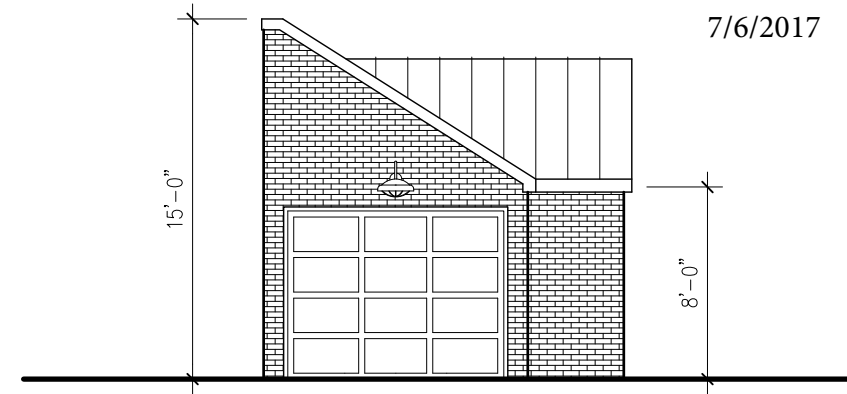
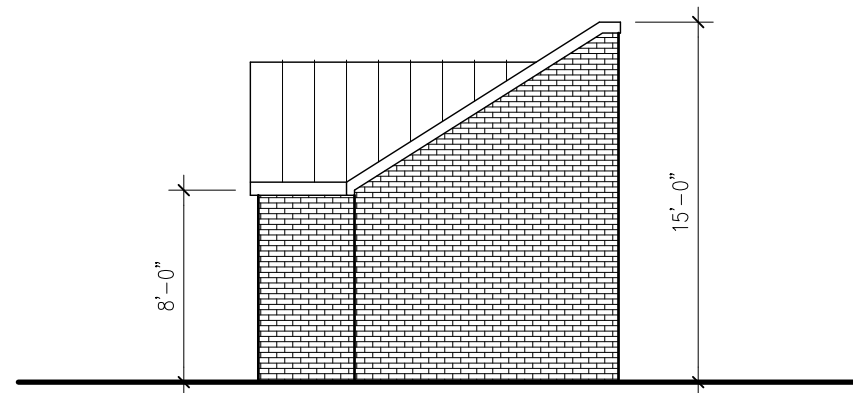


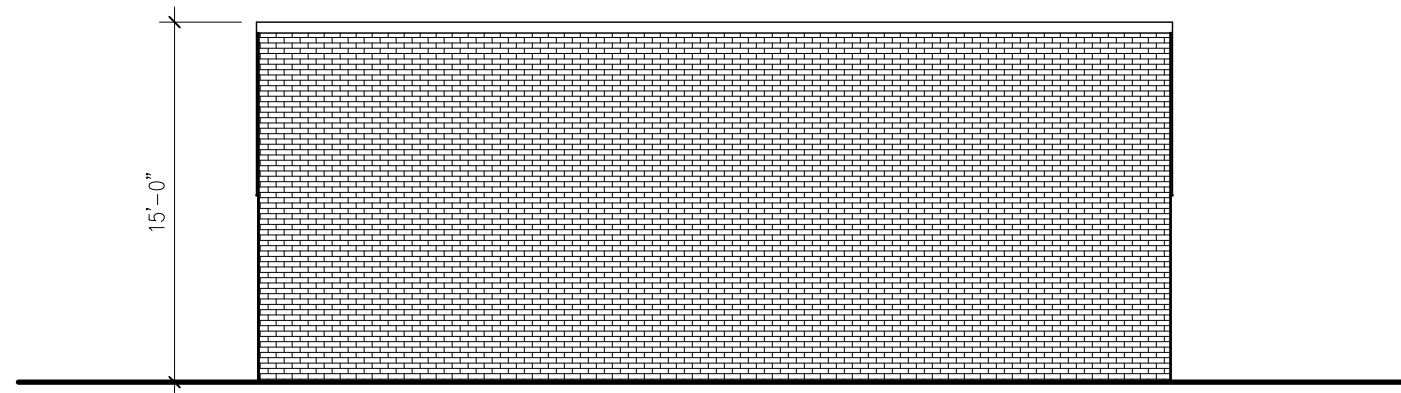
1 PROPOSED FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 PROPOSED FRONT ELEVATION
A2 SCALE: 1/8" = 1'-0"

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July 6, 2017

Members of the Board of Zoning Appeals
c/o Ms. Anh Vu, Urban Planner
City of Alexandria
Department of Planning and Zoning
Alexandria City Hall
301 King Street, Room 2100
Alexandria, VA 22314

**Re: Response to Opposition from Jose and Yolanda Ruisanchez
on BZA Case No. 2017-0023**

Dear Honorable Members of the Board of Zoning Appeals,

We are in receipt of the letter from our neighbors who own the property at 206 South Fayette Street ("206 S. Fayette") and we write to respond to their objections to our BZA application #2017-0023 associated with 210 South Fayette Street ("210 S. Fayette"). We would note that all of our immediate neighbors have written letter or emails expressing their support for our application, including those at 208 and 212 S. Fayette as well as the owner of the Coal Yard, a commercially zoned property immediately to our east. Those letters and emails have been submitted to the City Staff for your information.

The objections and our responses to the same are below in blue.

1. There is no demonstrable hardship that requires a variance of the zoning ordinance. 210 S. Fayette was part of a subdivision that included three other lots, including our property, 206 S. Fayette, and provided for the parking as it exists. There has been no unreasonable restriction of utilization of the lots, including the parking spaces.

As specified in the zoning variance application, there is a demonstrable hardship that requires mitigation via zoning variance. First, the shorter portion of the "L" shaped lot is 20ft deep but requires a 16ft setback. As described in the variance application, based on the unusual shape of this lot, as well as its topography and proximity to the commercially zoned property to the east with the same topography, this portion of the lot bordering the public alley is the only reasonable location for a garage and workshop. The 16ft setback requirement effectively eliminates the otherwise reasonable use of that portion of the lot. Second, while not the sole basis for the request for the variance, it is relevant to note that this lot borders a commercial parking facility used as long term storage for trucks, buses, boats on trailers covered with blue plastic tarps, and a temporary storage tent, in addition to the passenger vehicles commonly found in parking lots. The adjoining property is at the lower topographical level as the rear of our yard at 210 S. Fayette Street, which affects what is viewable from our property. While the absentee owners of 206 S. Fayette may find this view desirable, the owner occupants of 208 S. Fayette, 210 S. Fayette, and 212 S. Fayette do not.

The four parking spaces in question were intended to be uncovered, open air spaces, and we understand that has always been the arrangement. Granting the variance would be counter to the subdivision as approved by the City. Section 11-1103(A), (B), (D)-(F) of the Zoning Ordinance.

To our knowledge no documentation exists indicating the “four parking spaces in question were intended to be uncovered, open air spaces”, and as residents of 210 S. Fayette for more than 20 years we are certain that this is not the intent and has not “always been the arrangement”. Furthermore, as indicated on the original subdivision of the “South Fayette Street” lot (see “Attachment A – Plat with Tin Sheds”), the lot originally included sheet metal structures at the same location on which we are requesting a variance to construct a garage and workshop.

2. Granting the variance would make it much more difficult to access the existing parking spaces (the attached photo shows the tightness). Any new structure would reduce the maneuverability in the alley and existing parking area. Accessing the alley and parking spaces is already a challenge given the narrow alley and the way the spaces are configured. (see attached photo).

The garage will have no effect on access to other parking in the area. The east side of the garage will be located at the rear of the property (the subject of the variance request) that is bordered by a brick wall, and the west side of the garage will be 9ft from the property line shared with 208 S. Fayette and 19ft from the 206 S. Fayette property line (the Ruisanchez property). The structure will be 12ft from the edge of the 12ft alley. These parameters will provide easy access to the garage and the adjoining parking space on the 210 S. Fayette lot, and will have no effect on access to parking on the 208 S. Fayette and 206 S. Fayette lots.

Access to the parking for 206 S. Fayette, 208 S. Fayette, and 210 S. Fayette is not now and never has been “a challenge given the narrow alley and the way the spaces are configured” given the 12ft width of the alley and the 10ft width of each parking space. The rendering attached to the opposition comment is an early stage concept drawing and the vehicles shown are not properly to scale and therefore misleading. The photo of the parking area included with the opposition comment is also misleading due to the angle of the photo and the fact that it does not show the entire area. Please see the attached photo of the entire parking area (see Attachment B – Parking Area) showing properly proportioned vehicles and the ample size of the individual parking spaces.

3. Granting the variance would adversely impact the aesthetics of our home, 206 S. Fayette. The property immediately to the east of 210 S. Fayette has been an open area (coal yard now parking lot) that is significantly lower in terms of topography. A large brick wall separates the property (parking lot) and 210 S. Fayette. The view the Applicants appear to be looking to screen with their garage would be the view from their second story window; however, the addition of the garage would significantly alter and create an unsightly view for others in the neighborhood including us. The current view from our home, 206 S. Fayette, is a beautiful, quaint brick wall covered with wisteria (photo attached). Were the variance

granted and a new garage built, our view would disappear and in its place, would be a new garage (with a proposed height of 12 feet), which would clash with the historic character of the area and be visually disruptive (architect's depiction attached). Not to mention, the new garage wall would be closer to our property. We object to the Applicant's position that we would benefit from the construction of this garage, because of the additional screening. We like the existing view and open space as it exists today.

The commercial parking area is on the same grade as the adjoining section of the 210 S. Fayette lot. The added benefit of granting of this variance is to improve the unsightly view of the commercial parking area from the main floor of 210 S. Fayette, rather than the 2nd floor. Based on conversations with the owners of 208 S. Fayette and 212 S. Fayette, and their written support included with the variance request, we believe they look forward to a similar improvement to the view from their main floors as well.

The brick wall is approximately 75ft from the building at 206 S. Fayette and the west side of the garage will be approximately 64ft from the building. A photo attached to the opposition comment demonstrates the significant distance of the wall from the rear window of the 206 S. Fayette house. That photo is also misleading in that it is taken with a downward view and doesn't include the full view of the unsightly parking area had it been taken looking straight ahead. In addition, the trees on the back courtyard are in full leaf. The view is significantly worse for the six months of the year there are no leaves on the trees or Wisteria.

The Ruisanchez' have indicated that they enjoy the view of the brick wall and Wisteria that is maintained by the owners of 210 S. Fayette. As explained to Yolanda Ruisanchez when the variance request was reviewed with her, it's our intention to maintain that look with the garage, including using brick similar in color to the existing brick wall and extending the Wisteria along the west side of the garage facing the rear of the combined Fayette properties.

As longtime residents of Old Town (30+ years), having an appropriate and attractive building behind our home is at least as important to us as it is to the absentee owners of 206 S. Fayette, and we will work with our architect and the Alexandria Board of Architectural Review (BAR) to ensure that the final design of the structure fits well with the historical character of the area.

4. Both the Applicants and ourselves purchased our properties knowing the applicable rules (zoning ordinance). Most properties in Alexandria, especially in Old Town do not have the luxury of a garage. In fact, most properties in Old Town do not even have the extra benefit of off-street parking. It is hard to see how a lack of a garage in Old Town Alexandria is a hardship – it is common not to have a garage in Old Town. Moreover, “L” shape lots are not rare in the City or in the RM zone. There are three “L” shape lots on this block and at least three more “L” shaped lots on the two blocks to the west of our block. We are sure there are many more “L” shaped lots in the City, but have not taken the time to identify them, since they were so easily identifiable on just the two blocks to the west. Section 11-1103(A), (B), (D)-(H) of the Zoning Ordinance.

As stated in the variance application, we were not aware that the rear of the property adjoined the commercial parking area. Rather we believed the rear of the property was actually at the far end of the “L” shaped lot bordering the alley.

While many properties within Old Town do not have garages, many properties in Old Town do in fact have garages given appropriate access.

Per our review of the tax assessment maps in the immediate area of the Fayette Street properties bordered by S. West Street, Henry Street, King Street, and Duke Street, we counted 219 individual lots and found six "L" shaped lots among those 219 lots. Meaning less than 3% of the lots in our immediate area are "L" shaped, and therefore such lots are in fact not common in our area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott W. Avery". The signature is fluid and cursive, with the first name "Scott" being more prominent.

Scott W. Avery
210 S. Fayette Street
Alexandria, VA 22314

12: ALLEY

ZONE: I-1

BRICK 9.00°30'W. 76.25'

BUILDING

99

...TIN
SHEDS...

2.3/9.50

N. 09° 30' E., 76.25'

7.09°30'W.
34.19'

N. 09° 30' E.,

5.09.30

11.85

5.80°30'E.

5.80.30.8

15.80.30.45.

03.00.

07.00.

N. 80° 41' W. 123.42'

8-1333 1701111

S. 80° 41' E. 12342.

30.42.

30.42.

79.00°	10.0°	10.0°
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2

1,434.9¢

17.72'

3

1.701.84

16.00.

4

1.830.09

16.00.

5

2434.8#

26.33'

100.33' TO COR.
PRINCE ST.

N. 09° 30' E., 76.25'

SOUTH FAYETTE STREET

OWNER: KATHERINE A.R. SMITH
DEER HILL DRIVE
RIDGEFIELD, CONN.

TOTAL AREA = 241

CLIENT: ROGER MACHANIC
411 N. WASHINGTON ST.

ATTACHMENT "B"

Current parking area showing existing brick wall on property line (at left)

