

Docket Item # 6
BZA Case #2017-0020
Board of Zoning Appeals
June 8, 2017

ADDRESS: 2311 VALLEY DRIVE
ZONE: R-8, SINGLE FAMILY ZONE
APPLICANT: JAMES FINN / HARRY BRASWELL INC.

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

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front yard	41.7 Feet	31.8 Feet	9.9 Feet

*Based on the average front setback of the determined block face of 2301-2317 Valley Drive.

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 #2017-0020
2311 Valley Drive





I. Issue

The applicant proposes to construct an open front porch in the required front yard at 2311 Valley Drive. The proposed front porch would require a special exception.

II. Background

The subject property is an interior lot with 67.00 feet of frontage facing Valley Drive. The southern lot line is 137.54 feet deep and the northern lot line is 136.95 feet deep. The rear lot line is 63.19 feet wide. The lot width at the front building wall is 67.00 feet and the property contains 8,839 square feet of lot area. The property complies with the lot area, width and frontage requirements in the R-8 zone.

The property is currently developed with a single-family detached dwelling positioned 39.8 feet from the front property line facing Valley Drive, 6.10 feet from the south side property line; 13.70 feet from the west side property line, and approximately 59.30 feet from the rear property line. According to Real Estate Assessment, the dwelling was constructed in 1946.

III. Description

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 Sq. Ft.	8,839 Sq. Ft	8,839 Sq. Ft.
Lot Width	65.00 Ft.	67.00 Ft.	67.00 Ft.
Lot Frontage	40.00 Ft	67.00 Ft	67.00 Ft.
Front Yard	41.7 Ft.*	39.80 Ft.	31.80 Ft.
Side Yard (North)	1:2 minimum 8.00	13.70 Ft.	13.70 Ft.
Side Yard (South)	1:2 minimum 8.00	6.10 Ft**	6.10 Ft.
Rear Yard	1:1 minimum 8.00	59.30 Ft.	59.30 Ft.
Net FAR	Max: Sq. Ft. (.35) 3,094.35	Sq. Ft 1,966.01	Sq. Ft. 1,966.01
*Based on the average front setback of the determined block face.			
**BZA2000-00011: 2 foot variance granted for an addition within the required side yard.			

The applicant proposes to construct an open front porch in the required front yard. The porch would measure 8.00 feet in depth and extend 21 feet accross the front of the house for a total area of 168 square feet. The porch would have a twelve inch overhang that is permitted under 7-202(A)(3) of the zoning ordinance.

The porch would meet the side yard setback requirements and would be approximately 12.80 feet tall measured from average finish grade to the midpoint point of its roof. Based on the average front yard setback of 41.7 feet, the proposed porch requires a special exemption under 11-1302(C) to be located 31.8 feet from the front property line.



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

A variance was granted in April 2000 that allowed a side yard addition to the existing dwelling to encroach 2 feet into the required side yard setback.

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 Northridge/Rosemont Small Area Plan as being in a single family residential area.

V. Requested Special Exception

7-2503(A) Front Yard Setback

This section of the ordinance requires a front setback of 41.7 feet based on the average front setback of the block face. The applicants request a special exception of 9.9 feet from the required 41.7 feet front setback line in order to construct the porch 31.8 feet from the front property line.

VI. Special Exceptions Standards

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

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

The front porch would not be detrimental to the public welfare. The Infill Task Force in developing current zoning standards for single family dwellings recommended 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 or affect 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 and would be set back 8 or more feet from the closest adjacent dwelling lot.

- 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 single-family nature of this dwelling would not change, and the front porch addition would not alter the Colonial-style façade of this dwelling. It would enhance the dwelling’s appearance. 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.

There are various styles of porches and porticos in the overall neighborhood. Because of the variety of front entries in the area, the porch would be compatible with 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.

While a portico is permitted to encroach in a front yard setback area, a front porch offers better community-enhancing benefits to the property and improves neighborhood aesthetics by providing a community-enhancing outdoor activity space. The front of a dwelling is the only reasonable location to construct a front porch in keeping with the intent of the Infill Regulations for open front porches.

VII. Staff Conclusion

Staff finds that the request 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 single family homes with either a porch or portico. 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 Previously reviewed under [BAR2000-00011] (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)

Archaeology

- F-1 The 2300 block of Valley Drive had been built by the mid-twentieth century. Historic map research does not depict any activity on the lot in the latter nineteenth and early twentieth century. While the likelihood for finding significant archaeological materials is low, we propose that the applicant adhere to several precautionary recommendations below.
- 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 Demolition, Basement/Foundation plans, 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 (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name James Finn / Harry Braswell, Inc.

Address 312 Calvert Ave

Alexandria VA 22301

Daytime Phone 703-965-0068 (cell)

Email Address jimmy@harrybraswell.com

2. Property Location 2311 Valley Drive, Alex VA 22302

3. Assessment Map # 033.03 Block 16 Lot 18 Zone R8

4. Legal Property Owner Name Blake K. Thompson

Address 2311 Valley Drive

Alexandria VA 22302

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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. Harry Braswell Inc	312 Clarendon VA	100%
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 _____ (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. Blake K Thompson	2311 Valley Drive	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

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

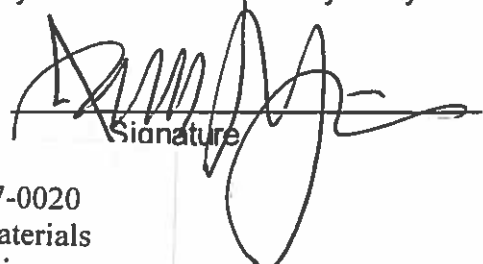
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Harry Braswell	N/A	N/A
2. Harry Braswell	N/A	N/A
3. Blake K Thompson		

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.

4/24/17
Date

James Finn
Printed Name


Signature

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5. Describe request briefly :

We request a special exception to permit the construction of a front porch 8'x21'

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.

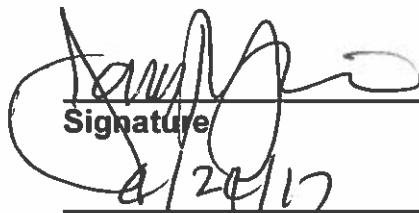
Applicant or Authorized Agent:

James Finn

Print Name

703 9650068

Telephone


Signature

4/24/17
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'
 - b. Length of building wall where porch is to be built 39.1'
 - c. Length of porch deck 21'
 - d. Depth of overhang 8"
 - e. Distance of furthest projecting porch element from the front property line
Steps: 29'; porch base: 31.7'; roof overhang: 31'
 - f. Overall height of porch from finished or existing grade 14'-2"
 - g. Height of porch deck from finished or existing grade 2'-4"

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
The prevailing Block Face setback prevents the addition of a porch to the front of the house within the Required front setback in the R-8 zone (30')

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

We do not believe that a front porch will be detrimental to the adjacent properties.

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

The proposed front porch will not have any affect on the light and 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.

No. The Owner will however provide plans and elevations to all adjacent neighbors prior to the hearing and review in person with them.

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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.

This would be the first porch on the immediate block of the subject property. Currently a number of large 'porticos' can be found on the block.

An example of a large front porch can be found in the next block.

Please see attached pictures.

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A

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 2311 Valley Drive Alexandria VA 22302 Zone R-8
A2. 8841 x 0.35 = 3094.35
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	985.23	Basement**	985.23
First Floor	1260.83	Stairways**	138.375
Second Floor	844.56	Mechanical**	
Third Floor Attic	1201.23	Porch/Garage**	
Porches/Other	-	Attic less than 5**	1201.23
Total Gross*	4291.85	Total Exclusions	2325.84

B1. Existing Gross Floor Area *
4291.85 Sq. Ft.

B2. Allowable Floor Exclusions**
2325.84 Sq. Ft.

B3. Existing Floor Area minus Exclusions
1966.01 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**	168
Porches/Other	168	Attic less than 5**	
Total Gross*	168	Total Exclusions	168

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

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

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1966.01 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3,094.35 Sq. Ft.

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

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

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

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	N/A.
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: [Signature] Date: 4/27/17

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Special exception to construct a covered open porch in the required front yard facing _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



312 Calvert Avenue, Suite 300
 Alexandria, Virginia 22301
 Phone (703) 836-1776
 Fax (703) 836-1226

Front Yard Setback Survey
2311 Valley Drive
Alexandria VA 22302

Distance from curb face to property line for 2311 Valley Drive 46.7'

Address	Distance from property line to front wall	Distance from street curb face to front wall
2301 Valley Drive		52.1'
2303 Valley Drive		52.2'
2305 Valley Drive	44.8' **	52.3'
2307 Valley Drive	39.7' **	47.7
2309 Valley Drive	40.0' **	43.2'
2313 Valley Drive		47.5'
2315 Valley Drive	35.7' **	43.6'
2317 Valley Drive		35.3'
Average		46.7'

**These numbers are provided from plats obtained from the City.

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SECTION 5

4

5

S 06°37'00" E - 63.19'

N 84°50'50" E - 136.95'

S 83°50'00" W - 137.54'

240.16' TO P.C.
WEST BRADDOCK ROAD

I.P.

I.P.

I.P.

A=12.39' N 06°10'00" W
R=700.00' 53.23'

VALLEY DRIVE
50' R/W

REVISED

PLAT
SHOWING HOUSE LOCATION ON
LOT 18, BLOCK 4, SECTION 3
TEMPLE TERRACE
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' DECEMBER 19, 2000 (WALL CHECK)

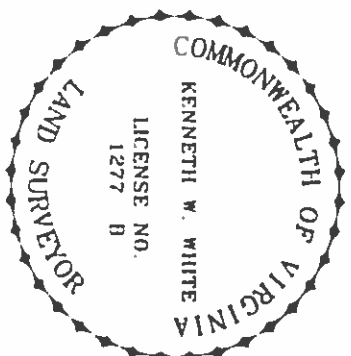
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PLAT SUBJECT TO RESTRICTIONS OF
RECORD.
TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A TRANSIT TAPE
SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE

L.S.

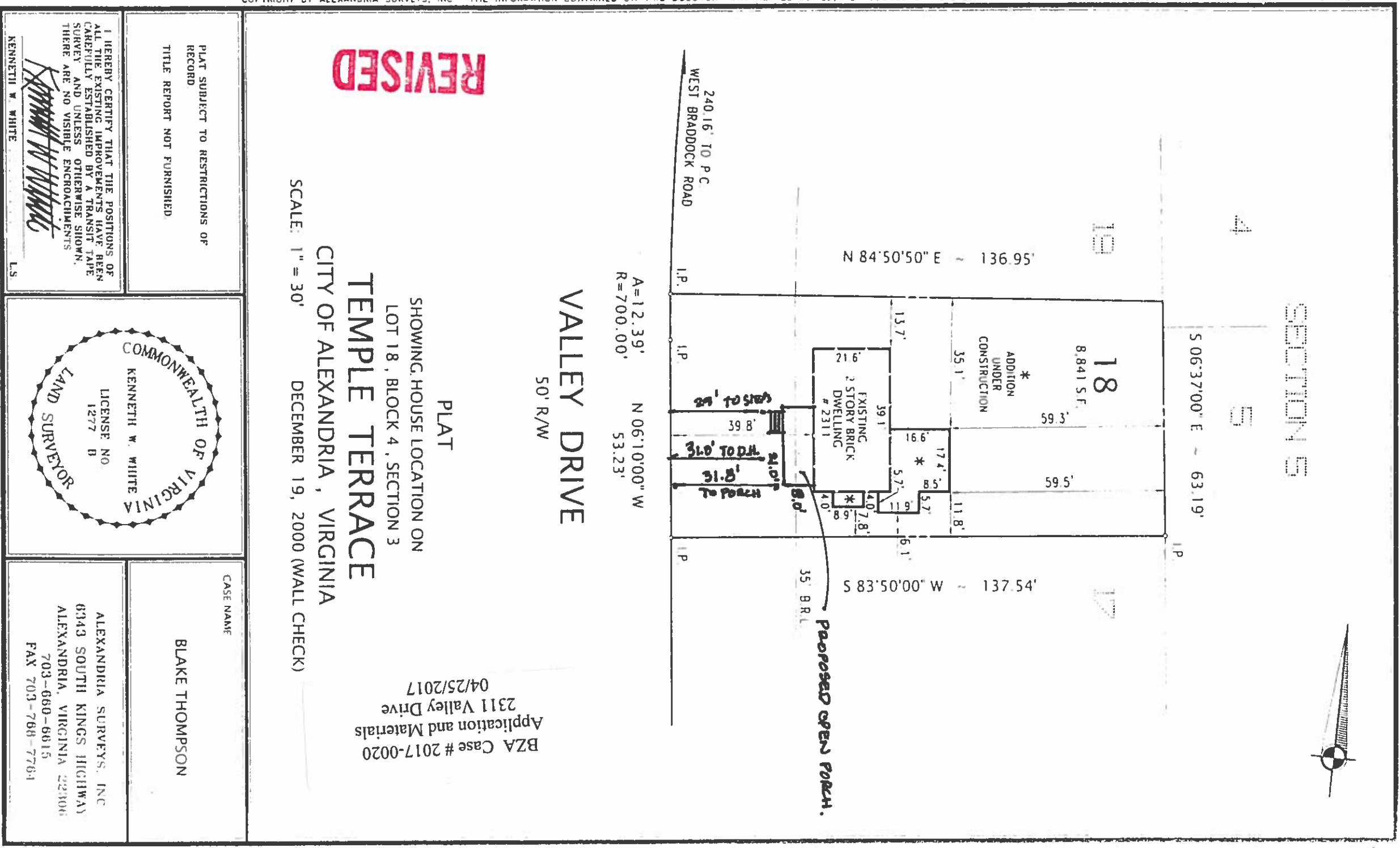


CASE NAME

BLAKE THOMPSON

ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764

#012190





2 EXISTING FRONT ELEVATION

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04/25/2017

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braswell
design+build

HARRY BRASWELL, INC.
312 CALVERT AVE
ALEXANDRIA, VIRGINIA 22
703.836.1776

www.harrybraswell.com

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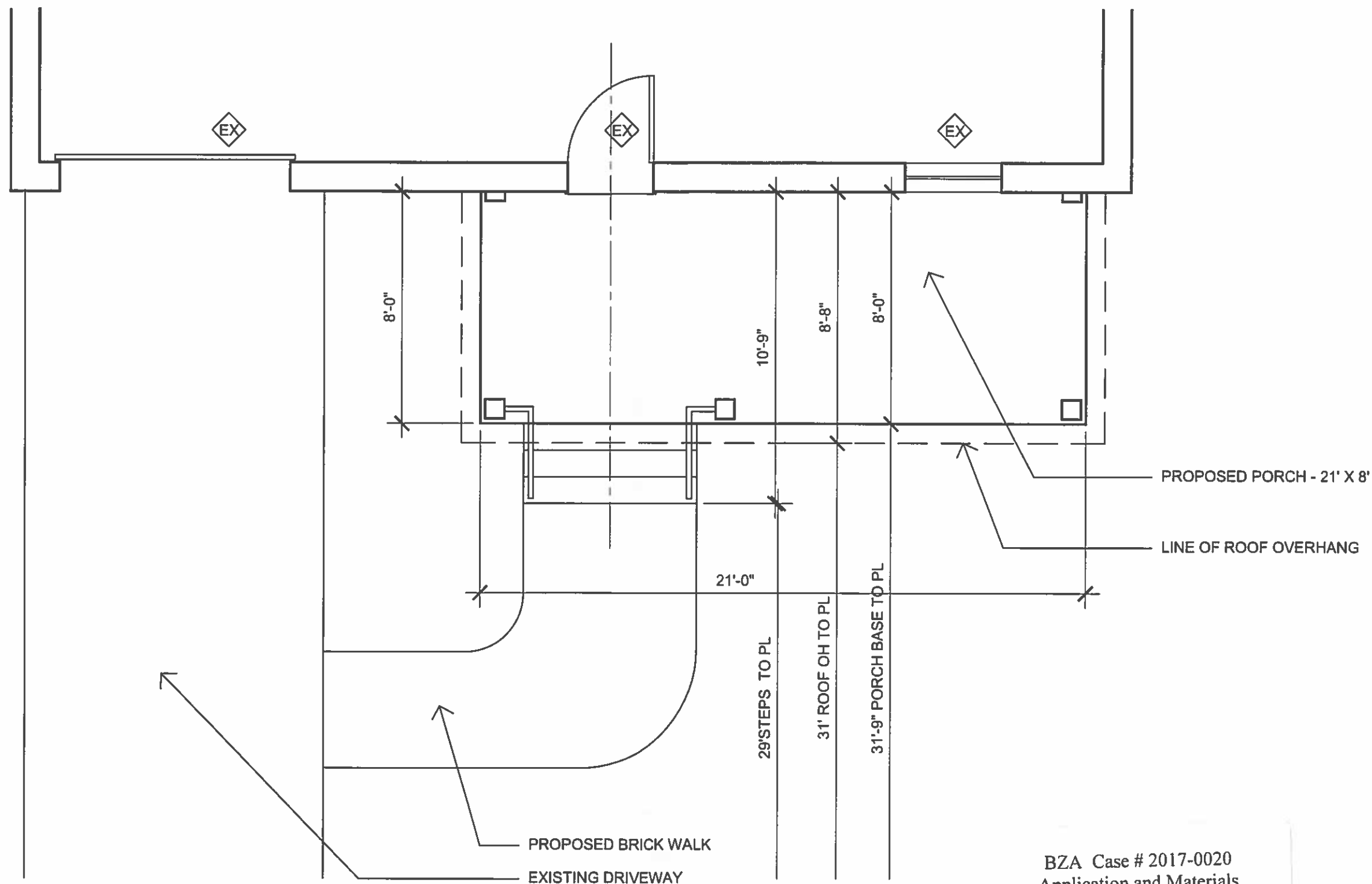
ISSUED
04.20.2017 for REVIEW
04.24.2017 for BZA SUBMS
04.27.2017 for BZA SUBMS

THOMPSON RESIDENCE

2311 VALLEY DRIVE
ALEXANDRIA, VA 22302

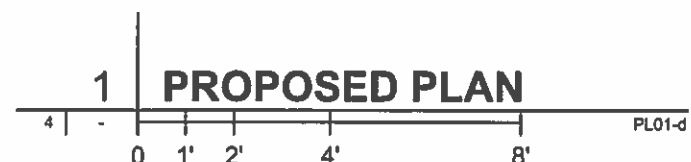
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4 PROPOSED FRONT ELEVATION



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braswell
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ALEXANDRIA, VIRGINIA 22304
703.836.1776

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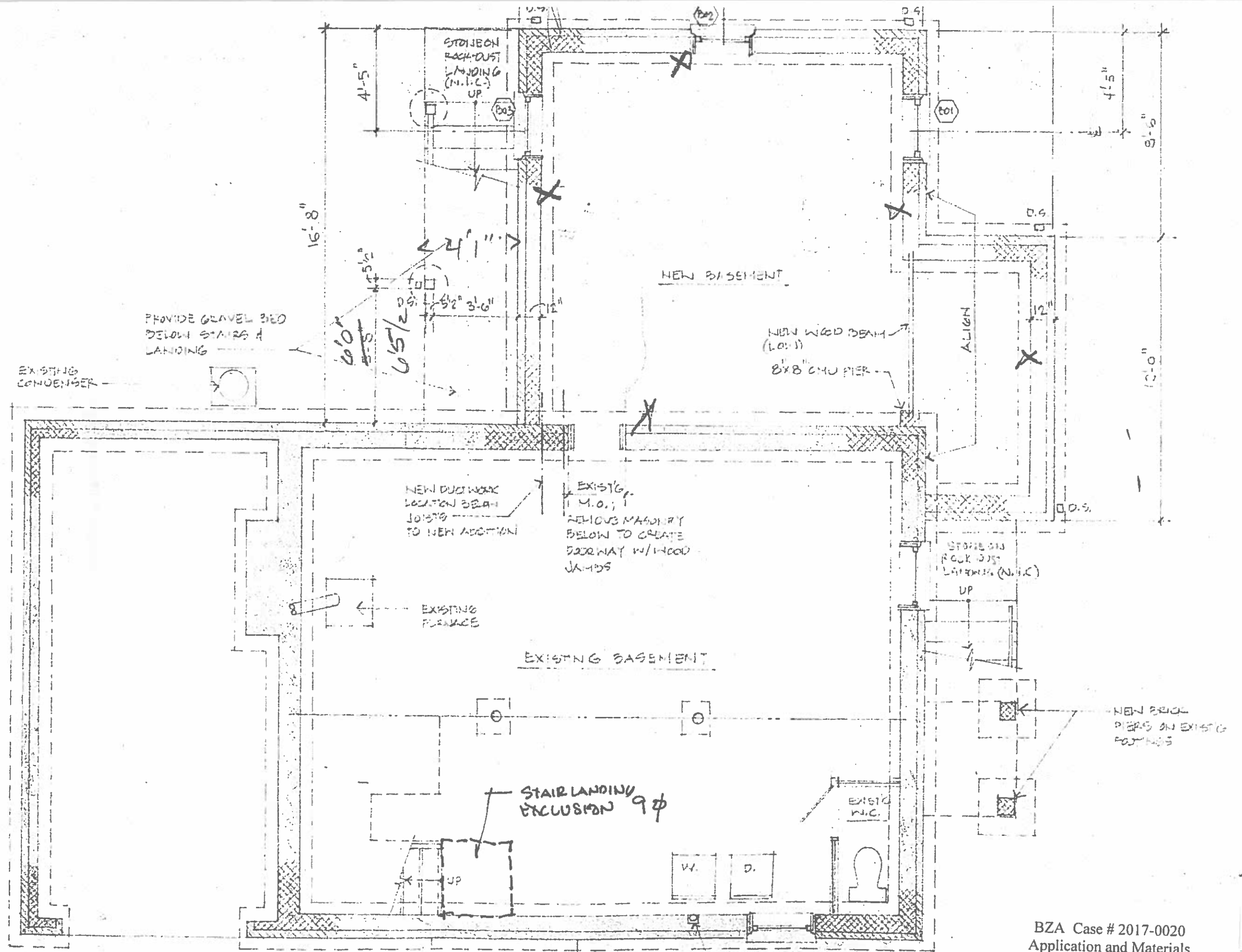
ISSUED

04.20.2017	for REVIEW
04.24.2017	for BZA SUBMIT
04.27.2017	for BZA SUBMIT

THOMPSON RESIDENCE

2311 VALLEY DRIVE
ALEXANDRIA, VA 22302

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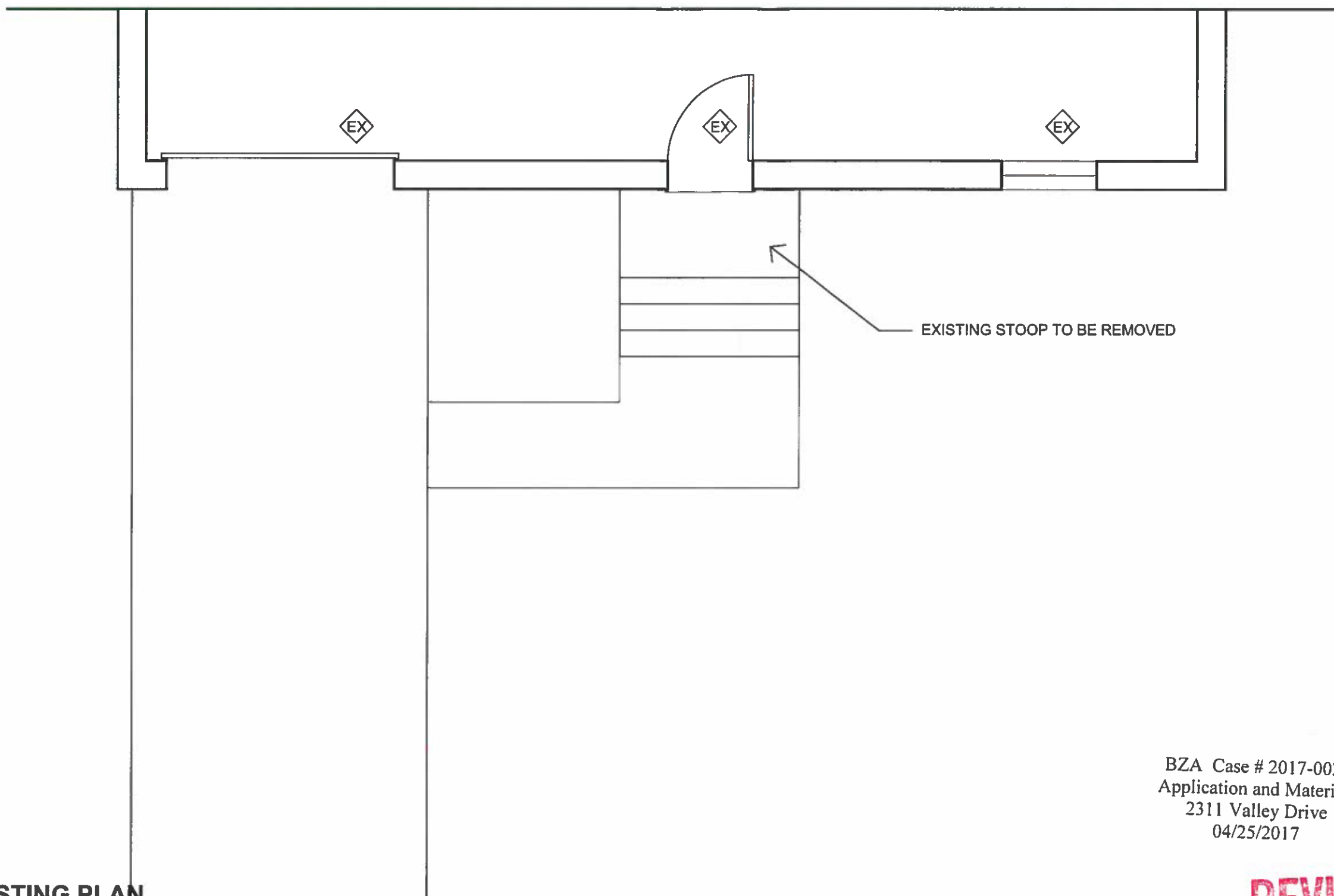


BASEMENT PLAN - EXISTING

14'-10"

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EXISTING STOOP TO BE REMOVED

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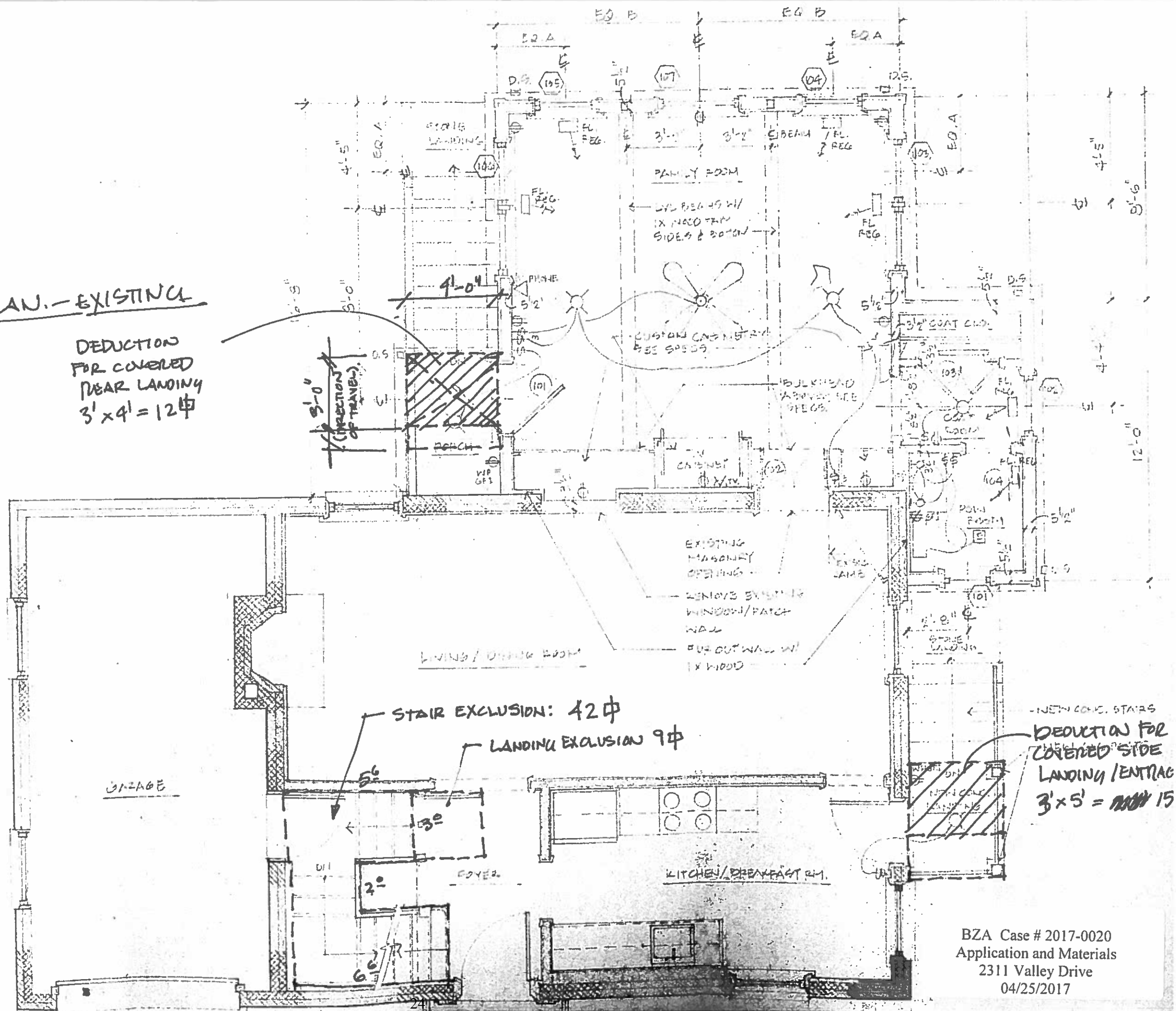
1 EXISTING PLAN

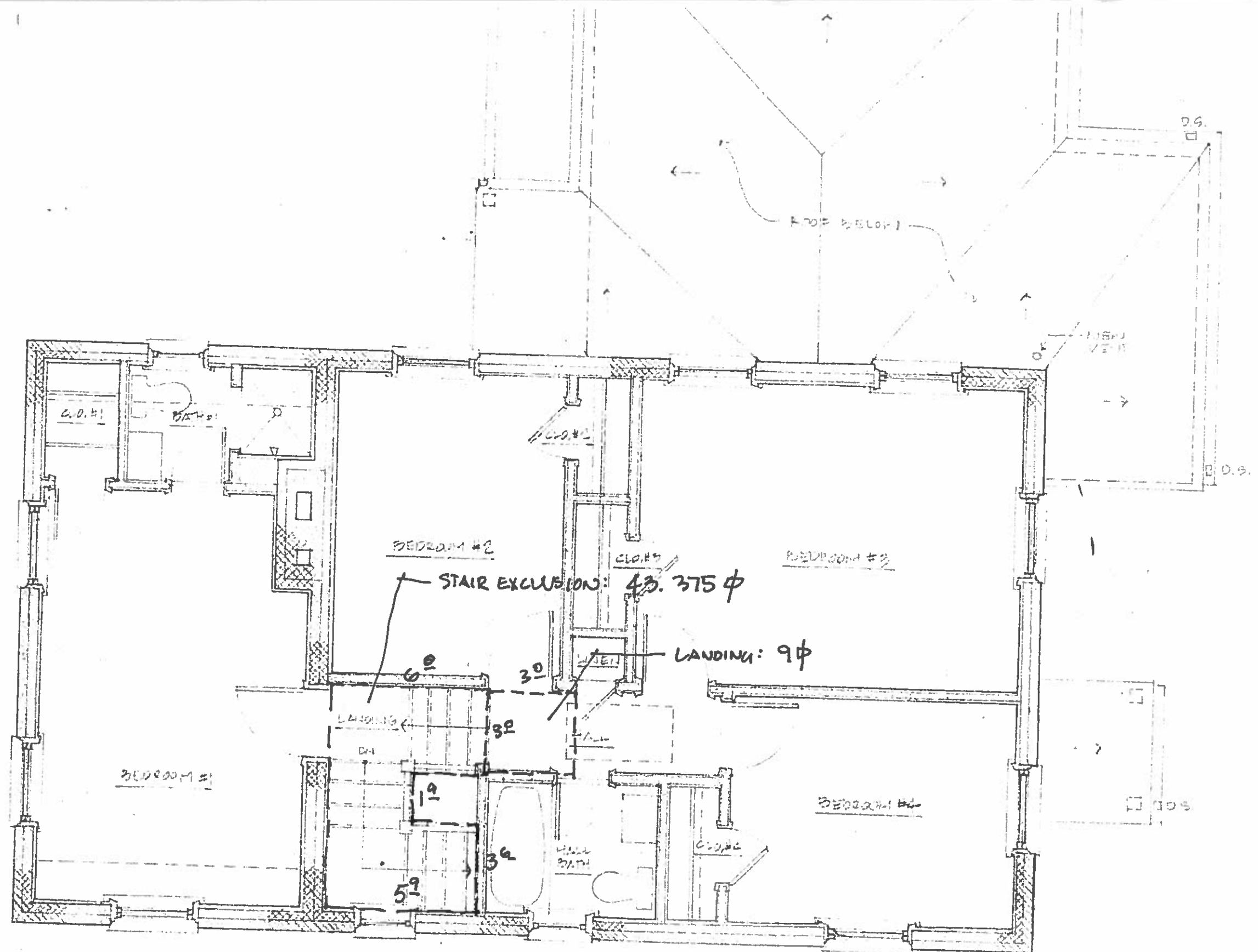
4' 0' 1' 2' 4' 8' PL01-d

FIRST FLOOR PLAN. - EXISTING

$\frac{1}{4}" = 1'-0"$

DEDUCTION
FOR COVERED
REAR LANDING
 $3' \times 4' = 12 \text{ SF}$





2ND FLOOR PLAN - EXISTING.

$\frac{1}{4}'' = 1'-0''$

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ISSUED	
04.20.2017	for REVIEW
04.24.2017	for BZA SUBMIS
04.27.2017	for BZA SUBMIS

THOMPSON RESIDENCE

2311 VALLEY DRIVE
ALEXANDRIA, VA 22302

1 2311 Valley Drive - Subject Property
4' 0' 1' 2' 4' 8' PL01-d

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Application and Materials
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ALEXANDRIA, VIRGINIA 22
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04.24.2017 for BZA SUBMIS.
04.27.2017 for BZA SUBMIS.



THOMPSON RESIDENCE

2311 VALLEY DRIVE
ALEXANDRIA, VA 22302

7

1 | 2312 Valley Drive
4' 0' 1' 2' 4' 8' PL01-d

1 | 2310 Valley Drive
4' 0' 1' 2' 4' 8' PL01-d

REVISED



braswell
design+build

HARRY BRASWELL, INC.
312 CALVERT AVE
ALEXANDRIA, VIRGINIA 22
703.836.1776

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ISSUED	
04.20.2017	for REVIEW
04.24.2017	for BZA SUBMITTAL
04.27.2017	for BZA SUBMITTAL

THOMPSON RESIDENCE

2311 VALLEY DRIVE
ALEXANDRIA, VA 22302

7

7

BZA Case # 2017-0020
Application and Materials
2311 Valley Drive
04/25/2017

REVISED

1 | 2335 Valley Drive
4' 0' 1' 2' 4' 8' PL01-d