

Docket Item #3
BZA Case #2017-0038
Board of Zoning Appeals
January 11, 2018

ADDRESS: 1208 TRINITY DRIVE
ZONE: R-12/RESIDENTIAL SINGLE-FAMILY
APPLICANT: SW TRINITY DEVELOPMENT LLC, BY STEVE KULINSKI,
ARCHITECT

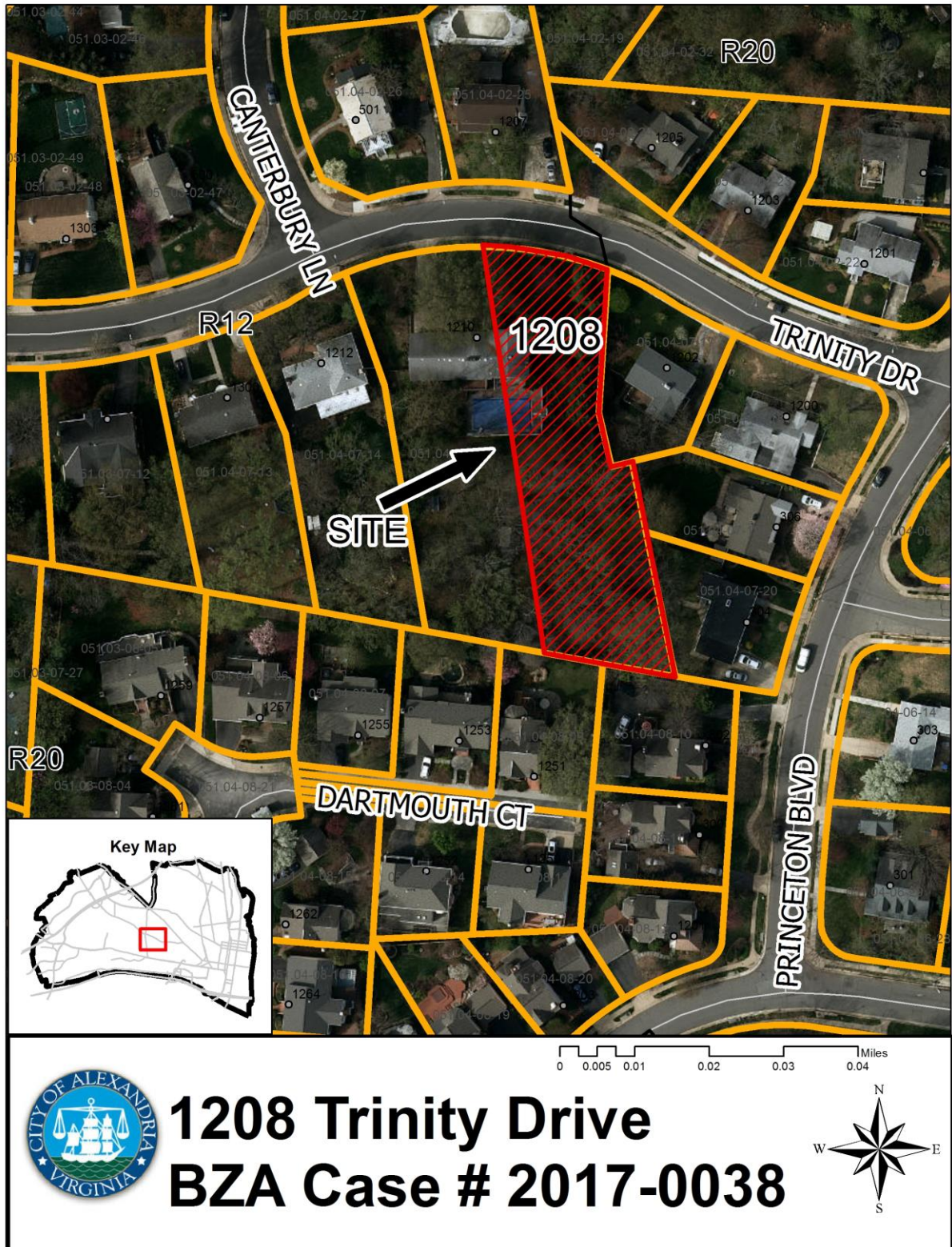
ISSUE: Variance request to construct a single-family dwelling behind the required established average setback.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-2503(A)	Front Yard	31.70 feet*	49.50 feet	17.80 feet

*Based on the average front setback of houses on the south side of Trinity Drive between Canterbury Lane and Princeton Boulevard.

Staff **recommends approval** of the request because it meets the variance definition and standards. If the Board approves the request, staff recommends that the tree preservation area shown on attachment one of this report shall be maintained throughout construction.

If the Board decides to grant the requested variance, the applicant must comply with all requirements of this report's department comments. The applicant must also submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to all final inspections. The special variance must also be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit.



I. Issue

The applicants propose to demolish an existing one-story dwelling that straddles a shared property line between 1208 and 1210 Trinity Drive and construct a new single-family dwelling on each lot. The applicants request a variance to construct the dwelling at 1208 Trinity Drive 49.50 feet from the front property line; 17.80 feet behind the required front setback of 31.70 feet. The applicants are requesting a similar variance for the adjacent property to the west at 1210 Trinity Drive: see BZA Case #2017-0036.

II. Background

The site at 1208 and 1210 Trinity Drive contains two lots of record (lot 512 and lot 11) with a total of 179.25 feet of frontage along a curvilinear portion of Trinity Drive and a total lot area of 45,600 square feet. The subject property for this report is lot 512 (1208 Trinity Drive).

In June 1960, Planning Commission approved a subdivision of Malvern Hill Section Three that created 16 lots and one outlot along Trinity Drive. The subject property was originally named lot 12 as part of this subdivision and was immediately adjacent to outlot 13. In April 1963, Planning Commission approved a consolidation and re-subdivision of lot 12 (subject property) and outlot 13 to create lot 512 in its current configuration.

The subject property complies with the R-12 zone's minimum lot size, width, and frontage requirements.

The subject property contains a one-story single-family dwelling that the applicants plan to demolish. The existing dwelling was constructed across the shared property line between the subject property (lot 512) and the adjacent lot to the west (lot 11) which were never consolidated. The dwelling is located 51.80 feet from the front property line, 46.80 feet from lot 512's east side property line, 18.70 feet from lot 11's west side property line, and 183.10 feet from the rear property line. According to building permit records, the house was constructed in 1963 and contains approximately 2,818 square feet (net floor area).

III. Description

The applicants propose to demolish the existing dwelling and construct a new single-family, two-story dwelling with front porch and detached garage. The proposed dwelling would be located 49.50 feet from the front property line. The required front setback is 31.70 feet based on the average of the established front setbacks of houses on the south side of Trinity Drive between Canterbury Lane and Princeton Boulevard. The applicants request a variance of 17.80 feet from the required front setback.

The dwelling would be 14.90 feet and 12.50 feet from the east and west side property lines, respectively, and 171.60 feet from the rear property line. Based on a height to setback ratio of 1:2, the dwelling would be required to provide 11.60 feet and 12.20 feet

east and west side yards, respectively. The dwelling would be 171.60 feet from the rear property line. Based on a height to setback ratio of 1:1, the dwelling would be required to provide a 23.90 feet rear yard. The proposed detached garage would be 30.6 feet behind the main dwelling; 14.90 feet and 30.80 feet from the east and west side property lines, respectively; and 123.60 feet from the rear property line. The garage would be required to provide east and west side yard setbacks of 3.00 feet each and a rear yard setback of 1.00 feet. Because the proposed garage meets the standards of section 7-2505(B), it would only be required to provide east and west side yard setbacks of 3.00 feet and a rear setback of 1.00 feet.

The proposal would comply with floor area and all other zoning regulations upon completion. There have been no variances or special exceptions previously granted for the existing dwelling or subject property.

The following table provides a breakdown of all applicable zoning regulations as they pertain to the proposed dwelling:

R-12 Zone	Required/Permitted	Proposed
Lot Area	12,000 Sq. Ft.	24,427 Sq. Ft.
Lot Width	80.00 Ft.	80.00 Ft.
Lot Frontage	45.00 Ft	95.33 Ft.
Front Yard	31.70 Ft.	49.50 Ft.
Side Yard (East)	12.00 Ft. (1:2 height to setback ratio, 10 Ft. minimum)	14.90 Ft.
Side Yard (West)	11.90 Ft. (1:2 height to setback ratio, 10 Ft. minimum)	12.50 Ft.
Rear Yard	24.20 Ft. (1:1 height to setback ratio, 10 Ft. minimum)	171.60 Ft.
Net Floor Area	7,328 Sq. Ft. 0.30 Floor Area Ratio	3,333 Sq. Ft.
Height	25.00 Ft.	25.00 Ft.

IV. Master Plan/Zoning

The subject property is currently zoned R-12 and has been so zoned since adoption of the Fifth Revised Zoning Map in 1963. Prior to 1963, the property was zoned R-8. The

Taylor Run/Duke Street Small Area Plan identifies the property and immediate area for residential land use.

V. Requested Variance:

7-2503(A) Average Setback

Zoning ordinance section 7-2503(A) requires any new residential dwelling's front yard setback to conform with the average of the established front setbacks of dwellings within the same blockface. The intent of this provision is to site new dwellings in line with existing dwellings within the same blockface; maintaining the appearance of an established front setback.

The required front setback is 31.70 feet based on the average of the established front setbacks of houses on the south side of Trinity Drive between Canterbury Lane and Princeton Boulevard. The applicants propose to construct the dwelling 49.50 feet from the front property line. The applicants request a variance of 17.80 feet from the 31.70 feet required front setback line to preserve a large willow oak tree.

VI. Applicants Justification for Variance

The applicants justify the variance request by stating that it would alleviate a hardship due to the physical conditions unique to the subject property: the curvilinear nature of the front property line and the location of the large willow oak tree's preservation area in the required front yard. They state that construction of the proposed dwelling any closer to the tree would seriously damage the root system; compromising the tree's health and ultimately requiring its removal. To preserve the tree, the applicants have proposed a tree preservation area. This area takes up a significant portion of the subject property's front yard. See attachment one – tree preservation area.

VII. Analysis of Variance Definition

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the definition of a variance per zoning ordinance section 2-201.1 as follows:

- a. The request 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.

The applicants request a deviation of 17.80 feet beyond the required front setback. As compared to other properties' front yards within the immediate blockface, the subject property's front yard is deeper because of the curvilinear front property line. The visual impact of the requested deviation requested would be noticeably reduced by the additional depth of the front yard. Because of this, the proposed dwelling, despite being located 17.80 feet behind the required front setback, would appear in line with other dwellings within the immediate blockface. One of Section 7-2503(A)'s purposes is to increase compatibility of new dwellings with an existing blockface. Because

the appearance of a uniform blockface would not be affected, the requested deviation is reasonable.

- b. Strict application of the zoning ordinance would unreasonably restrict the utilization of the property.

Strict application of zoning ordinance section 7-2503(A) would require any new residential dwelling on this lot to be constructed within the preservation area of the willow oak tree; necessitating its removal. A dwelling that complies with the required front setback could not be constructed on the lot without removing the tree. As such, strict application of section 7-2503(A) unreasonably restricts the utilization of the subject property because it cannot be used as a new single-family dwelling without also requiring the removal of the large willow oak tree.

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

The subject property and the adjacent lot at 1210 Trinity Drive's curvilinear front property line is a characteristic not shared by the properties within its immediate blockface. An inspection of the surrounding neighborhood further revealed that the extent of the curve of the front property line is particularly exaggerated as compared to other similarly situated lots. Because of the curved front property line, construction of the proposed dwelling at the required front setback would make it appear out of line with neighboring dwellings within the blockface. If the front property line were more like other similarly situated lots and had less of an exaggerated curved front property line, a new dwelling could be constructed at the required front setback without appearing forward of its neighboring dwellings.

Based on the City Arborist's findings, the large willow oak tree is one of the City's largest. Although the age and size of the tree is somewhat unique, there are many large mature trees along Trinity Drive. What makes the tree's physical location unique is due to the curvilinear front property line. Again, if the subject property were more like other similarly situated lots and had less of an exaggerated curved front property line, the tree would be located closer to the front property line. If that were the case, siting of the proposed dwelling at the required front setback would not affect the tree.

- d. The variance is not contrary to the purpose of the ordinance.

Because one of Section 7-2503(A)'s purposes is to increase compatibility of new dwellings with an existing blockface and the appearance of a uniform blockface would be maintained, the variance upholds the purpose of the ordinance. Below is an image of the existing blockface.



- e. 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.

VIII. Analysis of Variance Standards

Per zoning ordinance section 11-1103, the Board of Zoning Appeals shall not grant a variance unless it finds that the request meets the variance standards as follows:

- a. 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.

Strict application of zoning ordinance section 7-2503(A) would require any new residential dwelling on this lot to be constructed within the preservation area of the willow oak tree; necessitating its removal. A dwelling that complies with the required front setback could not be constructed on the lot without removing the tree. As such, strict application of section 7-2503(A) unreasonably restricts the utilization of the subject property because it cannot be used as a new single-family dwelling without also requiring the removal of the large willow oak tree.

Granting the variance would alleviate the hardship caused by the subject property's curvilinear front property line. Because of the curved front property line, construction of the proposed dwelling at the required front setback would make it appear out of line with neighboring dwellings within the blockface. Further, if the front property line were less curved, the tree would be located closer to the front property line. In that case, siting of the

proposed dwelling at the required front setback would not affect the tree. Granting the variance would alleviate the hardship due to the curved front property line.

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

The applicants were not aware that section 7-2503(A) would require a residential dwelling to be constructed as to affect the existing tree prior to acquisition of the property nor that the shape of the front property line would affect the siting of the proposed dwelling. The applicants acquired the property interest in good faith and did not create the hardship.

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

If the variance is not granted, the existing tree must be removed to construct a complying residential dwelling. The City Arborist found that the tree provides significant canopy cover and other environmental benefits to nearby properties.

Because the curved front property line is not characteristic of its immediate blockface, construction of the proposed dwelling at the required front setback would appear to site the dwelling forward of its neighboring dwellings to the east and west. This would be detrimental to adjacent property owners because it would not be consistent with the established blockface.

- d. 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.

See VII. (C) above. Because the lot characteristics are unique for the subject property and the adjacent lot, the need for a variance is not generally shared by other properties. As such, it would not be reasonably practicable to change the ordinance to eliminate the need for a variance in this case or the case next door at 1210 Trinity Drive.

- e. 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 variance request does not result in a non-permitted use or a rezoning.

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

The zoning ordinance does authorize the Board to grant a special exception to modify the strict application of section 7-2503(A). However, section 11-1302(D)(1)(a) limits the front setback increase or decrease to ten percent of the average front setback or five feet, whichever is less. Section 11-1302(D)(2) states that:

The applicant shall demonstrate by clear and convincing evidence that the proposed change in front setback for the dwelling is necessary for environmental and/or critical construction reasons and that the dwelling in the proposed location will be compatible with the character of the rest of the neighborhood block and will not be detrimental to the maintenance of an established setback along the street.

Because the applicants request a relief in excess of the limitation established by section 11-1302(D)(1)(a) they are not eligible to apply for a special exception. Despite this, the applicants' request still meets the requirements of 11-1302(D)(2) because the change in front setback is necessary for environmental reasons (tree preservation), and because the proposed front setback would be compatible with the character of the rest of the neighborhood block and would not be detrimental to the maintenance of an established setback along the street.

The zoning ordinance does not provide any other alternative remedy for the relief sought by the applicants' request.

IX. Staff Conclusion

As outlined above, staff **recommends approval** of the request with the condition that the tree preservation area shown on attachment one of this report shall be maintained throughout construction.

Staff

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

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

Alex Dambach, Land Use Services 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 A released grading plan is required prior to submitting for building permits.. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

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

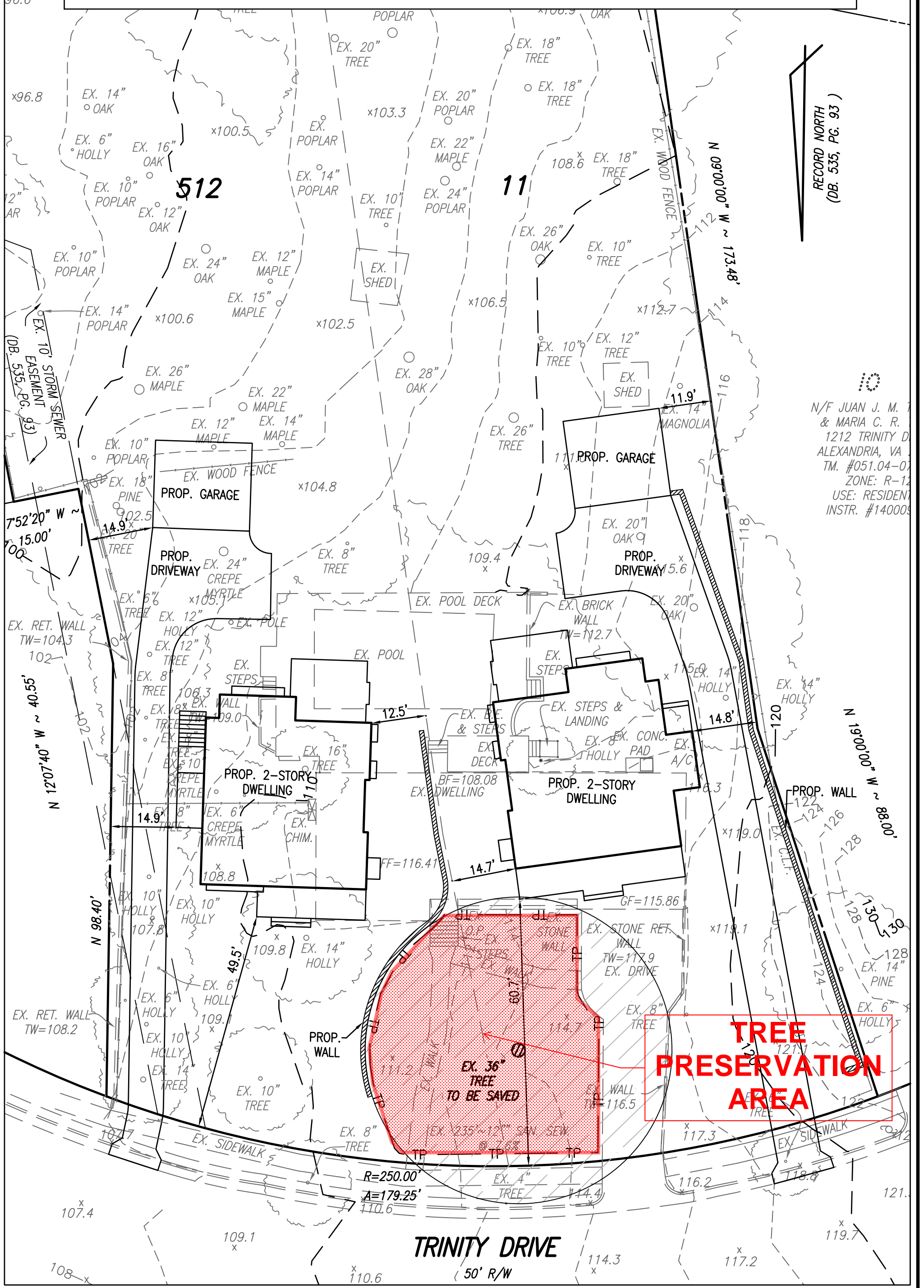
Recreation (City Arborist):

- F-1 I have reviewed the proposed variance, and I support its approval in order to preserve the mature willow oak tree located in the front yard of the property. The tree is approximately 47" tree, and is one of the largest willow oak trees in the City. The tree benefits the City and the neighborhood by providing canopy cover, intercepting storm water, carbon and pollutant sequestration and pollution. The survival of the tree will be dependent upon providing as much room as possible maximize the undisturbed area of root disturbance during the construction of the proposed houses. The tree preservation zone shown in the provided plans should be adequate provide there will be no construction related activities throughout the construction process. This means that no utilities, i.e. water, sanitary, electric, etc. may be installed underground in the preservation area.

Historic Alexandria (Archaeology):

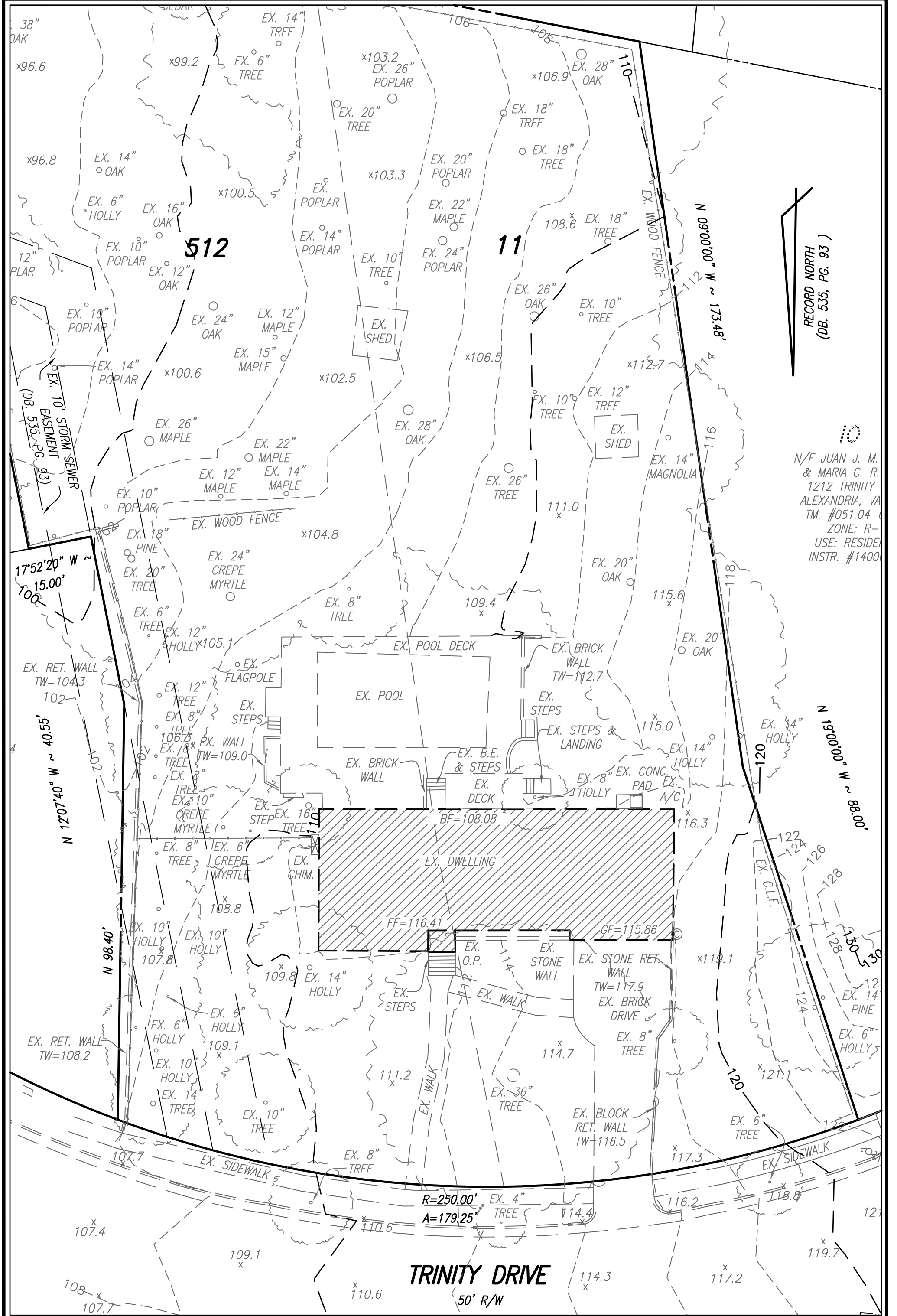
- F-1 Although the project parcel does not appear to be located in a sensitive location for historic archaeology sites, its setting near a branch of Cameron Run may have been a place that attracted prehistoric settlement in the form of temporary campsites. While it remains unlikely that significant archaeological resources will be impacted by the proposed development, we ask the applicant to adhere to the conditions below.
- C-1 *The applicant/developer shall call Alexandria Archaeology immediately at 703-746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-2 *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- C-3 *All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.
- C-4 The statements in archaeology conditions above marked with an asterisk (*) shall appear in the General Notes of all site plans and on grading plans so that on-site contractors are aware of the requirements.

ATTACHMENT #1: TREE PRESERVATION AREA



VARIANCE PLAT

SCALE: 1" = 20' DATE: 18 DECEMBER 2017



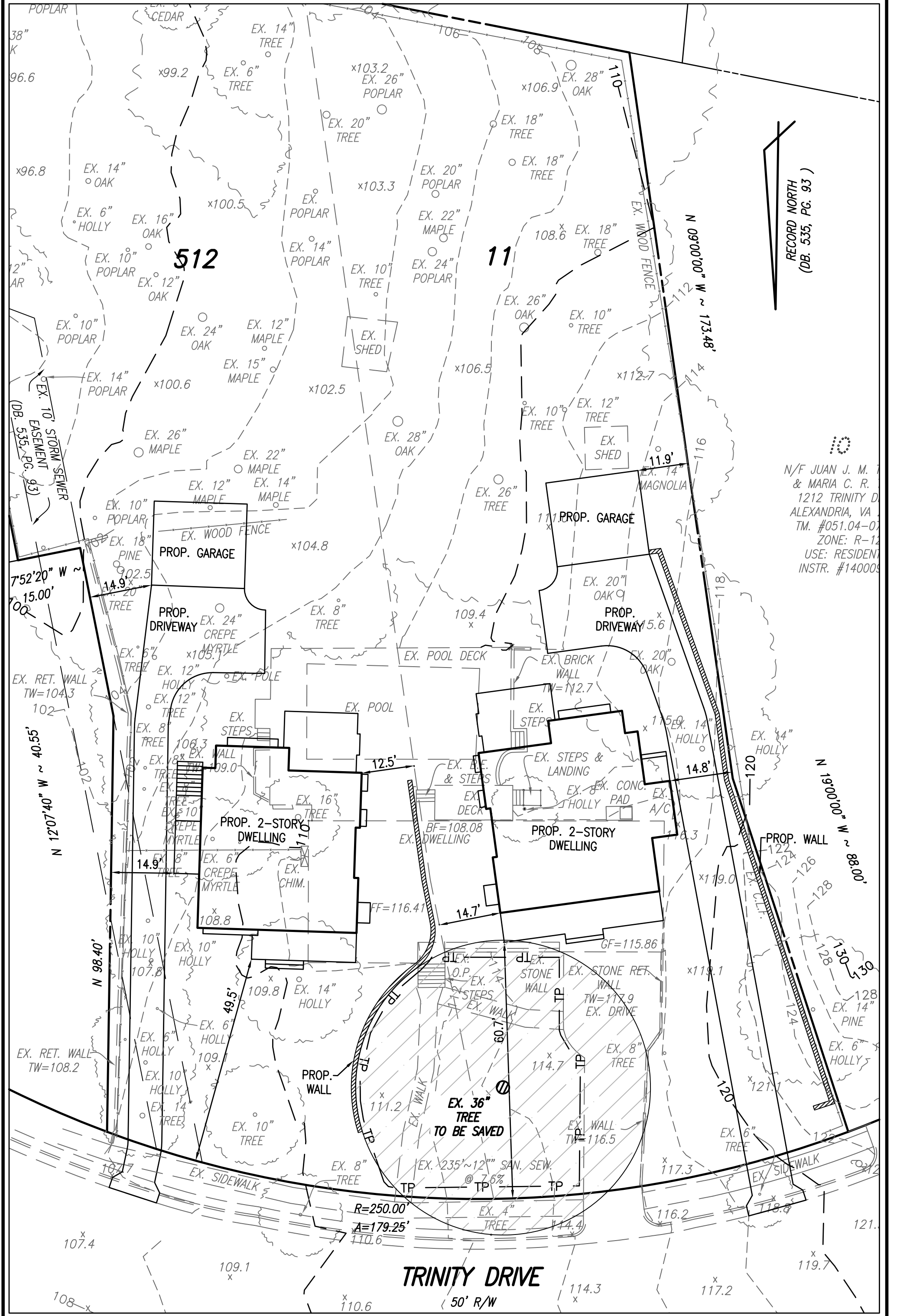
RECORD NORTH
(DB. 535, PG. 93)

N/F JUAN J. M.
& MARIA C. R.
1212 TRINITY
ALEXANDRIA, VA
TM. #051.04-0
ZONE: R-
USE: RESIDENTIAL
INSTR. #1400

TRINITY DRIVE
50' R/W

EXISTING CONDITIONS

SCALE: 1" = 20' DATE: 18 DECEMBER 2017



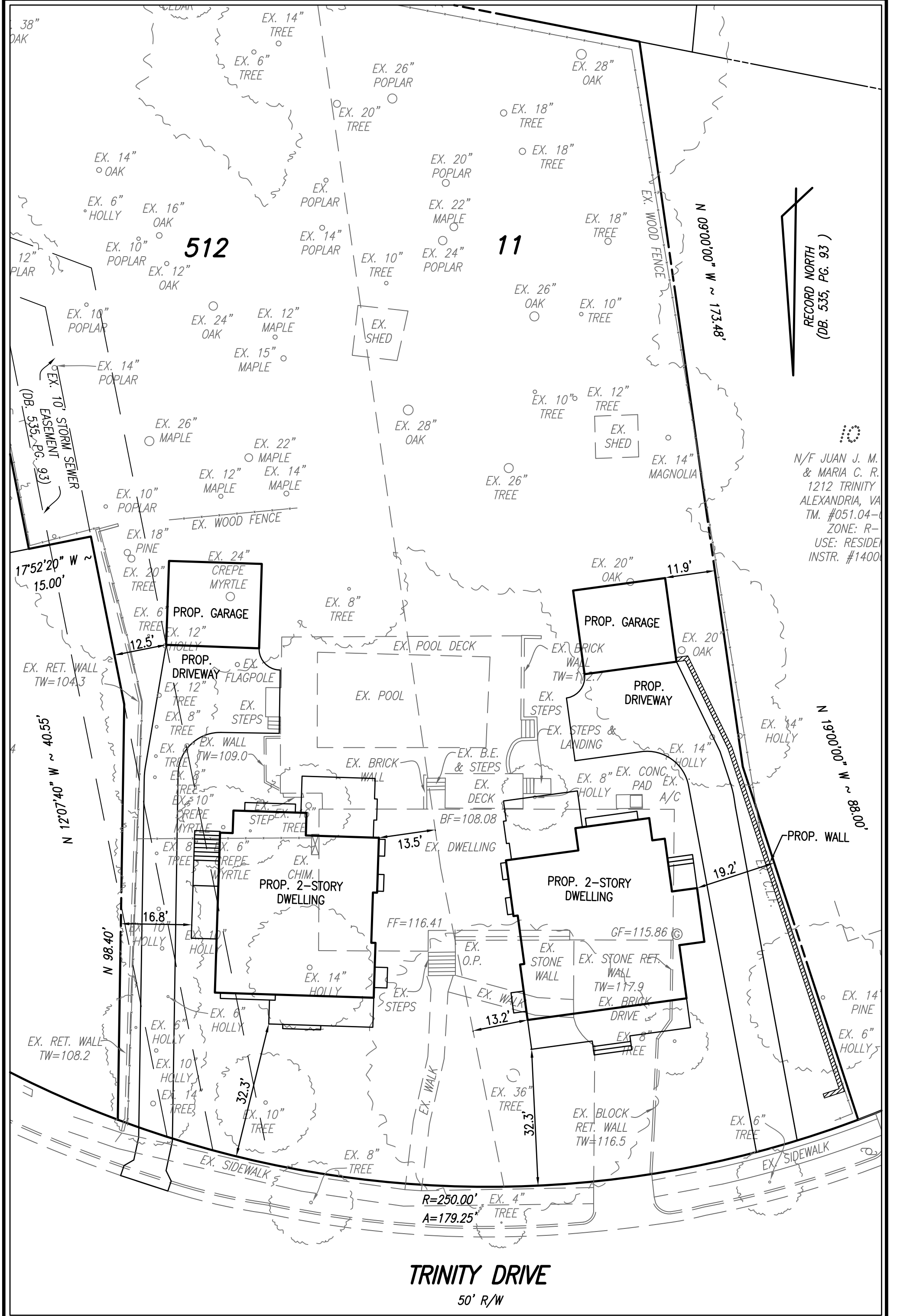
RECORD NORTH
(DB. 535, PG. 93)

N/F JUAN J. M. T
& MARIA C. R.
1212 TRINITY DR
ALEXANDRIA, VA
TM. #051.04-07
ZONE: R-12
USE: RESIDENTIAL
INSTR. #140009

VARIANCE PLAT

SCALE: 1" = 20'

DATE: 18 DECEMBER 2017

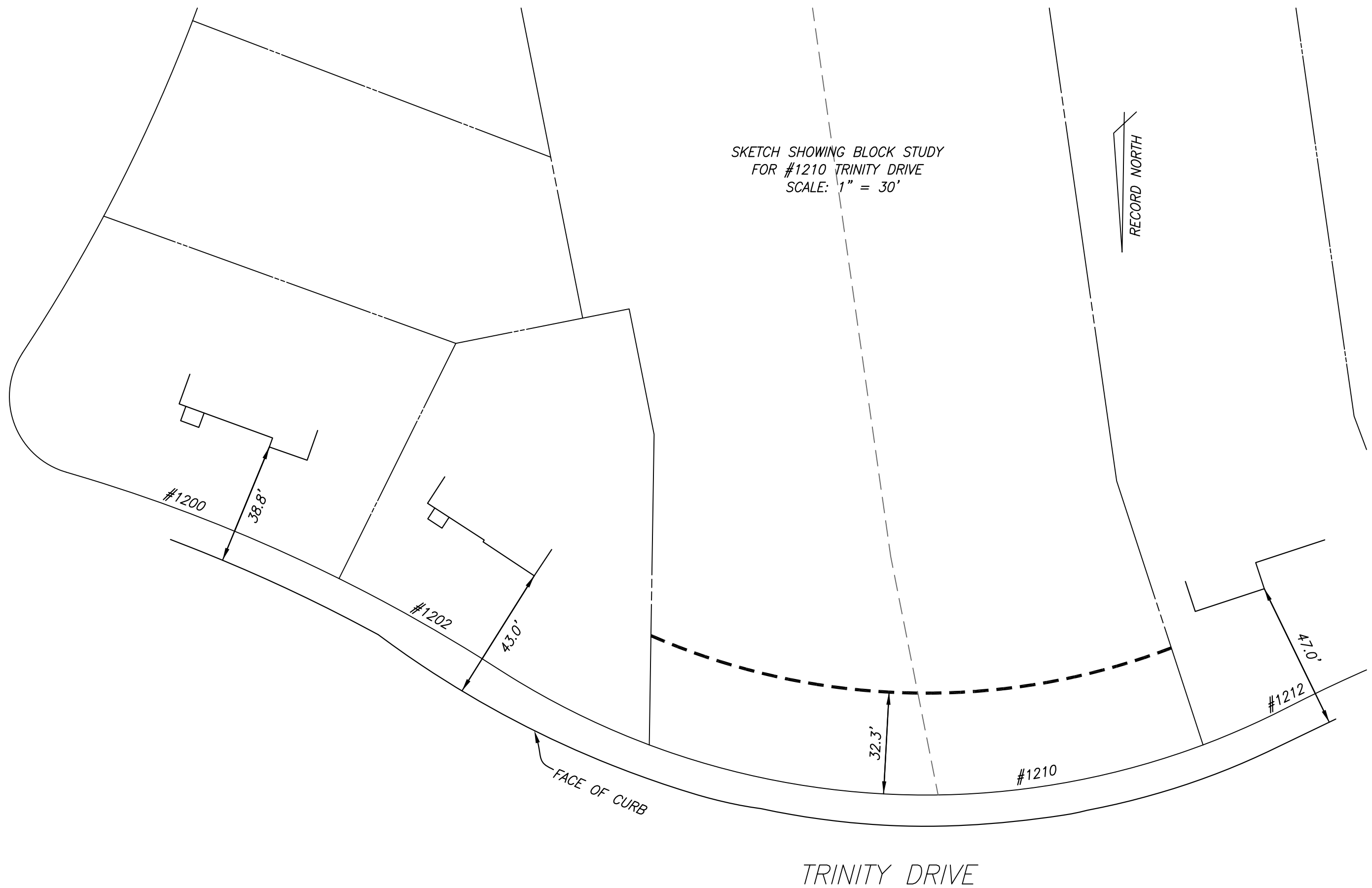


RECORD NORTH
(DB. 535, PG. 93)

N/F JUAN J. M.
& MARIA C. R.
1212 TRINITY
ALEXANDRIA, VA
TM. #051.04-0
ZONE: R-
USE: RESIDENTIAL
INSTR. #14000

PER INFILL REGULATIONS

SCALE: 1" = 20' DATE: 18 DECEMBER 2017





APPLICATION BOARD OF ZONING APPEALS

VARIANCE

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

PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☐ Agent

Name

Address

Daytime Phone

Email Address

2. Property Location

3. Assessment Map #

 Block

 Lot

 Zone

4. Legal Property Owner Name

Address

Lot 512, R/S of Lot 12 & Outlot 13, Block 1, Section 3 MALVERN HILL

Use additional sheets if necessary

Name	Address	Percent of Ownership
1.		
2.		
3.		

25%

Name	Address	Percent of Ownership
1.		
2.		
3.		

25%

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.		
2.		
3.		

none

5. Describe request briefly:

from either direction of the street. This would not be in keeping with the intent of the regulations. The position of the mature tree and the shape of the front of the lot presents an unusual conditions that amounts to a hardship for the new construction. The new construction should align with the setback of the existing house.

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.

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

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.

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

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

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

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

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

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

- 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.**

- 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.**

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

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.**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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: _____

Date: _____

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.



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 1209 Tamarisk Drive Zone R12
 A2. 24,127 x 0.30 = 7,328.1
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	<u> </u>	Basement**	<u> </u>
First Floor	<u> </u>	Stairways**	<u> </u>
Second Floor	<u> </u>	Mechanical**	<u> </u>
Third Floor	<u> </u>	Porch/ Garage**	<u> </u>
Porches/ Other	<u> </u>	Attic less than 5'	<u> </u>
Total Gross *	<u> </u>	Total Exclusions	<u> </u>

B1. Existing Gross Floor Area * Sq. Ft.
 B2. Allowable Floor Exclusions** Sq. Ft.
 B3. Existing Floor Area minus Exclusions Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>1,514</u>	Basement**	<u>1,514</u>
First Floor	<u>1,625 + 110</u>	Stairways**	<u>207</u>
Second Floor	<u>1,532 + 110</u>	Mechanical**	<u>20</u>
Third Floor	<u>1,532</u>	Porch/ Garage**	<u> </u>
Porches/ Other	<u>116</u>	Attic less than 5'	<u>1,119 + 262</u>
Total Gross *	<u>7,529</u>	Total Exclusions	<u>3,452</u>

C1. Proposed Gross Floor Area * 7,529 Sq. Ft.
 C2. Allowable Floor Exclusions** 3,452 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 4,077 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 4,077 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 7,328.1 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	<u> </u>
Required Open Space	<u> </u>
Proposed Open Space	<u> </u>

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 12/7/17



2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

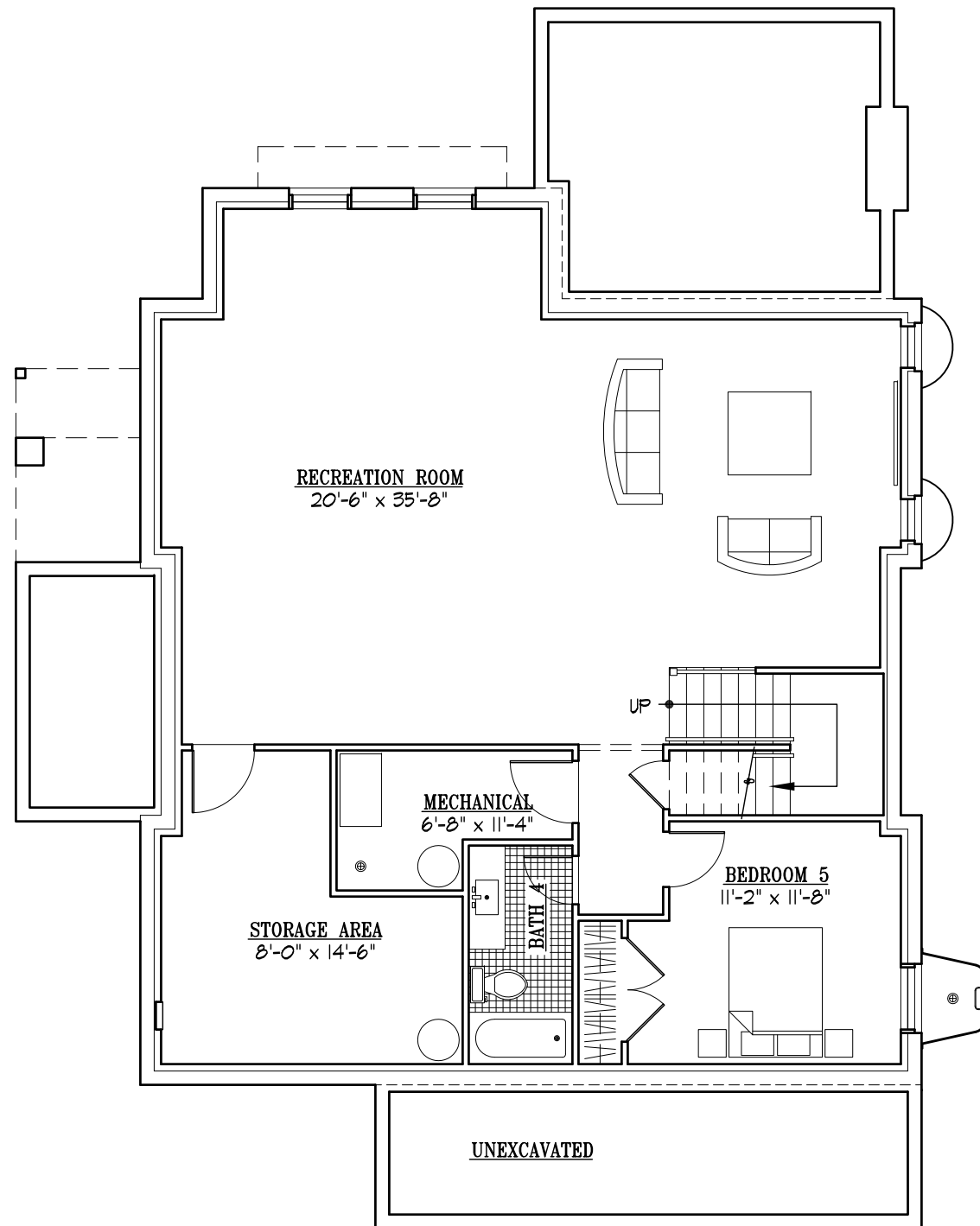


1208 TRINITY DRIVE
1208 TRINITY DRIVE ALEXANDRIA, VA 22314

EXISTING SITE PHOTOS

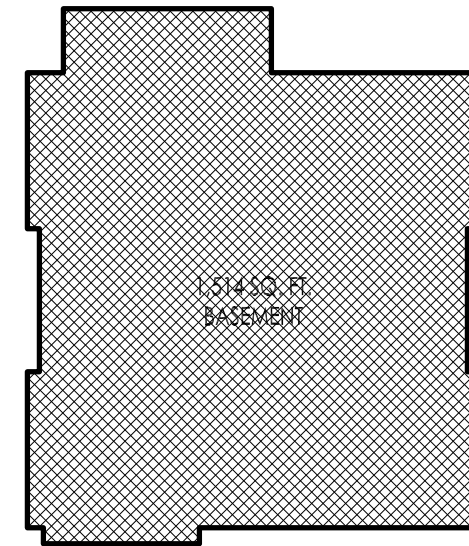
UPDATED 12/6/17

A1



1208 TRINITY DRIVE - PROPOSED BASEMENT PLAN

SCALE: 1/8" = 1'-0"



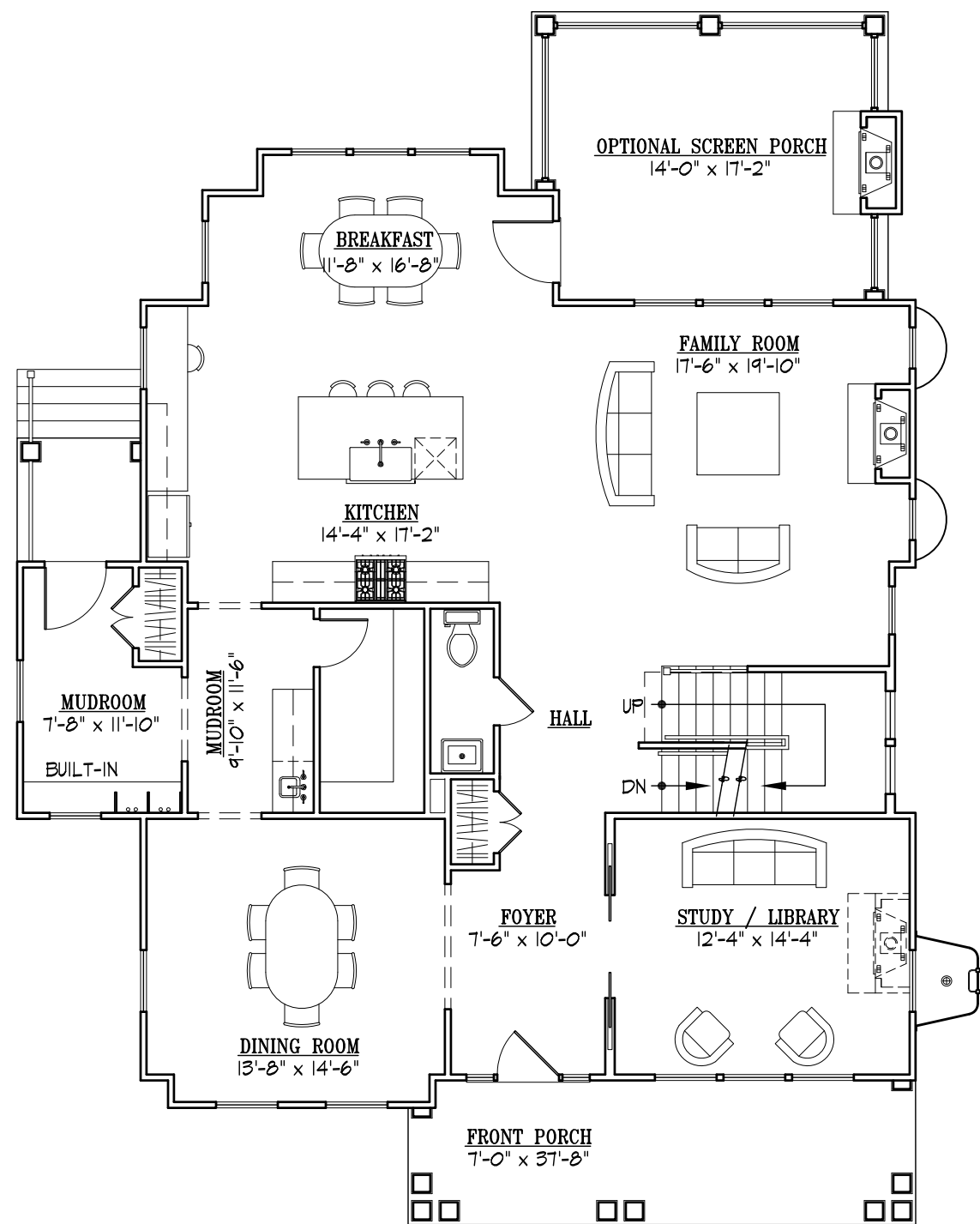
F.A.R. DIAGRAM

SCALE: 1/16" = 1'-0"

DRAWING KEY

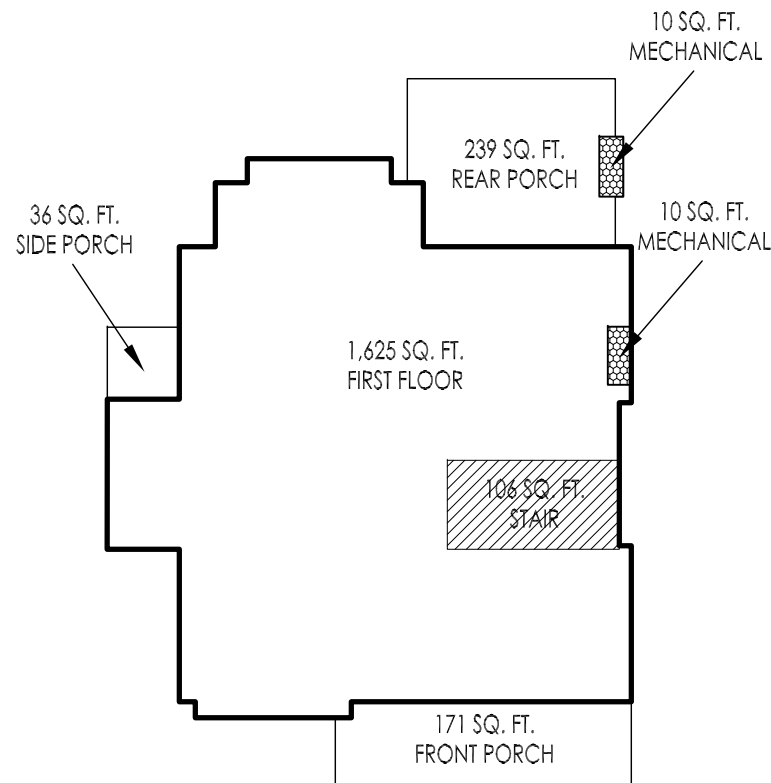
	BASEMENT DEDUCTION
	MECHANICAL DEDUCTION
	STAIR DEDUCTION
	AREA BELOW 5'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



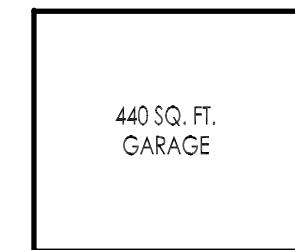
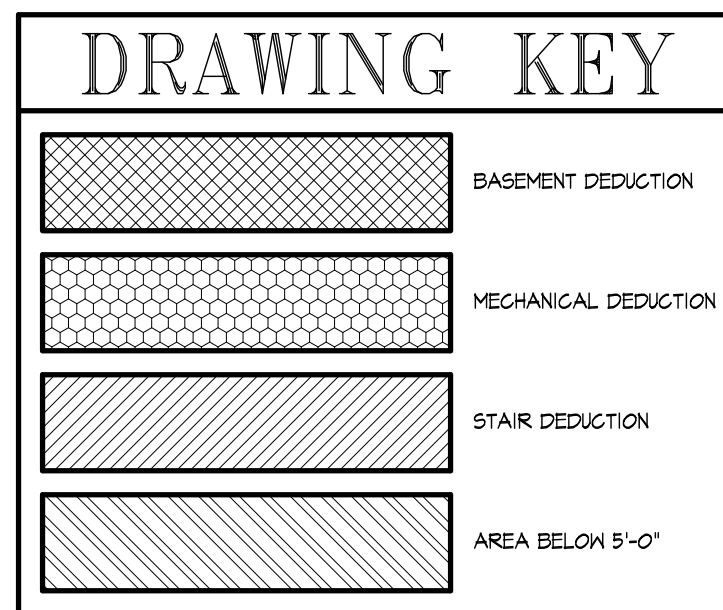
1208 TRINITY DRIVE - PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



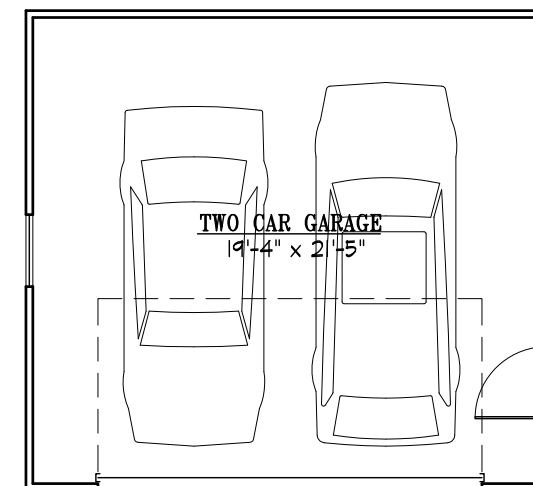
F.A.R. DIAGRAM

SCALE: 1/16" = 1'-0"



F.A.R. DIAGRAM

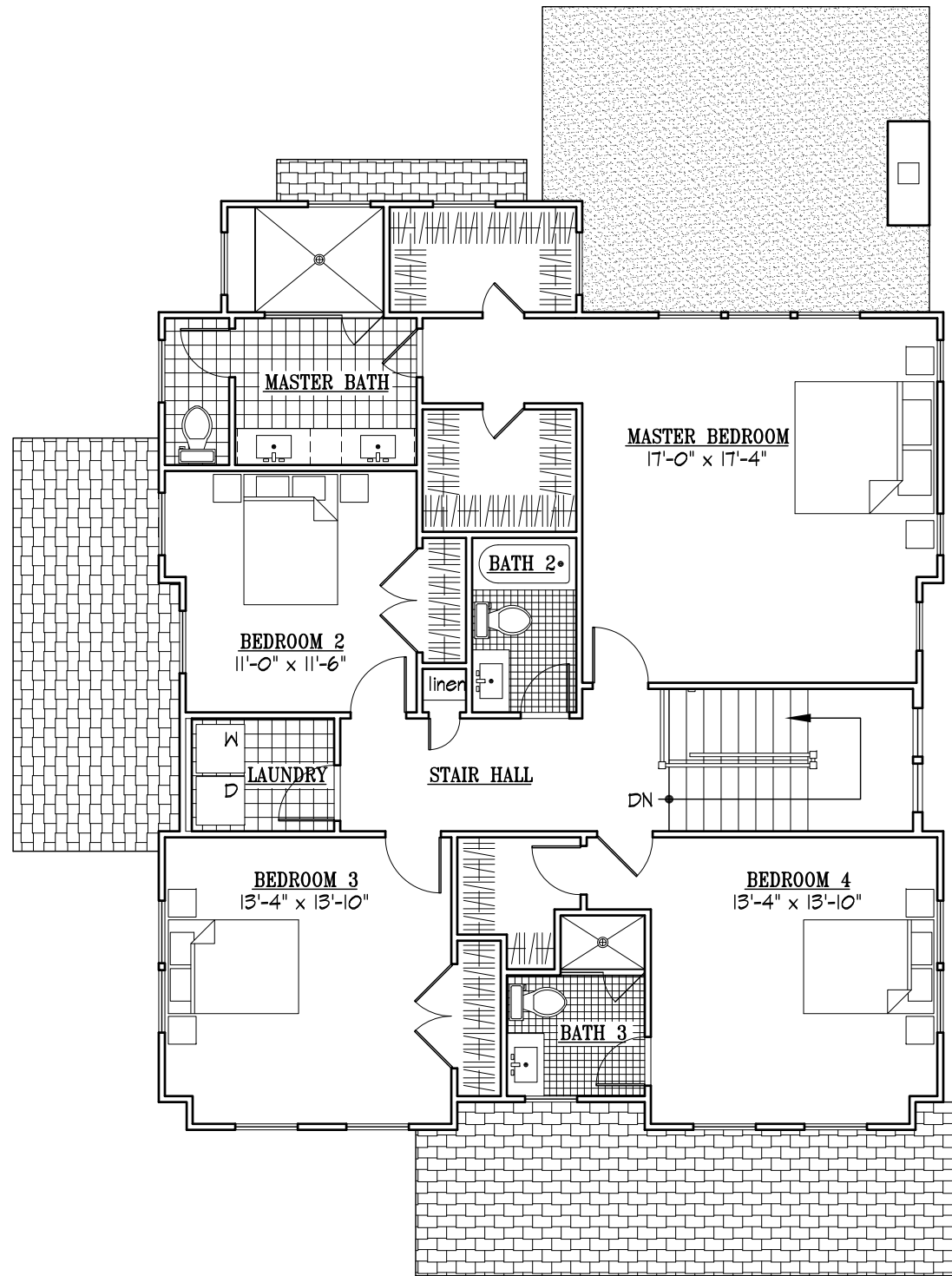
SCALE: 1/16" = 1'-0"



1208 TRINITY DRIVE - GARAGE

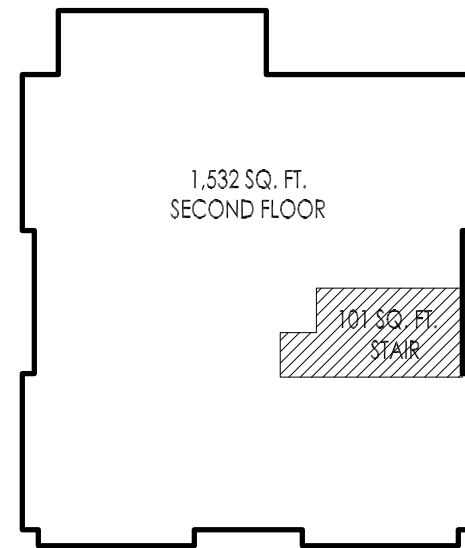
SCALE: 1/8" = 1'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1208 TRINITY DRIVE - PROPOSED SECOND FLOOR PLAN

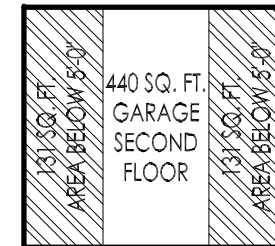
SCALE: 1/8" = 1'-0"



F.A.R. DIAGRAM

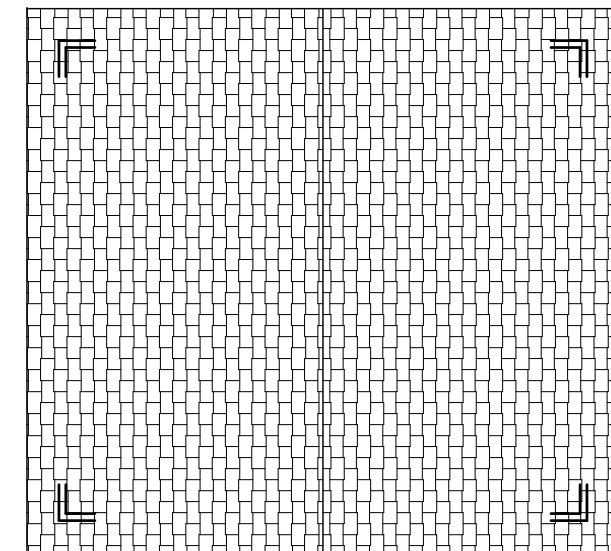
SCALE: 1/16" = 1'-0"

DRAWING KEY	
	BASEMENT DEDUCTION
	MECHANICAL DEDUCTION
	STAIR DEDUCTION
	AREA BELOW 5'-0"



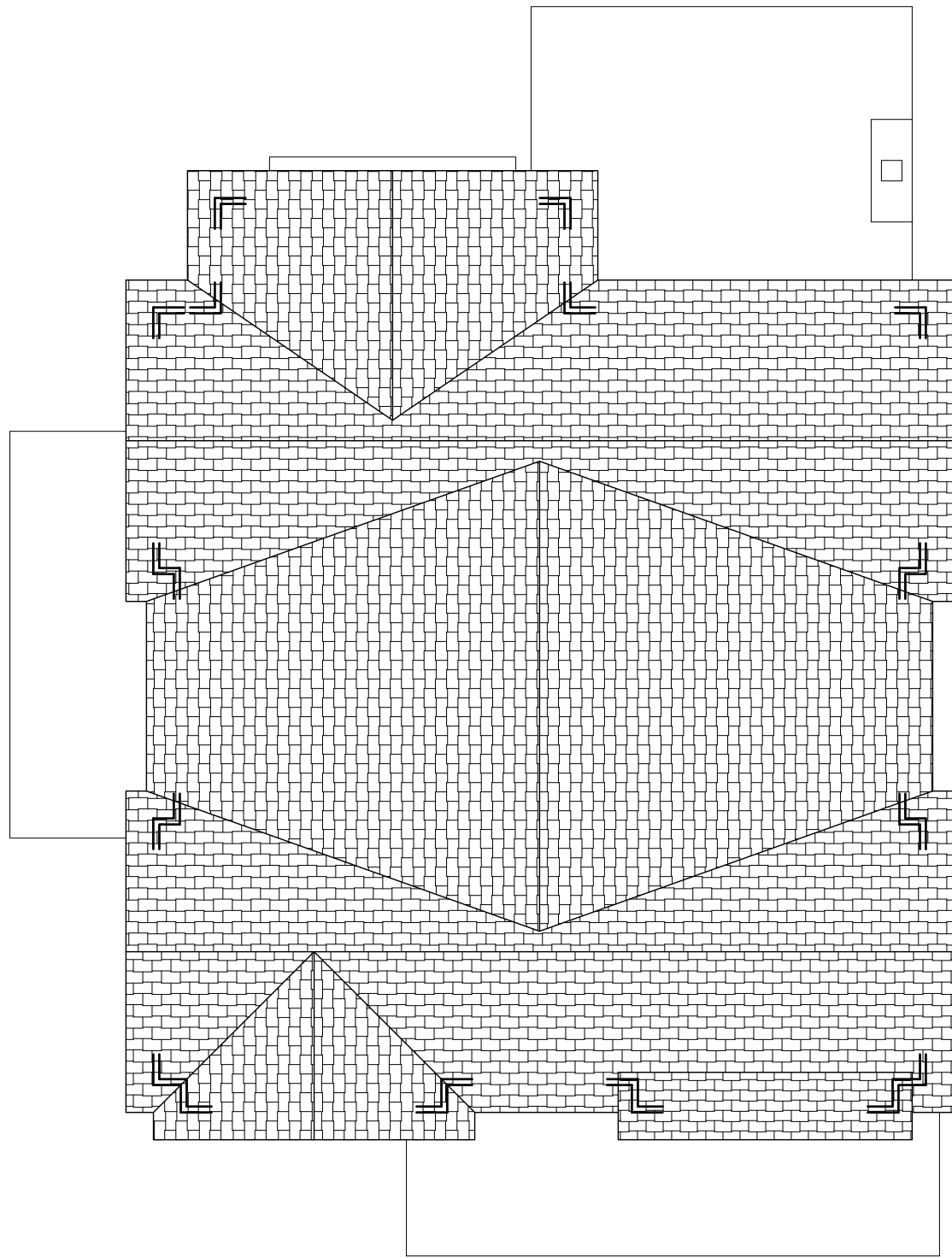
F.A.R. DIAGRAM

SCALE: 1/16" = 1'-0"



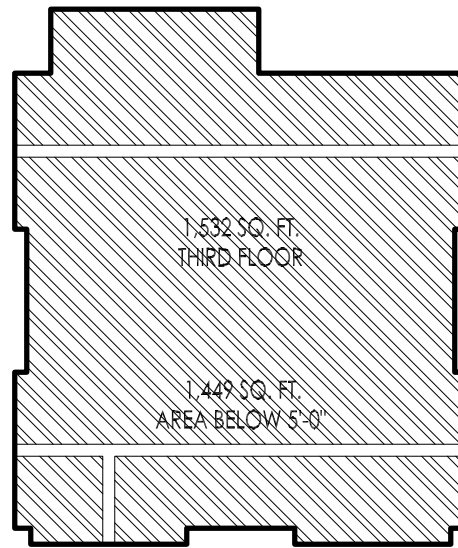
1208 TRINITY DRIVE - GARAGE ROOF

SCALE: 1/8" = 1'-0"



1208 TRINITY DRIVE - PROPOSED ROOF PLAN

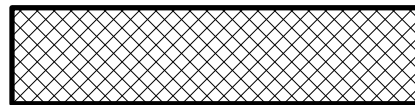
SCALE: 1/8" = 1'-0"



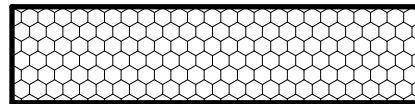
F.A.R. DIAGRAM

SCALE: 1/16" = 1'-0"

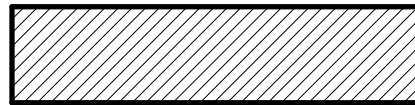
DRAWING KEY



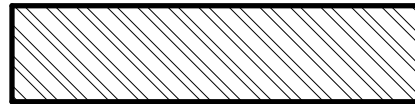
BASEMENT DEDUCTION



MECHANICAL DEDUCTION



STAIR DEDUCTION



AREA BELOW 5'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1208 TRINITY DRIVE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1208 TRINITY DRIVE - RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1208 TRINITY DRIVE - REAR ELEVATION

SCALE: 1/8" = 1'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



1208 TRINITY DRIVE - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



VIEW LOOKING EAST - HOUSE LOCATIONS PER INFILL REGULATIONS (TREE REMOVAL REQUIRED)



VIEW LOOKING EAST - HOUSE LOCATIONS PER SETBACK REQUEST (TREE PRESERVED)

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



VIEW LOOKING SOUTH - HOUSE LOCATIONS PER INFILL REGULATIONS (TREE REMOVAL REQUIRED)



VIEW LOOKING SOUTH - HOUSE LOCATIONS PER SETBACK REQUEST (TREE PRESERVED)

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



VIEW LOOKING WEST - HOUSE LOCATIONS PER INFILL REGULATIONS (TREE REMOVAL REQUIRED)



VIEW LOOKING WEST - HOUSE LOCATIONS PER SETBACK REQUEST (TREE PRESERVED)

2017 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS

To: Mary Christesen
Subject: RE: Docket # BZA Case #2017-0036 & #2017-0038

From: dgage@synaxis.to [<mailto:dgage@synaxis.to>]
Sent: Tuesday, January 02, 2018 6:24 PM
To: Mary Christesen
Cc: daconlan@synaxis.to
Subject: Docket # BZA Case #2017-0036 & #2017-0038

Ms. Christesen,

The above referenced BZA Cases are scheduled for public hearing at the January 11, 2018 Board of Zoning Appeals meeting. Before the zoning department staff prepares its report and recommendations for BZA consideration I would like to submit some comments regarding these zoning variance requests. I strongly urge the P&Z staff to recommend the BZA to reject the requested front yard setback variances.

My name is David Gage and my wife and I have resided at 306 Princeton Blvd, Alexandria for the past 19 years. Our rear yard abuts the current single parcel designated as 1210 Trinity Drive, Alexandria. The recent new owners of this property are planning to demolish the current single residence on the property, split the current single parcel into two separate lots and construct 2 new single family residences, one on each parcel, creating the new address of 1208 Trinity for one lot and maintaining the current 1210 Trinity address for the second lot.

We purchased our home originally in large part because of the scenic view and privacy afforded by the many trees behind our property on 1210 Trinity's lot and all the adjoining wooded rear yards going up the hill towards Quaker on the left side of Trinity Drive. The rear windows of our home are angled toward the rear of the existing home at 1210 Trinity, but due to numerous existing trees along the left property line of 1210 Trinity and behind the residence, the structure is almost completely shielded from our view.

Construction of the new residences will adversely impact our property and other adjoining neighborhood properties on Trinity Drive, Princeton Blvd and Dartmouth Court due to the planned removal of at least 13 existing trees along the left property line of 1208 Trinity that currently serve as privacy barriers and block view of the current residence from our home as well as the other adjoining properties.

The requested front yard setback variance will be detrimental to adjacent and neighboring homes. The two new homes to be built at 1208 and 1210 Trinity will have significantly higher elevations and extend more deeply into the lot than the existing structure, plus the additional inclusion of two new two story 2-car garages to be constructed behind the new homes will be prominently visible from adjoining and neighboring properties, and even more so due to planned removal of existing trees along the property line. The view of the rear of these new structures will be unsightly from adjoining and neighboring properties and will adversely affect our property values due to the loss of views and privacy. Granting the requested setback variance would enable the builders to construct the new homes and garages almost 23 feet further back on the property lot than is allowed under Alexandria's infill construction regulations and would push the new homes and garages 23 feet further to the rear of the property, making them even more prominently visible to adjoining and neighboring properties.

Alexandria Infill Regulations do not permit approval of the requested setback variances. The property owners are requesting approval of a setback increase of +/-23 feet, City Code allows a maximum adjustment of ten percent of the average front setback line. The average front setback on Trinity Drive is 32' 2", making the maximum allowable setback increase to be approximately 3.2 feet. City Code Sec. 11-302 provides that:

A lot in a single family, two family or townhouse zone may be the subject of a special exception from the following zoning requirements pursuant to this [section 11-1300](#):

(D) Established front yard setback requirements for a main dwelling required by [section 7-2503](#), subject to the following requirements:

(1) Limitation on front setback increase or decrease.

(a) An adjustment is allowed of as much as ten percent from the average front setback line calculated for the project or five feet, whichever is less.

I respectfully urge Alexandria Planning & Zoning staff to recommend that BZA reject the requested front setback variance for 1208 and 1210 Trinity Drive, because it will be detrimental to the neighborhood and adjacent properties, City code does not permit approval of such a large front setback increase and the existing setback requirements provide reasonable means and location on the lot to accommodate the proposed structures.

Thank you for your consideration – if you have any questions or would like additional information, please don't hesitate to contact me.

David Gage
306 Princeton Blvd
Alexandria, VA 22314
703-819-6664