

Docket Item # 3  
BZA Case #2018-0002  
Board of Zoning Appeals  
March 8, 2018

**ADDRESS:** 2428 TAYLOR AVENUE  
**ZONE:** R-8/SINGLE- FAMILY ZONE  
**APPLICANT:** JOSEPH & JENNIFER HARTENSTINE, REPRESENTED BY KIM A. BEASLEY, ARCHITECT

**ISSUE:** Request for two separate special exceptions: (a) to construct an open front porch in the required front yard facing Taylor Avenue; (b) to construct a second-floor addition over the first floor in the required secondary front yard facing Virginia Avenue.

| CODE<br>SECTION | SUBJECT                            | CODE<br>REQMT | APPLICANT<br>PROPOSES | REQUESTED<br>EXCEPTION |
|-----------------|------------------------------------|---------------|-----------------------|------------------------|
| 7-2503(A)*      | Front Yard<br>(Open Front Porch)   | 24.19         | 16.50 ft.             | 7.69 ft.               |
| 7-2503(A)**     | Secondary Front Yard<br>(Addition) | 27.85         | 24.40 ft.             | 3.45 ft.               |

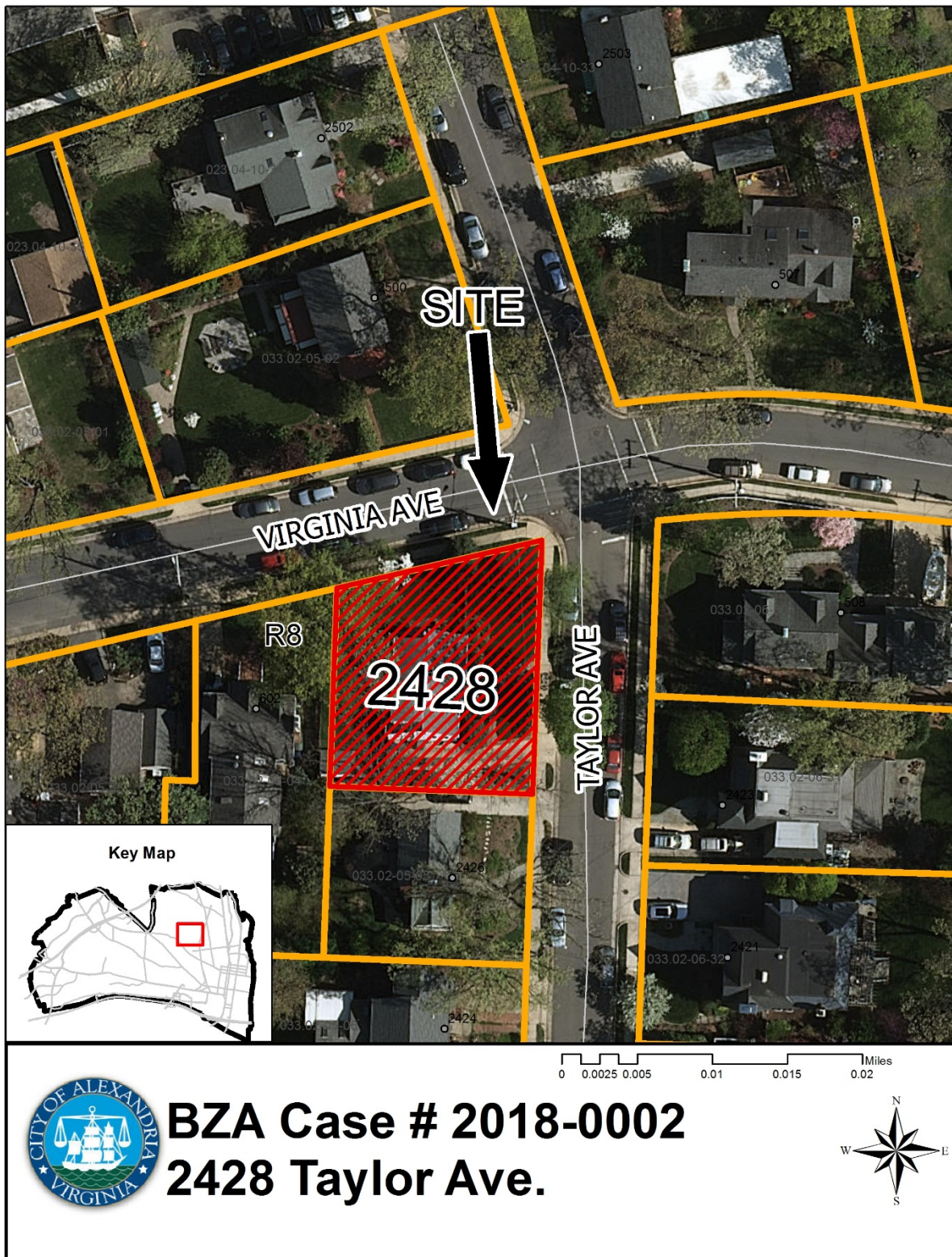
\*Based on the average front setback of the block face of dwelling units located on Taylor Avenue.

\*\*Based on the average front setback of the block face of dwelling units located on Virginia Avenue.

Measurement taken from property line to closest covered projection.

The staff **recommends approval of** the requested special exceptions because both requests meet the criteria for a special exception.

If the Board decides to grant the requested special exceptions, 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, setbacks. 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 applicant proposes to make the following improvements to the existing dwelling unit: (a) to construct and open front porch in the required front yard facing Taylor Avenue; (b) to construct a second-floor addition over the existing first floor in the required secondary front yard facing Virginia Avenue at 2428 Taylor Avenue.



**II. Background:**

The subject property, a corner lot, is one lot of record with 89.15 feet of frontage facing Taylor Avenue, 77.38 of frontage facing Virginia Avenue, a depth of 75.00 feet along the south side property line and a depth of 70.14 feet along the west side property line. The property contains 5,973 square feet of lot area. The lot is noncomplying for a corner lot in the R-8 zone as to the lot area and lot width facing Virginia Avenue.

The property is currently developed with a detached single- family dwelling located 24.50 feet from the front property line facing Taylor Avenue and 24.40 feet from the front property line facing Virginia Avenue. The distance from the southern side property line is 15.60 feet and from the western property line is approximately 26.20 feet. According to Real Estate records, the dwelling unit was constructed in 1950.

**Table 1. Zoning Table**

| <b>R-8</b>                                | <b>Requirement</b> | <b>Existing</b> | <b>Proposed</b> |
|---|--------------------|-----------------|-----------------|
| <b>Lot Area</b>                           | 8,000 sq. ft.      | 5,973 sq. ft.   | 5,973 sq. ft.   |
| <b>Lot Width<br/>(Taylor Avenue)</b>      | 80.00 ft.          | 89.15 ft.       | 89.15 ft.       |
| <b>Lot Width<br/>(Virginia Avenue)</b>    | 80.00 ft.          | 79.00 ft.       | 79.00 ft.       |
| <b>Lot Frontage<br/>(Taylor Avenue)</b>   | 40.00 ft.          | 89.15 ft.       | 89.15 ft.       |
| <b>Lot Frontage<br/>(Virginia Avenue)</b> | 40.00 ft.          | 77.38 ft.       | 77.38 ft.       |
| <b>Front Yard<br/>(Taylor Avenue)</b>     | 24.19 ft.          | 24.50 ft.       | 16.50 ft.       |
| <b>Front Yard<br/>(Virginia Avenue)</b>   | 27.85 ft.          | 24.40 ft.       | 24.40 ft.       |



| <b>R-8</b>               | <b>Requirement</b>            | <b>Existing</b> | <b>Proposed</b> |
|--------------------------|-------------------------------|-----------------|-----------------|
| <b>Side Yard (South)</b> | 1:2 minimum 8.00 ft.          | 15.60 ft.       | 15.60 ft.       |
| <b>Side Yard (West)</b>  | 1:2 minimum 8.00 ft.          | 26.20 ft.       | 8.00 ft.        |
| <b>Building Height</b>   | 25.00 ft.                     | 20.00 ft.       | 22.83 ft.       |
| <b>Floor Area Ratio</b>  | Max. .35<br>(2060.05 sq. ft.) | 1420.4 sq. ft.  | 2071.6 sq. ft.  |

**III. Description:**

The applicant proposes (a) to construct an open front porch in the required front yard facing Taylor Avenue; (b) to construct a second-floor addition over the existing first floor in the required secondary front yard facing Virginia Avenue.

The proposed porch would be 22.33 feet wide by 8.00 feet deep with a total of 194.64 square feet. The porch would be located 16.50 feet from the east property line. The porch would measure approximately 10.67 feet in height from the average grade to the midpoint of the porch roof. The proposed porch requires a special exception under Section 11-1302 (C) to be located in the required front yard.

On the front of the existing house, the applicant proposed to construct a small addition in a location that is setback from the main wall of the house that measures 2.1 by 13.20 feet for a total of 27.72 feet located 24.50 feet from the front property line facing Taylor Avenue. In addition, a bay window would project into the required front yard. The projection is a permitted obstruction granted in the zoning ordinance under section 7-202(A)(3). The infill addition would be behind the average prevailing front setback line; thus, does not need relief from the Board of Zoning Appeals.

The proposed second floor addition would align with the existing first floor. The proposed second floor addition would measure 26.42 feet by 35.33 feet for a total of 933.42 square feet. This new addition would be situated over the foot print of the existing house and will be 24.50 feet from the front property line facing Taylor Avenue and 24.40 feet from the front property line facing Virginia Avenue, 23.00 feet from the west side property line and 15.60 feet from the south side property line. A special exception of 3.45 is requested to construct the addition in the secondary front yard facing Virginia Avenue.

Lastly, a one-story expansion to the rear of the existing home is proposed. This expansion, will measure 16.67 feet by 15.66 feet for a total of 261.05 square feet. The rear expansion will also encompass a slight bump out that measures 3.00 feet by 4.00 feet for a total of 12.00 square feet. Additionally, a mud room that measures 6.33 feet by 10.00 feet for a total of 63.30 square feet is being proposed. In totality, the combined total expansion is

336.05 square feet. This proposed one-story addition will be located 8.00 feet from the west side property line, 19.00 feet from the south side property line and 27.85 feet from the secondary front property line facing Virginia Avenue. Because this addition will be behind the average along Virginia Avenue and in compliance with all other setback requirements, the addition is not subject to this special exception.

At the northeastern corner of the dwelling, there is a small portion of the existing home that is within the vision clearance. Because the second story addition will not increase the change the amount of vision clearance obstruction, the second story addition does not require a variance from the vision clearance.

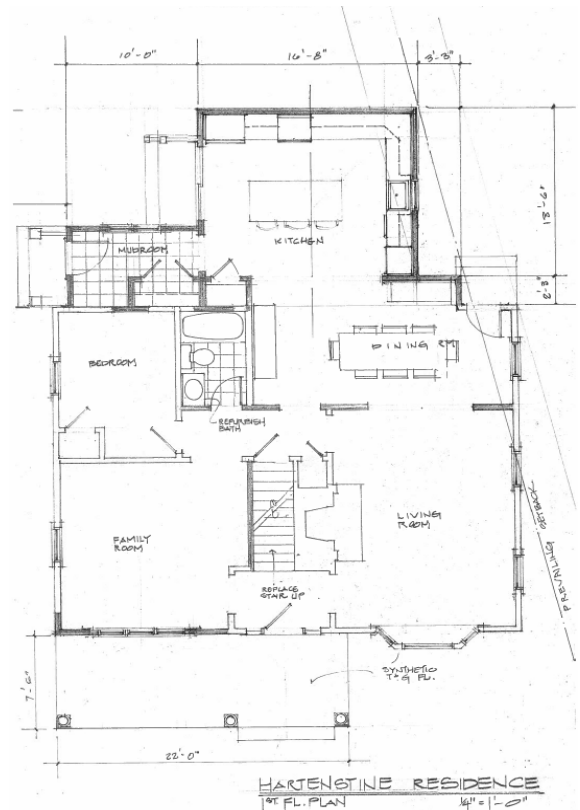
Upon completion of the work, the proposed renovations shall to comply with the floor area requirements. (Refer to floor area calculations.)

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

#### IV.

##### **Master Plan/Zoning:**

The subject property is zoned R-8, single-family zone, and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Northridge/Rosemont Small Area Plan.



#### V.

##### **Requested Special Exception:**

###### **7-2503(A) Average Front Setback**

This section of the zoning ordinance requires a front setback on two frontages as this lot is a corner lot with a frontage facing Taylor Avenue and a frontage facing Virginia Avenue. The applicant is requesting for two separate special exceptions to (a) construct and open front porch and (b) a second story addition over an existing one-and half-story dwelling unit.

###### **Open Front Porch**

The first request is for an open front porch facing Taylor Avenue. Based on the average setback of 24.19 feet of the block face of dwelling units located on Taylor Avenue, the applicant is requesting to construct an open front porch that will be 16.50 feet from the front property line necessitating a request for a special exception of 7.69 feet.

Second Story Addition

The second request is for a special exception of 3.45 feet to construct a second-story addition over the existing dwelling and one-story rear addition 24.40 feet from the front property line facing Virginia Avenue. A front setback of 27.85 feet is required based on a block face of dwelling units located on Virginia Avenue between Cameron Mills Road and Taylor Avenue.

**VI. Noncomplying Structure/ Substandard Lot:**

| <u>Regulation</u>            | <u>Required</u> | <u>Existing</u> | <u>Noncompliance/Substandard</u> |
|------------------------------|-----------------|-----------------|----------------------------------|
| Lot Size                     | 9,000 sq. ft.   | 5,973 sq. ft.   | 3, 027 sq. ft.                   |
| Front Yard (Virginia Avenue) | 27.85 ft.       | 24.40 ft.       | 3.45 ft.                         |
| Lot Width (Virginia Avenue)  | 80.00 ft.       | 79.00 ft.       | 1.00 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.

**7-2503(A) Average Front Setback**

**Open Front Porch**

The proposed new open front porch would not be detrimental to the public welfare. The Infill Task Force in developing current zoning standards for single family dwellings recommended that “open front porches can be a neighborhood-friendly design asset that enhances the values of a homeowner’s property and the neighborhood as a whole.” This proposed front porch would be located at a reasonable distance from adjacent residences and would not infringe on or affect other properties because of its location on the lot.

**7-2503(A) Average Front Setback**

**Second-Floor Addition**

The new proposed second story addition will replace the current half-story addition. The proposed second-floor addition over the first floor would align with the existing non-complying front wall facing the secondary front yard facing Virginia Avenue. That existing front wall encroaches 3.45 feet into the required secondary front yard. The proposed addition would have a compliant front yard facing Taylor Avenue as well as side yards. The enlargement off the dwelling continues to allow the dwelling to comply with all other setbacks and floor area ratio.

The proposed addition expansion of the existing noncomplying wall in the required front yard facing Virginia Avenue would not be detrimental to the

**public welfare, neighborhood of adjacent properties because it is not a further reduction of the front yard.**

- 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.

**Second-Story Addition**

**The special exception request for the second-story addition would not impair an adequate supply of light. The proposed addition will comply with the side yard setbacks and is sited to not restrict light or air to the property.**



**Open Front Porch**

**The proposed front porch will remain open and is unlikely to reduce light or air to any other property. It would also be 15.60 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.

**Second-Story Addition**

**Granting of the special exception would not alter the essential character of the area of or zone. Many of the homes in the area are two-story dwellings that have side or rear additions. The proposal is modest in bulk and mass and in compliance with the zoning and floor area ratio. This is one of the few homes on this block face that does not have a second story or other additions.**

**Open Front Porch**

**The house currently has an existing open portico. The applicants are proposing to create and expanded covered area to be consistent with the requirements for an open front porch. This house would be the first on the block to have an open front porch; however, the block consists of various style homes and this would not alter the essential characteristics of the area or the zone.**

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

**Second-Story Addition**

The proposed second-story addition would be most compatible with the development in the surrounding neighborhood. Most homes on this street are two-story dwelling units. What the owners are proposing is to demolish the half-story and erect a new second-story addition to accommodate additional living space.

**Open Front Porch**

This house will be the first on the block face to have a front porch that will expand across a portion of the front façade of the dwelling unit. Many of the houses on the block facing Taylor Avenue have either a portico or nothing at all. Because of the variety of front facades on the block face vary in style, while this would be a change, it would also be keeping within the context that the covered is as different in style as the houses are different in characteristics.

- 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.

**Second-Story Addition**

The proposed addition represents the only reasonable means to locate and accommodate additional square footage on the lot. The subject property is a corner lot with two front yards which requires the applicant to comply with front yard setbacks on both frontages. In the case of this property, the existing house sits forward of the average prevailing setback on Virginia Avenue and the property line is at an angle to the house, thus the applicants are seeking a special exception to construct in line with the existing noncomplying front building wall. The applicants are seeking a special exception to building along the existing non-complying plane wall.

**Open Front Porch**

The proposed location for the open front porch is the only location given the constraint of the lot. If the front porch were to be located on the other side of the house (closer to Virginia Avenue), the applicants would be required to seek a variance as the proposed front porch would be in the vision clearance triangle thus, requiring a variance.

**VIII.**

**Staff Conclusion:**

**Neighborhood Impact**

The proposed project mass and scale appears to be compatible with the character of properties in the neighborhood. The proposed porch is in proportion and architecturally compatible with the proposed addition. The proposed covered porch would be not be



detrimental to neighboring properties and will keep with the intent of the regulation to complement the view of the home from the street.

Light and Air

The new second-story addition will have negligible impact on light and air as it will be constructed in line with the footprint of the existing dwelling and is located centrally on the lot away from adjacent properties. The house currently has a half-story. The owners are requesting to construct a complete second floor.

The new open front porch, already addressed above, will have negligible impact on light and air. The subject property is a corner lot thus has required front yard setback on Taylor Avenue and the secondary frontage facing Virginia Avenue. On the south side of the property is a driveway and the adjacent house to the south has a driveway with a green space between the two properties. The porch is required to remain open and will not impact light or air to other properties.

Lot Constraints

Due to the lot being a corner lot with two restrictive front yards and the angular shape of the lot narrowing towards the west of the property, the buildable area on the lot is reduced, making these special exceptions reasonable.

Staff Conclusion

In conclusion, staff believes that the applicant's requests are consistent with the standards for special exceptions.

Staff **recommends approval** of the requested special exception to construct an open front porch.

Staff **recommends approval** of the requested special exception to construct a second floor addition over the first floor.

Staff:

Marlo Ford, Urban Planner, [marlo.ford@alexandriava.gov](mailto:marlo.ford@alexandriava.gov)

Shaun Smith, Acting Zoning Manager, [shaun.smith@alexandriava.gov](mailto:shaun.smith@alexandriava.gov)

Mary Christesen, Acting Division Chief, [mary.christesen@alexandriava.gov](mailto:mary.christesen@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:

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

Code Administration:

No comments received from department.

Recreation (Arborist):

No comments received from department.

Historic Alexandria (Archaeology):

F-1 Based on historic maps, little of historic consequence appears to have occurred on the property. As such, there is a relatively small possibility for finding evidence of significant historic or prehistoric activity at the subject property. Nevertheless, there is no harm in remaining vigilant for any cultural resources that might be present on the property, even if this is a remote possibility.

R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of 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.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

BZA Case # \_\_\_\_\_



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PART A**

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name KIM A. BEASLEY, AIA

Address 11 FORREST ST.

ALEXANDRIA, VA 22305

Daytime Phone 703-965-7390

Email Address rk+ectkim@aol.com

2. Property Location 2428 TAYLOR AVE.

3. Assessment Map # 033 Block 02 Lot 05 Zone 03

4. Legal Property Owner Name JENNIFER OR JOSEPH HARTENSTINE

Address 2428 TAYLOR AVE.

ALEXANDRIA, VA 22302

## 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. NONE |         |                      |
| 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 \_\_\_\_\_ (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. JOSEPH HARTENSTINE   | 2428 TAYLOR AVE.<br>ALEXANDRIA, VA | 50%                  |
| 2. JENNIFER HARTENSTINE | "                                  | 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. 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.

12/11/17  
Date

KIM A. BEASLEY  
Printed Name

  
Signature

**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 2428 TAYLOR AVE Zone R-8  
 A2. 5978 x .35 = 2092.3  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

| Existing Gross Area* |              | Allowable Exclusions              |              |
|----------------------|--------------|-----------------------------------|--------------|
| Basement             | 909.5        | Basement**                        | 909.5        |
| First Floor          | 909.5        | Stairways**                       | 67.9         |
| Second Floor         | 608          | Mechanical**/CHIMN                | 19.8         |
| Third Floor          | —            | Porch/Garage**<br>P-ETICO<br>SHED | 28.0<br>58.4 |
| Porches/Other DEMO   | 28.0<br>58.4 | Attic less than 5'                | —            |
| Total Gross*         | 2513.4       | Total Exclusions                  | 1083.6       |

B1. Existing Gross Floor Area \*  
2513.4 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
1083.6 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1429.8 Sq. Ft.  
 (subtract B2 from B1)

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

| Proposed Gross Area* |        | Allowable Exclusions |        |
|----------------------|--------|----------------------|--------|
| Basement             | —      | Basement**           | —      |
| First Floor          | 360.7  | Stairways**          | 16.8   |
| Second Floor         | 327.5  | Mechanical**/CHIMN   | 11.0   |
| Third Floor          | 935.5  | Porch/Garage**       | 165.0  |
| Porches/Other        | 165.0  | Attic less than 5'   | 935.5  |
| Total Gross*         | 1788.7 | Total Exclusions     | 1128.3 |

C1. Proposed Gross Floor Area \*  
1788.7 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
1128.3 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
660.4 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2090.2 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2092.3 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: JMA. [Signature]Date: 2/11/17



## 5. Describe request briefly:

OWNERS ARE REQUESTING APPROVAL FOR A  
SPECIAL EXCEPTION FOR ADDITIONS TO CONSTRUCT  
A 2ND FLOOR ADDITION ABOVE 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.

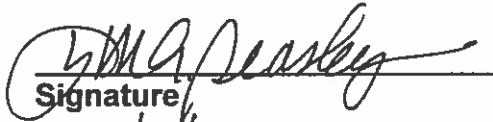
☐ No — Said agent shall be required to obtain a business prior to filing application.

**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 A. BEASLEY MA  
Print Name

703-965-7390  
Telephone

  
Signature  
2/11/18  
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 (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.

THE SPECIAL EXCEPTION IF GRANTED, ALLOWS THE OWNER TO EXPAND THE EXISTING 2<sup>ND</sup> FL. TO INCLUDE A THIRD BEDROOM, KID'S BATHROOM, LAUNDRY ROOM & IMPROVED MASTER BEDROOM.

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

THE PROPOSED ADDITION WILL NOT HARM ADJOINING PROPERTIES AND WILL MATCH THE TWO-STORY HOMES THAT ARE PREDOMINANTLY ON TAYLOR AVE.

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

THE PROPOSED ADDITION IS NORTH OF THE IMMEDIATE NEIGHBOR ON TAYLOR AVE. AS SUCH, THERE WILL BE NO IMPACT ON DAYLIGHT. THE NEIGHBOR TO THE WEST HAS PROVIDED A LETTER OF SUPPORT. THE PROPOSED ADDITION IS APPROX. 4'-0" TALLER THAN THE EXISTING 2<sup>ND</sup> FL. STRUCTURE.

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

THE VAST MAJORITY OF HOMES ON TAYLOR AVE.  
ARE FULL TWO STORY STRUCTURES.

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

(SEE #4). THE PROPOSED DESIGN IS A  
TRADITIONAL VENEZUELAN AND IS SIMILAR  
TO MANY HOMES IN THE NEIGHBORHOOD.

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

THE PROPOSED ADDITION IS SITUATED DIRECTLY  
ABOVE THE EXISTING FOOTPRINT. THE NORTH  
ELEVATION ILLUSTRATES THE MINOR  
ENCROACHMENT ON THE PREVAILING SETBACK.

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. LETTERS OF SUPPORT ARE ATTACHED.

BZA Case # \_\_\_\_\_



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR PORCHES**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent  
Name KIM A. BEASLEY, AIA  
Address 11 FORREST ST.  
ALEXANDRIA, VA 22305  
Daytime Phone 703-965-7390  
Email Address rktectkim@aol.com
2. Property Location 2428 TAYLOR AVE.
3. Assessment Map # 033 Block 02 Lot 05 Zone 03
4. Legal Property Owner Name JENNIFER OR JOSEPH HARTENSTINE  
Address 2428 TAYLOR AVE.  
ALEXANDRIA, VA 22302

## 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. NONE |         |                      |
| 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 \_\_\_\_\_ (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. JOSEPH HARTENSTINE   | 2428 TAYLOR AVE.<br>ALEXANDRIA, VA | 50%                  |
| 2. JENNIFER HARTENSTINE | "                                  | 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. 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.

2/11/17 KIM A. BEASLEY  
Date Printed Name

  
Signature

BZA Case # \_\_\_\_\_

5. Describe request briefly :

OWNERS REQUEST A SPECIAL EXCEPTION TO  
CONSTRUCT A 165 SQ. FT. FRONT PORCH  
CONSISTENT WITH ZONING REGULATIONS.

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.

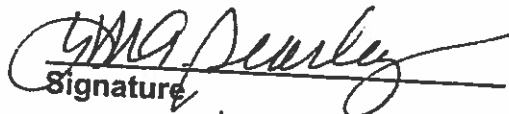
☐ No — Said agent shall be required to obtain a business prior to filing application.

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:

KIM A. BEASLEY  
Print Name

703-965-7390  
Telephone

  
Signature

2/11/17  
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).



BZA Case # \_\_\_\_\_

**PART B** (SECTIONS 11-1302(C) and 11-1304)

**APPLICANT MUST COMPLETE THE FOLLOWING:**  
(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
  - a. Porch projection from front building wall to deck edge 7'-6"
  - b. Length of building wall where porch is to be built 35'-6"
  - c. Length of porch deck 22'-0"
  - d. Depth of overhang 12"
  - e. Distance of furthest projecting porch element from the front property line 16'-0"
  - f. Overall height of porch from finished or existing grade 10'-8"
  - g. Height of porch deck from finished or existing grade 1'-8"
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.  
MOST OF THE HOMES ON THE WEST SIDE OF TAYLOR AVE. WERE CONSTRUCTED NEAR THE ORIGINAL BUILDING RESTRICTION LINE (BRL).
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.  
THE PROPOSED PORCH WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES, OR TO THE NEIGHBORHOOD IN GENERAL.
4. Explain how the proposed porch will affect the light and air to any adjacent property.  
THE PROPOSED PORCH WILL BE LOCATED AT THE NORTH-EAST SIDE OF THE LOT. NEITHER LIGHT NOR AIR WILL ADVERSELY AFFECT NEIGHBORS.
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.  
ATTACHED LETTERS OF SUPPORT HAVE BEEN ATTACHED.

BZA Case # \_\_\_\_\_

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

THE PROPOSED OPEN FRONT PORCH HAS  
BE DESIGNED WITH TRADITIONAL DETAILS  
CONSISTENT WITH THE NEIGHBORHOOD  
DESIGN VERNACULAR. WITH LIMITED BACKYARD  
SPACE, THE FRONT PORCH PROVIDES FOR  
ALTERNATIVE OUTDOOR SPACE THAT ALLOWS  
FOR WELCOME NEIGHBORHOOD INTERACTION.



A

# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICT

## A. Property Information

A1. Street Address 2428 TAYLOR AVE Zone R-8  
A2. 5978 x .35 = 2092.3  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

| Existing Gross Area* |        | Allowable Exclusions |        |
|----------------------|--------|----------------------|--------|
| Basement             | 909.5  | Basement**           | 909.5  |
| First Floor          | 909.5  | Stairways**          | 67.9   |
| Second Floor         | 608    | Mechanical**/CHIMN   | 19.8   |
| Third Floor          | -      | Porch/Garage**       | 28.8   |
| Porches/Other DEMO   | 28.0   | Attic less than 5**  | 58.4   |
|                      | 58.4   |                      |        |
| Total Gross*         | 2513.4 | Total Exclusions     | 1083.6 |

B1. Existing Gross Floor Area \*  
2513.4 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
1083.6 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
1429.8 Sq. Ft.  
(subtract B2 from B1)

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

| Proposed Gross Area* |        | Allowable Exclusions |        |
|----------------------|--------|----------------------|--------|
| Basement             | -      | Basement**           | -      |
| First Floor          | 360.7  | Stairways**          | 16.8   |
| Second Floor         | 327.5  | Mechanical**/CHIMN   | 11.0   |
| Third Floor          | 935.5  | Porch/Garage**       | 165.0  |
| Porches/Other        | 165.0  | Attic less than 5**  | 935.5  |
|                      |        |                      |        |
| Total Gross*         | 1788.7 | Total Exclusions     | 1128.3 |

C1. Proposed Gross Floor Area \*  
1788.7 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
1128.3 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 660.4 Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2090.2 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2092.3 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: 2/11/17

December 10, 2017

Board for Zoning Appeals (BZA)  
City of Alexandria, Virginia

Subject: Hartenstine Residence  
2428 Taylor Avenue, Alexandria, VA

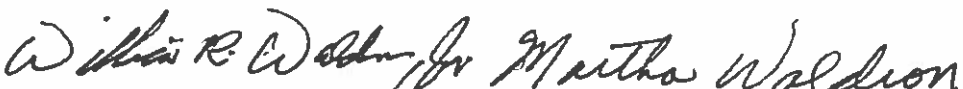
To Whom it May Concern:

We are the owners of the home at 2429 Cameron Mills Road; located two home west of the Hartenstine residence, at the corner of Cameron Mills Road and Virginia Avenue. We have lived in this home for over 35 years. We wish to express our full support of the proposed addition to their home located at 2428 Taylor Avenue, Alexandria, VA.

The planned addition is sensitively designed to enhance the neighborhood, and addresses the needs of their growing family. The front porch, as well as, the second story and rear addition compliment the existing homes in our neighborhood. We welcome this thoughtful improvement.

Please accept this letter of support for their well-conceived and well-planned project.

Sincerely,

  
William & Martha Waldron

December 10, 2017

Board for Zoning Appeals (BZA)  
City of Alexandria, Virginia

Subject: Hartenstine Residence  
2428 Taylor Avenue, Alexandria, VA

To Whom it May Concern:

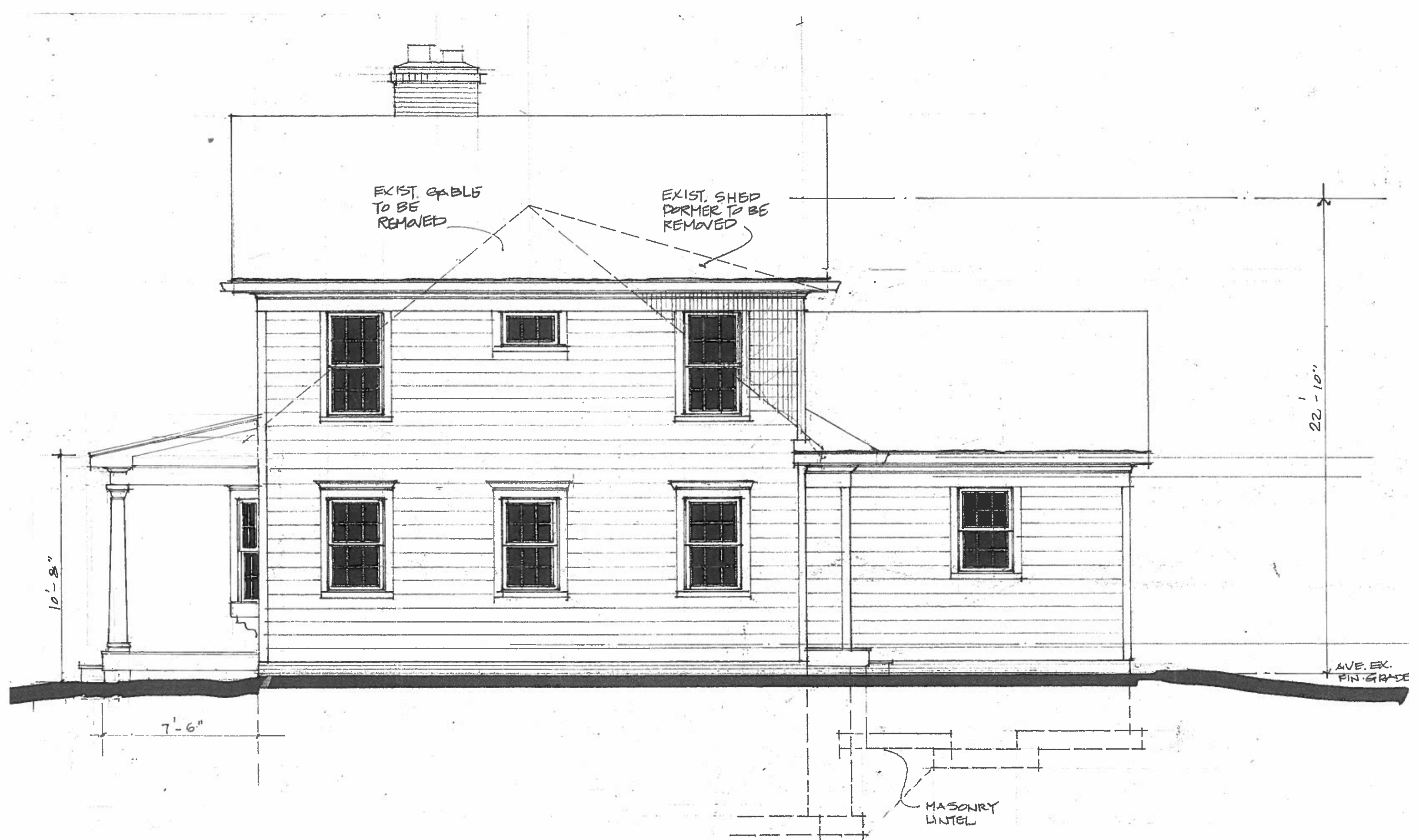
We are the Clark family located at 602 Virginia Avenue, next door and west of the Hartenstine residence. We have lived in this home for 13 years. We fully support of the proposed addition to their home located at 2428 Taylor Avenue, Alexandria, VA.

We are pleased that the proposed addition respects the location of our home, and in particular, how the addition is scaled down to a one-story structure next to our home. The design is consistent with the traditional architectural style of the neighborhood. We share the Hartenstine's excitement for the completion of this well designed project and feel it will add value to the neighborhood.

Sincerely,

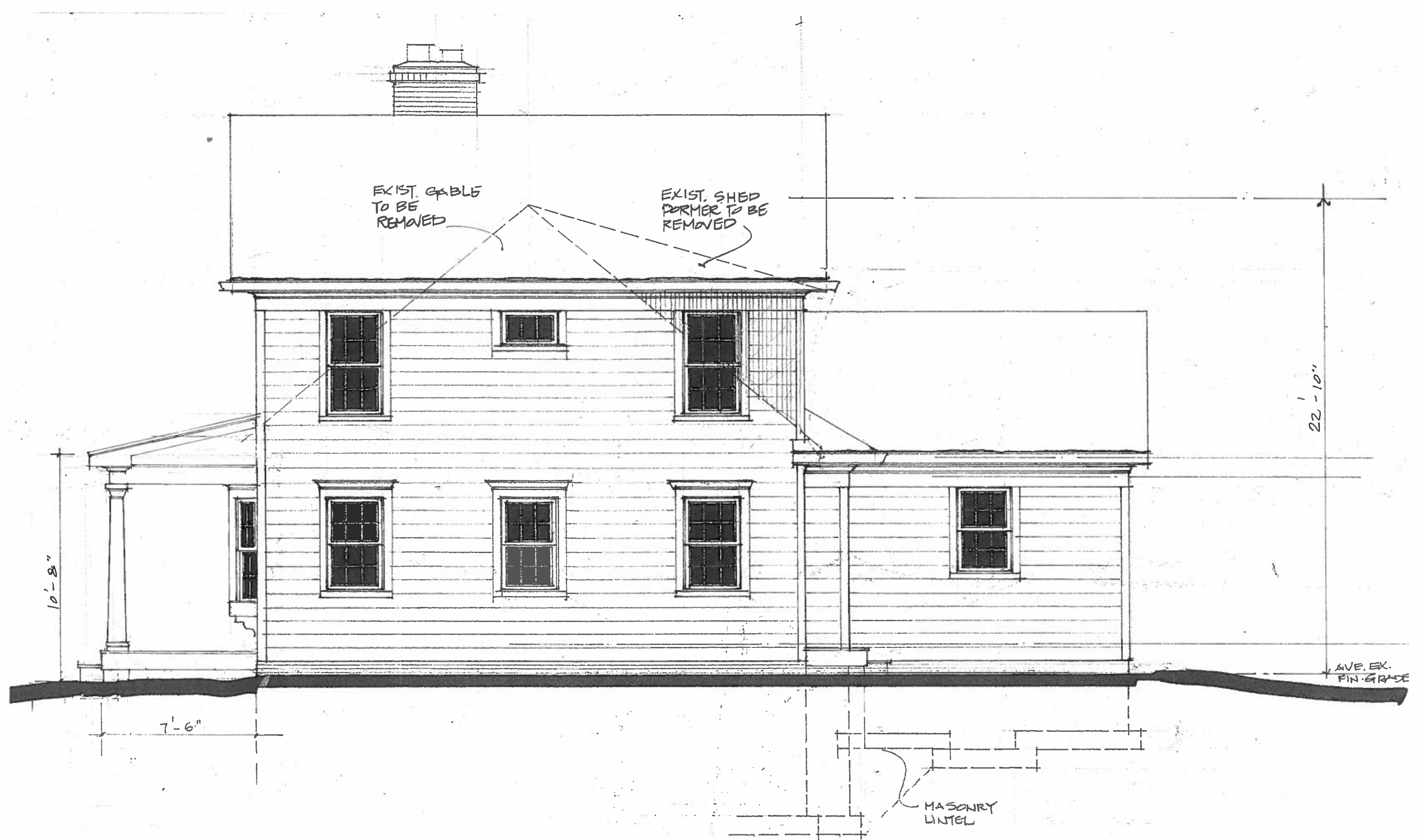
Robert & Elizabeth Clark

*Elizabeth Clark* 12/10/17  
*Robert* 12/10/17

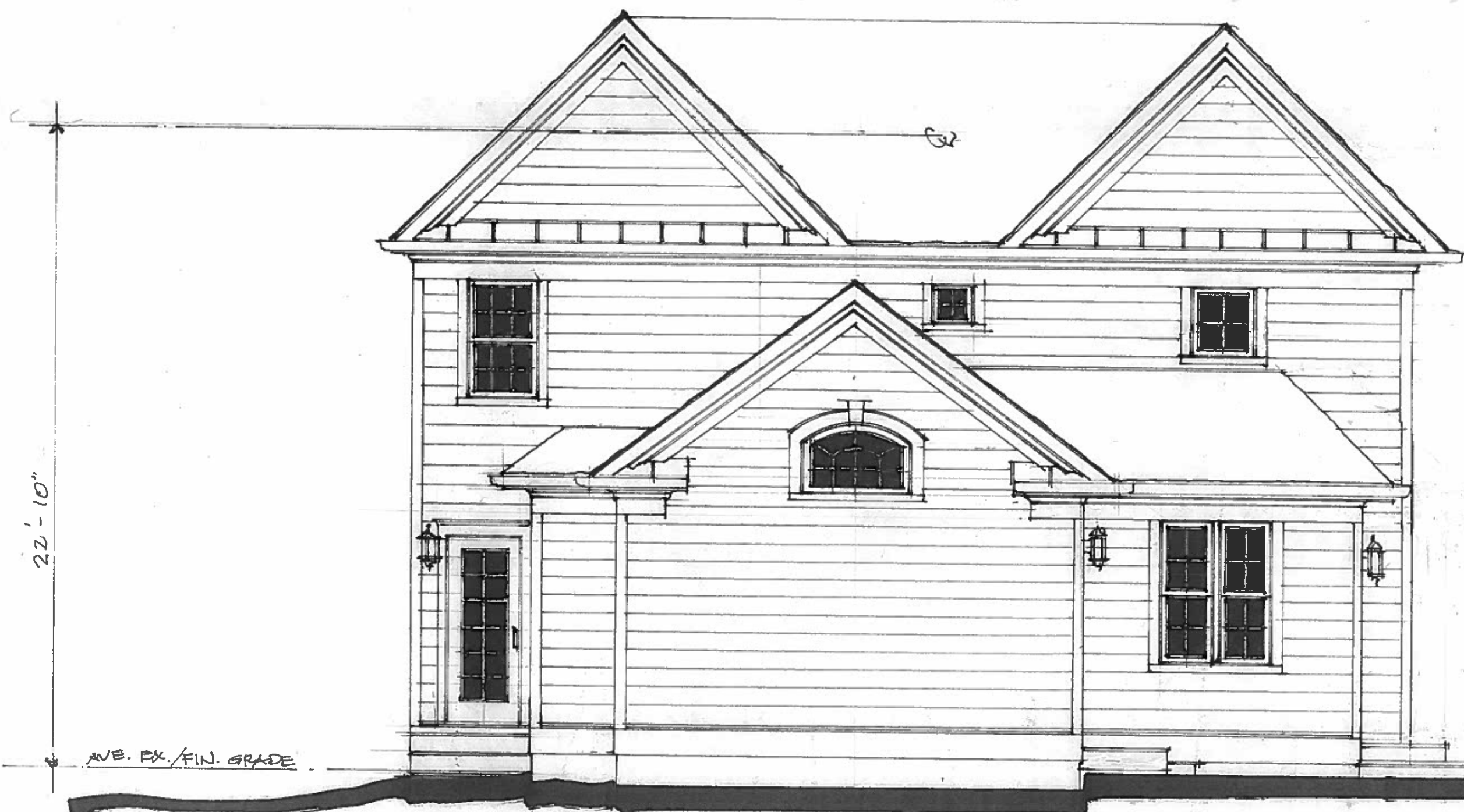


HARTENSTINE RESIDENCE  
2428 TAYLOR AVE.  
1/4" = 1'-0"





MARTENSTINE RESIDENCE  
2428 TAYLOR AVE.  
1/4" = 1'-0"




**Beasley Architectural Group, LLC**  
 Architecture & Consulting

11 Forrest Street, Alexandria, Virginia 22305  
 Office (703) 684-8225 FAX (703) 684-8229  
 rkctckim@aol.com

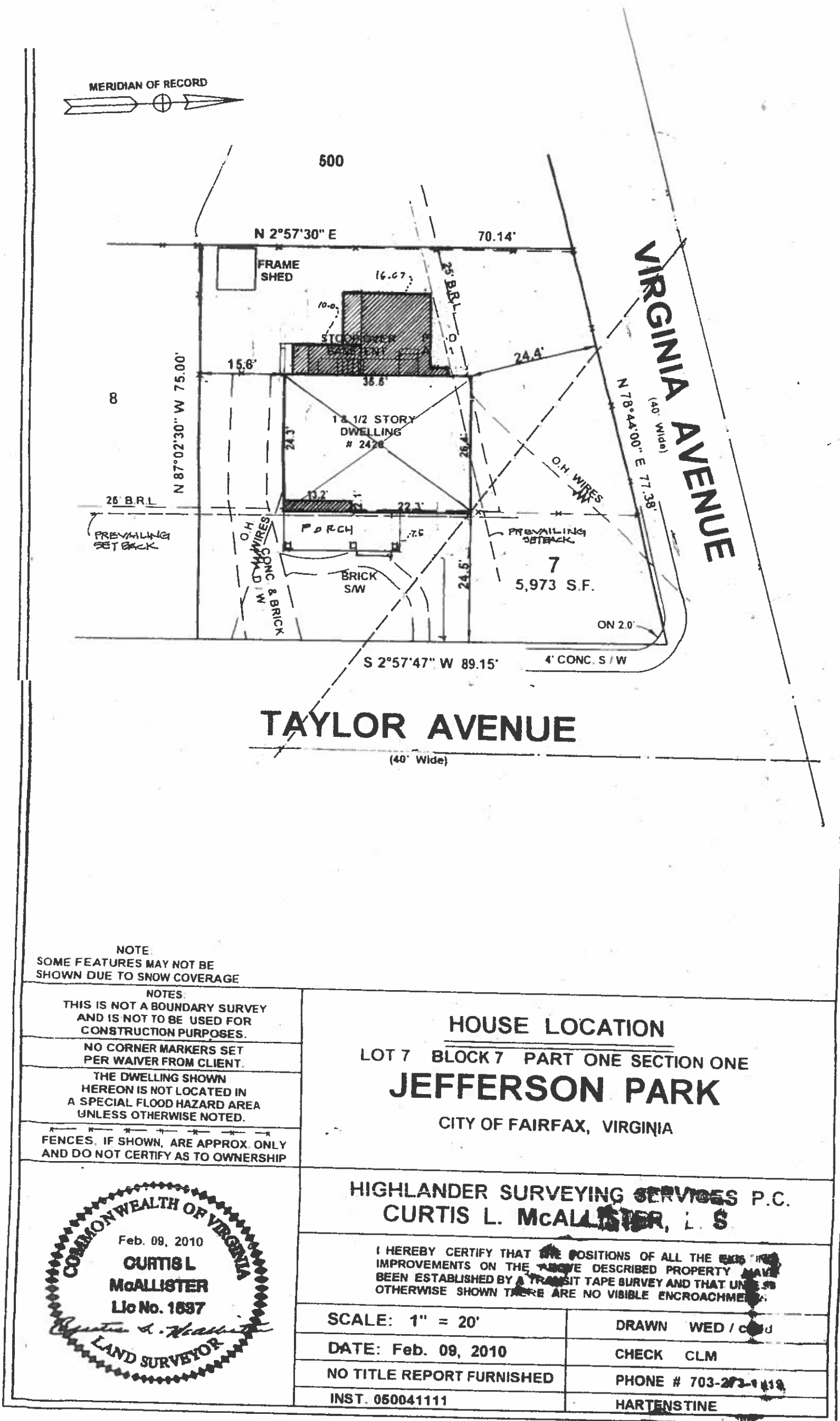
**HARTENSTINE RESIDENCE**  
 2428 TAYLOR AVE. 1/4" = 1'-0"



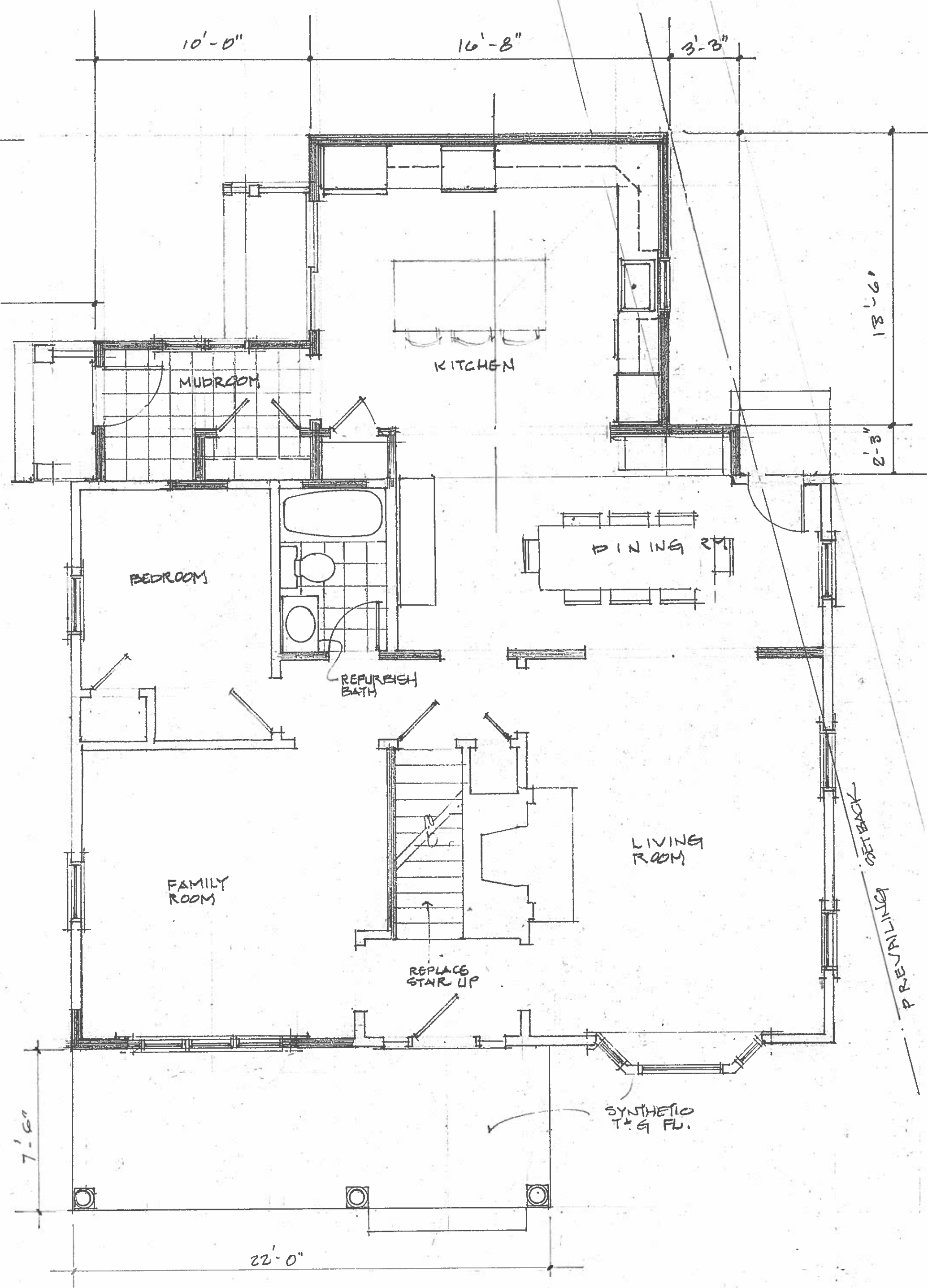
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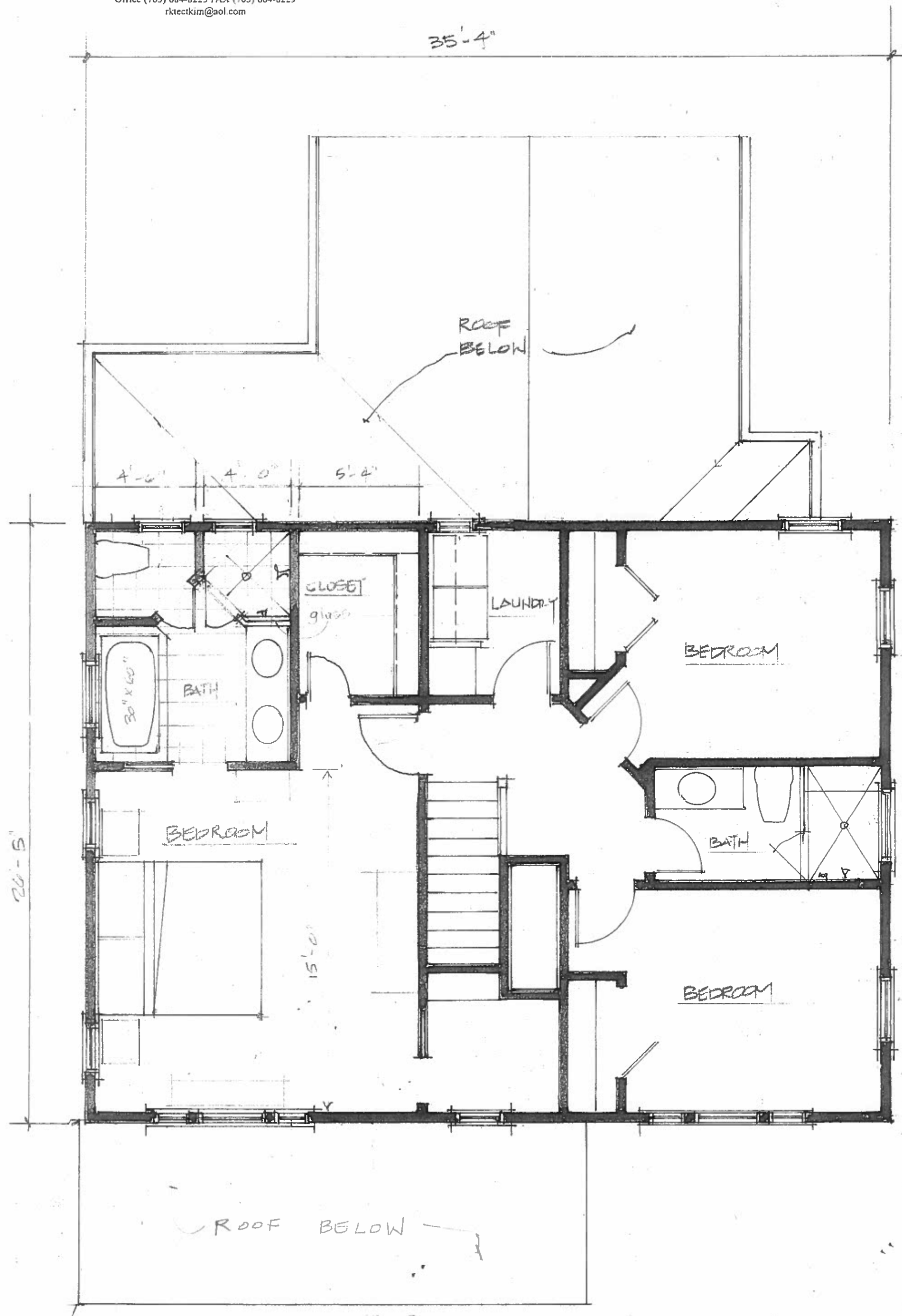
**HARTENSINE RESIDENCE**  
2428 TAYLOR AVE.  $\frac{1}{4}'' = 1'-0''$







HARTENSTINE RESIDENCE  
1ST FL. PLAN  
1/4" = 1'-0"



HARTENSTINE RESIDENCE  
PROPOSED 2ND FL 32' PLAN 1/4" = 1'-0"



