

Docket Item # 3
BZA Case #2017-0035
Board of Zoning Appeals
December 14, 2017

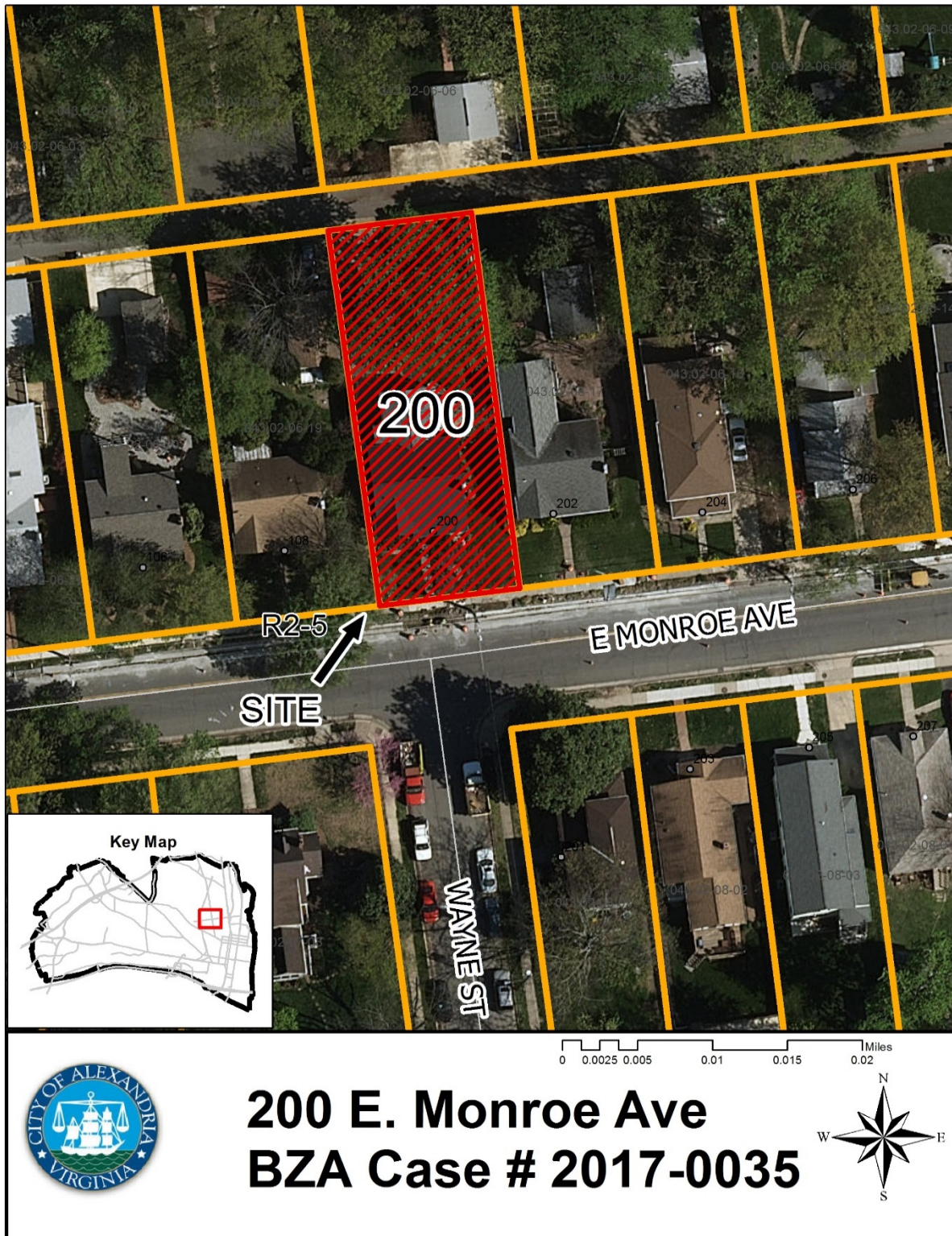
ADDRESS: 200 EAST MONROE AVENUE
ZONE: R-2-5, RESIDENTIAL SINGLE AND TWO-FAMILY ZONE
APPLICANT: ERIN GALIPEAU AND LAURENTIU MIRCEA, OWNERS

ISSUE: Special exception to construct a second story addition over an existing one-story dwelling.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (west)	7.0 feet	5.50 feet	1.50 feet

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 the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. 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.

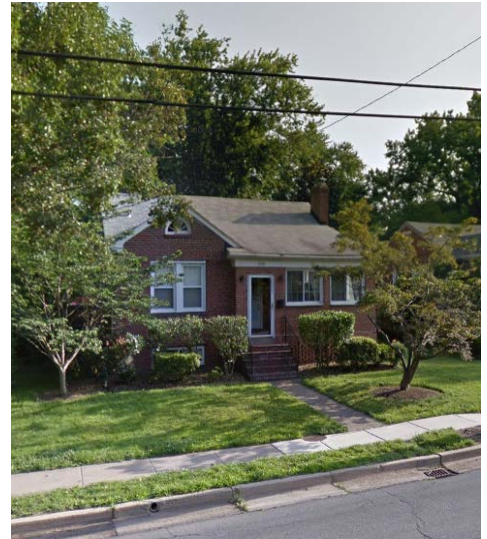


I. Issue

The applicants propose to construct a second-story addition at 200 East Monroe Avenue. The addition would be constructed in line with the footprint of the existing house, within the required west side yard, requiring the approval of a special exception to expand the noncomplying west side wall.

II. Background

The subject property is one lot of record with 49.79 feet of frontage facing East Monroe Avenue, a width of 49.79 feet, and a depth of 135.00 feet. The property contains 6,722 square feet of lot area. According to real estate records the dwelling was constructed in 1940.



The property is currently developed with a one-story detached single-family home located 23.30 feet from the front property line, 13.10 feet from the east side property line, 5.50 feet from the west side property line and 60.00 feet from the rear property line.

There is an existing detached brick garage to the rear of the main dwelling that is 3.00 feet from the west side property line, 32.59 feet from the east side property line, and 22.00 feet from the rear property line.

Table 1. Zoning Table

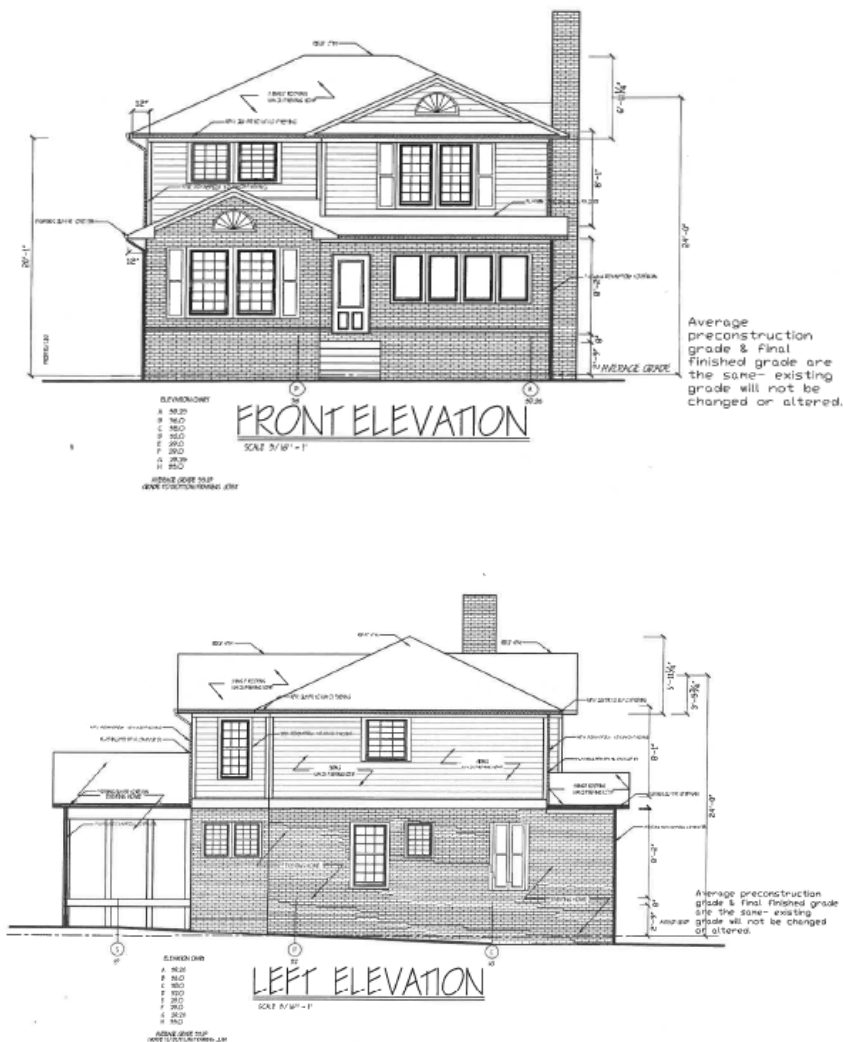
R-2-5 Zone	Requirement	Existing	Proposed
Lot Area	5,000sq. ft.	6,722 sq. ft.	6,722 sq. ft.
Lot Width	50.00 ft.	49.79 ft.	49.79 ft.
Lot Frontage	40.00 ft.	49.79 ft.	49.79 ft.
Front Yard*	15.78 ft.	23.30 ft.	23.30 ft.
Side Yard (west side)	7.00 ft. (1:3, 7.00 ft. min)	5.50 ft.	5.50 ft.
Side Yard (east side)	7.00 ft. (1:3, 7.00 ft. min)	13.10 ft.	13.10 ft.
Rear Yard	7.00 ft. (1:1, 7.00 ft. min)	60.00 ft.	60.00 ft.
Building Height	25.00 ft.	13.875 ft.	24.00 ft.
Net FAR	Max: 3,024.9 sq. ft. (.45)	1,701.93 sq. ft.	2,507.21

*Average setback along Monroe Avenue between Wayne Street and Mount Vernon Avenue.

III. Description

The applicants propose to construct a second story addition. The second story would be set back 4.25 feet from the existing front building wall but would be directly above the existing side and rear walls. The second story addition would be located 5.50 feet from the west side property line and 13.10 feet from the east side property line.

The main portion of the second story addition would measure approximately 26.40 feet by 30.70 feet with an extension over the first floor mudroom that would measure 7.00 feet by 21.33 feet. A total of 957.43 square feet of floor area on the second floor is proposed.



The building would measure 24.00 feet in height with the second story addition when measured from average existing grade to the midpoint of the proposed hipped roof. Based on a height of 20.08 feet from average finish grade to the eave of the hipped roof facing the west side property line, a setback of 7.00 feet is required and a special exception of 1.50 feet is requested to locate the addition 5.50 feet from the west side property line.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.) There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

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

V. Requested Special Exception

3-506(A)(2) side yard (west)

The applicants request a special exception of 1.50 feet from the required 7.00 feet side yard setback to construct a second-story addition 5.50 from the west side yard. The side yard setback is based on the required ratio of 1:3, or a minimum of 7 feet, meaning for every three feet in height, the addition must sit one foot away from the property line. Based on a height of 20.08 feet measured from average finished grade to the eaves of a hipped roof, a setback of 7.00 feet is required.

VI. Noncomplying Structure/ Substandard Lot

The existing single-family dwelling is a non-complying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Width	50.00 ft.	49.79 ft.	.21 ft.
Side Yard (west)	7.00 ft.	5.50 ft.	1.50 ft.

VII. Special Exceptions Standards

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

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

The proposed second story addition would not be a detriment to the public welfare, neighborhood, or adjacent properties. The proposed addition would be in character to the neighborhood's development pattern. This block has houses that are a mix of one-story and two-stories.

- 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.

It is unlikely that the proposed addition would negatively impact the supply of light and air to the most affected property to the west, 108 E. Monroe Avenue. That dwelling is located approximately 15.00 feet from the shared property line and the existing house and proposed addition on the subject property would be located 5.50 feet from the property line creating approximately 20.00 feet between the dwellings, resulting in an adequate supply of light and air. There would be no anticipated impacts to traffic, fire risk or public safety.

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

The requested special exception would not alter the essential character of the neighborhood or zone. The proposed addition is compatible to the development pattern of the neighborhood with respect to form, mass, and height. The neighborhood contains a variety of architectural styles and a mix of both one and two-story homes.

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

The proposal would be compatible with the development in the surrounding neighborhood. There are several two-story homes in 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.

Building the proposed addition in line with the side walls of the existing dwelling represents the most reasonable means to construct an addition in character with the neighborhood. Given the existing location of the dwelling in the required west side yard, the requested special exception provides the

applicants with the relief necessary to construct a modest second story addition.

VIII. Staff Conclusion

Neighborhood Impact

The proposed second story addition would be compatible with the varied combination of one and two-story dwelling in the neighborhood. Neither the neighborhood nor adjacent neighbors would be negatively impacted by this proposal.

Light and Air

The proposed addition would not negatively impact the light and air to the most affected neighbor to the west because that house is located approximately 20.00 feet from the west wall of the existing dwelling and the proposed addition.

Lot Constraints

The existing enclosed porch and detached garage to the rear of the main dwelling make construction of additional floor area on the first floor difficult. The existing house is located in the required west side yard. While the addition could be set in away from the west side property line, such an addition would not be in character with the neighborhood or architecturally pleasing.

Staff Conclusion

In conclusion, staff believes that the applicants' request meets the criteria for a special exception as outlined above and **recommends approval** of the request.

STAFF:

Mark Hamala, Planning Technician

mark.hamala@alexandriava.gov

Marlo Ford, Urban Planner

marlo.ford@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)
- F1. The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 storm water 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)

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: A building permit, plan review and inspections are required for this application.

Recreation (Arborist): No comments provided.

Historic Alexandria (Archaeology): No comments provided.



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
Section 3-506(A)(2)

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Erin Galipeau and Laurentiu Mircea

Address 200 E. Monroe Ave., Alexandria, VA, 22301

Daytime Phone 202-997-3476 (Erin)

Email Address eagalipeau@gmail.com

2. Property Location 200 E. Monroe Ave., Alexandria, VA, 22301

3. Assessment Map # 043.02 Block 6 Lot 18 Zone R-2-5

4. Legal Property Owner Name Erin Galipeau and Laurentiu Mircea

Address 200 E. Monroe Ave., Alexandria, VA, 22301

OWNERSHIP AND DISCLOSURE

Use additional sheets if necessary

Application Materials

BZA2017-0035

200 E. Monroe Ave.

Date Routed: 11/14/2017

1. Applicant. State the name, address and percent of ownership 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. N/A		
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 200 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. Erin Galipeau	200 E Monroe Ave, Alexandria, VA 22301	50%
2. Laurentiu Mircea	200 E Monroe Ave Alexandria, VA 22301	50%
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. Erin Galipeau	NONE	NONE
2. Laurentiu Mircea	NONE	NONE
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.

10/29/17 Erin Galipeau
Date Printed Name

Erin Galipeau
Signature

10/29/17 LAURENTIU MIRCEA
Date Printed Name

Laurentiu Mircea

5. Describe request briefly:

Homeowner requests to construct a second-story addition in line with existing
side wall of home, which is within the current 7' side yard setback.

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:

Erin Galipeau

LAURENTIN PIERCE

Erin Galipeau

Print Name

Signature

202-997-3476

10/29/17

10/23/17

Telephone

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.

Application Materials
BZA2017-0035
200 E. Monroe Ave.
Date Routed: 11/14/2017

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

If granted, the special exception from the side yard requirement for the second story addition would allow myself and my husband to add a master bedroom and bathroom, as well as two additional guest rooms to our house, thereby increasing our living space and allow us to have room for visitors as well as any future additions to our family. At the same time, the addition would not expand the current footprint of the house and would preserve the current light and air space in our backyard.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

If granted, the special exception will not harm adjoining properties or impact the neighborhood in any way. The proposed addition will not exceed the footprint of our current house, and will not change the amount of space that our adjacent neighbors have between the sides of their house. It will also not change the fence lines we share. Finally, it will not increase congestion, the danger or fire or endanger public safety.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

The proposed addition will not affect the light and air to any adjacent property. The distance between the current structure at 200 E. Monroe Ave. and the adjacent properties will not be changing since the proposed addition is not changing the current footprint of the house.

Application Materials
BZA2017-0035
200 E. Monroe Ave.
Date Routed: 11/14/2017

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The neighborhood, Del Ray, is comprised of multiple two-story homes, many of which started as one-story houses and have been added onto over the years. Del Ray is an eclectic, diverse neighborhood with a lot of charm. The proposed addition will add to the charm of the neighborhood by remaining consistent with the original style of the house while allowing a family that has enjoyed living in such a welcoming community the chance to increase their livable space.

5. How is the proposed construction similar to other buildings in the immediate area?

There are a lot of two-story houses on the same street as 200 E. Monroe Ave., and even on the same block. Further, many of houses on the block do not have 7 foot side yards on both sides of the house. Therefore, the proposed additional will not alter the essential character of the area and will remain complementary with neighboring properties in the surrounding area.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

The plan represents the only reasonable location on the lot to build the proposed addition because the alternative, which would involve adding onto the back of the house, would increase the house's current footprint. That would affect the light and air in the back of the house and involve destroying the owners' screened in porch.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes, the applicant has shown the plans to the adjacent neighbors on either side of the home. These neighbors have not objected to the proposed special exception, and their written letters of support are attached.



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 200 E. Monroe Ave., Alexandria VA 22301 Zone R-2-5

A2. 6,722 x .45 = 3,024.9

Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	999.19	Basement**	999.19
First Floor	1,148.99	Stairways**	18
Attic	1,148.99	Mechanical**	n/a
Third Floor	none	Porch/ Garage**	n/a
Porches/ Other	570.92	Attic less than 5'***	1,148.99
Total Gross *	3,868.09	Total Exclusions	2,166.18

Porch
207.4
Garage
363.52

B1. Existing Gross Floor Area *
3,868.09 Sq. Ft.

B2. Allowable Floor Exclusions**
2,166.18 Sq. Ft.

B3. Existing Floor Area minus Exclusions 1,701.91 Sq. Ft.
(subtract B2 from B1)

Attic to be removed for new second floor addition

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

Proposed Gross Area*		Allowable Exclusions	
Basement	n/a	Basement**	n/a
Second Floor	957.43	Stairways**	152.15
Attic	957.43	Mechanical**	n/a
Third Floor	none	Porch/ Garage**	n/a
Porches/ Other	n/a	Attic less than 5'***	957.43
Total Gross *	1,914.86	Total Exclusions	1,109.58

C1. Proposed Gross Floor Area *
1,914.86 Sq. Ft.

C2. Allowable Floor Exclusions**
1,109.58 Sq. Ft.

C3. Proposed Floor Area minus Exclusions 805.28 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,507.19 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 3,024.9 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 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: Erin Halipeau

Date: 11/19/17

Justin Chen

11/15/17

Updated July 10, 2008

200 E Monroe Ave

Block Face Measurements

Confirmed November 15, 2017

Sorensen Construction for Erin Galipeau & Laurentiu Mircea

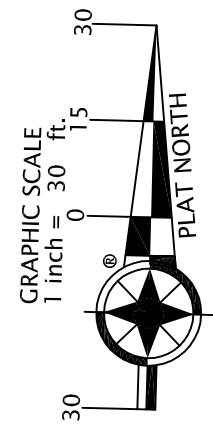
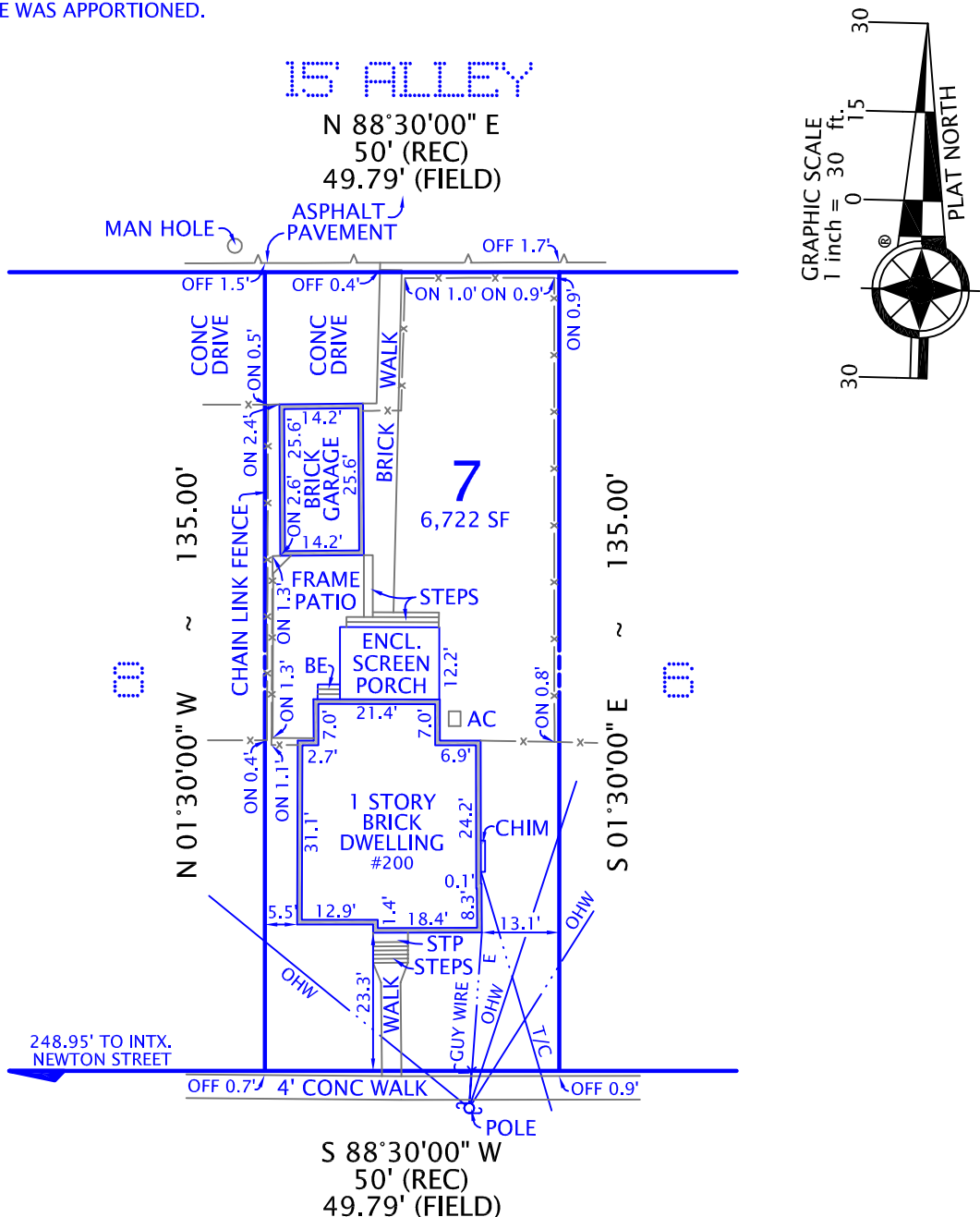
Distance from curb (house side) to the forward most roof covered point

<i>Address</i>	<i>feet</i>
202 E Monroe Av	32.7
204 E Monroe Av	27.5
206 E Monroe Av	28.1
208 E Monroe AV	27
210 E Monroe Av	28
212 E Monroe Av	20.4
214 E Monroe Av	21
<i>216 E Monroe Av - no address/part of church at 218</i>	
<i>218 E Monroe Av - Church</i>	34.6
220 E Monroe Av	16.5
222 E Monroe Av	23.2
224 E Monroe Av	17
226 E Monroe Av	16.3
228 E Monroe Av	15.6
Average of 13 buildings (feet)	23.68
<u>Subject Property:</u>	
200 E Monroe Av	31.2



200 E. Monroe Ave.

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. THERE IS A BASEMENT ENTRANCE (BE) UNDER THE DWELLING.
3. BLOCK ONE WAS APPORTIONED.



EAST MONROE AVENUE
(RECORDED AS WASHINGTON AVENUE)
50' R/W

PLAT
SHOWING HOUSE LOCATION ON
LOT 7, BLOCK 1
PROPERTY OF
**NORTH-WEST ALEXANDRIA
IMPROVEMENT COMPANY**
(ARLINGTON COUNTY DEED BOOK M-4, PAGE 92)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 30' NOVEMBER 7, 2017

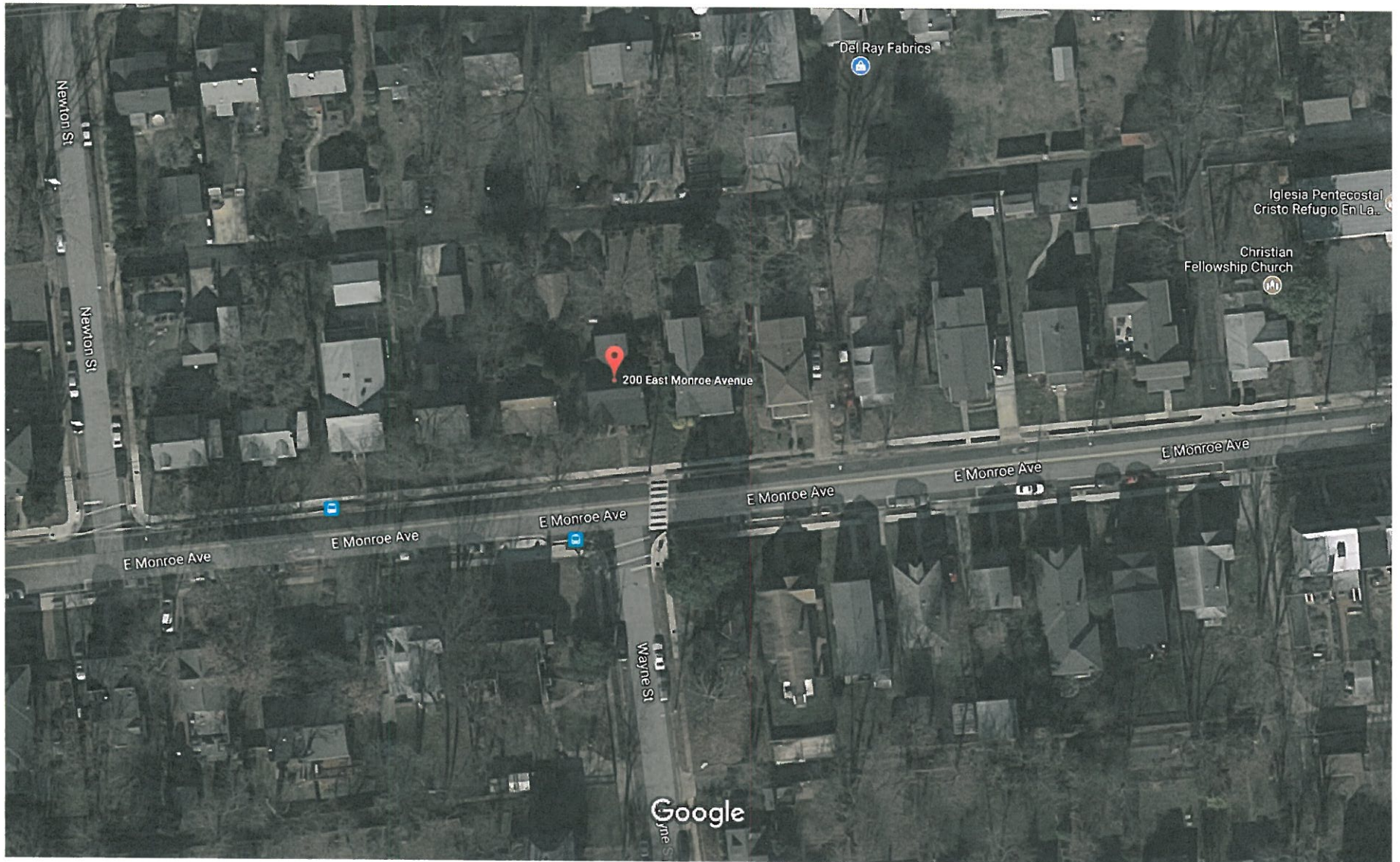
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:
ERIN GALIPEAU

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412





108 E. Monroe Ave.

Subject Side Yard

Subject Property
200 E. Monroe Ave.



108 E. Monroe Ave.

Subject Side Yard

Subject Property

200 E. Monroe Ave.



Subject Property
200 E. Monroe Ave.

Rear View

108 E. Monroe Ave.



108 E. Monroe Ave.

Subject Side Yard

Subject Property
200 E. Monroe Ave.

F



100 E. Monroe

102 E. Monroe

N-1

Neighborhood Homes²⁴ to 200 E. Monroe Ave.



102 E. Monroe

104 E. Monroe

N-2

Neighborhood Houses to 200 E. Monroe Ave.



207 E. Monroe

205 E. Monroe

203 E. Monroe

201 E. Monroe

N-3

Neighborhood Homes to 200 E. Monroe Ave.



207 E. Monroe

205 E. Monroe

N-4

Neighborhood Homes to 200 E. Monroe Ave,



205 E. Monroe

203 E. Monroe

N-5

Neighborhood homes to 200 E. Monroe Ave.



203 E. Monroe

201 E. Monroe

N-6

Neighborhood Homes to 200 E. Monroe Ave.



215 E. Monroe

213 E. Monroe

211 E. Monroe

209 E. Monroe

N-7

Neighborhood Homes to 200 E. Monroe Ave.
30



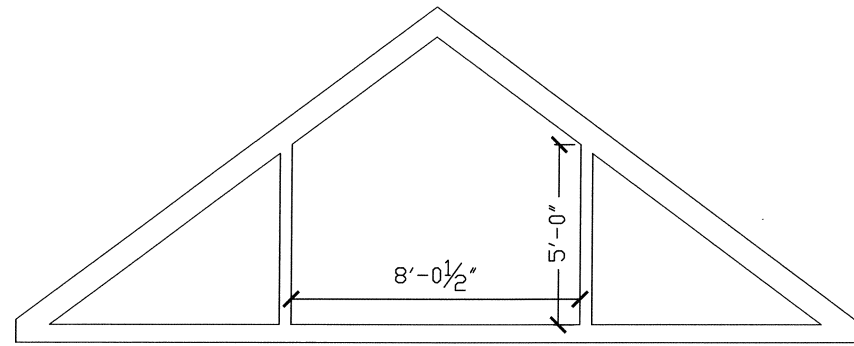
208 E. Monroe

210 E. Monroe

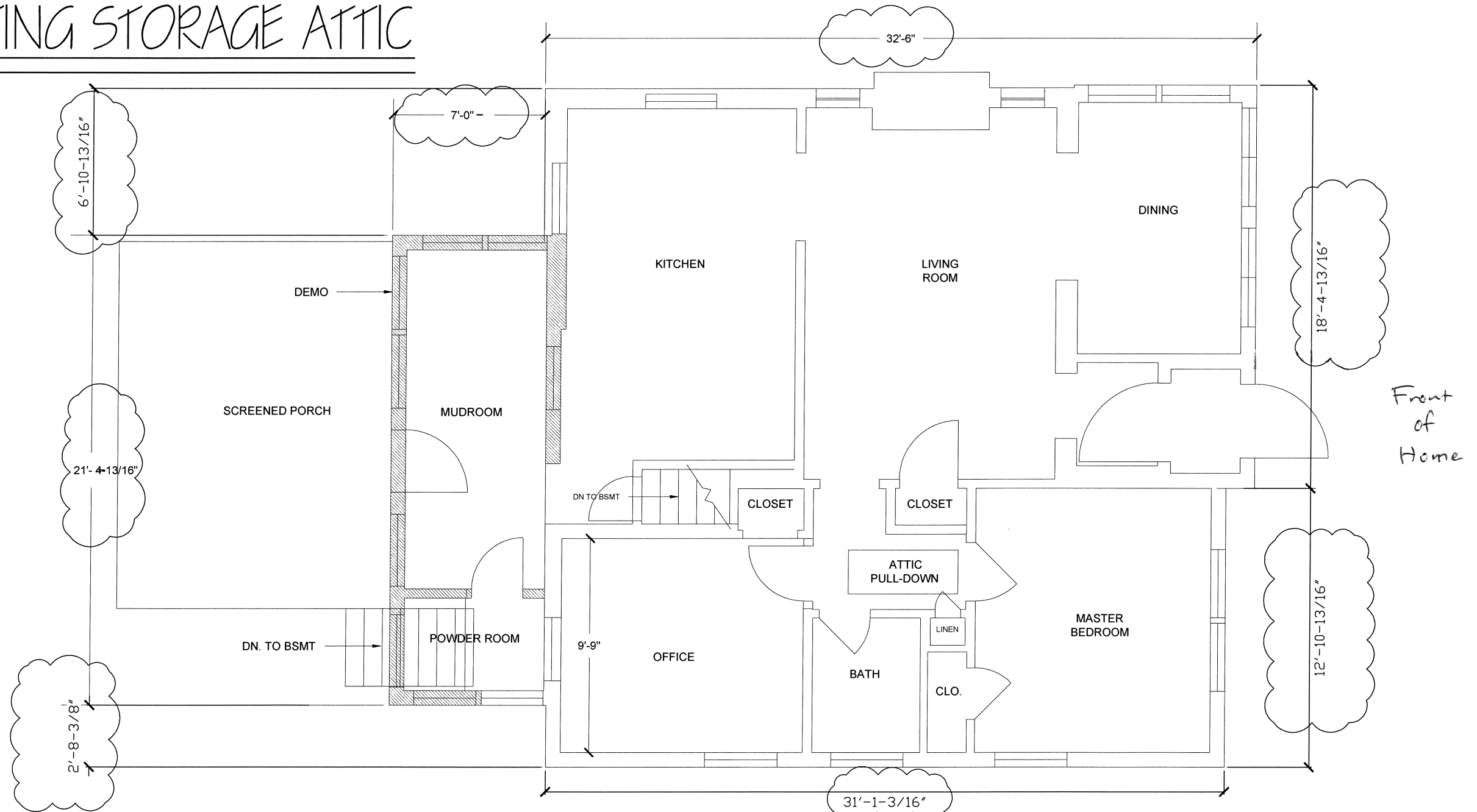
212 E. Monroe

N-8

Neighborhood Homes to 200 E. Monroe Ave.

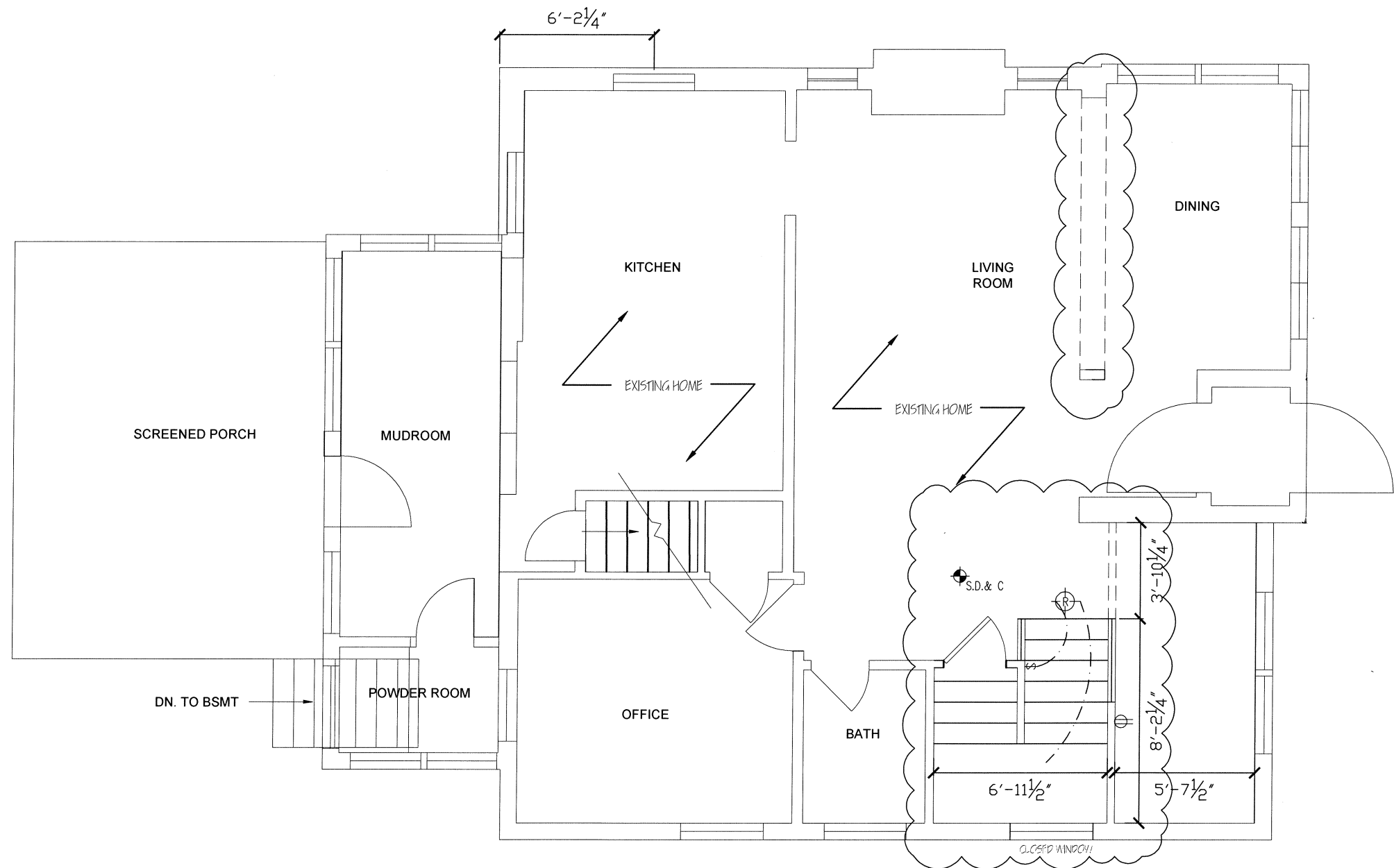


EXISTING STORAGE ATTIC



EXISTING FIRST FLOOR PLAN

SCALE 3/16" = 1'



200 E. Monroe Ave.
Alexandria, VA 22301

PROPOSED FIRST FLOOR PLAN

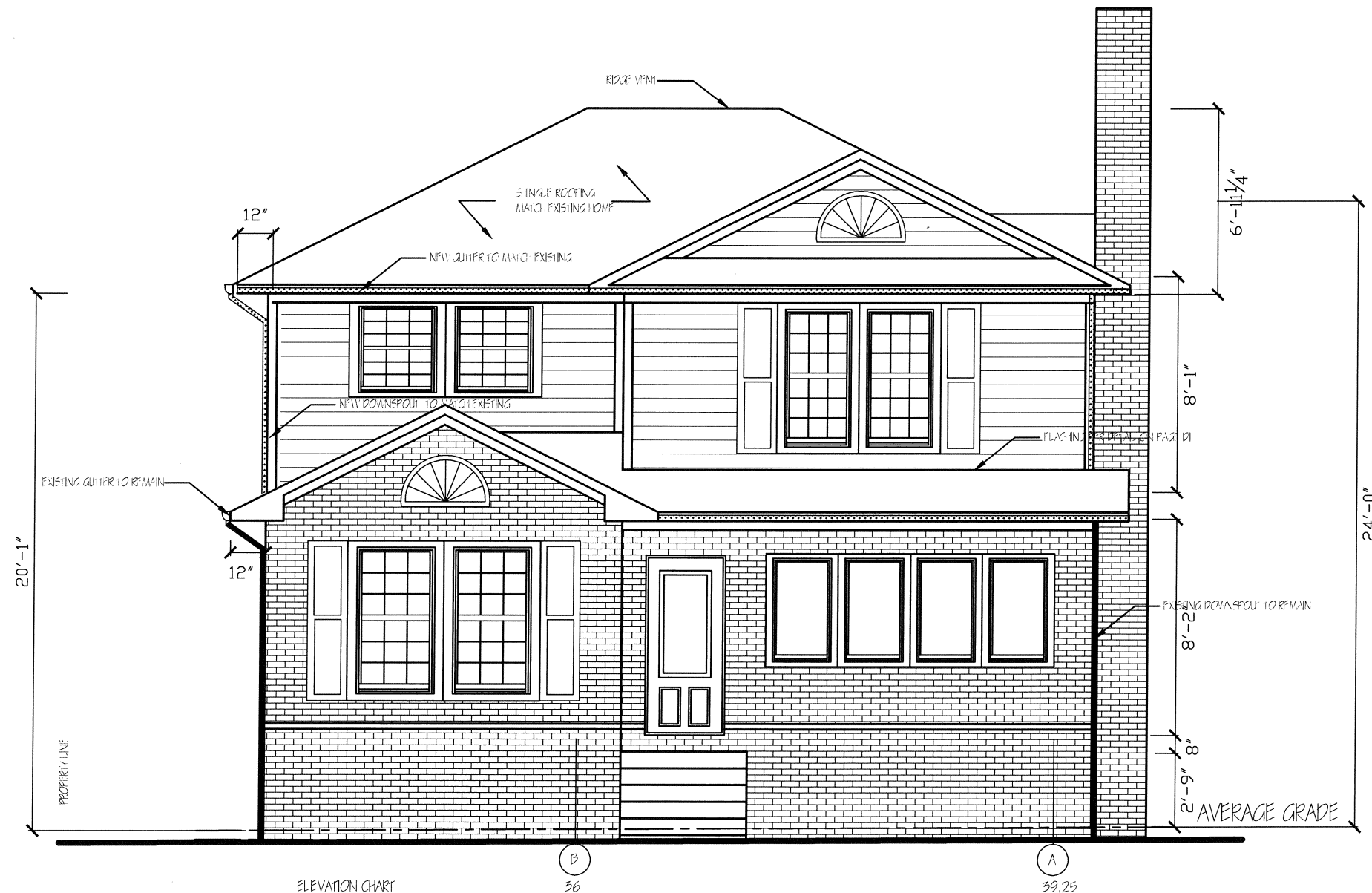
SCALE 3/16" = 1'



P-3



SCALE 3/16" = 1' 34



Average
preconstruction
grade & final
finished grade are
the same- existing
grade will not be
changed or altered.

200 E. Monroe Ave.
Alexandria, VA 22301

ELEVATION CHART

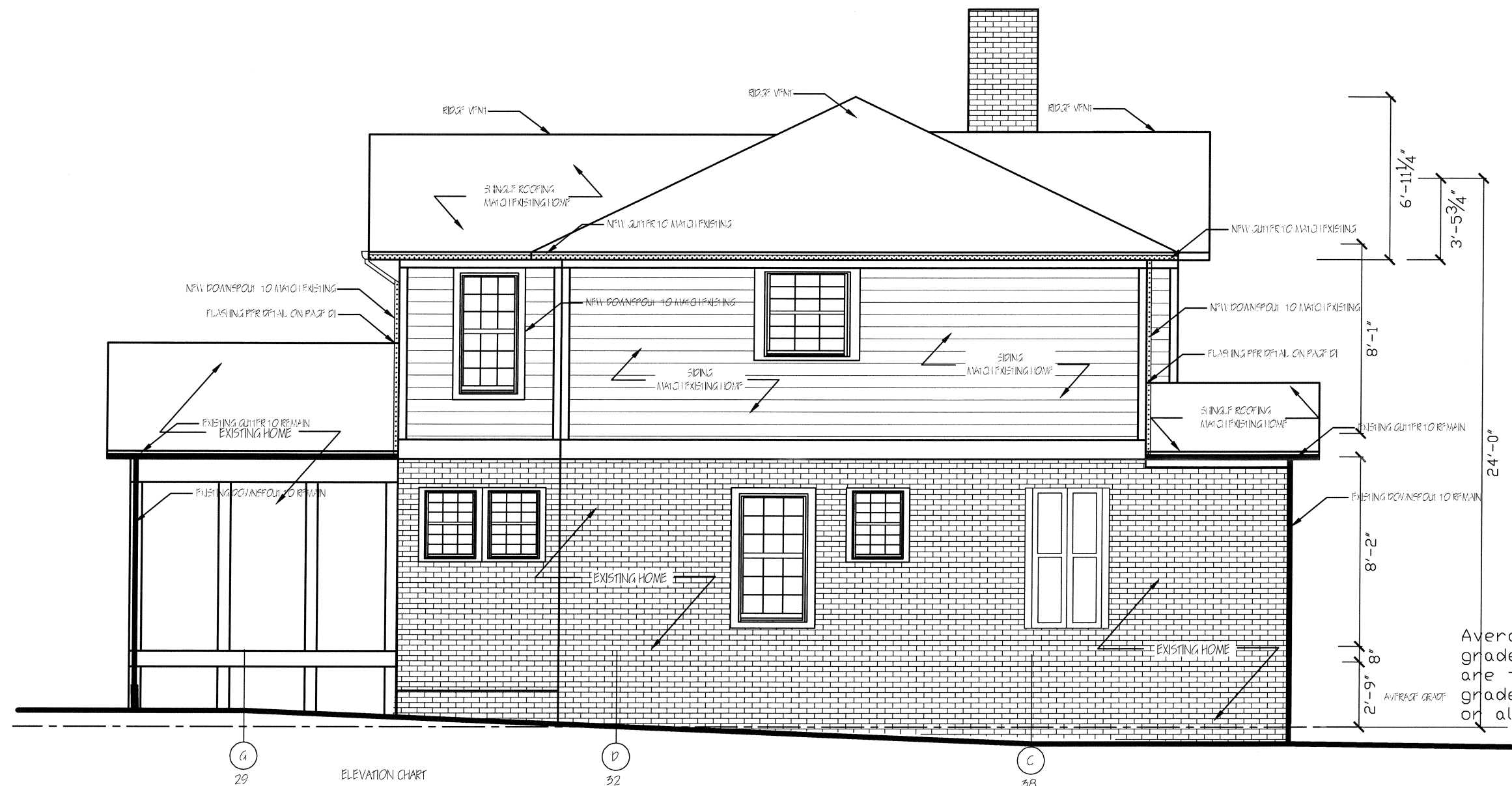
A 39.25
B 36.0
C 38.0
D 32.0
E 29.0
F 29.0
G 29.25
H 33.0

AVERAGE GRADE 33.19
GRADE TO BOTTOM FRAMING JOIST

FRONT ELEVATION

SCALE 3/16" = 1"

P-4



LEFT ELEVATION

SCALE 3/16" = 1'

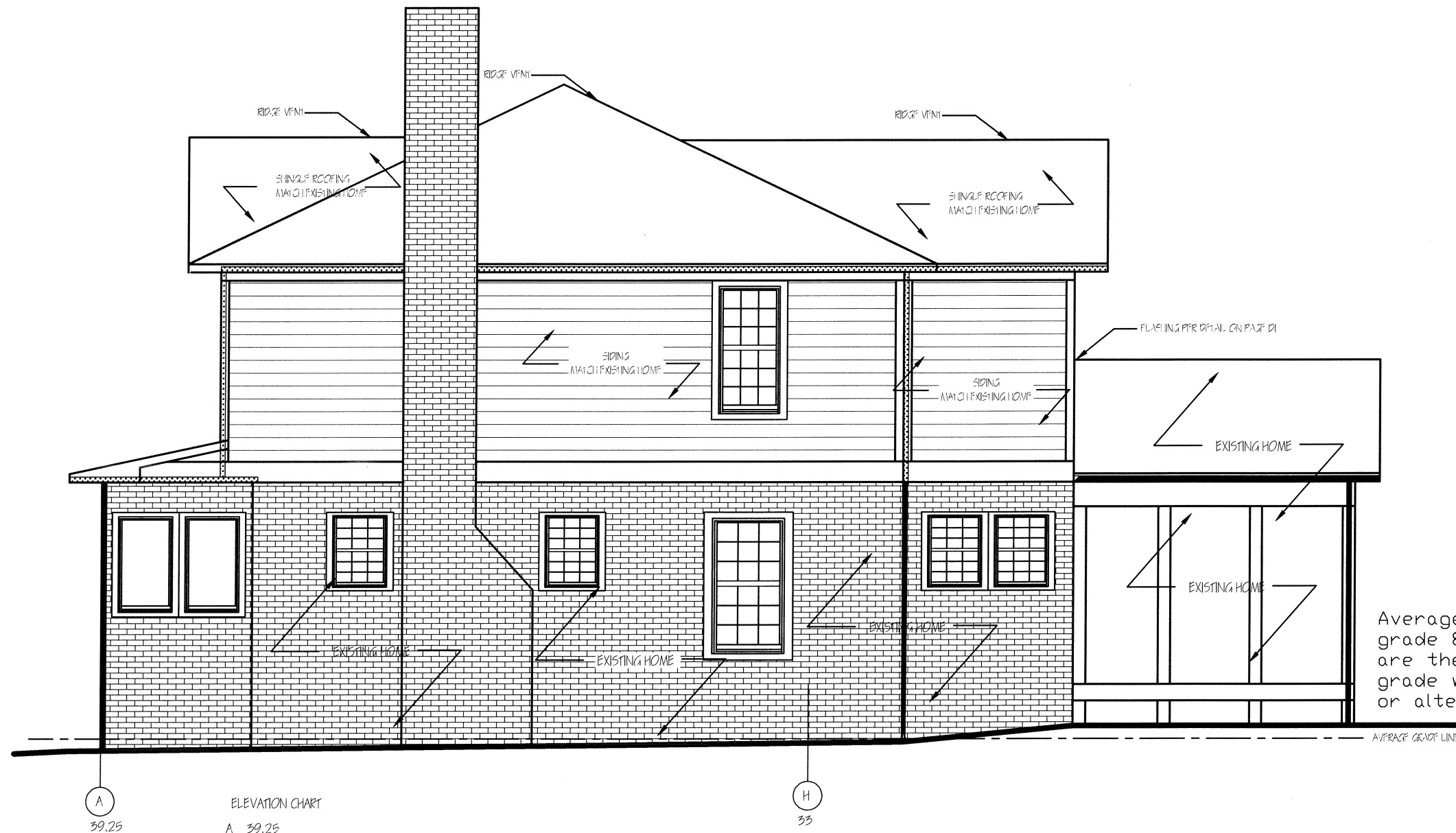
ELEVATION CHART

A	39.25
B	36.0
C	38.0
D	32.0
E	29.0
F	29.0
G	29.25
H	33.0

AVERAGE GRADE 33.19
GRADE TO BOTTOM FRAMING JOIST

200 E. Monroe Ave.
Alexandria, VA 22301

P-5



Average preconstruction grade & final finished grade are the same- existing grade will not be changed or altered.

ELEVATION CHART

A	39.25
B	36.0
C	38.0
D	32.0
E	29.0
F	29.0
G	29.25
H	33.0

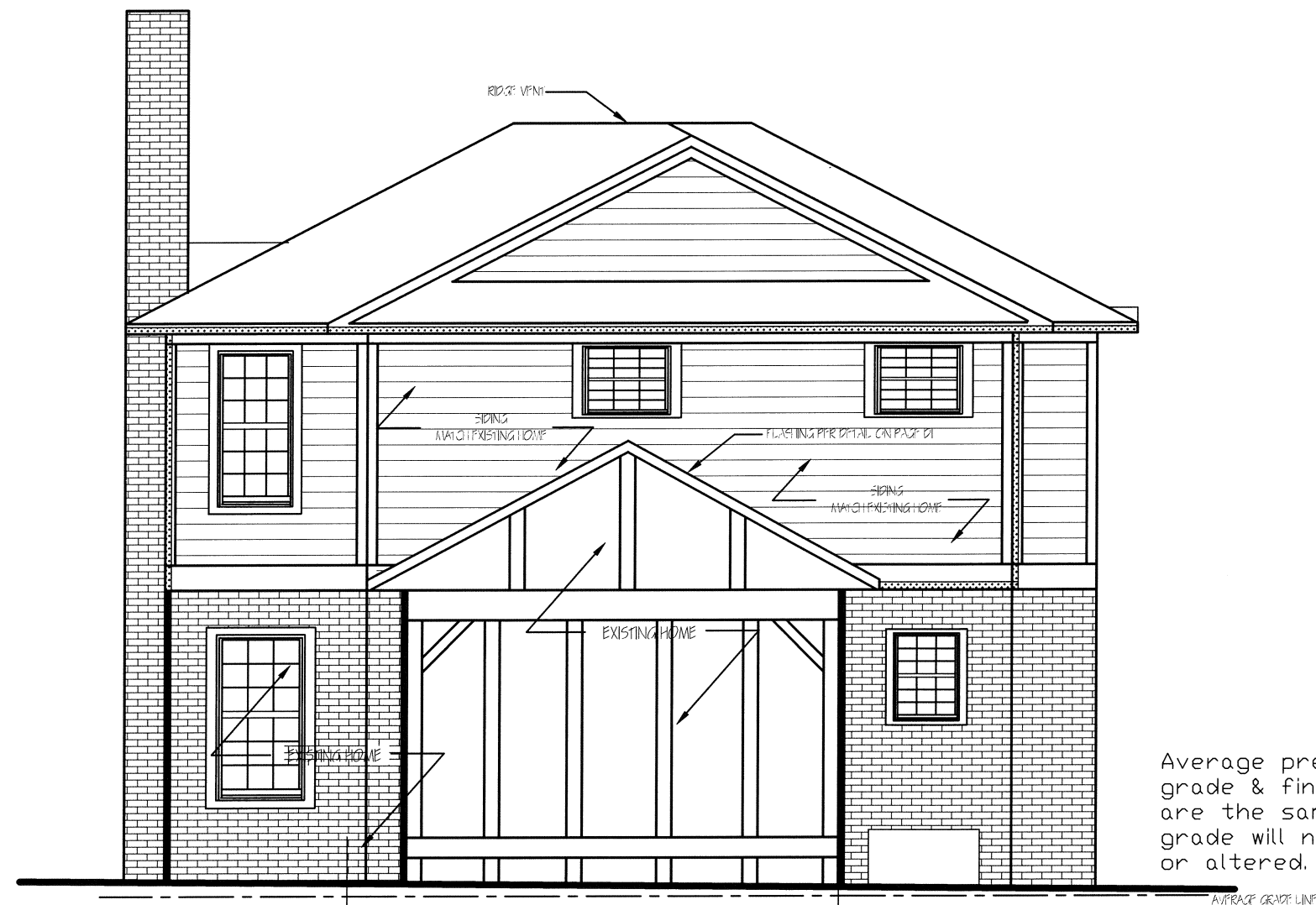
AVERAGE GRADE 33.19
GRADE TO BOTTOM FRAMING JOIST

RIGHT ELEVATION SCALE 3/16" = 1'

200 E. Monroe Ave.
Alexandria, VA 22301

P-6

200 E. Monroe Ave.
Alexandria, VA 22301



Average preconstruction
grade & final finished grade
are the same- existing
grade will not be changed
or altered.

ELEVATION CHART

A 39.25
B 36.0
C 38.0
D 32.0
E 29.0
F 29.0
G 29.25
H 33.0

AVERAGE GRADE 33.19
GRADE TO BOTTOM FRAMING JOIST

REAR ELEVATION

SCALE 3/16" = 1'

October 28, 2017

Mary Christesen
Zoning Manager

Mark Hamala
Planning Technician
City of Alexandria
Department of Planning and Zoning

Dear Ms. Christesen and Mr. Hamala,

Thank you again for taking the time to meet with us this week. Attached please find the application and supporting materials for my application for an exception from the seven feet side yard requirement in connection with our proposed second story addition. As we discussed, the original plans were based on a survey that was conducted when I purchased my house in 2015 and included a 6'9" side yard. However, we recently discovered that the survey was incorrect and the relevant side yard is shorter. We have spoken to the survey company and are comfortable that the new survey, which we have attached to the application, is accurate. Please let me know if you need any additional information.

Thank you,



Erin Galipeau

10/26/2017

City of Alexandria Board of Zoning Appeals

To Whom it May Concern,

I own the house adjacent to 200 E Monroe Ave, Alexandria, VA 22301 and understand that Erin Galipeau is seeking an exception from the minimum side yard requirement of seven feet in connection with her proposed plan to build a second story addition to her one-story house. I understand that the proposed plan would include aligning the outside walls of the second floor with the existing outside brick walls of the first floor of the house. I own the side yard that sits next to the side yard for which Erin Galipeau is seeking an exception. I have seen the proposed plans for construction of the addition of a second floor to Mrs. Galipeau and Mr. Laurentiu Mircea's existing home, and have no objection to the proposed exception that Mrs. Galipeau is seeking. I do not think that it will be detrimental to my property or impair the air or sunlight of my property. Therefore, I fully support her request for such an exception.

Sincerely,



Gil Amaro *managing member* Klearing LLC
108 E Monroe Ave
Alexandria, VA 22301


10/28/2017

City of Alexandria Board of Zoning Appeals


To Whom it May Concern,

We own a house at 202 E Monroe Ave, Alexandria, VA 22301, which is the house adjacent to 200 E Monroe Ave, Alexandria, VA 22301. We understand that Erin Galipeau is seeking an exception from the minimum side yard requirement of seven feet in connection with her proposed plan to build a second story addition to her one-story house. We understand that the proposed plan would include aligning the outside walls of the second floor with the existing outside brick walls of the first floor of the house. We own the side yard that sits on the opposite of the side yard for which Erin Galipeau is seeking an exception. We have seen the proposed plans for construction of the addition of a second floor to Mrs. Galipeau and Mr. Laurentiu Mircea's existing home, and have no objection to the proposed exception that Mrs. Galipeau is seeking. We do not think that it will be detrimental to my property or impair the air or sunlight of our property. Therefore, we fully support her request for such an exception.

Sincerely,


Signature

THOMAS C. PAULING
Printed Name


Signature

Janet M. Pauling
Printed Name