

Docket Item # 2
BZA Case #2017-0034
Board of Zoning Appeals
December 14, 2017

ADDRESS: 416 TIMBER BRANCH PARKWAY
ZONE: R-8, SINGLE FAMILY RESIDENTIAL
APPLICANT: SCOTT AND KATE BERNARD, REPRESENTED BY KIM ROBBERT, ARCHITECT

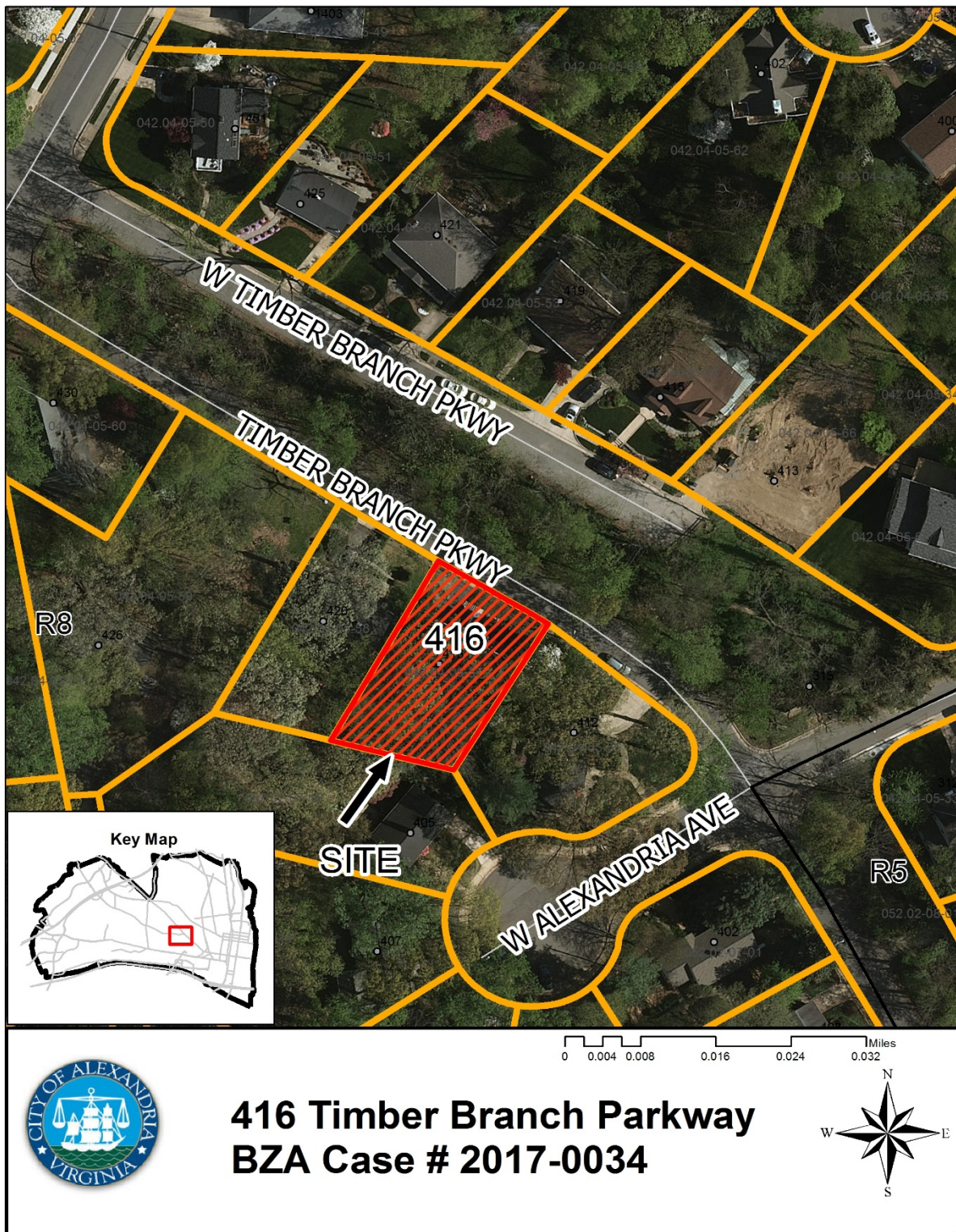
ISSUE: Special exception to construct an expansion to an existing open front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Setback	26 feet*	22.50 feet	3.50 feet

*Based on the average front setback along south side of Timber Branch Parkway utilizing the setbacks of 412, 420 and 430 Timber Branch Parkway.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception it must comply with the code requirements under the department comments and the applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to the release of a Certificate of Occupancy. 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.



I. Issue

The applicants propose to construct an expansion to an existing open front porch in the required front yard at 416 Timber Branch Parkway.

II. Background

The subject property is one lot of record with 72.00 feet of frontage facing Timber Branch Parkway, a depth of 121.75 feet along the western side property line and 100.65 along the eastern side property line. The property has 75.03 of width across the rear property line. The existing 11.00 x 6.00 front porch was constructed in 1997 when a variance was granted (BZA#96-00030) to construct this front porch within the then-required 30 foot front yard setback. After 2008 the required setback was reduced to 26 feet through the Infill regulations. The property contains 8,014 square feet of lot area. The subject property is in compliance with required lot area and lot width standards for the R-8 zone.

The lot is currently developed with a detached single-family dwelling. The main dwelling is setback 30.00 feet front the property line with the porch extending forward to have a setback of 22.50 feet. The dwelling is also located 14.80 feet from the east side property line, 18.30 feet from the west side property line, and approximately 36.50 feet from the rear property line. According to real estate records the dwelling was constructed in 1954.

Table 1. Zoning Table

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 sq. ft.	8,014 sq. ft.	8,014 sq. ft.
Lot Width	65.00 ft.	72.00 ft.	72.00 ft.
Lot Frontage	40.00 ft.	72.00 ft.	72.00 ft.
Front Yard	26.00 ft.*	22.50 ft.(existing front porch)	22.50 ft.(proposed extended front porch)
Side Yard (east)	8.00 ft. (1:2, 8 ft. min.)	14.80 ft.(main building)	14.80 ft.(main building)
Side Yard (west)	8.00 ft. (1:2, 8 ft. min.)	18.30 ft.(main building)	18.30 ft.(main building)
Rear Yard	8.00 ft. (1:1, 8 ft. min.)	36.50 ft.	36.50 ft.
Net FAR (0.35)	2,805 sq. ft.	2,299 sq. ft.	2,299 sq. ft.

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

III. Description

The applicants propose to construct an expansion to the existing open front porch located 22.50 feet from the front property line and facing Timber Branch Parkway. The existing porch was approved by variance in 1997, prior to the creation of the special exception for front porches in 2005. The applicant proposes to expand this existing front porch by widening it with an additional 24 square feet (6.00 x 4.00) to the north of the existing porch. Per section 11-1107, the existing structure is not permitted to be expanded because the proposed expansion area was not subject to the approved variance for the property. Therefore, the proposed expansion may proceed only with approval of a request for a special exception to encroach within the required front yard.

The porch would have eaves no greater than 1.00 foot, which are permitted to be located in a required yard. Based on the established front setback of 26.00 feet along the south side of Timber Branch Parkway between Ruffner Road and the West Alexandria Avenue, the applicant requests a special exception of 3.50 feet.

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

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. The property is identified for residential use in the North Ridge/Rosemont Area Plan.

V. Requested Special Exception

7-2503(A) Average Front Setback

A front setback of 26.00 feet is required based on the average setback of the block face of buildings located on the south side of Timber Branch Parkway between West Alexandria Avenue and Ruffner Road. The applicants request a special exception of 3.50 feet to construct the widening of an open front porch 22.50 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 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 will remain open and is unlikely to reduce light or air to any other property. It would also be 17 feet from the nearest property line, making it quite distant from any adjoining properties.

- 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. Many houses in the area have front porches. The proposed front porch is in keeping with the character of the surrounding area.

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

The proposed front porch is compatible with the development in the surrounding neighborhood. Several homes along Timber Branch Parkway have open front porches or covered front entries. The proposed porch design is in keeping with the architectural character of the existing dwelling and 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. There is no way to construct a compliant front porch because of the existing location of the dwelling.

VII. Staff Conclusion

Neighborhood Impact

Staff believes that the proposed front porch would not negatively impact on the neighborhood. The neighborhood has numerous styles of homes. Some have porches; some have porticos; but there are others that have no front covering at all. The architecture of this neighborhood is varied. The proposed open porch would not be detrimental to neighboring properties.

Light and Air

The size and the design of the proposed porch are modest and complement the existing dwelling. The porch will remain open and is unlikely to negatively impact the light or air to any other property.

Staff Conclusion

As outlined above, the staff believes the request for an open front porch in the required front yard meets the criteria for a special exception and **recommends approval.**

Staff

Shaun Smith, Urban Planner, shaun.smith@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 variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R4. Per section 13-222(F) of the City's Environmental Management Ordinance, if the expanded porch is found to be allowable by the Board of Zoning Appeals, the property owner may encroach within RPA to build the porch as long as the total disturbance remains under 2500 square feet. Additionally, if any vegetation is removed from the RPA to build the porch, it must be replaced per the mitigation requirements of the Virginia Riparian Buffers Modification and Mitigation Guidance Manual (T&ES)
- F1. Previously reviewed under BZA96-00030. (T&ES)
- F2. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C1. 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)
- C2. 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)
- C3. 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)

- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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:

- C1. A building permit, plan review and inspections are required to construct a front porch.

Recreation (Arborist):

- F1. No trees area affected by this plan.

Historic Alexandria (Archaeology):

- R1. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.
- C1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Other Requirements Brought to the Applicant's Attention:

- C1. A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

Attachment:

1. Previous Staff Report from Variance Report



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

11-1107

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Kim Robbert, AIA

Address 110 W. Alexandria Ave

Alexandria, VA 22301

Daytime Phone 703.629.2064

Email Address Kim@kimrobertarchitect.com

2. Property Location 416 Timber Branch Parkway

3. Assessment Map # 042 Block 04 Lot 05-57 Zone R8

4. Legal Property Owner Name Scott + Kate Bernard

Address 416 Timber Branch Parkway

Alexandria, VA 22301

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. Scott Bernard	416 Timber Branch Pkwy	50% co-owner
2. Kate Bernard	416 Timber Branch Pkwy Alex. VA 22301	50% co-owner
3. Kim Robbert	110 W Alexandria Ave Alex. VA 22301	0% - authorized agent

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 416 Timber Branch Parkway (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. Scott Bernard	416 Timber Branch Parkway	50% co-owner
2. Kate Bernard	Alexandria, VA 22301	50% co-owner
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. NONE		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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

10.24.17
Date

Kim Robbert
Printed Name


Signature

5. Describe request briefly :

In order to improve the entry path to the front + improve the elevation from the street, the owners would like to renovate the existing 6'-2" x 11'-5" covered front porch. The new porch will use existing footings and would add 4'-1" to the width and 4" to the depth for additional trim only. The overall size of the renovated porch would be 6'-6" deep x 15'-6" wide.

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. (next page)

☐ No — Said agent shall be required to obtain a business prior to filing application.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Applicant or Authorized Agent:

Kim Robbert
Print Name

[Signature]
Signature

703.629.2064
Telephone

10.24.17
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).

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 6'-6" max.
 - b. Length of building wall where porch is to be built 38'-11"
 - c. Length of porch deck 15'-6"
 - d. Depth of overhang 9 1/2" roof overhang
 - e. Distance of furthest projecting porch element from the front property line 22.5' to roof overhang.
 - f. Overall height of porch from finished or existing grade 13'-1 1/2" to peak
 - g. Height of porch deck from finished or existing grade 1'-9 1/2" from average existing + finished grade
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
The original porch was granted a variance from the required 30' setback. The zoning Ordinance does not allow expansion per section 11-1107.
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
It will not be detrimental to the adjacent properties as #420 sets behind the front wall of 416 and the proposed porch will be 38' from the west prop. line. #412 is angled on its property + there is no change to the 17' distance to the east prop. line. The overall porch height is decreased in the proposed porch.
4. Explain how the proposed porch will affect the light and air to any adjacent property.
No effect as the porch is entirely in front of 416 and there is no increase in depth. There is a slight decrease in height of the proposed 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.

No

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.

See the attached drawings for the proposed front porch. The immediate neighborhood has many porches ranging in size and style. There are styles including Colonial, Cottage, Bungalow + Foursquare, that can be found in this area of Alexandria. Attached are examples of porches with similar size, style and/or entry conditions to the proposed porch. While there are numerous examples of houses with full porches, the examples used are of partial porches (porches that do not extend across the full front facade), similar to the condition at 416 Timber Branch Parkway. All examples are less than 1 mile from the property.



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 416 Timber Branch Parkway Zone R-8
 A2. 8,014 x .35 = 2,804.9
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	957	Basement**	957
First Floor	1228	Stairways**	150
Second Floor	957	Mechanical**	0
Third Floor	778	Porch/Garage**	70
Porches/Other	70	Attic less than 5'***	771.5
Total Gross*	3,990	Total Exclusions	1,948.5

B1. Existing Gross Floor Area *
3990 Sq. Ft.
 B2. Allowable Floor Exclusions**
1948.5 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2041.5 Sq. Ft.
 (subtract B2 from B1)
 ** see next sheet
 for attic section

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	0	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Porch/Garage**	28
Porches/Other *	28/5.5	Attic less than 5'***	0
Total Gross*	33.5	Total Exclusions	28

C1. Proposed Gross Floor Area *
33.5 Sq. Ft.
 C2. Allowable Floor Exclusions**
28 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 5.5 Sq. Ft.
 (subtract C2 from C1)
 *overhang greater than
 12" @ 18" awning.
 6" x 11' = 5.5sf

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2047 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2804.9 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	
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: 10.24.17

Docket Item #1
BZA CASE #96-0030

Board of Zoning Appeals
November 14, 1996

ADDRESS: 416 TIMBER BRANCH PARKWAY
ZONE: R-8, RESIDENTIAL
APPLICANT: HARRY A. BRAZSWELL, OWNER

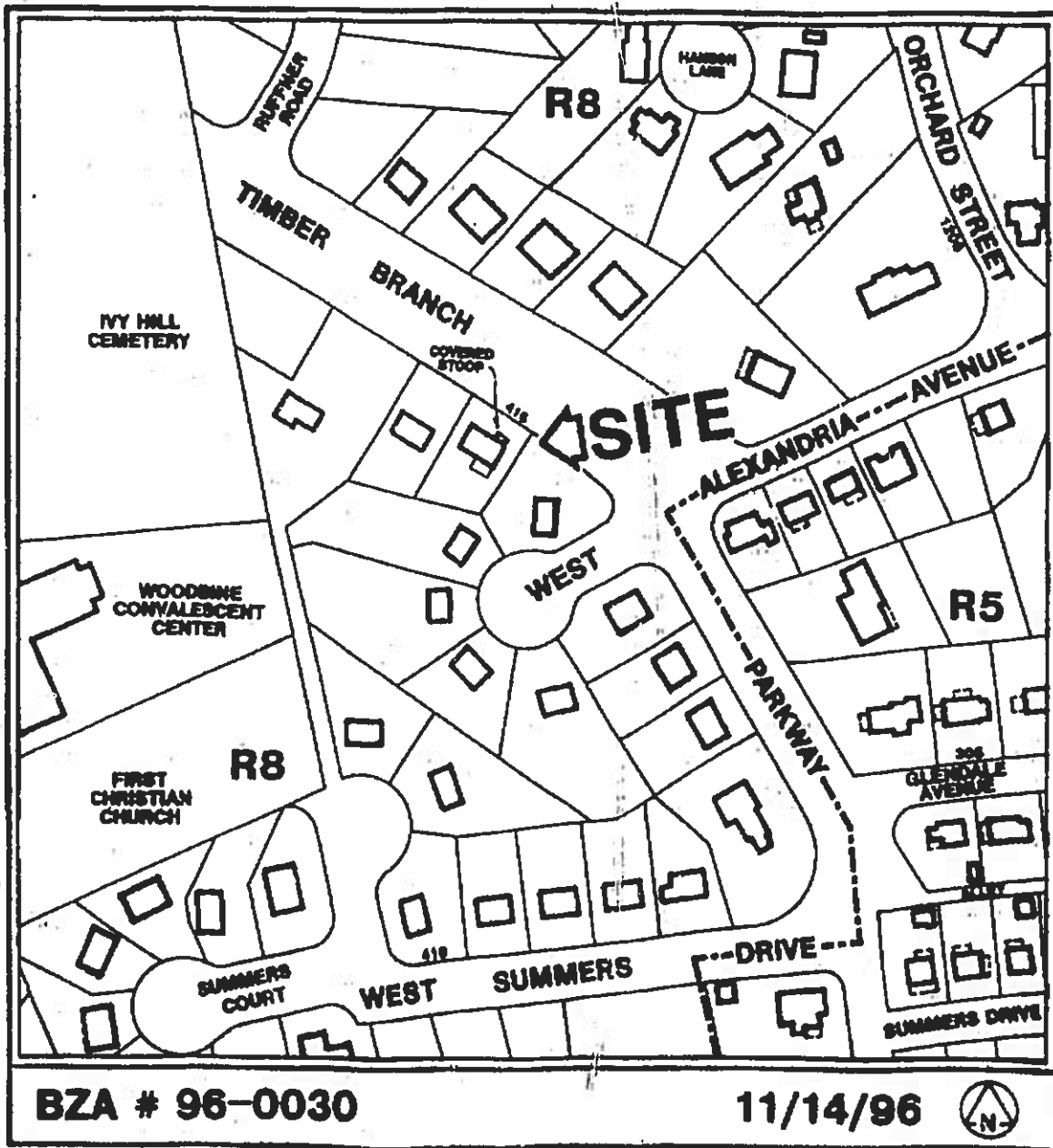
ISSUE: Variance to construct a covered front stoop within the required front yard facing Timber Branch Parkway.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(1)	Front Yard (Covered Stoop)	30.00 ft	24.00 ft	6.00 ft

BOARD OF ZONING APPEALS ACTION OF NOVEMBER 14, 1996: On a motion to approve by Mr. Ebbin, seconded by Ms. Lyman, the variance was approved as requested by a vote of 5 to 0.

Reasons: The unusual topography of the lot demonstrates a hardship which is not shared with surrounding and adjacent properties.

The subject and surrounding land uses are shown on the sketch below.



(Not to Scale)

BZA CASE 96-0030

informed the applicant that he could construct a small canopy without posts over the entrance to the building to protect a person from the weather. The applicant states the larger covered stoop will compliment the architecture of the building, improve the look of the house and enhance the value of the home.

6. The zoning ordinance does not allow large stoops within a required front yard. Staff has followed the Building Code guidelines (Section R-212) that the minimum size required for a stoop/landing at a front door is 3.00 feet by 3.00 feet. If a canopy is installed it should line up with the stoop and cannot project more than four feet. The applicant's proposed 6.00 foot stoop is larger (by three feet in depth than the code requirement) and the canopy will project more than 2.00 feet than what the zoning ordinance allows; therefore, the applicant needs a variance to project into the front yard setback.
7. The subject property is one lot of record with 72.00 feet of frontage on Timber Branch Parkway and a depth of 121.75 feet. The lot contains 8,014 square feet.
8. The existing one-story brick dwelling is located 30.20 feet from the front property line of Timber Branch Parkway, 15.10 feet from the east side yard property line, 18.10 feet from the west side yard property line and 51.00 feet from the rear property line. A one-story rear addition was recently built in compliance with R-8 zone regulations.
9. There have been no variances previously granted for the subject property.
10. There have been several variance applications in the immediate area of the subject property which were heard by the Board of Zoning Appeals:

SEA CASE 96-0030

The property does have sloping topography from the street up to the building. However, the nature of the topography does not prohibit and unreasonably restrict the use of the property as it relates to the front stoop on the house. No condition of the property creates a hardship or unreasonable restriction when the zoning regulations are applied. Strict application of the zoning ordinance does not result in a hardship approaching confiscation.

The applicant can construct a covered stoop at the entrance to the building in compliance with zoning regulations. Strict application of the zoning ordinance will not deprive the applicant of full use of the property.

2. Is the undue hardship identified above unique to the property in question because (1) the hardship is not shared generally by other properties in the same zone and vicinity as the property, and (2) because the situation or condition of the property is not applicable generally to properties in the same zone?
-

The conditions of the property are shared generally by other properties within the R-8 zone as well as other properties along Timber Branch Parkway.

3. Is the undue hardship attributable to the applicant in that it was created by the applicant, or was the property acquired by the applicant in good faith?
-

There is no showing of undue hardship. The subject property is not unique. Many of the lots along Timber Branch Parkway are similar in size and shape and placement as to the sloping topography. Many houses along Timber Branch Parkway have small open stoops at the entrances.

BIA CASE 96-0130

DEPARTMENTAL COMMENTS

Transportation and Environmental Services:

F-1 No T&ES objections or recommendations.

Code Enforcement:

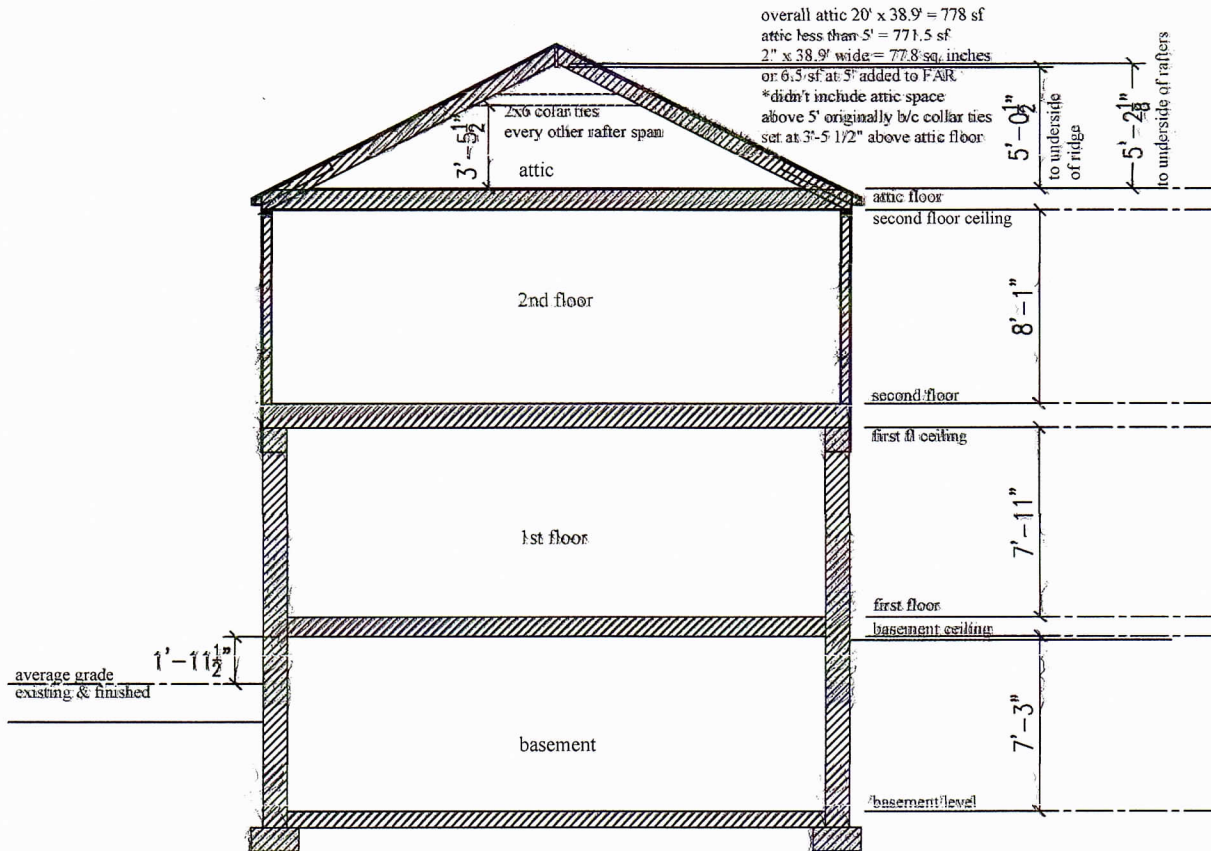
C-1 If the Board of Zoning Appeals grants the variance, the applicant must have appropriate permits prior to starting any construction.

Recreation (Arborist):

R-1 No comment.

Historic Alexandria (Archaeology):

F-1 There is low potential for this project to disturb significant archaeological resources. No archaeological action is required.



1 SECTION FOR ATTIC SPACE
 1/8" = 1'-0"

*see FAR sheet for 6.5sf of attic space



Kim Robbert, AIA

110 W. Alexandria Avenue
 Alexandria, Virginia 22301

tel: 703.629.2064

e-mail: kim_robbert@comcast.net

date 10.24.17

scale 1/8" = 1'-0"

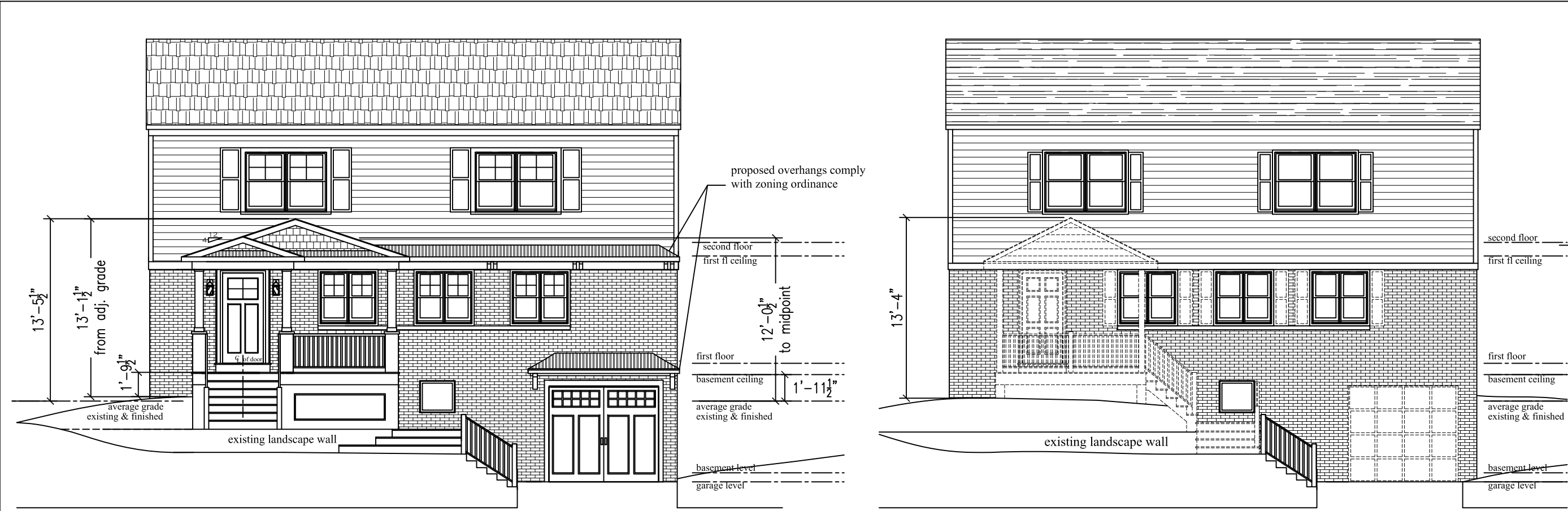
revision

sheet

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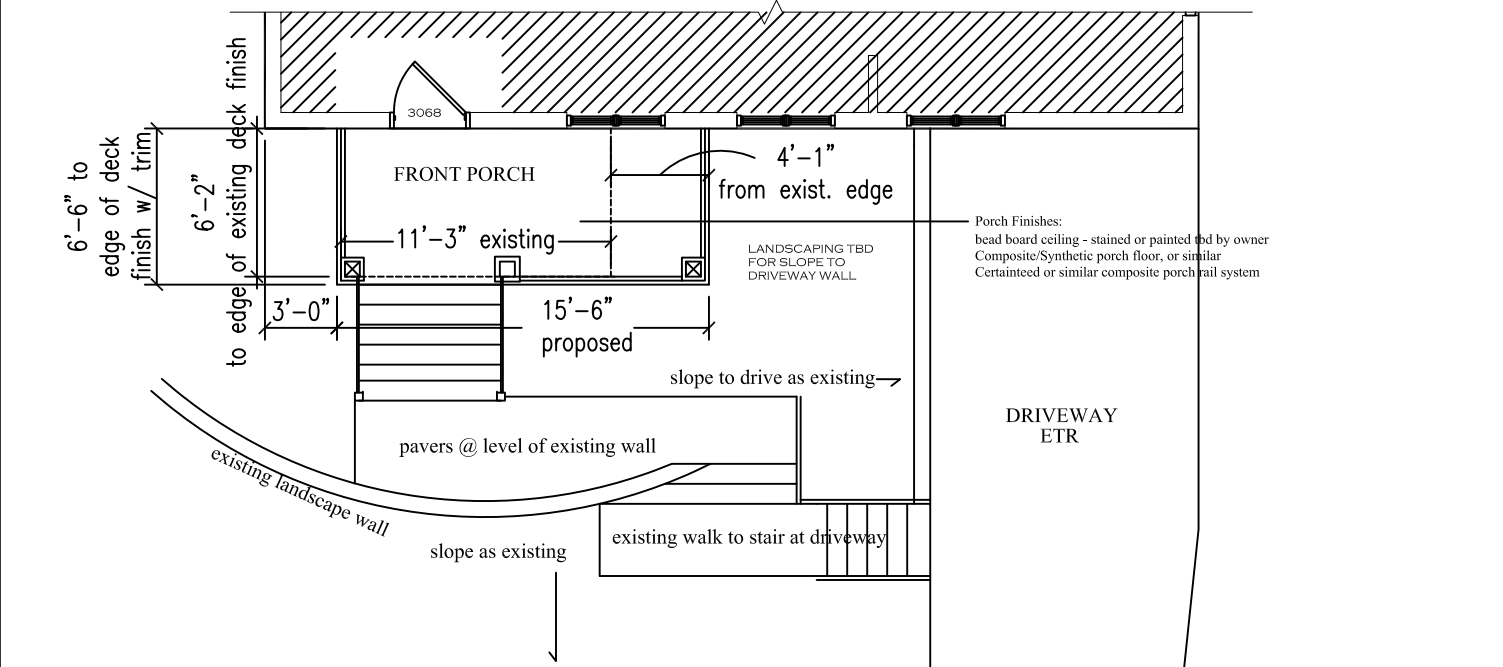
project Bernard Residence
 416 Timber Branch Parkway
 Section as requested for Attic

copyright: No use, reproduction or dissemination may be made of these drawings
 and the concepts set forth without prior written consent of Kim Robbert, AIA.

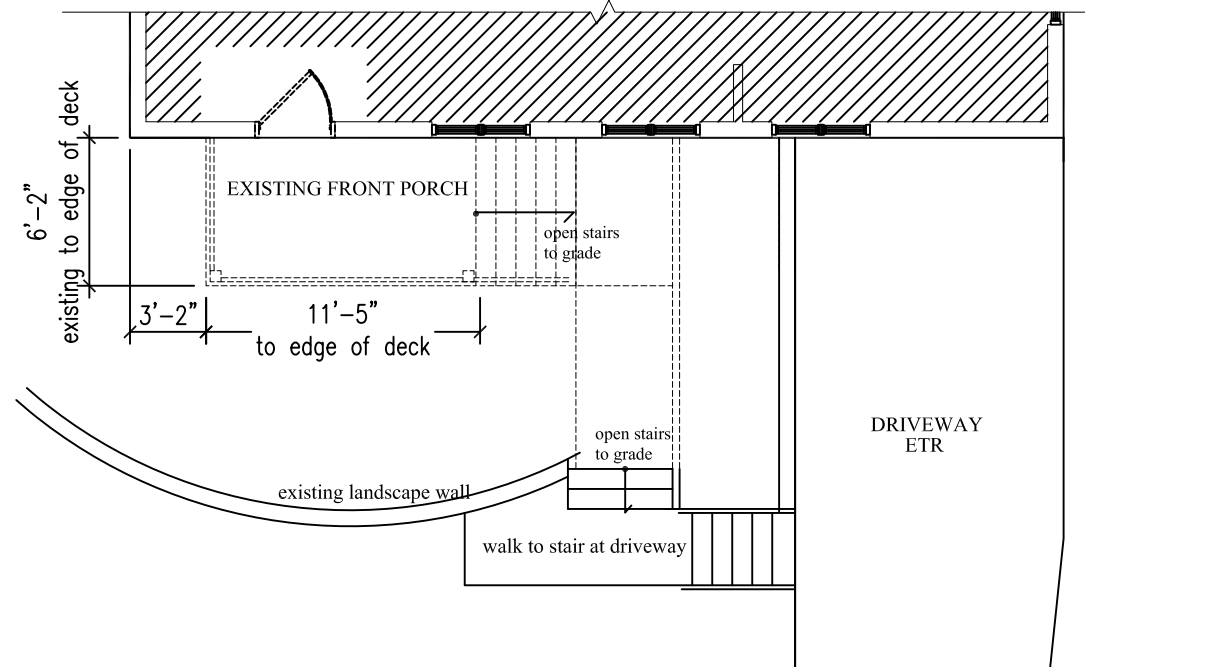


4 PROPOSED PORCH ELEVATION
1/8" = 1'-0"

3 EXISTING ELEVATION - for reference
1/8" = 1'-0"



2 PROPOSED FRONT PORCH RENOVATION PLAN
1/8" = 1'-0"



1 EXISTING/DEMO PLAN - for reference
1/8" = 1'-0"

INDICATES AREAS NOT IN CONTRACT
 AREA TO BE REMOVED

NOTES:

GENERAL NOTES:

1. ALL EXTERIOR WALLS ARE EXISTING TO REMAIN. REPLACE FRONT DOOR AND GARAGE DOOR AS SHOWN.
2. ALL INTERIOR WALLS ARE EXISTING TO REMIAN, UNO.
3. ALL WINDOWS AND DOORS ARE EXISTING TO REMAIN, UNO.
4. PORCH FOOTINGS ARE EXISTING TO REMAIN. THESE WILL BE USED FOR NEW PORCH STRUCTURE.

FINISH NOTES:

1. INSTALL NEW SHUTTERS AS SHOWN. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER SELECTION.
2. FURNISH AND INSTALL COMPOSITE FLOORING AND RAIL SYSTEM AT NEW FRONT PORCH. CONTRACTOR TO PROVIDE OPTIONS FOR OWNER SELECTION.
3. ROOF OVERHANGS INDICATED AT FRONT AND ABOVE GARAGE DOOR ARE PART OF THIS PROJECT NOT REQUIRING SPECIAL EXCEPTION PER SECTION 7-202 FOR AWNINGS AND CANOPIES. ROOF PROJECTION AT PORCH LEVEL IS 12" A21 PROJECTION ABOVE GARAGE IS 18". FAR REFLECTS THE 6" ADDITION OH X 11' WIDE = 5.5 SF

Kim Robbert, AIA

110 W. Alexandria Avenue
Alexandria, Virginia 22301
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fax: 703.549.5879
e-mail: kim_robbert@comcast.net

ARCHITECT

CONTRACTOR

BERNARD RESIDENCE
416 TIMBER BRANCH
PARKWAY
ALEXANDRIA, VA 22301

PORCH RENOVATION

PROJECT NAME

REVISIONS



REGISTRATION

ARCHITECT: Kim Robbert, AIA

DATE: 10/23/2017

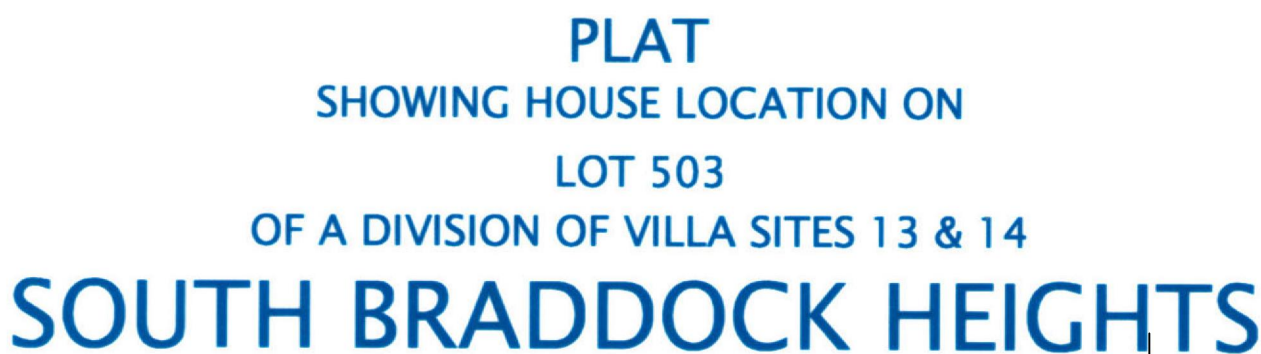
SCALE: as noted

FRONT PORCH PLANS & ELEVATIONS

DRAWING TITLE

A.1

SHEET NUMBER



Kim Robert, AIA

110 W. Alexandria Avenue
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tel: 703.629.2064
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ARCHITECT

CONTRACTOR

BERNARD RESIDENCE
416 TIMBER BRANCH
PARKWAY
ALEXANDRIA, VA 22301
PORCH RENOVATION

22

PROJECT NAME:

REVISION



REGISTRATION

ARCHITECT: Kim Robbert, ALA

DATE: 1" = 20'

SCALE: as noted

SITE PLAN FOR PROPOSED PORCH

DRA WING TITLE

A.2

SHEET NUMBER



416 Timber Branch Parkway
Porch Dimensions - 6'-2" deep x 11'-5" wide
23.8' from porch to property line
13'-4" from adjacent grade to peak



416 Timber Branch Parkway
Porch Dimensions - 6'-2" deep x 11'-5" wide
23.8' from porch to property line
13'-4" from adjacent grade to peak



416 Timber Branch Parkway
Porch Dimensions - 6'-2" deep x 11'-5" wide
23.8' from porch to property line
13'-4" from adjacent grade to peak

Kim Robbert, AIA

110 W. Alexandria Avenue
Alexandria, Virginia 22301
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ARCHITECT

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REVISIONS



REGISTRATION
ARCHITECT: Kim Robbert, AIA
DATE: 10/23/2017
SCALE: as noted

EXISTING FRONT PORCH
PHOTOS

DRAWING TITLE

A.3

SHEET NUMBER



415 E Timber Branch Parkway
Porch Dimensions - 8' deep x 16' wide
38' from porch to curb (there is a sidewalk at this location between the property line and the curb)
15'-6" from adjacent grade to peak



730 Timber Branch Drive
Porch Dimensions - 7' deep x 28' wide
30' from porch to curb
12'-6" from adjacent grade to peak



835 Fontaine Street
Porch Dimensions - 8' deep x 18' wide
35' from porch to curb (there is a sidewalk at this location between the property line and the curb)
12' from adjacent grade to eave



106 W Myrtle Street
Porch Dimensions - 8' deep x 20' wide
23' from porch to curb (there is a sidewalk at this location between the property line and the curb)
11'-6" from adjacent grade to eave

NOTES:
1. THESE 4 PROPERTIES ARE LESS THAN 1 MILE FROM 416 TIMBER BRANCH PARKWAY.

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SIMILAR PORCHES IN
NEIGHBORHOOD

DRAWING TITLE

A.4

SHEET NUMBER



802 Junior Street
Porch Dimensions - 8' deep x 18' wide
24' from porch to curb (there is a sidewalk at this location between the property line and the curb)
17'-6" from adjacent grade to peak



804 Junior Street
Porch Dimensions - 8' deep x 18' wide
24' from porch to curb (there is a sidewalk at this location between the property line and the curb)
17' from adjacent grade to peak



806 Junior Street
Porch Dimensions - 8' deep x 18' wide
24' from porch to curb (there is a sidewalk at this location between the property line and the curb)
16' from adjacent grade to peak



902 Junior Street
Porch Dimensions - 7' deep x 14' wide
26' from porch to curb (there is a sidewalk at this location between the property line and the curb)
16' from adjacent grade to peak

NOTES:
1. THESE 4 PROPERTIES ARE ON THE CONTINUATION OF TIMBER BRACH PARKWAY TO JUNIOR STREET. THEY ARE .2 MILES OR LESS FROM 416 TIMBER BRANCH PARKWAY.

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REVISIONS



REGISTRATION

ARCHITECT: Kim Robbert, AIA

DATE: 10/23/2017

SCALE: as noted

SIMILAR PORCHES IN
NEIGHBORHOOD

DRAWING TITLE

A.5

SHEET NUMBER

Melissa Dunn

From: Anne Carver <annecarver4@gmail.com>
Sent: Tuesday, December 05, 2017 12:28 PM
To: Melissa Dunn
Subject: Zoning Appeal Support Letter for 416 Timber Branch Pkwy

Dear Ms. Dunn:

We are writing in strong support of Kate and Scott Bernard's zoning appeal for their house at 416 Timber Branch Parkway, Alexandria, VA 22302. We welcome the proposed extension to the portico and the relocation of the front steps. As the Bernard's next door neighbors, we believe the changes will only improve the property without creating any interference or obstructing any views for the rest of the neighborhood. Please do not hesitate to contact us with any questions that you may have.

Sincerely,

Anne Carver and Justin Ward
420 Timber Branch Parkway
Alexandria, Virginia 22302
tel. 703-684-7847