

Docket Item # 2
BZA Case #2018-0003
Board of Zoning Appeals
April 12, 2018

ADDRESS: 221 VIRGINIA AVENUE
ZONE: R-8/SINGLE-FAMILY ZONE
APPLICANT: JASON & ERIN KIDD, OWNERS

ISSUE: Public hearing and consideration of a request for a special exception for an open front porch facing Virginia Avenue.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Setback	36.80 feet*	26.30 feet	10.50 feet

*Based on the average front setback along Virginia Avenue utilizing the setbacks of 217, 218, 220, 220 and 300 Virginia Avenue.

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

If the Board decides to grant the requested special exception, it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



I. Issue

The applicants propose to construct an open front porch in the required front yard facing Virginia Avenue.

II. Background

The subject property, a corner lot, is one lot of record with 144.33 feet of frontage facing Woodlawn Terrace, 120.265 feet of frontage facing Virginia Avenue, a depth of 84.64 feet along the north side property line and a depth of 94.83 feet along the east side property line. The property contains 12,241 square feet of lot area.

The lot is currently developed with a detached single-family dwelling located 31.10 feet from the south (primary front) property line, 31.30 feet from the west (secondary front) property line, 37.80 feet from the north side property line and approximately 9.70 feet from the east side property line. The subject property is in compliance with the minimum lot area, width, and frontage for a single-family lot in the R-8 zone. According to real estate records, the residence was constructed in 1954.

On January 11, 2018, a building permit was issued for the construction of a first story side addition, a second story addition, a rear screened in porch, a *front pergola*, and interior renovations in accordance with the City Zoning Ordinance. After the issuance of the building permit, the applicants/owners contacted staff for an after-the-fact revision to change the front pergola to a *covered front porch*. The change to a covered front porch does not comply with requirements set out in City Zoning Ordinance § 7-2503(A) and therefore the applicant is requesting a special exception to grant relief from this subject code section. If this special exception is approved, a new building permit would be submitted to revise the existing permit for a front pergola.

Table 1. Zoning Table:

R-8 Zone	Requirement	Existing	Proposed
Lot Area	8,000 sq. ft.	12,241.00 sq. ft.	12,241.00 sq. ft.
Lot Width	65.00 ft.	113.50' (Virginia Av) 134.50' (Woodland Tr)	113.50' (Virginia Av) 134.50' (Woodland Tr)
Lot Frontage	40.00 ft.	120.27 (Virginia Av) 144.33 (Woodland Tr)	120.27 (Virginia Av) 144.33 (Woodland Tr)
Front Yard	36.80 ft.*	31.10 ft.	26.30 ft.(proposed extended front porch)
Side Yard (east)	8.00 ft. (1:2, 8 ft. min.)	9.70 ft.(main building)	8.00 ft.(main building)
Side Yard (north)	8.00 ft. (1:2, 8 ft. min.)	37.80 ft.(main building)	16.70 ft.(main building)
Rear Yard (n/a)	8.00 ft. (1:1, 8 ft. min.)	n/a	n/a
Net FAR (0.35)	4,284.35 sq. ft.	2,278 sq. ft.	3,965.94 sq. ft.

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

III. Description

The applicants propose to construct an open front porch in the required front yard facing Virginia Avenue. The porch would be located 26.30 feet from the primary front (south) property line. The porch would measure approximately 12.37 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.

The proposed porch would be 35.60 feet wide by 7.77 feet in deep with a total of approximately 246 square feet. The porch will also include a 10" roof overhang, as permitted by Zoning Ordinance § 7-202(A)(3).

According to Zoning Ordinance § 7-2504(B)(2), ground level covered front porches shall be excluded from floor area up to 240.00 square feet of floor area. Therefore, 6.00 square feet of the total 246.00 square feet of porch is included in the total floor area ratio for the property. The proposed renovations will continue to comply with the floor area requirements.

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, and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge/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 Virginia Avenue and Woodlawn Terrace. The applicant is requesting a special exception to construct an open front porch along the Virginia Avenue frontage. Since a front setback of 36.80 feet is required based on the average setback of the block face of buildings located along Virginia Avenue, the applicant requests a special exception of 10.50 feet to construct the proposed front porch 26.30 feet from the Virginia Avenue front property line.

VI. Special Exceptions Standards

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

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

The front porch will not be detrimental to the public welfare. The Infill Task Force Recommendations state that “open front porches can be a neighborhood-friendly design asset that enhances the value of a homeowner’s property and the neighborhood as a whole.” The proposed front porch will be located at a reasonable distance from adjacent residences and will not infringe on or affect other properties because of its location on the lot.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

The proposed front porch will remain open and is unlikely to reduce light or air to any other property. It will also be 18.90 feet from the nearest property line, making it quite distant from adjoining properties.

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

The proposed porch will not alter the essential character of the area or the zone. A number of houses in the area have front porches and the proposed front porch will 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.

The proposed front porch is compatible with the development in the surrounding neighborhood. A number of homes along Virginia Avenue have either open front porches or covered front entries. The proposed porch design is in keeping with the architectural character of the existing dwelling and the surrounding neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

The proposed location for the open front porch is the only reasonable location for a front porch given the constraint of the lot and the existing location of the dwelling

VII. Staff Conclusion

Neighborhood Impact

The proposed project mass and scale appears to be compatible with the character of properties in the neighborhood. The architecture of the neighborhood is varied and contains numerous styles of homes, some with porches, some with porticos, and some with no front covering at all. Further, the proposed porch is in proportion and architecturally compatible with the proposed additions.

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

Lot Constraints

Due to the lot being a corner lot with two restrictive front yards, the building area on the lot is reduced, making the special exception reasonable.

Staff Conclusion

In conclusion, staff believes that the applicant's request for an open front porch in the required front yard is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

Staff

Anna Franco, Urban Planner, anna.franco@alexandriava.gov

Shaun Smith, Acting Zoning Manager, shaun.smith@alexandriava.gov

Mary Christesen, Acting Division Chief, mary.christesen@alexandriava.gov

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the special exception is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 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 revision to the released grading plan (GRD2018-00006) 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 to construct a front porch.

Recreation (Arborist):

F-1 No trees are affected by this proposal.

Historic Alexandria (Archaeology):

F-1 In the mid-nineteenth century the subject property was part of the Lloyd family estate known as Mount Ida. The subject property also is situated in close proximity to the Richard B. Lloyd House (also known locally as the Gingerbread House in reference to its Victorian architectural details) which is located on the campus of St. Agnes Episcopal School to the south. Although none of the historic maps of the area depict buildings on the property at 221 Virginia Ave., it is possible that the property contains significant archaeological deposits that pertain to the development of rural Alexandria in the nineteenth century.

R-1 *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 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.

R-2 *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

R-3 *All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

R-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.

Other Requirements Brought to the Applicant's Attention:

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

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**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

7-2503 (A) Average Setback

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name JASON + ERIN KIDD

Address 221 VIRGINIA AVE
ALEXANDRIA VA 22302

Daytime Phone 703-447-1096

Email Address jb.kidd@yahoo.com

2. Property Location 221 VIRGINIA AVE

3. Assessment Map # 033.02-10-13 Block 1 Lot 500 Zone R-8

4. Legal Property Owner Name JASON KIDD + ERIN KIDD

Address 221 VIRGINIA AVE
ALEXANDRIA VA 22302

Application Materials
BZA2018-0003
221 Virginia Ave
Date Routed: 02.07.18

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. JASON + ERIN KIDD	221 VIRGINIA AVE	100%
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 221 VIRGINIA AVE (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. JASON + ERIN KIDD	221 VIRGINIA AVE	100%
2.		
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. Jason & Erin Kidd	NONE	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.

2/7/18
Date

JASON KIDD
Printed Name


Signature

2/7/18

ERIN KIDD

BZA Case # _____

5. Describe request briefly :

WE REQUEST A VARIANCE TO BUILD A LARGER COVERED

SPECIAL EXCEPTION

FRONT PORCH THAN IS ALLOWED PER CITY OF

ALEXANDRIA ZONING CODE

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

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

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

Applicant or Authorized Agent:

ERIN KIDD / ANDREW KIDD
Print Name

703-447-1096
Telephone

Erin Kidd / JEN
Signature

2/7/18
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).

Application Materials
BZA2018-0003
221 Virginia Ave
Date Routed: 02.07.18

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 (L) 5'-11 1/2" & (R) 7'-9 1/4"
 - b. Length of building wall where porch is to be built 35'-8 1/2"
 - c. Length of porch deck 37'-3 1/4"
 - d. Depth of overhang 10" (total projection from wall 8'-7 1/4")
 - e. Distance of furthest projecting porch element from the front property line 26'-4"
 - f. Overall height of porch from finished or existing grade 12'-6 1/2"
 - g. Height of porch deck from finished or existing grade 8" to 1'-2"
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
N/A

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
It will not be detrimental; it will be an asset to the neighborhood.

4. Explain how the proposed porch will affect the light and air to any adjacent property.
It will not affect light nor air of adjacent properties.

5. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.
No.

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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 curblane). Photographs should be included as part of the evidence supporting this request.

218 Virginia Ave

Curb to Porch 31'-3"

Curb to Main House 37'-6"

Porch Depth 6'-3"

303 Virginia Ave

Curb to Porch 44'-10"

Curb to Main House 51'-6"

Porch Depth 6'-8"

Application Materials
BZA2018-0003
221 Virginia Ave
Date Routed: 02.07.18



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 221 Virginia Ave Zone R-8
A2. 12,240 sf x .35 = 4284
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1,281	Basement**	1,281
First Floor	1,620	Stairways**	NA
Second Floor	658	Mechanical**	NA
Third Floor	0	Porch/Garage**	NA
Porches/Other	NA	Attic less than 5'**	NA
Total Gross*	3,559	Total Exclusions	1,281

B1. Existing Gross Floor Area *
3,559 Sq. Ft.
B2. Allowable Floor Exclusions**
1,281 Sq. Ft.
B3. Existing Floor Area minus Exclusions
2,278 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	123	Basement**	123
First Floor	539	Stairways**	157
Second Floor	815	Mechanical**	40
Third Floor	1115	Porch/Garage**	246
Porches/Other	246	Attic less than 5'**	660
Total Gross*	2838	Total Exclusions	1226

C1. Proposed Gross Floor Area *
2838 Sq. Ft.
C2. Allowable Floor Exclusions**
1226 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
1612 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3,890 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 4284 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.

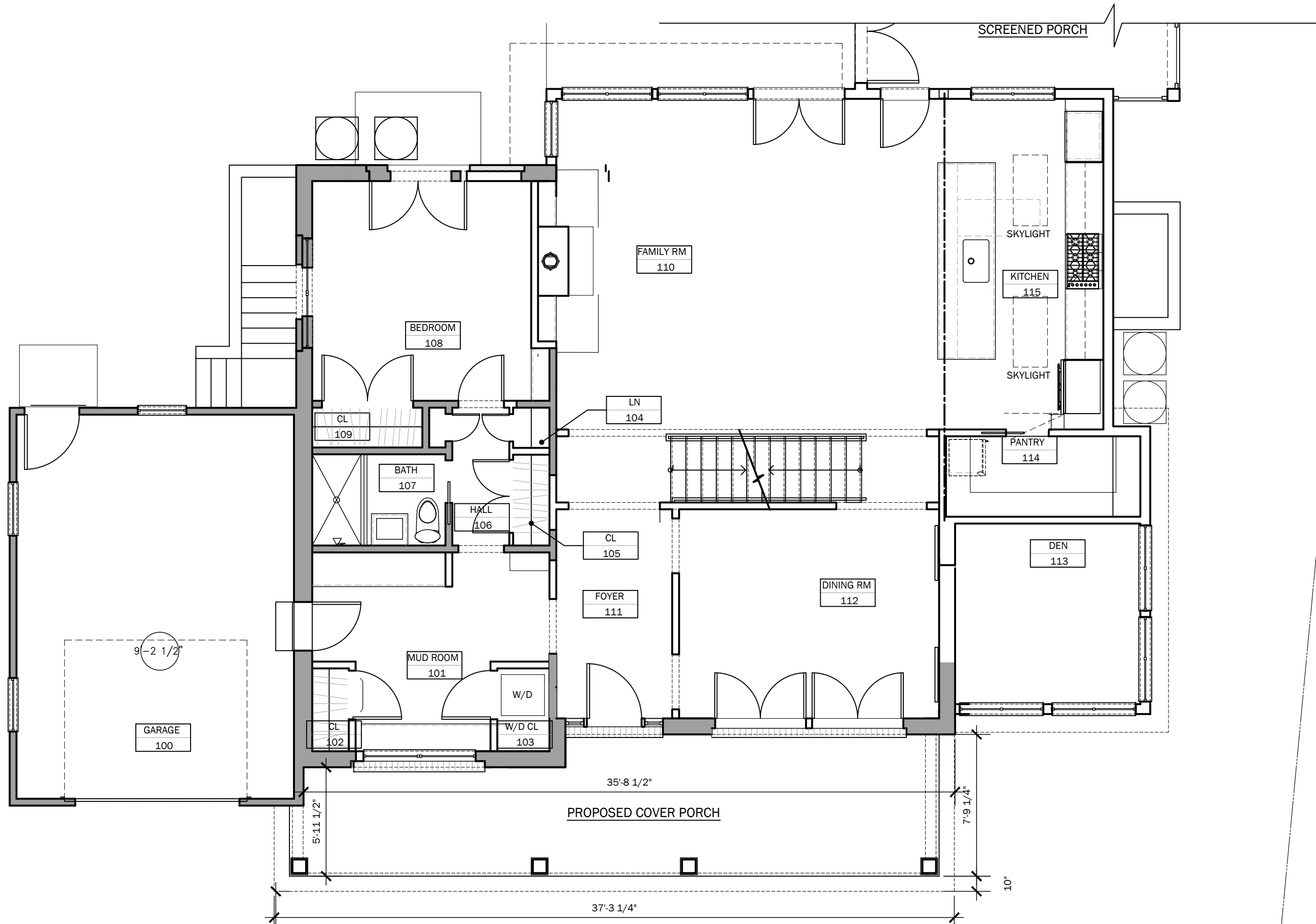
** Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

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.

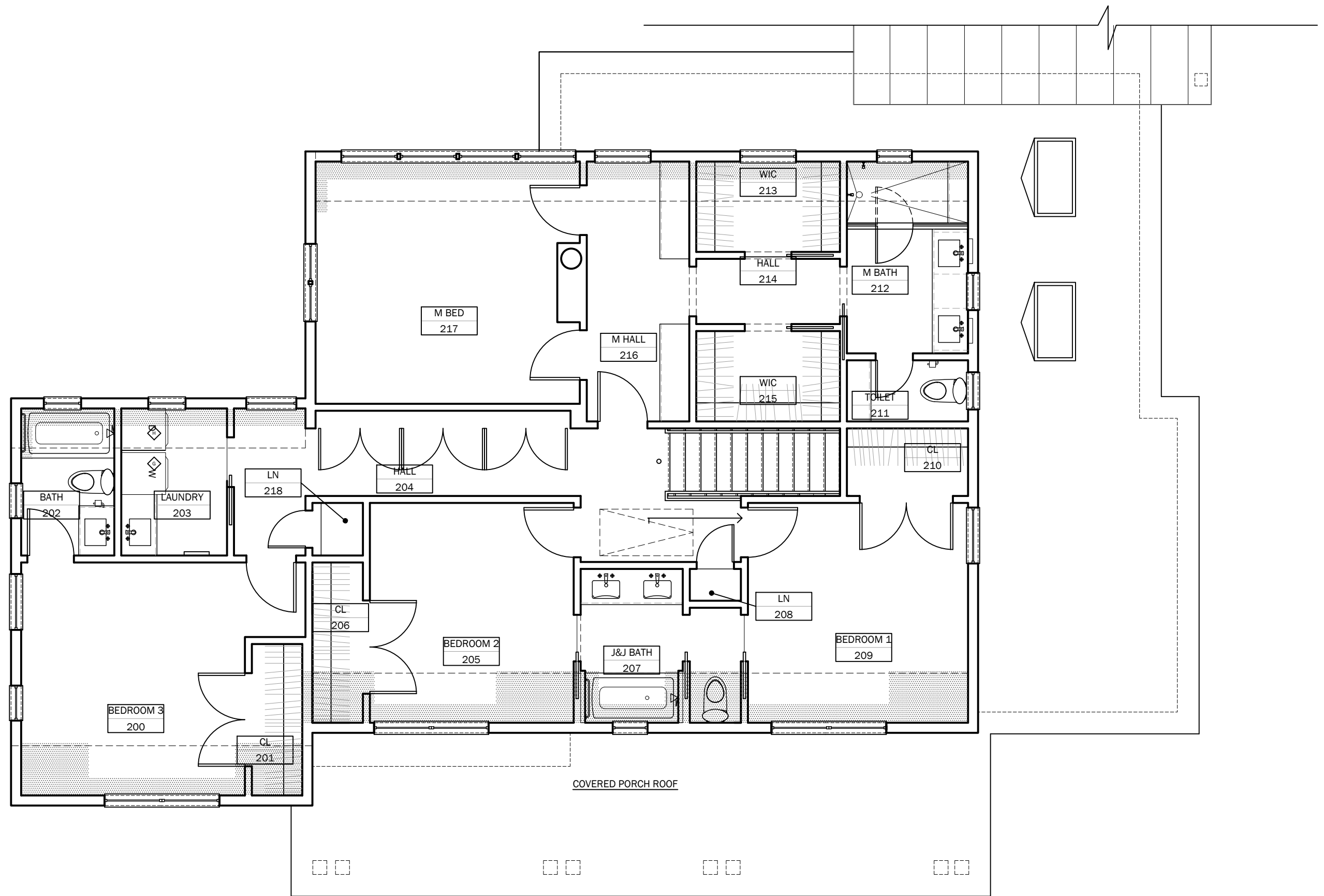
Signature: [Signature] Date: 2/9/2018



KIDD RESIDENCE
FRONT PORCH VARIANCE

FIRST FLOOR W/PROPOSED COVERED FRONT PORCH

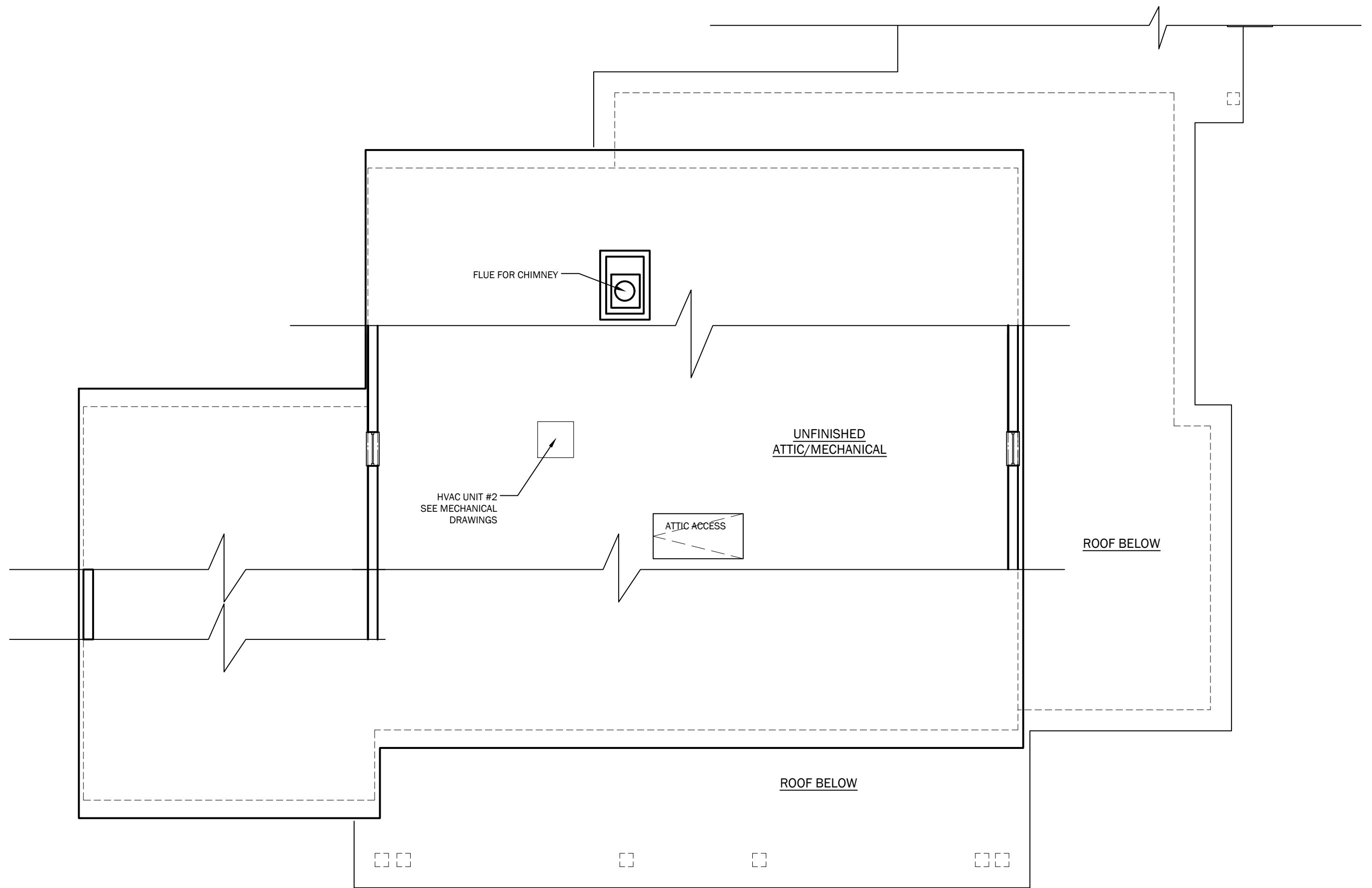
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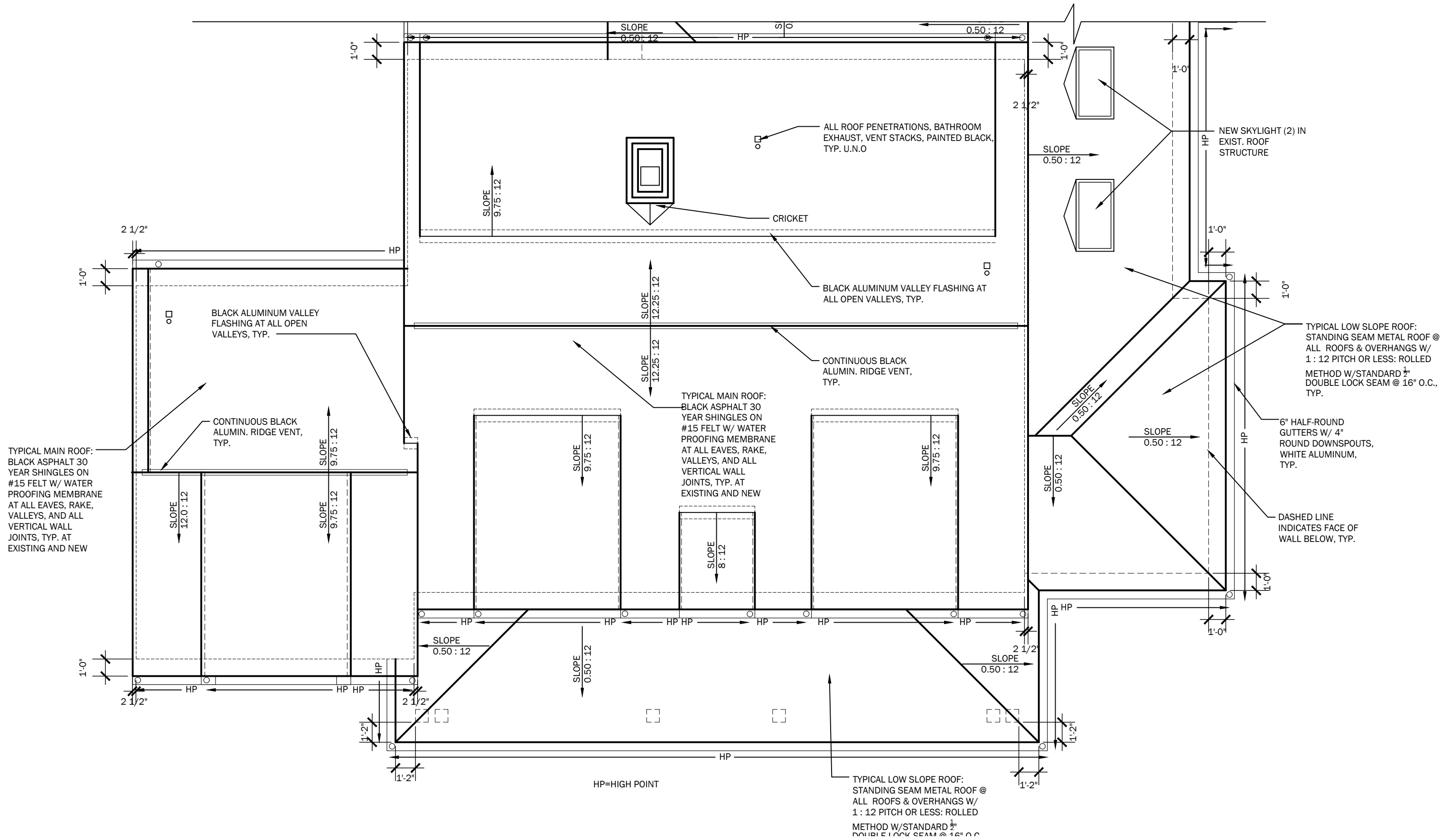


KIDD RESIDENCE
FRONT PORCH VARIANCE

SECOND FLOOR W/PROPOSED COVERED FRONT PORCH

SCALE: 3/16" = 1'-0"





KIDD RESIDENCE
FRONT PORCH VARIANCE

ROOF PLAN W/PROPOSED COVERED FRONT PORCH SCALE: 3/16" = 1'-0"



KIDD RESIDENCE
FRONT PORCH VARIANCE

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



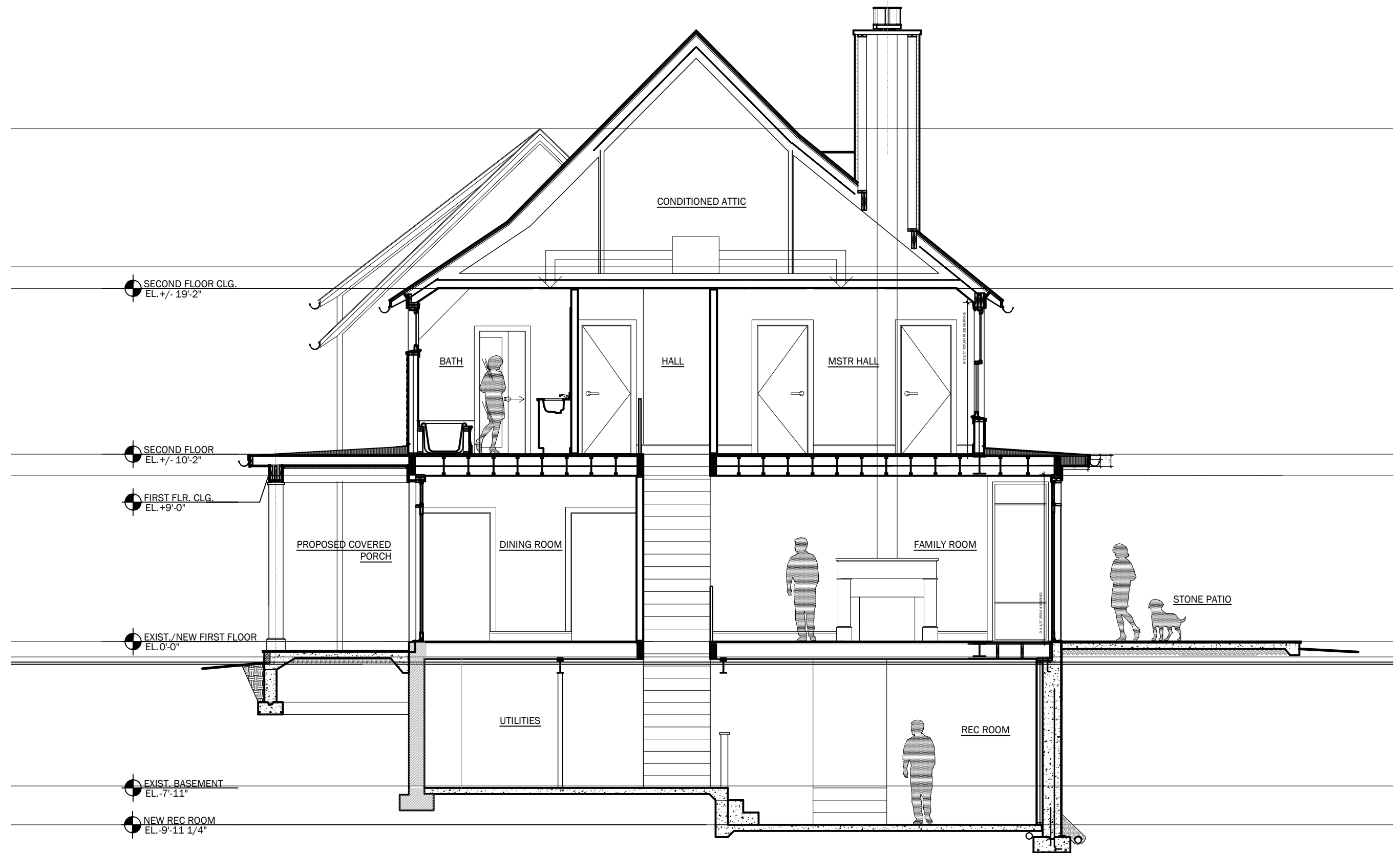
KIDD RESIDENCE
FRONT PORCH VARIANCE

RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



KIDD RESIDENCE
FRONT PORCH VARIANCE

LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



KIDD RESIDENCE
FRONT PORCH VARIANCE

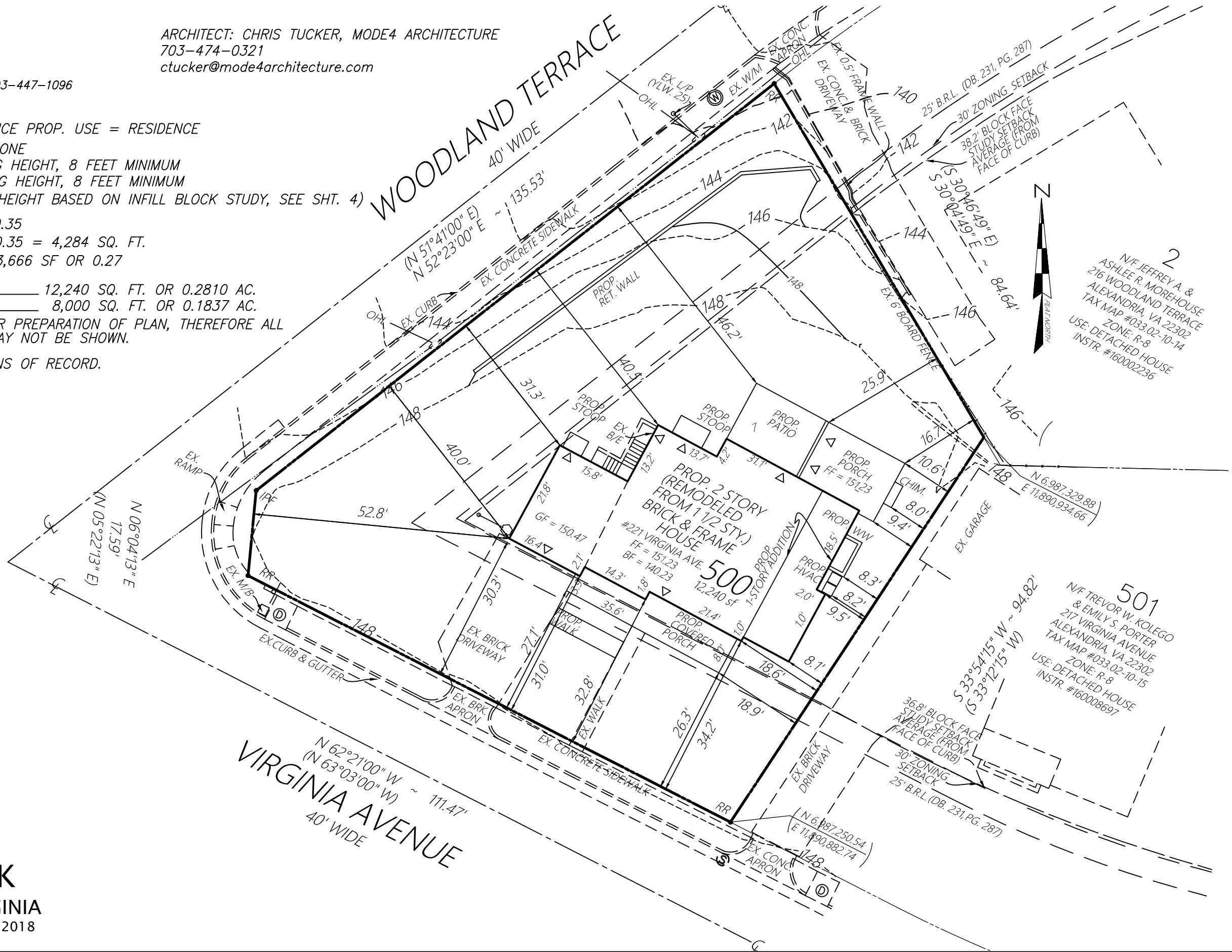
BUILDING SECTION
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

- 1. OWNER: JASON AND ERIN KIDD
221 VIRGINIA AVENUE
ALEXANDRIA VA 22302
jb_kidd@yahoo.com 703-447-1096
- 2. TAX MAP: #033.02-10-13
- 3. ZONE: R-8, EX. USE = RESIDENCE PROP. USE = RESIDENCE
- 4. SETBACKS: FRONT = 30' PER ZONE
SIDE = 1:2 BUILDING HEIGHT, 8 FEET MINIMUM
REAR = 1:1 BUILDING HEIGHT, 8 FEET MINIMUM
(FRONT SETBACK & HEIGHT BASED ON INFILL BLOCK STUDY, SEE SHT. 4)

ARCHITECT: CHRIS TUCKER, MODE4 ARCHITECTURE
703-474-0321
ctucker@mode4architecture.com

- 5. FLOOR AREA RATIO ALLOWED: 0.35
12,240 SQ. FT. (SITE AREA) x 0.35 = 4,284 SQ. FT.
FLOOR AREA RATIO PROPOSED: 3,666 SF OR 0.27
- 6. TOTAL SITE AREA (EXISTING LOT) 12,240 SQ. FT. OR 0.2810 AC.
MINIMUM LOT AREA REQUIRED 8,000 SQ. FT. OR 0.1837 AC.
- 7. NO TITLE REPORT FURNISHED FOR PREPARATION OF PLAN, THEREFORE ALL EASEMENTS AND RESTRICTIONS MAY NOT BE SHOWN.
- 8. PLAN IS SUBJECT TO RESTRICTIONS OF RECORD.



221 VIRGINIA AVENUE
LOT 500 BLK 1 PT 1 SEC 1
JEFFERSON PARK
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' FEBRUARY 12, 2018



218 Virginia Avenue





