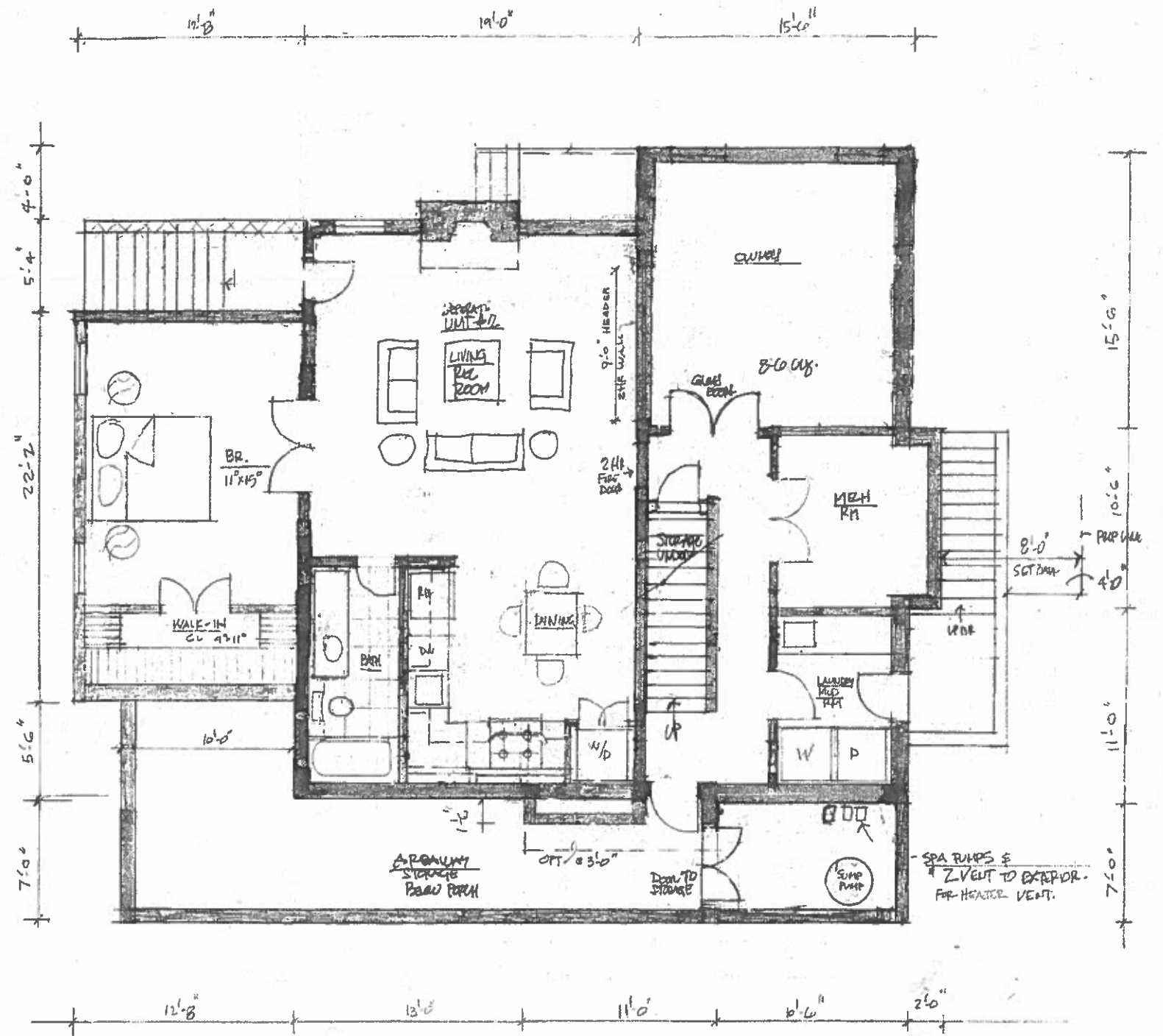
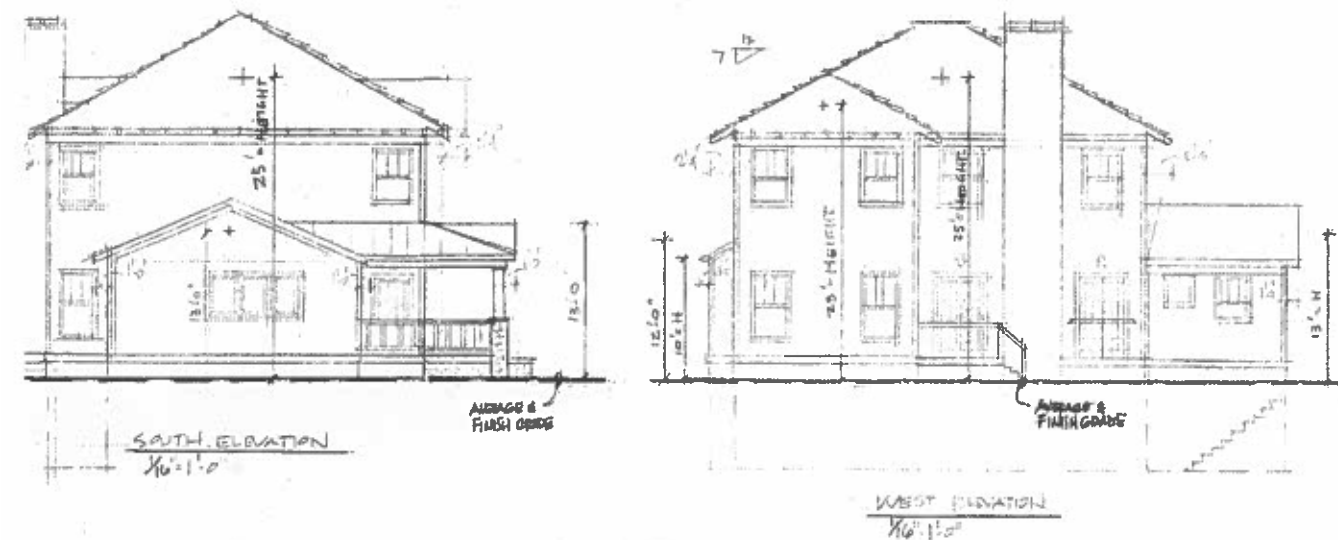
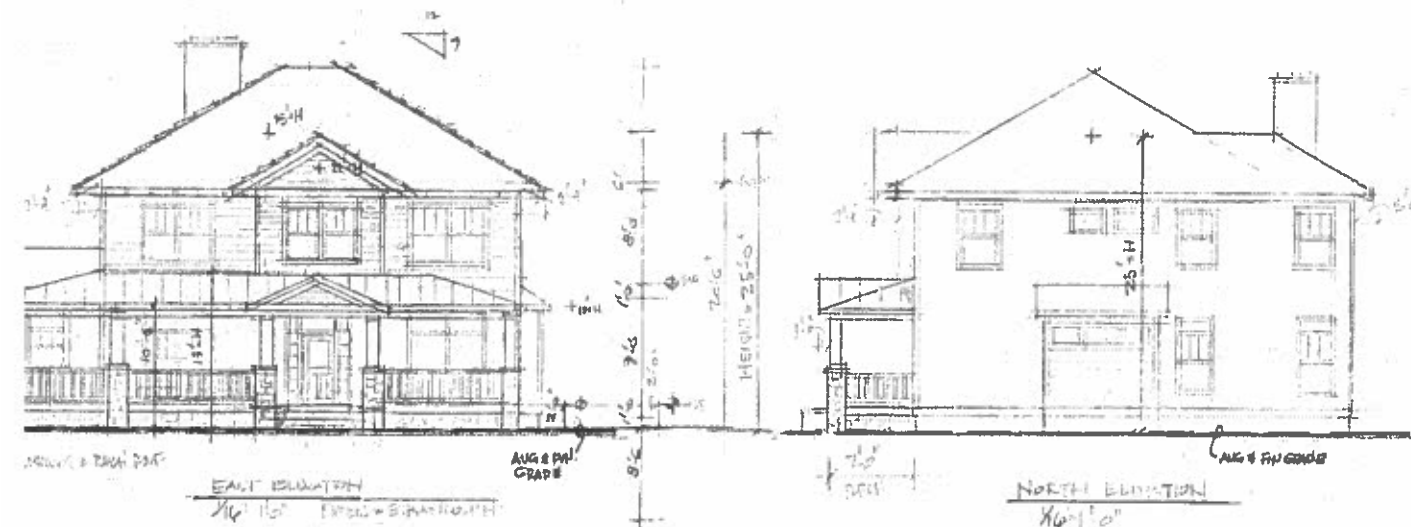


SECOND FLOOR



FIRST FLOOR

SCHEMATIC DESIGN
2210 E. RANDOLPH AVE



BASEMENT

1/8" = 1'-0"

* SEE SITE PLAN FOR DIMENSIONS