

Docket Item # 2
BZA Cases #2017-0010 &
#2017-0011
Board of Zoning Appeals
June 8, 2017

ADDRESS: 100 EAST MONROE AVENUE
ZONE: R2-5/SINGLE-AND-TWO-FAMILY ZONE
APPLICANT: BARBARA MANCINI, OWNER, REPRESENTED BY WARREN ALMQUIST, ARCHITECT

ISSUE: Special exception to construct an open front porch in the required front yard and a variance to construct an open front porch in the required vision clearance.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION/VARIANCE
7-2503(A)	Front Yard	20.80 feet*	17.40 feet	3.40 feet
7-801(A)	Vision Clearance	100.00 feet	72.10 feet	27.90 feet

*Based on the average front setback along East Monroe Avenue

BOARD OF ZONING APPEALS ACTION, MAY 11, 2017: On a motion by Mr. Buono, seconded by Mr. Ramsey, the Board voted to approve the variance request subject to all applicable codes, ordinances, and staff recommendations and with the condition that the proposed porch shall not further reduce the vision clearance below the 79.60 feet vision clearance provided by the existing house. The motion failed on a vote of 2 to 3 with Chairman Altenburg absent.

On a motion by Mr. Buono, seconded by Mr. Ramsey, the Board voted to deny the variance request. The motion failed on a vote of 2 to 3 with Chairman Altenburg absent.

On a motion by Mr. Perna, the Board voted to approve the variance request subject to all applicable codes, ordinances, and staff recommendations and with the condition that the porch design must be consistent with the materials submitted. The motion failed because it was not seconded.

On a final motion by Mr. Perna, seconded by Mr. Poertz, the Board voted to defer the variance request. The motion carried on a vote of 4 to 1 with Chairman Altenburg absent. No action was taken on the requested special exception because the variance request was deferred.

Reason: The Board desires additional information about the traffic safety impacts of the project.

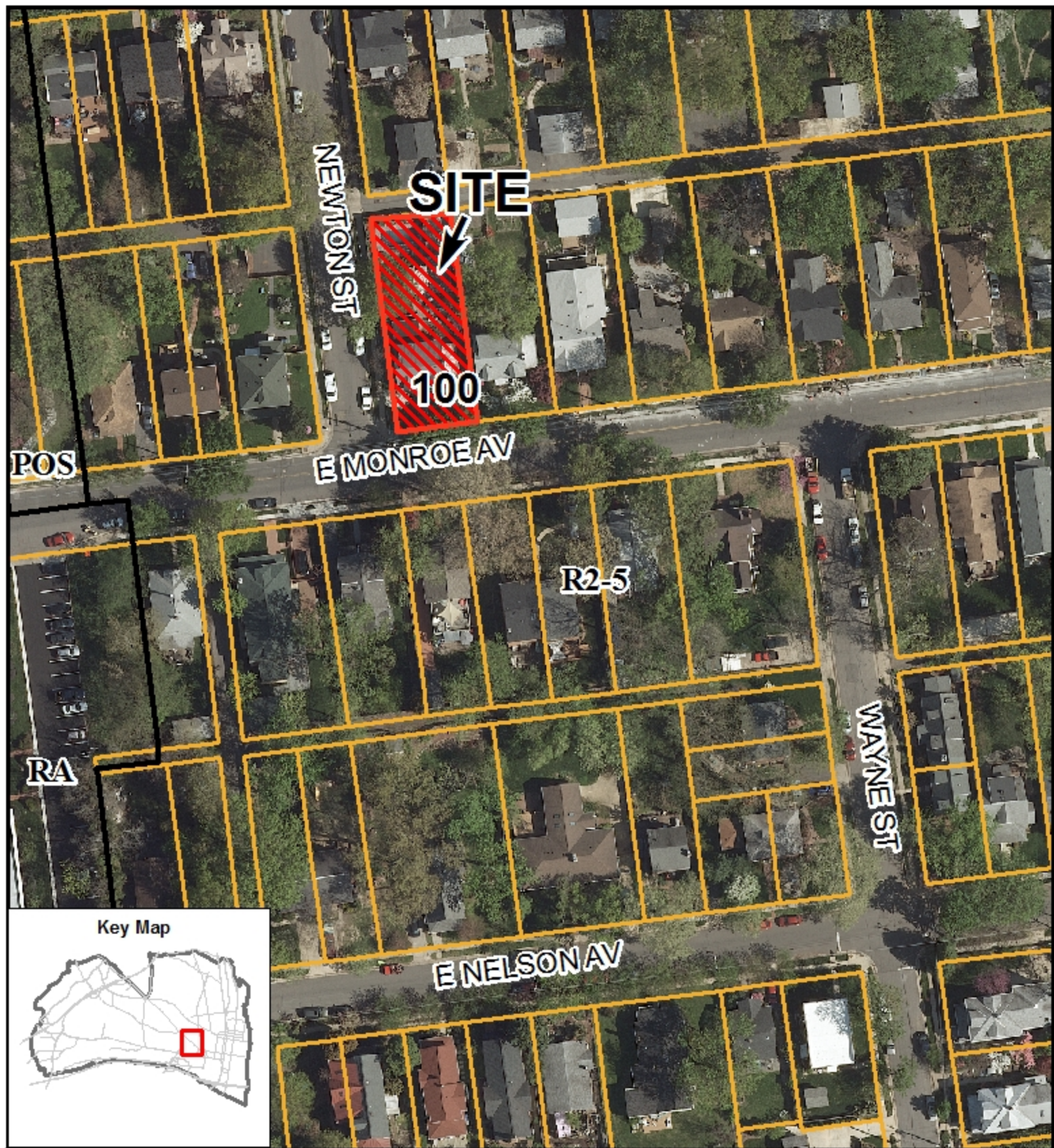
Discussion: The Board generally agreed with the staff analysis, however, Mr. Buono and Mr. Ramsey were concerned that the request for the vision clearance variance would have a negative impact on the safety of travel at this intersection and that granting the request would be contrary to the purpose of the vision clearance requirement. The Board requested that Transportation and Environmental Services provide further study regarding the proposed structure's impact on pedestrian and traffic safety. Mr. Perna also recommended that the design of the railing provide open views through the slats and remain unchanged between the materials submitted for consideration at the hearing and the building permit submission. Since the May 11th hearing, staff met with Robert Garbacz, Traffic Engineering Division Chief of the Department of Transportation and Environmental Services to discuss safety impacts at this intersection. Section X.A.4 of this report has been updated with the findings from this meeting. Email correspondence from Mr. Garbacz is also included in the supplemental information.

Speakers: Warren Almquist, applicant, represented the case and answered questions from the Board.

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

Staff **recommends approval** of the variance because the request meets the standards for a variance with the condition that the porch remain open.

If the Board decides to grant the requested special exception and/or variance, the applicant must comply with code requirements under the department comments and the applicant must submit the following prior to the final inspection: a survey plat prepared by a licensed surveyor confirming building footprint and setbacks. The special exception and/or variance 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 #2017-0010 & 0011
100 E. Monroe Avenue



I. Issue

The applicant proposes to construct an open front porch in the required south front yard at 100 East Monroe Avenue. The front porch would not meet the required front setback along East Monroe Avenue and would be located in the required vision clearance. The applicant requests a special exception for the front setback and a variance for the vision clearance requirements.

II. Background

The subject property is a corner lot of record with 50.00 feet of frontage along East Monroe Avenue, 135.00 feet of frontage along Newton Street, and a lot area of 6,750 square feet. The subject property has a substandard lot width but complies with the minimum lot area and frontage requirements for the R2-5 zone.

A single-family dwelling occupies the site. It is located 25.10 feet from the primary front property line facing East Monroe Avenue and 4.10 feet from the secondary front property line facing Newton Street. The house is 81.80 feet from the north side property line and 7.20 feet from the east side property line. According to Real Estate Assessment records, the house was constructed in 1938.

R2-5 Zone	Requirement	Existing	Proposed
Lot Area	6,500 Sq. Ft.	6,750 Sq. Ft.	6,750 Sq. Ft.
Lot Width	65.00 Ft.	50.00 Ft. (South) 135.00 Ft. (West)	50.00 Ft. (South) 135.00 Ft. (West)
Lot Frontage	40.00 Ft.	50.00 Ft. (South Frontage) 135.00 Ft. (West Frontage)	50.00 Ft. (South Frontage) 135.00 Ft. (West Frontage)
Front Yard (South)	20.80 Ft. *	25.10 Ft.	17.40 Ft.
Front Yard (West)	2.80 Ft. **	4.10 Ft.	4.10 Ft.
Side Yard (North)	7.00 Ft. (height to setback ratio – 1:3 w/ 7 Ft.)	81.80 Ft.	81.80 Ft.
Side Yard (East)	7.00 Ft. (height to setback ratio – 1:3 w/ 7 Ft.)	7.20 Ft.	7.20 Ft.
Vision Clearance	100.00 Ft.	79.60 Ft.	72.10 Ft.
Net FAR	3,037.50 Sq. Ft. (0.45)	2,2258.1 Sq. Ft.	2,2258.1 Sq. Ft.

*Based on average front setback along East Monroe Avenue

**Based on average front setback along Newton Street

III. Description

The applicant proposes to construct an open front porch 17.40 feet from the front property line. It would measure 28.90 feet in length by 7.70 feet in depth with a total area of 222.50 square feet. The proposed porch requires a special exception of 3.40 feet to be located in the required front yard along East Monroe Avenue. It also requires a variance to be located in the required vision clearance.

The proposed front porch meets the criteria of section 7-2504 of the Zoning Ordinance and is an allowable exclusion from the floor area. Upon completion of the work, the proposed project will continue to comply with the net floor area requirements. (Refer to attachment one – staff FAR calculations.)

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

IV. Noncomplying Structure/ Substandard Lot

The existing lot is substandard and contains a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Lot Width	65.00 Ft.	50.00 Ft.	15.00 Ft.
Vision Clearance	100.00 Ft.	79.60 Ft.	20.40 Ft.

V. Master Plan/Zoning

The subject property is currently zoned R2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. It is identified in the Potomac West Small Area Plan for residential land use.

VI. Requested Special Exception:

7-2503(A) Residential Front Setback

This section of the zoning ordinance requires a front setback of 20.80 feet based on the average front setback of the houses on the north side of East Monroe Avenue between Newton and Wayne Streets. The applicant requests a special exception of 3.40 feet to construct the open front porch 17.40 feet from the front property line facing East Monroe Avenue.

VII. Special Exception Standards

Per Section 11-1304 of the zoning ordinance, the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.” Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as

applicable.”

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

The proposed front porch would not be detrimental to the public welfare, the neighborhood or any adjacent property. Further, the 2008 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 must remain open and would not impair supply of light to adjacent properties. The proposed porch would be constructed in line with the existing west building wall and would meet the required secondary front yard setback. It would be located 14.70 feet from the east side property line which exceeds the minimum setback of 7.00 feet.

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

Staff believes that proposed front porch would not alter the essential character of the surrounding area. The home would continue to be used as a single-family dwelling. Additionally, most other dwellings along East Monroe Avenue have front porches that are similar in size and design to the one proposed in this application.

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

Most of the houses along East Monroe Avenue have front porches. The proposal increases the house’s compatibility with the surrounding 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 house is the only reasonable location for a front porch.

VIII. Requested Variance

7-801 Vision Clearance

This section of the zoning ordinance requires a 100 foot vision clearance for structures on corner lots. The proposed porch reduces the vision clearance to 72.10 feet. The applicants request a variance of 27.90 feet. Please refer to attachment two – vision clearance plat – of this report.

IX. Applicant's Justification for Variance

The applicant's justification for a variance is the location of the existing house on the lot within the required vision clearance.

X. Analysis of Variance Standards:

For the Board of Zoning Appeals to grant a variance the following must be met (1) the definition of a variance per Code of Virginia § 15.2-2201 and (2) the criteria for a variance, per Code of Virginia § 15.2-2309(2). The applicant seeking the variance must prove by a preponderance of the evidence that his or her application meets these requirements. The pertinent provisions of the Code of Virginia are included in attachment three of this report.

Staff's interpretation of the Code of Virginia variance requirements is as follows:

A. Analysis of the Definition of a Variance (Code of Virginia § 15.2-2201)

The applicant must establish that the variance he or she is seeking:

1. Is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

Although Section 7-801 requires a 100 foot vision clearance for this property, the existing house only provides a vision clearance of 79.60 feet (and is thus a noncomplying structure). The addition of the proposed porch would reduce the vision clearance to 72.10 feet.

2. The strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Although a portico or similar structure could be constructed without further reducing the vision clearance provided by the existing noncomplying house, it would provide a vision clearance of less than 100 feet as required by Section 7-801. It's the lot's substandard width and the existing house's location in relation to both the required vision clearance and secondary front property line that cause an unreasonable restriction on the utilization of the property when Section 7-801 is strictly applied. If the lot had a standard width, and the house were located further from the secondary front property

line, the vision clearance requirement would not unreasonably restrict the utilization of the property.

3. The need for a variance is not shared generally by other properties.

There are other properties with houses and porches that are located in the required vision clearance. However, the subject property is unique in that its substandard width and location of the existing house with regard to its secondary front yard causes a much higher degree of noncompliance with the vision clearance than these other properties.

4. The variance is not contrary to the purpose of the ordinance.

The purpose of the vision clearance requirement is for the safety of travel on streets. The requirement dates back to the 1951 zoning ordinance when uncontrolled intersections – those without stop signs or traffic lights – were more common throughout the City. A stop sign controls vehicles turning onto East Monroe Avenue from Newton Street. Vehicles are also prohibited from parking or standing along the westbound travel lane of East Monroe Avenue.

The Department of Transportation and Environmental Services' Traffic Engineering Division has reviewed this application and stated that the porch would not affect sight distance at this intersection. Sight distance is generally defined as the length of roadway visible to a driver. Because the sight distance would be unaffected by the proposed porch, there would be no detriment to safety at this intersection.

Further, the front porch is required to remain open. The variance would not be contrary to the purpose of vision clearance.

5. The variance does not include a change in use, which change shall be accomplished by a rezoning.

The variance request does not include a change in use.

B. Analysis of the Definition of a Variance (Code of Virginia § 15.2-2309)

1. The evidence must show that either the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or granting of the variance would alleviate a hardship due to the physical condition relating to the property improvements thereon at the time of the effective date of the ordinance.

The vision clearance requirement unreasonably restricts the utilization of the

property as explained in section A.1, above. The lot's substandard width and location of the existing dwelling existed prior to the effective date of the ordinance.

2. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance.

The applicant was unaware of the vision clearance requirement when the property was purchased in 1988. The lot was created and the existing house was built in 1938, prior to the enactment of the vision clearance requirement in 1951.

3. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area.

Granting the variance will not cause detriment to adjacent properties. The proposed porch would be required to remain open and would not affect the supply of light and air to adjacent properties. Open front porches are a common and desirable feature in this neighborhood and throughout Del Ray.

4. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation that could be adopted as an amendment to the zoning ordinance.

As stated in A.3 above, the narrowness of the lot and location of the existing house with regard to its secondary front yard create a much higher degree of noncompliance with the vision clearance requirement than other properties. As such, the condition or situation of the property concerned is not of a general or recurring nature. The adoption of an amendment to the zoning ordinance would not be reasonably practicable.

5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property

The subject property would continue to be used as a single-family residential dwelling unit.

6. The relief or remedy sought by the variance application is not available through a special exception process or the process for modification of a zoning ordinance at the time of the filing of the variance application

There is no other relief or remedy available to the applicant to construct the proposed front porch in the required vision clearance.

XI. Staff Conclusion

Neighborhood Impact

Staff believes that the applicant's proposal would make the subject property more consistent

with the surrounding houses as most of them have front porches. The proposed porch would draw from architectural characteristics of neighboring homes in the area and would not be detrimental to neighboring properties. Staff believes the proposed porch meets the intent of the 2008 Infill Regulations that require front porches to be compatible with building architecture, neighboring properties, and neighborhood character. Further, comments from the Department of Transportation and Environmental Services' Traffic Engineering division state that the proposed porch would not affect the sight distance at the intersection of East Monroe Avenue and Newton Street.

Light and Air

The porch meets the eligibility criteria for a special exception for a front porch. 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 7.70 feet in depth, the porch is within the allowed projection from the front building wall. The porch would not extend beyond the width of the front building wall into any other required setbacks. The roof line of the porch is in scale with the existing architecture and does not exceed the existing home in height. Staff does not believe this new porch would adversely affect the light and air of neighboring properties.

Lot Constraints

Section 7-801 effectively prohibits the construction of an architecturally compatible front porch across the front of the dwelling due to the configuration and substandard nature of the lot. These lot conditions existed prior to the enactment of the 1951 Zoning Ordinance and subsequent revisions.

Staff Conclusion

As outlined above, staff **recommends approval** of the requested special exception and vision clearance variance for the front porch with the condition that the porch must remain open.

Staff

Sam Shelby, Urban Planner, sam.shelby@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Alex Dambach, Division Chief, alex.dambach@alexandriava.gov

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the special exception and/or variance is/are 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)
- F-2 The sight distance is clear with the proposed front porch. Traffic engineering staff does not have any comment. (T&ES)
- F-3 The existing fence on Newton Street, which is not part of this application, encroaches in the right of way. Any modifications to the fence, including, but not limited to replacement or relocation, will require approval of an encroachment ordinance. (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:

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

Recreation (Arborist):

- F-1 No trees are affected by this application.

Historic Alexandria (Archaeology):

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

Attachments:

1. Staff FAR Calculations
2. Vision Clearance Plat
3. Sections from the Code of Virginia

ATTACHMENT 1 – STAFF FAR CALCULATIONS



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 100 E MONROE AVE Zone R2-5
A2. 6750 x 0.45 = 3037.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	848.6	Basement**	848.6
First Floor	1019.6	Stairways**	50
Second Floor	848.6	Mechanical**	-
Third Floor	-	Porch/ Garage**	-
Porches/ Other	576.5	Attic less than 5**	136.6
Total Gross *	3293.3	Total Exclusions	1035.2

B1. Existing Gross Floor Area *

3293.3 Sq. Ft.

B2. Allowable Floor Exclusions**

1035.2 Sq. Ft.

B3. Existing Floor Area minus Exclusions 2258.1 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**	222.5
Porches/ Other	222.5	Attic less than 5**	
Total Gross *	222.5	Total Exclusions	222.5

C1. Proposed Gross Floor Area *

222.5 Sq. Ft.

C2. Allowable Floor Exclusions**

222.5 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) 2258.1 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3037.5 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: STAFF CALCS BY SHS Date: 4/24/17

ATTACHMENT 3 – CODE OF VIRGINIA

Code of Virginia § 15.2-2201

...

“Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

...

Code of Virginia § 15.2-2309(2)

...

Notwithstanding any other provision of law, general or special, a variance shall be granted if the evidence shows that the strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance, and (i) the property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance; (ii) the granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity of that geographical area; (iii) the condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the ordinance; (iv) the granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and (v) the relief or remedy sought by the variance application is not available through a special exception process that is authorized in the ordinance pursuant to subdivision 6 of § 15.2-2309 or the process for modification of a zoning ordinance pursuant to subdivision A 4 of § 15.2-2286 at the time of the filing of the variance application.

...

BA2017-00010



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

7-801(A)

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent
Name Barbara Mancini, by Warren L. Almquist, AIA Architect
Address 201 E. Monroe Ave., Alexandria, VA 22301

Daytime Phone 703-836-3275
Email Address warrenarch@aol.com
2. Property Location 100 E. Monroe Ave.
3. Assessment Map # 043.02 Block 06 Lot 23 Zone R2-5
4. Legal Property Owner Name Barbara Mancini
Address 100 E. Monroe Ave., Alexandria VA 22301

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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. Barbara Mancini	100 E. Monroe Ave., Alexandria VA 22301	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 100 E. Monroe Ave., Alexandria VA 22301 (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. Barbara Mancini	100 E. Monroe Ave., Alexandria VA 22301	100%
2.		
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 (OHAD and Parker-Gray). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

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. Barbara Mancini	none	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.

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5. Describe request briefly:

Request to construct an open porch in the required vision clearance area.

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.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please attach additional pages where necessary.)

1. Please answer A or B:

- A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.**

The house is already located in the required vision clearance area.

A porch is reasonable given the clear majority of houses in the area include porches.

- B. Explain how the variance, if granted, would alleviate a hardship, as defined above.**

The subject property would be consistent with the neighborhood along Monroe Avenue.

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2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

Few other houses are located on a corner.

B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?

Only those few properties situated on corner lots.

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

Yes, but the clearance requirement was established after the house was built.

B. Did the applicant purchase the property without knowing of this restriction or hardship?

Applicant assumed everything was proper at purchase.

C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?

The vision clearance requirement was enacted after the house was built.

- D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?**

No, The enactment of the vision clearance regulation was enacted after the house was built.

- 4. Will the variance, if granted, be harmful to others?**

- A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.**

There will be no detriment to other properties.

- B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.**

Statements of support are forthcoming

- 5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?**

No, only a Variance will remedy the problem.

PART C

- 1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.**

In order to maintain harmony throughout the neighborhood the porch needs to extend to both sides of the house.

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[illegible]

- 2. Please provide any other information you believe demonstrates that the requested variance meets the required standards.**

Blank lined paper for writing.

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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:

☒ I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

☒ Yes ☐ No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Warren L. Almquist

Date: Feb. 27, 2017

Signature: 

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.

*****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:

"Variance to construct a two-story addition in the required side yards on _____ 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.

02/27/17
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street

**A**

DEPARTMENT OF PLANNING AND ZONING

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

A. Property InformationA1. Street Address 100 E. Monroe AvenueZone R2-5A2. 6,750x .45= 3,037.5 sq. ft.Total Lot AreaFloor Area Ratio Allowed by ZoneMaximum Allowable Floor Area**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	840	Basement**	840
First Floor	1,032	Stairways**	
Second Floor	712	Mechanical**	
Third Floor		Porch/Garage**	223
Porches/Other	419	Attic less than 5**	
Total Gross*	3003	Total Exclusions	1,063

B1. Existing Gross Floor Area *
3,003 Sq. Ft.B2. Allowable Floor Exclusions**
1,063 Sq. Ft.B3. Existing Floor Area minus Exclusions
1,940 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**	196
Porches/Other	196	Attic less than 5**	
Total Gross*		Total Exclusions	

C1. Proposed Gross Floor Area *
196 Sq. Ft.C2. Allowable Floor Exclusions**
196 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) 1,940 Sq. Ft.D2. Total Floor Area Allowed by Zone (A2) 3,037.5 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. Sections may also be

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street
02/27/2017

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the information provided is true and correct.

Signature: _____

23

Date: 2/27/2017



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

3-506(A)(1)

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent
Name Barbara Mancini, By Warren L. Almquist, AIA Architect
Address 201 E. Monroe Ave. Alexandria, VA 22301

Daytime Phone 703-836-3275
Email Address warrenarch@aol.com
2. Property Location 100 E. Monroe Ave., Alexandria VA 22301
3. Assessment Map # 043.02 Block 06 Lot 23 Zone R2-5
4. Legal Property Owner Name Barbara Mancini
Address 100 E. Monroe Ave. Alexandria VA 22301

02/27/2017

BZA Case # 2017-00011

Application and Materials

100 E. Monroe Street

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 Barbara Mancini	100 E. Monroe Ave. Alexandria VA 22301	100%
² Barbara Mancini		
³ Barbara Mancini		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 100 E. Monroe Ave., Alexandria VA 22301 (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 Barbara Mancini		
² Barbara Mancini		
³ Barbara Mancini		

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 Barbara Mancini	none	none
² Barbara Mancini		
³ Barbara Mancini		

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.

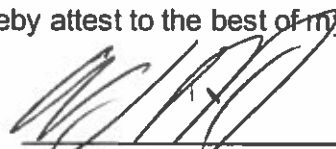
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Feb. 27, 2017

Date

Warren L. Almquist

Printed Name


02/27/2017

BZA Case # 2017-00011

5. Describe request briefly :

Request a Special Exception to permit construction and use of a front porch on the subject property.

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:

Warren L. Almquist

Print Name

703-836-3275

Telephone


Signature

February 27, 2017

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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Application and Materials

100 E. Monroe Street

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'-0"
 - b. Length of building wall where porch is to be built 30.2'
 - c. Length of porch deck 29'-10.5"
 - d. Depth of overhang 7"
 - e. Distance of furthest projecting porch element from the front property line 17'-8"
 - f. Overall height of porch from finished or existing grade 14'-5"
 - g. Height of porch deck from finished or existing grade 4'-1"

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
The existing house was built at the 25' setback line

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
No, a large majority of the homes on the block have existing front porches.

4. Explain how the proposed porch will affect the light and air to any adjacent property.
No adjacent property will be affected by this front porch

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.
Neighbors are in support of this application

02/27/2017

 BZA Case # 2017-00011
 Application and Materials
 100 E. Monroe Street
 02/27/2017

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 majority of houses along the north side of East Monroe Ave all have porches projecting from the main building face. They are composed of either brick or wood frame and are similar to the applicant's proposal

02/21/2017
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street
02/27/2017



A

BZA 2017-00011

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 100 E. Monroe Ave

Zone R2-5

A2. 6,750

x .45

= 3037.5 sq. ft.

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	840	Basement**	840
First Floor	1032	Stairways**	
Second Floor	712	Mechanical**	
Third Floor		Porch/Garage**	223
Porches/Other	419	Attic less than 5**	
Total Gross*	3003	Total Exclusions	1,063

B1. Existing Gross Floor Area *

3003 Sq. Ft.

B2. Allowable Floor Exclusions**

1,063 Sq. Ft.

B3. Existing Floor Area minus Exclusions

1,940 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**	196
Porches/Other	196	Attic less than 5**	
Total Gross*	196	Total Exclusions	196

C1. Proposed Gross Floor Area *

196 Sq. Ft.

C2. Allowable Floor Exclusions**

196 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)

1744

Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2)

3,037.5

Sq. Ft.

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

02/27/2017

BZA Case # 2017-00011

Application and Materials

100 E. Monroe Street

ue and

The undersigned hereby certifies and attests that, to the best of his/her correct.

Signature:

29

Date: February 27, 2017

SPECIAL EXCEPTION FOR PORCHES

Mancini Residence

100 E. Monroe Ave.

Setback analysis of 100-212 E. Monroe Ave.

(all measurements are in feet from property line)

	<u>E. Monroe Address:</u>	<u>Face of House</u>	<u>Porch projection:</u>
Subject property	100	25.1	(none)
	102	25.8	(none)
	104	24.6	23.8
	106	24.5	23.4
	108	25.5	24.2
	200	25.0	23.2
	202	24.6	24.6
	204	27.5	19.0
	206	27.8	20.5
	208	27.1	19.0
	210	27.1	20.2
	212	19.7	<u>10.0</u>

Average setback:

Properties with porches:	20.8
All properties	17.33

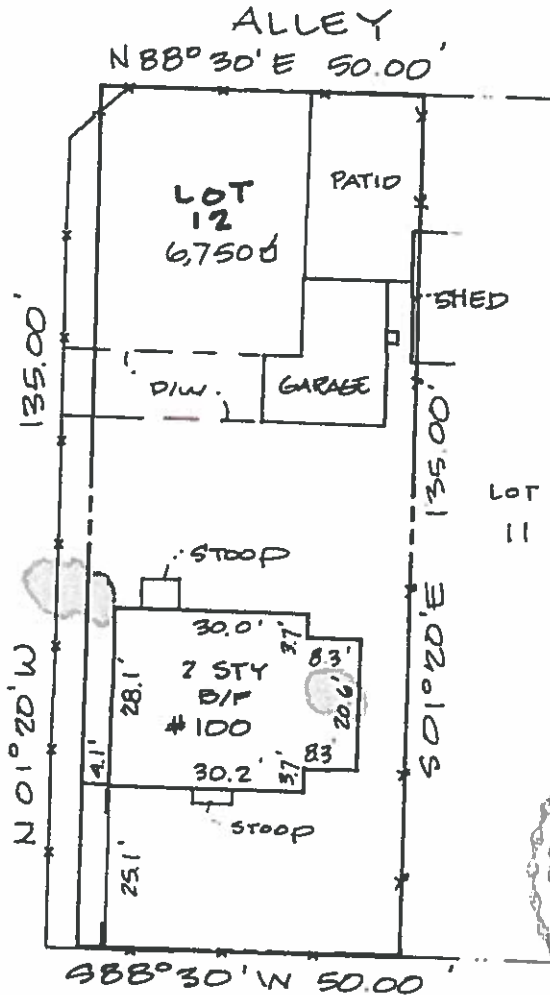
Curb line to West Elevation of 101 E. Mason Ave. - 16.5'

02/27/2017 2017-00011
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street

HOUSE LOCATION SURVEY
 LOT 12 BLOCK 1
 NORTH-WEST ALEXANDRIA
 IMPROVEMENT CO.
 CITY OF ALEXANDRIA,
 VIRGINIA



NEWTON STREET
 50' WIDE



EAST MONROE AVENUE
 (50' WIDE)

02/27/2017 2017-00010
 BZA Case # 2017-00011
 Application and Materials
 100 E. Monroe Street

PORTION OF THIS LOT IS LOCATED IN A FLOOD HAZARD ZONE.

BUYER: DIRMAYER/MANCINI SELLER: FULL

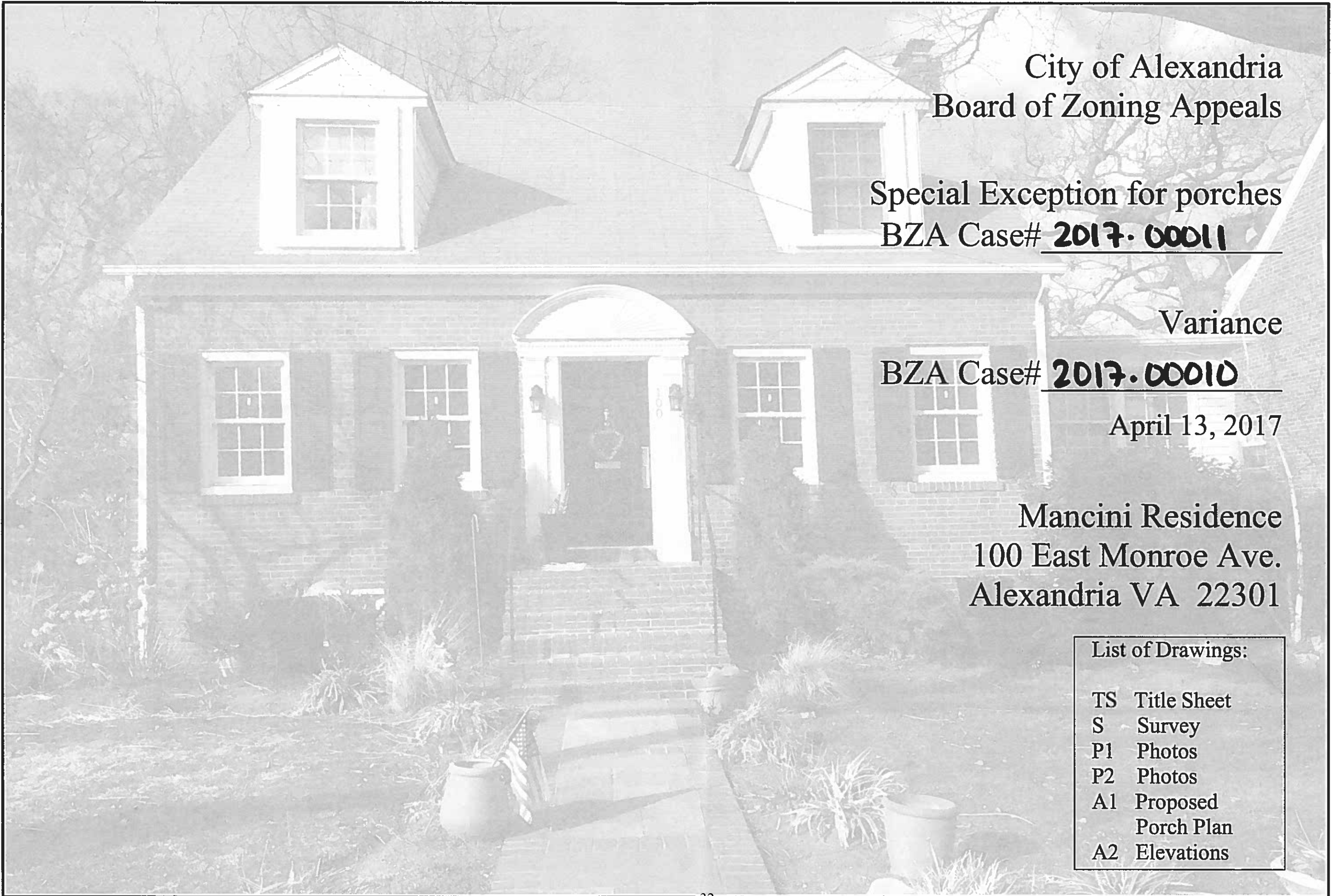
DATE: MAY 9, 1988

SCALE: 1" = 30'

DWN. BY:

FURSTENAU SURVEYING

STEPHENS CITY, VIRGINIA 22655



City of Alexandria
Board of Zoning Appeals

Special Exception for porches
BZA Case# 2017-00011

Variance

BZA Case# 2017-00010

April 13, 2017

Mancini Residence
100 East Monroe Ave.
Alexandria VA 22301

- List of Drawings:
- TS

Title Sheet
- S

Survey
- P1

Photos
- P2

Photos
- A1

Proposed
Porch Plan
- A2

Elevations

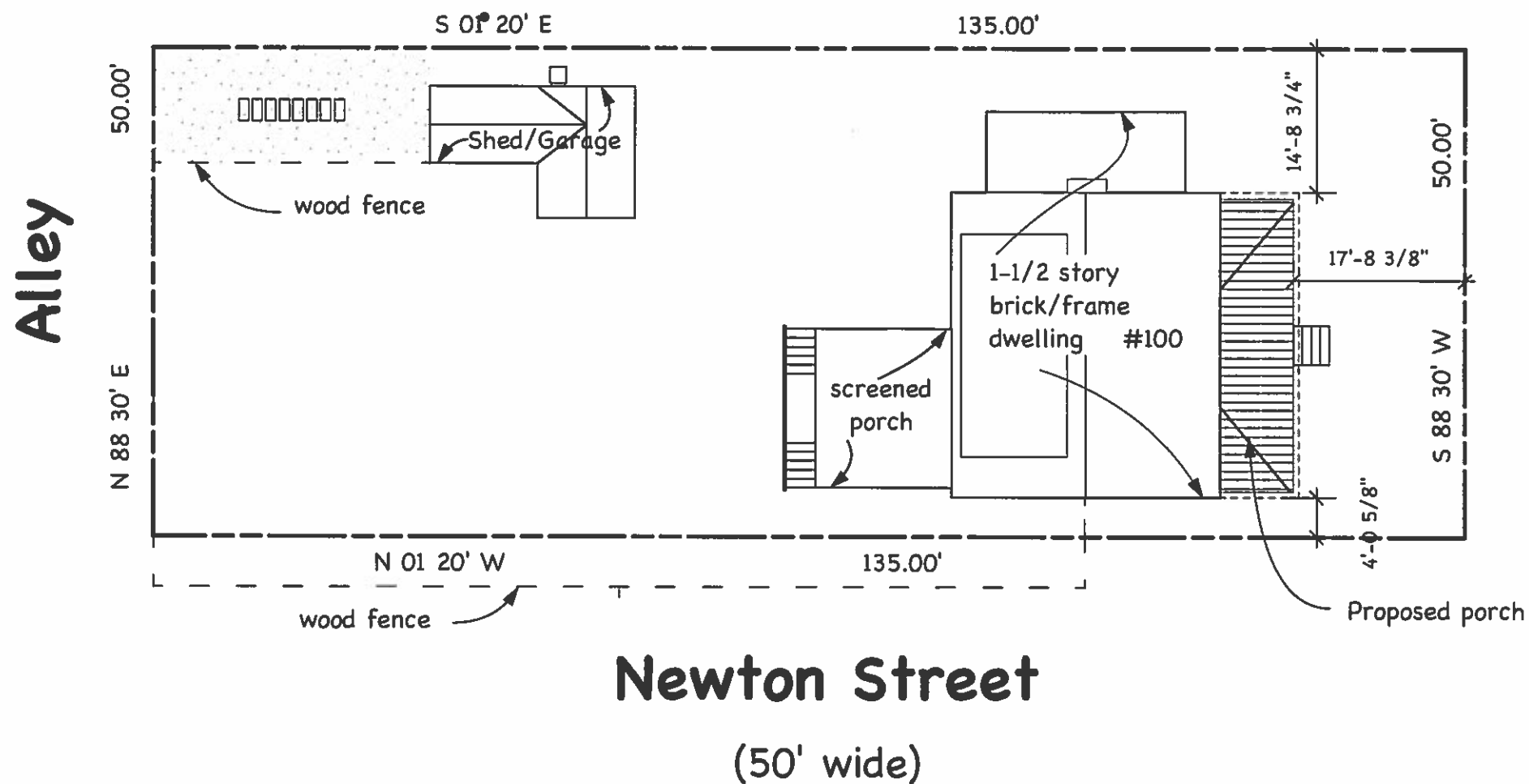
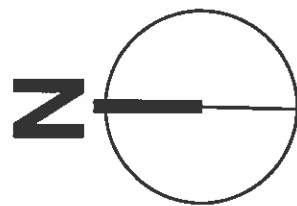
WARREN L. ALMQUIST, AIA Architect
201 East Monroe Avenue Alexandria, VA 22301
ARCHITECTURE PLANNING INTERIOR DESIGN
703-836-3275 www.AlmquistAIA@gmail.com

REVISIONS

MANCINI RESIDENCE
100 East Monroe Ave.
Alexandria, VA 22301

TS

DATE
02.27.2017



1 Site Plan
Scale: 1/16" = 1'-0"

Tax Map# 043.02-06-23

Note: Information depicted on the Site Plan above taken from a document entitled "House Location Survey Lot 12 Block 1 North-West Alexandria Improvement Co. City of Alexandria Virginia" as prepared by Furstenau Surveying Stephens City, Virginia 22655 Dated May 5, 1988. Deemed accurate but not certified reliable

02/27/2017
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street

East Monroe Avenue
(50' wide)

Newton Street
(50' wide)

WARREN L. ALMQUIST, AIA Architect
201 East Monroe Avenue Alexandria, VA 22301
ARCHITECTURE PLANNING INTERIOR DESIGN
703-836-3275 www.AlmquistAIA@gmail.com

REVISIONS

MANCINI RESIDENCE
100 East Monroe Ave.
Alexandria, VA 22301

S

DATE:
02.27.2017



South Elevation



West Elevation



House w/porch across street-
105 E. Monroe Ave



Houses w/porches across street-
105 E. Monroe Ave

02/27/2017 ²⁰¹⁷⁻⁰⁰⁰¹⁰
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street
02/27/2017

WARREN L. ALMQUIST, AIA Architect
201 East Monroe Avenue Alexandria, VA 22301
ARCHITECTURE PLANNING INTERIOR DESIGN
703-836-3275 www.AlmquistAIA@gmail.com

REVISIONS

MANCINI RESIDENCE
100 East Monroe Ave.
Alexandria, VA 22301

P1

DATE:
02.27.2017



100-108 E. Monroe Ave



200-204 E. Monroe Ave



206-212 E. Monroe Ave



214 E. Monroe Ave



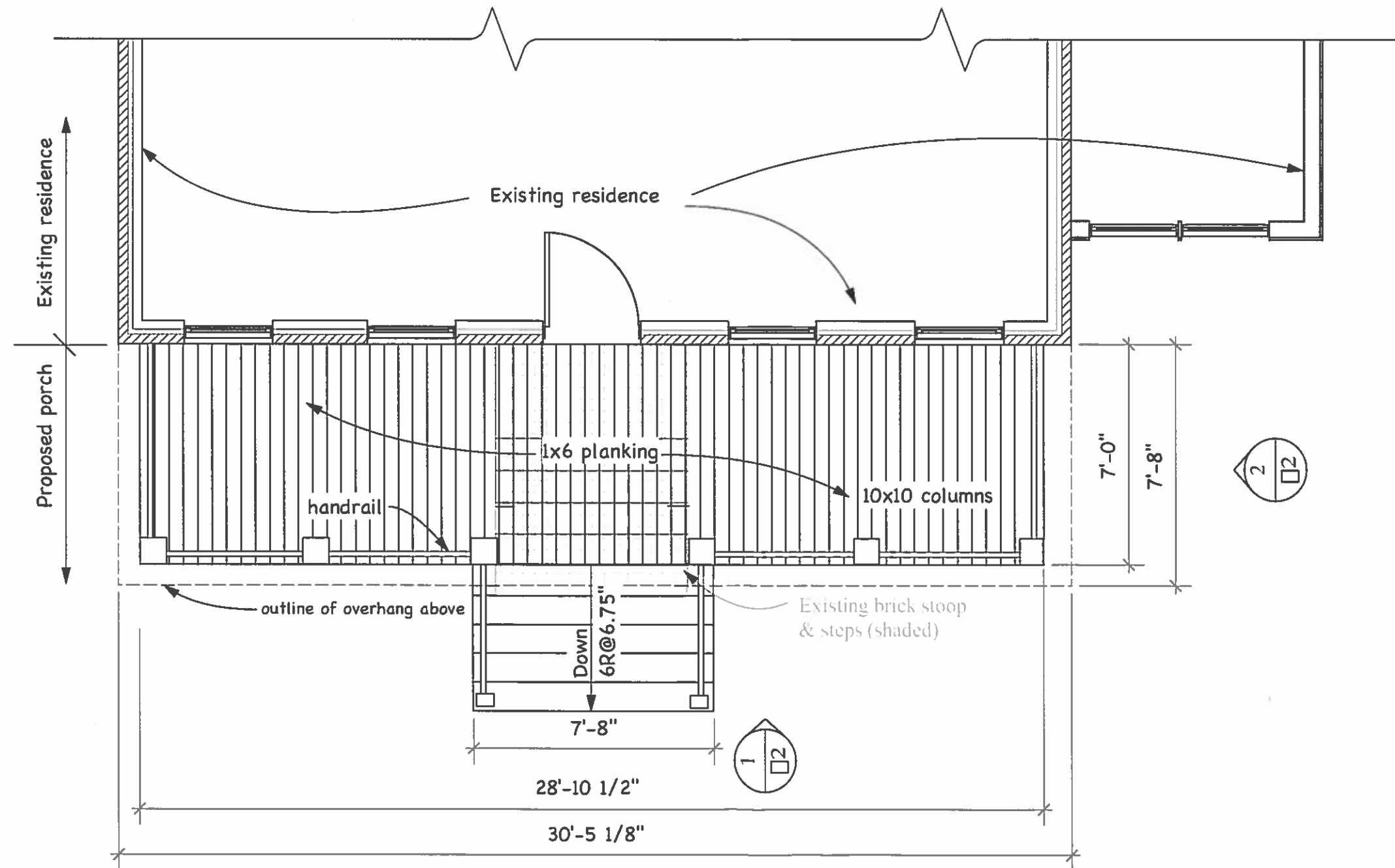
02/27/2017
 2017-00010
 BZA Case # 2017-00011
 Application and Materials
 100 E. Monroe Street

WARREN L. ALMQUIST, AIA Architect
 201 East Monroe Avenue Alexandria, VA 22301
 ARCHITECTURE PLANNING INTERIOR DESIGN
 703-836-3275 www.AlmquistAIA@gmail.com

MANCINI RESIDENCE
 100 East Monroe Ave.
 Alexandria, VA 22301

P2

DATE:
 02.27.2017



1 Proposed porch plan
A1 Scale: 1/4" = 1'-0"

02/27/17 2017-00010
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street

WARREN L. ALMQUIST, AIA Architect
201 East Monroe Avenue Alexandria, VA 22301
ARCHITECTURE PLANNING INTERIOR DESIGN
703-836-3275 www.AlmquistAIA@gmail.com

MANCINI RESIDENCE
100 East Monroe Ave.
Alexandria, VA 22301

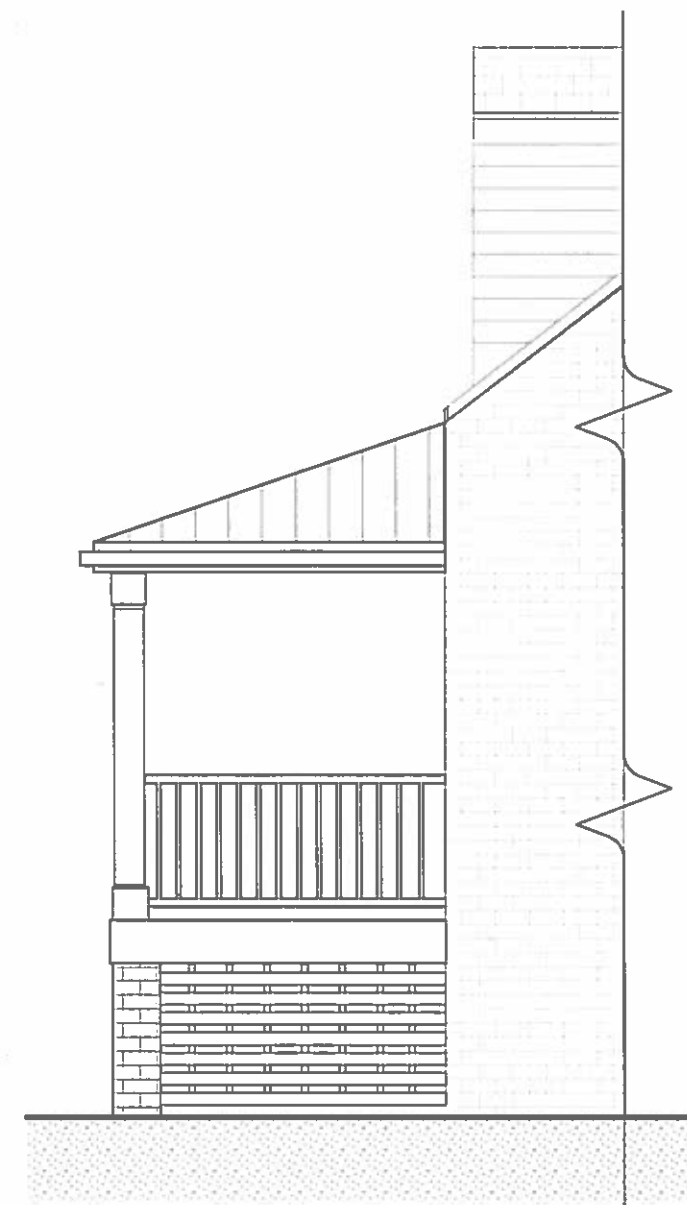
A1

DATE
02.27.2017



1 South Elevation
A2 Scale: 1/4" = 1'-0"

2017-00010
BZA Case # 2017-00011
Application and Materials
100 E. Monroe Street



2 East Elevation
A2 Scale: 1/4" = 1'-0"

REVISIONS

MANCINI RESIDENCE
100 East Monroe Ave.
Alexandria, VA 22301

A2

DATE
02.27.2017

WARREN L. ALMQUIST, AIA Architect
201 East Monroe Avenue Alexandria, VA 22301
ARCHITECTURE PLANNING INTERIOR DESIGN
703-836-3275 www.AlmquistAIA@gmail.com

April 10, 2017

Ms. Mary Christesen
City of Alexandria
Office of Planning & Zoning
301 King St
Alexandria, VA 22314

Re: Variance request at 100 E Monroe Ave., Alexandria VA

Dear Ms. Christesen:

I have reviewed my neighbor's request at 100 E. Monroe Ave. for a variance to construct a front porch and am writing to support this request.

I believe the porch will be a positive addition to the house and similar to the many front porches along East Monroe Ave, including mine. I find no impairment to my property and believe this porch will be a positive addition to our neighborhood.

Further, I do not believe it will have an adverse effect on the vision clearance at the intersection of Newton St. and Monroe Ave.

I ask all members of the Board of Zoning Appeals to support this request.

Sincerely,



Lyle Beckwith
101 E. Monroe Ave.
Alexandria, VA 22301

April 4, 2017

Ms. Mary Christesen
City of Alexandria
Office of Planning & Zoning
301 King St
Alexandria, VA 22314

Re: Variance request at 100 E Monroe Ave., Alexandria VA

Dear Ms. Christesen:

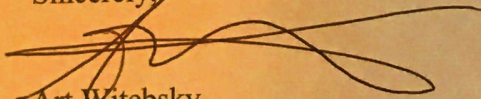
We have reviewed our neighbor's request at 100 E. Monroe Ave. for a variance to construct a front porch and are writing to support this request.

We believe the porch will be a positive addition to the house and similar to the many front porches along East Monroe Ave. We find no impairment to our property and believe this porch will be a positive addition to our neighborhood as well.

Further, we do not believe it will have an adverse effect on the vision clearance at the intersection of Newton St. and Monroe Ave. either.

We ask all members of the Board of Zoning Appeals to support this request

Sincerely,

A handwritten signature in dark ink, appearing to read 'Art Witebsky', with a large, sweeping flourish extending to the right.

Art Witebsky
17 E. Mason Ave.
Alexandria, VA 22301

April 7, 2017

Ms. Mary Christesen
City of Alexandria
Office of Planning & Zoning
301 King St
Alexandria, VA 22314

Re: Variance Request at 100 E Monroe Ave., Alexandria VA

Dear Ms. Christesen:

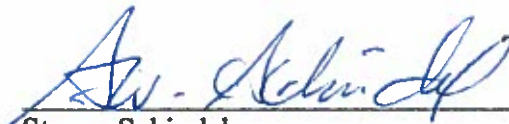
We understand our neighbor has requested a variance for 100 E. Monroe Ave. to construct a front porch. We support this variance because we believe the porch will be a positive addition to the house like other front porches along our street. It will not effect on the vision clearance at the intersection of Newton St. and Monroe Ave.

We ask all members of the Board of Zoning Appeals to support this request

Sincerely,



Joan Schindel



Steven Schindel

103 E. Monroe Ave.
Alexandria, VA 22301