

Docket Item # 4  
BZA Case #2018-0012  
Board of Zoning Appeals  
July 12, 2018

**ADDRESS:** 1202 SUMMIT AVENUE  
**ZONE:** R-8/SINGLE-FAMILY ZONE  
**APPLICANT:** QUIGBERG PROPERTIES, LLC, REPRESENTED BY ELIZABETH CRAVER, ARCHITECT

**ISSUE:** Public hearing and consideration of a request for a special exception for a second story addition in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Setback	36.85 feet	26.50 feet	10.35 feet

\*Based on the average front setback along Summit Avenue utilizing the setback of 1309 Oakcrest Drive.

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 applicant proposes to construct a second story addition over the footprint of the existing one-story dwelling unit in the required primary front yard facing Summit Avenue.

**II. Background**

The subject property, a corner lot is one lot of record containing 8,906 square feet of lot area. The lot width is 119.00 facing Summit Avenue and is 70.50 in width Valley Drive. The lot has 134.53 feet of frontage facing Summit Avenue and 43.00 feet of frontage facing Valley Drive. The lot depth along the southern property line has a maximum depth of 91.70 feet and a maximum depth of 114.68 feet along the western property line. The subject property is substandard in lot area and lot width facing Valley Drive for a corner lot in the R-8 zone.

The lot is currently developed as a single-family dwelling with an attached carport and deck. The dwelling is located 12.90 feet away from the southern side yard property line and ranges from 17.00 feet to 26.00 feet away from the western side yard property line. On the primary front yard facing Summit Avenue the dwelling ranges from 26.50 feet to 33.00 feet away from the property line and it located 57.70 away from the secondary front yard property line facing Valley Drive.

The subject property is a substandard lot as the property does not meet the minimum corner lot size requirement or width requirement (for the secondary front yard facing Valley Drive) for the R-8 zone. According to real estate records the residence was constructed in 1954.

**Table 1. Zoning Table:**

<b>R-8 Zone</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	9,000 sq. ft.	8,906 sq. ft.	8,906 sq. ft.
<b>Lot Width</b>	80 ft.	119.00 ft. (Summit Av) 70.50 ft. (Valley Dr)	119.00 ft. (Summit Av) 70.50 ft. (Valley Dr)
<b>Lot Frontage</b>	40.00 ft.	134.53 ft.(Summit Av) 43.00 ft. (Valley Dr)	134.53 ft.(Summit Av) 43.00 ft. (Valley Dr)
<b>*Front Yard (Summit Avenue)</b>	36.85 ft.	26.50 ft.	26.50 ft.

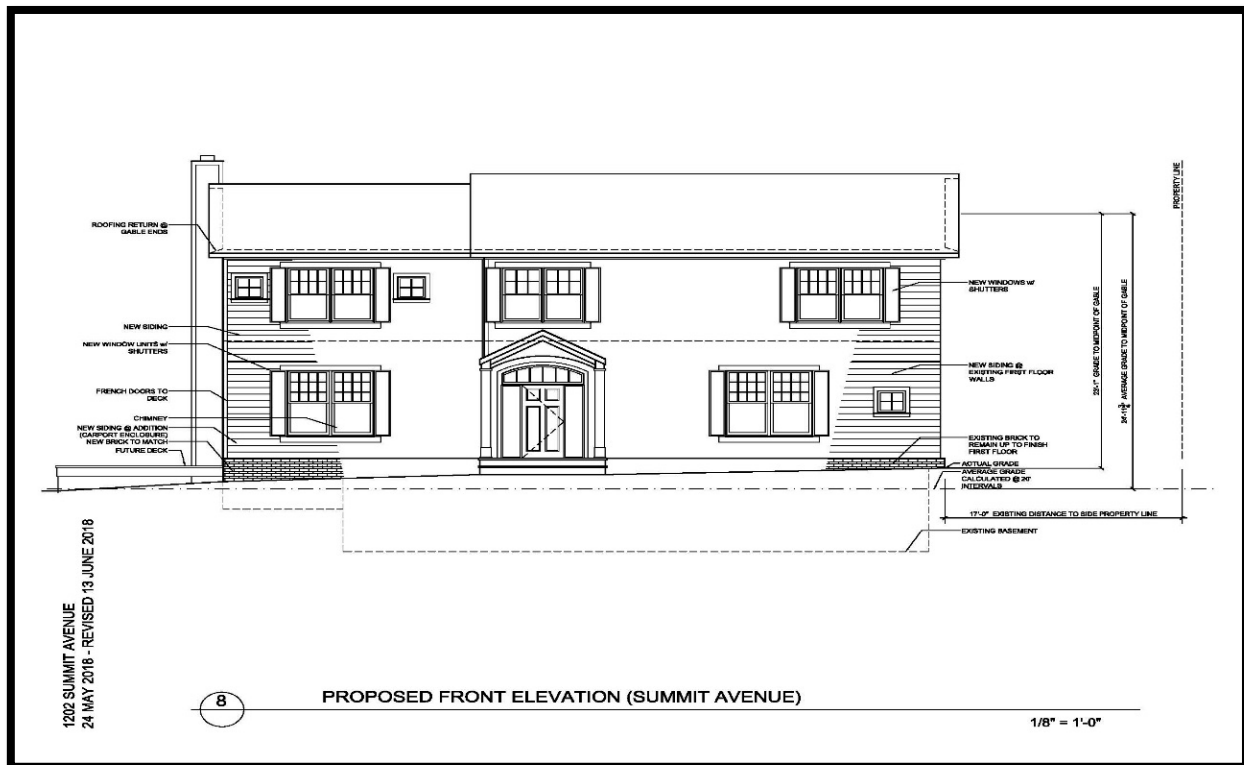
<b>**Front Yard (Valley Drive)</b>	31.55 ft	57.70 ft	57.70 ft
<b>Side Yard (South)</b>	8.00 ft. (1:2, 8 ft. min.)	17.00 ft.(south)	17.00 ft.(south)
<b>Side Yard (West)</b>	8.00 ft. (1:2, 8 ft. min.)	12.90 ft.	12.90 ft.
<b>Height</b>	25.00 ft.	14.67 ft.	24.97 ft.
<b>Net FAR (0.35)</b>	3,117.10 sq. ft.	1,381.77 sq. ft.	2,763.54 sq. ft.

\* Based on the average front setback of the determined block face utilizing 1309 Oakcrest Drive. Measurement taken from the property line to the closest covered projection.

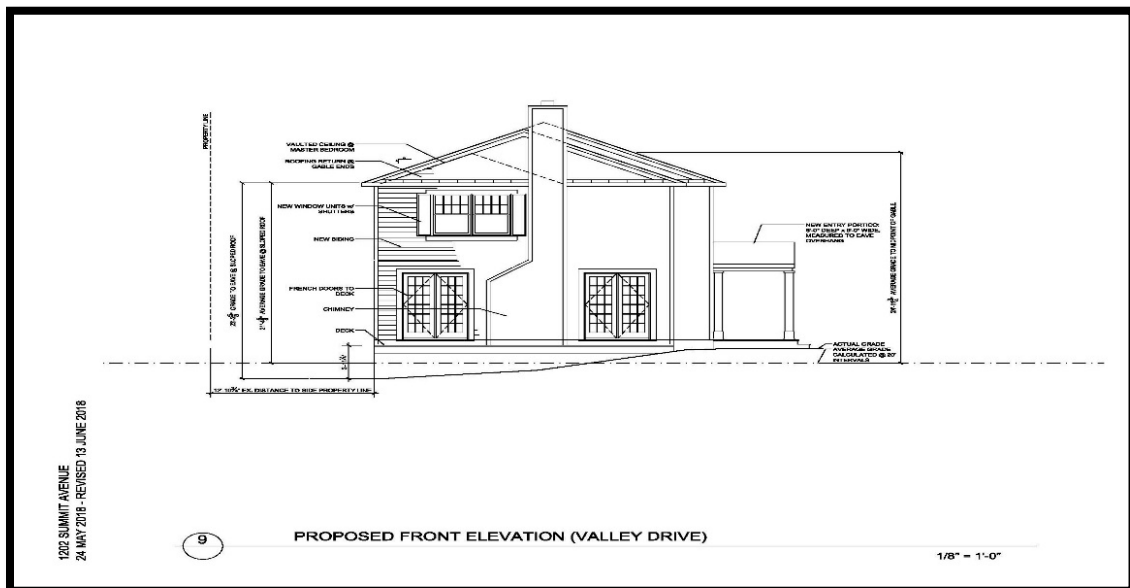
\*\*Based on the average front setback of the determined block face utilizing 2710 – 2508Valley Drive. Measurement taken from the property line to the closest covered projection.

### **III. Description**

The applicant proposes to construct a second-story addition over the footprint of the existing one-story dwelling unit in the required primary front yard facing Summit Avenue. The second-story would be located 26.50 feet front the front property line facing Summit Avenue, 17.00 feet from the southern side yard, 12.90 feet from the western side yard, and 57.70 feet from the secondary front yard facing Valley Drive.

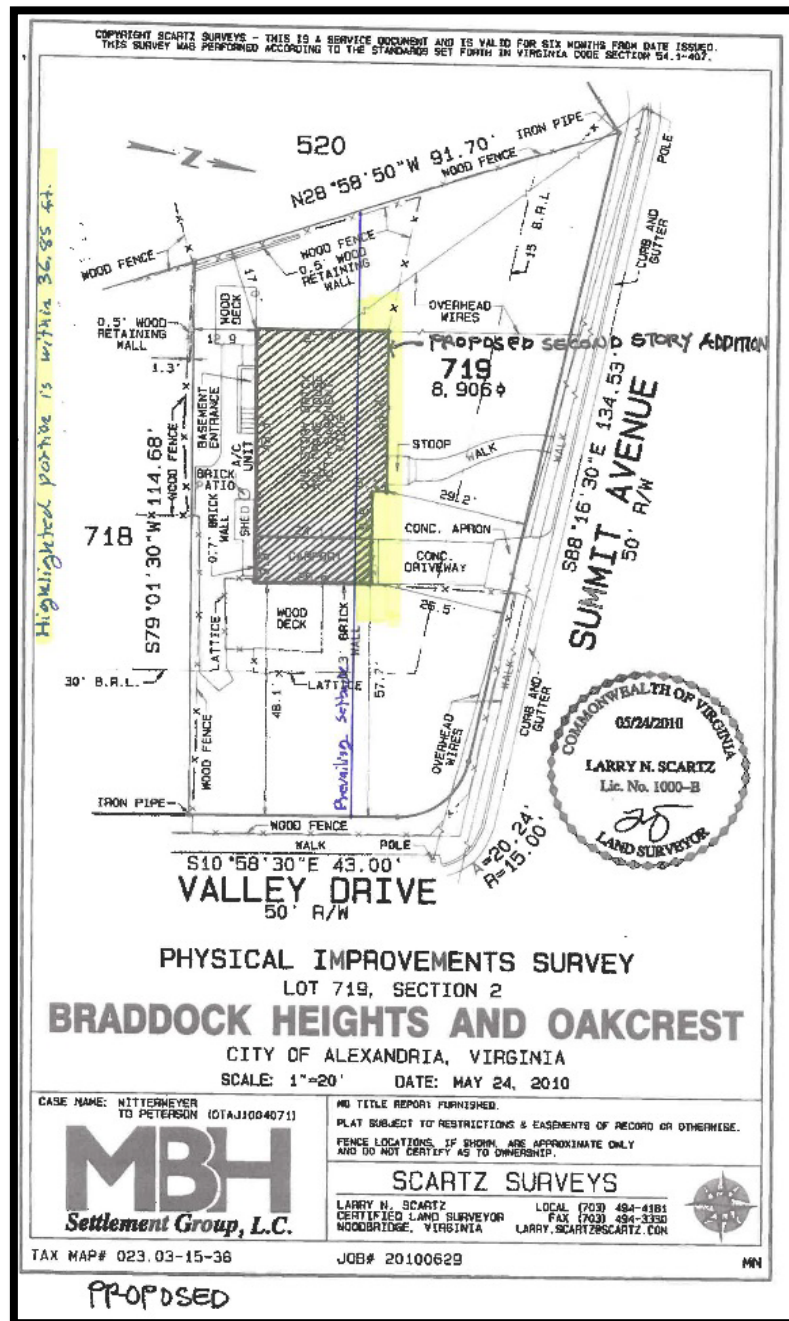


North Elevation – From Summit Avenue



East Elevation – Facing Valley Drive





The proposed second-story addition will be built in line with the first story building wall and will be approximately 52.90 feet by 27.30 feet with a total area of approximately 1,381.77 square feet. The second-story addition would measure approximately 24.97 feet in height from the average finished grade to the midpoint of the gable.

Upon completion of the work, the proposed project will comply with the net floor area requirements. (Refer to attached FAR 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, 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 for residential use.

**V. Requested Special Exception**

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

A front setback of 36.85 feet is required based on the average setback of the block face of buildings located along Summit Avenue, the applicant requests a special exception of 10.35 feet to construct the proposed second-story addition 26.50 feet from the Summit Avenue front property line.

**VI. Noncomplying Structure/ Substandard Lot**

The existing lot is substandard and contains a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Width	80.00 ft.	70.50 ft.	9.50 ft.
Lot Area	9,000 sq. ft.	8,906 sq. ft	94.00 sq. ft

**VII. Special Exceptions Standards**

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

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

**The second-story addition will not be detrimental to the public welfare, to the neighborhood, or to the adjacent properties. The proposed second story expansion of the existing noncomplying wall in the required front yard facing Summit 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.

**It is unlikely that the proposed addition would negatively impact the supply of light and air to surrounding properties. The proposed second-story addition will comply with all the required side yard setbacks for the R-8 zone which will protect the light and air supply to adjacent neighbors. The dwelling will continue to be located more than 20.00 feet away from the closest neighboring dwellings to the south and west.**

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

**The second-story addition will not alter the essential character of the area or the zone. The area already contains numerous two-story dwellings and the proposed addition complies the 25.00 foot height requirement of the Zoning Ordinance. The proposed addition is located on the same footprint as the existing dwelling and does not further project into any yard.**

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

**The proposed second-story addition is compatible with the development in the surrounding neighborhood. A number of homes along Summit Avenue and Valley Drive are two-story homes. The proposed home design is in keeping with the architectural character of 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 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 restrictive required front yard setbacks. In the case of this property, the existing house sits forward of the average prevailing setback on Summit Avenue. Additionally, the front property line along Summit Avenue 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.**



## VIII. Staff Conclusion

### Neighborhood Impact

The proposed project mass and scale are compatible with the character of properties in the neighborhood. The architecture of the neighborhood is varied and contains both a mix of one and two-story dwellings. The proposed second-story addition would not be a detriment to neighboring properties.

### 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 proposed addition will meet the side yard requirements limiting the impact upon the adjacent neighbors.

### Lot Constraints

Due to the lot being a corner lot with two restrictive front yards and the angle of the front property line along Summit Avenue the building area on the lot is reduced, making the construction of a second-story addition on the existing footprint of the building reasonable.

### Staff Conclusion

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

### Staff

Mark Hamala, Urban Planner, [mark.hamala@alexandriava.gov](mailto:mark.hamala@alexandriava.gov)

Anna Franco, Urban Planner, [anna.franco@alexandriava.gov](mailto:anna.franco@alexandriava.gov)

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

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

**Attachment:** Average Prevailing Setbacks: Summit Avenue and Valley Drive

**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 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (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)

Code Administration:

- 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)

Recreation (Arborist):

- C-1 No comments received.

Historic Alexandria (Archaeology):

- F-1 Based on historic maps and aerial photographs, the property at 1202 Summit Ave. appears to have been vacant throughout much of the twentieth century. In the nineteenth century the general area appears to have been wooded. Although it is unlikely that this project will turn up significant archaeological evidence, out of an abundance of caution, we ask that the applicant adhere to two archaeological recommendations.
- 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 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk “\*” 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.

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.

**Summit Avenue Blockface**

Address	Front Yard Setback Distance
1309 Oakcrest Avenue	36.85 feet
<b>Average:</b>	<b>36.85 feet</b>

**Valley Drive Blockface**

Address	Front Yard Setback Distance
2710 Valley Drive	45.10 feet
2706 Valley Drive	40.60 feet
2704 Valley Drive	45.50 feet
2702 Valley Drive	41.50 feet
2700 Valley Drive	41.60 feet
2604 Valley Drive	29.50 feet
2602 Valley Drive	30.40 feet
2600 Valley Drive	39.00 feet
2508 Valley Drive	30.40 feet
<b>Average:</b>	<b>38.18 feet</b>



# APPLICATION BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION FOR ADDITIONS

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

3-306 A (1) AND 7-2503 C

### PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name ELIZABETH CRAVER AIA

Address 2521 ROSS ST., ALEXANDRIA, VA 22306

Daytime Phone 703-765-2780

Email Address MAIL @ CRAVERARCHITECTS.COM

2. Property Location 1202 SUMMIT AVENUE

023.03-15-38 SECTION 2

3. Assessment Map # \_\_\_\_\_ Block \_\_\_\_\_ Lot 719 Zone RB

4. Legal Property Owner Name QUIGBERG PROPERTIES LLC

Address 2805 CENTRAL AVENUE

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. RACHEL GOLDBERG QUIGLEY and	2805 CENTRAL AVE.	100%
2. BRYAN QUIGLEY	ALEXANDRIA, VA 22302	
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1222 SUMMIT 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. QUIGBERG PROPERTIES LLC	2805 CENTRAL 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](#).

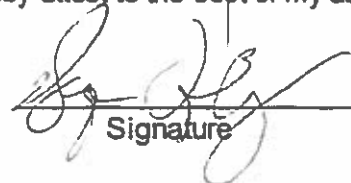
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. RACHEL GOLDBERG QUIGLEY	NONE	NONE
2. BRYAN QUIGLEY	NONE	NONE
3. QUIGBERG PROPERTIES LLC	NONE	NONE

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.

5/24/18  
Date

BRYAN QUIGLEY  
Printed Name

  
Signature



## 5. Describe request briefly:

REDUCTION TO THE FRONT YARD SETBACK ON THE SUMMIT AVENUE SIDE, TO ALLOW A SECOND STORY ADDITION TO BE BUILT ABOVE THE EXISTING NON-CONFORMING FRONT WALLS AT THE HOUSE AND CARPORT.

## 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:

ELIZABETH CRAVER AIA  
Print Name

703-765-2780  
Telephone

Elizabeth Craver  
Signature

25 May 2018  
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.

If granted, the reduction to the front yard setback would allow for a second floor addition over the existing footprint. That would accommodate a more contemporary kitchen and living space on the main level. Most importantly, it creates a second floor large enough to have four bedrooms on one level - enough for the parents and their three children.

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

Because the addition is able to meet both side yard setback requirements on the corner lot, there is no negative impact on the adjoining properties.

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

The special exception requested for the proposed addition occurs only at one front yard and will not have any impact on the light and air of the properties across Summit Ave.

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

The neighborhood is a mix of brick and frame homes with a traditional character and with a majority being two-story structure. The proposed addition will be in keeping with the size of nearby homes and will use similar exterior finishes with traditional details.

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

The proposed addition will be similar in both scale and type of exterior finishes.

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

The nature of a corner lot limits the available building area on the property. In addition, the desire to have the bedrooms located on the same level, as well as maintaining a reasonably sized living/entertaining area on the main level, means a second story addition is the best possible way to achieve these goals.

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. A neighbor support letter with signatures will be submitted separately by the filing deadline.



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 1202 SUMMIT AVENUE Zone R-8  
 A2. 8906 ± x 0.35 = 3117.1 ±  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	1137.6	Basement**	1137.6
First Floor	1328.7	Stairways**	44.6
Second Floor	n/a	Mechanical**	11.5
Third Floor	n/a	Porch/Garage**	n/a
Porches/Other	n/a	Attic less than 5**	n/a
Total Gross*	2466.3	Total Exclusions	1193.7

B1. Existing Gross Floor Area \*  
2466.3 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
1193.7 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
1272.6 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1137.6	Basement**	1137.6
First Floor <u>INC. EXISTING</u>	1340	Stairways**	98+92.1
Second Floor	1331.5	Mechanical**	17
Third Floor	n/a	Porch/Garage**	n/a
Porches/Other	n/a	Attic less than 5**	n/a
Total Gross*	3809.1	Total Exclusions	1344.7

C1. Proposed Gross Floor Area \*  
3809.1 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
1344.7 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
2464.4 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2464.4 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3117.1 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 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**

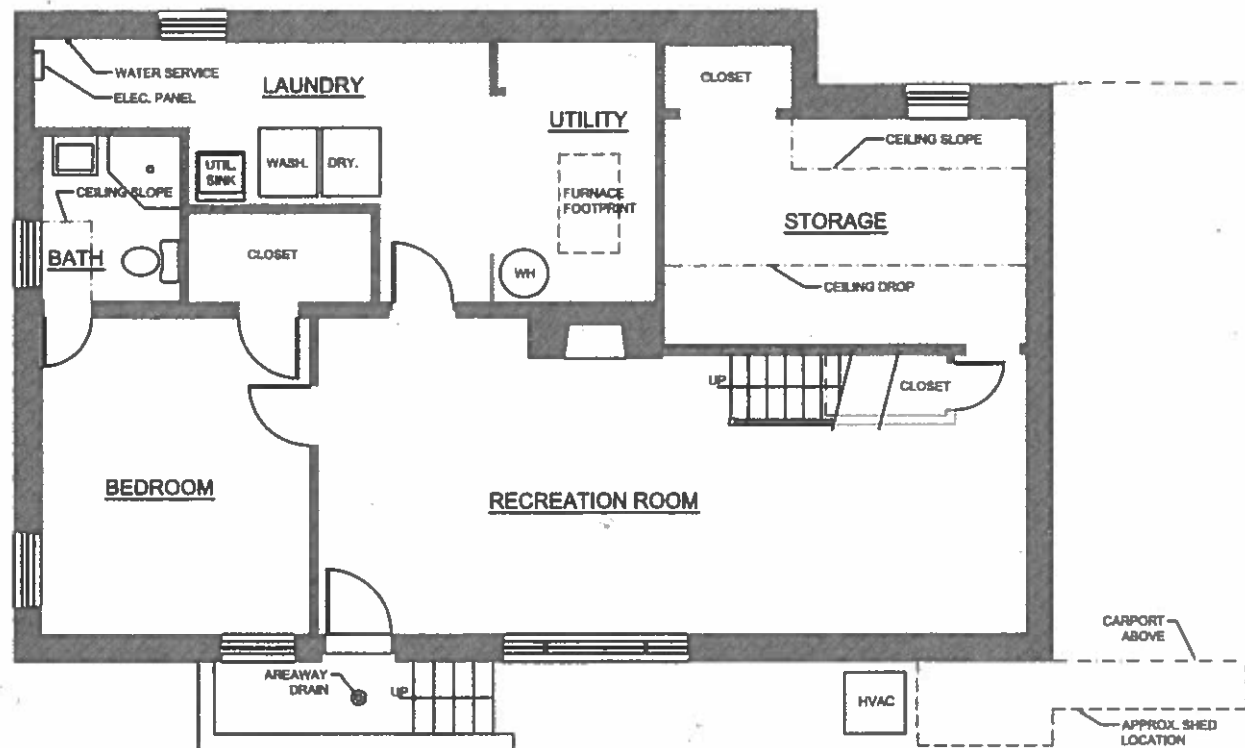
Existing Open Space	n/a
Required Open Space	
Proposed Open Space	

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

Edward D. G...

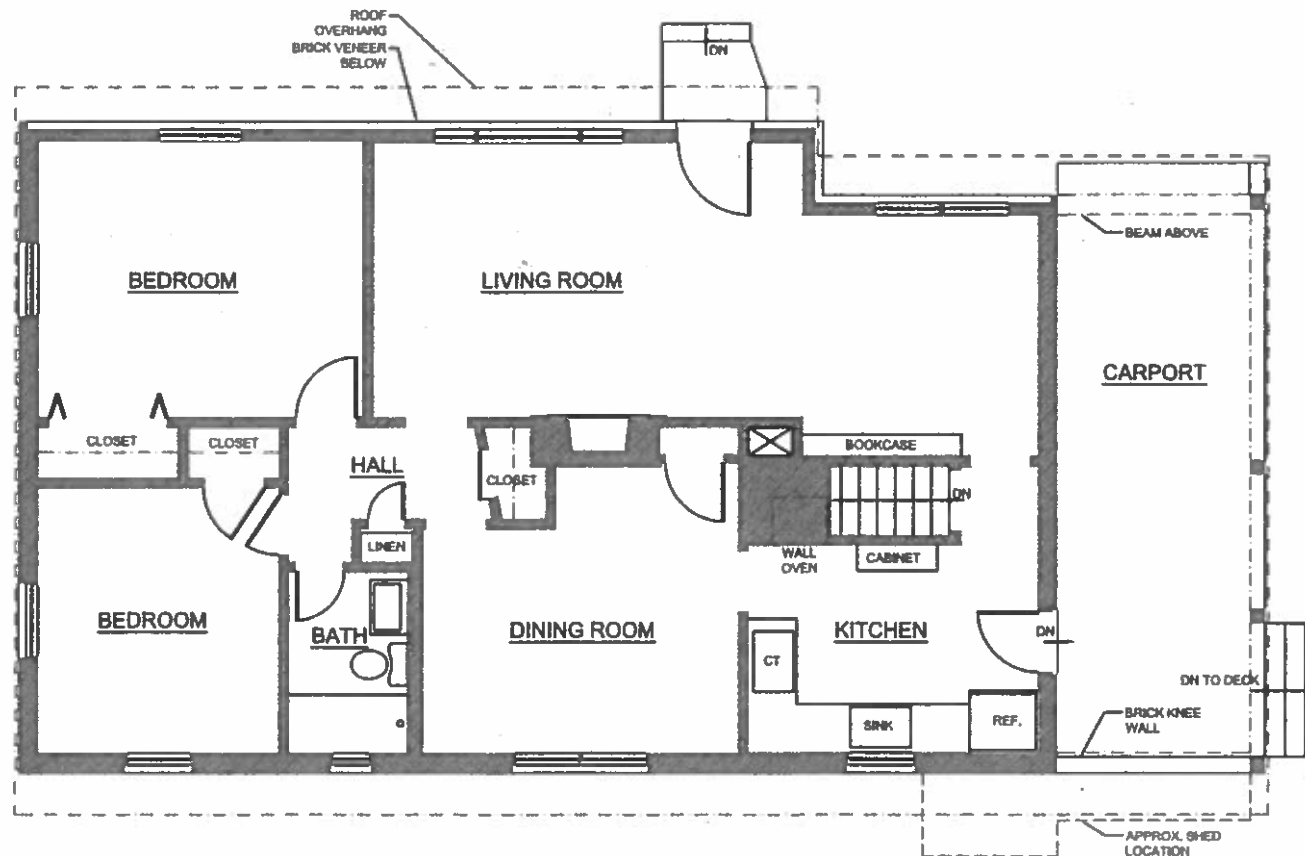
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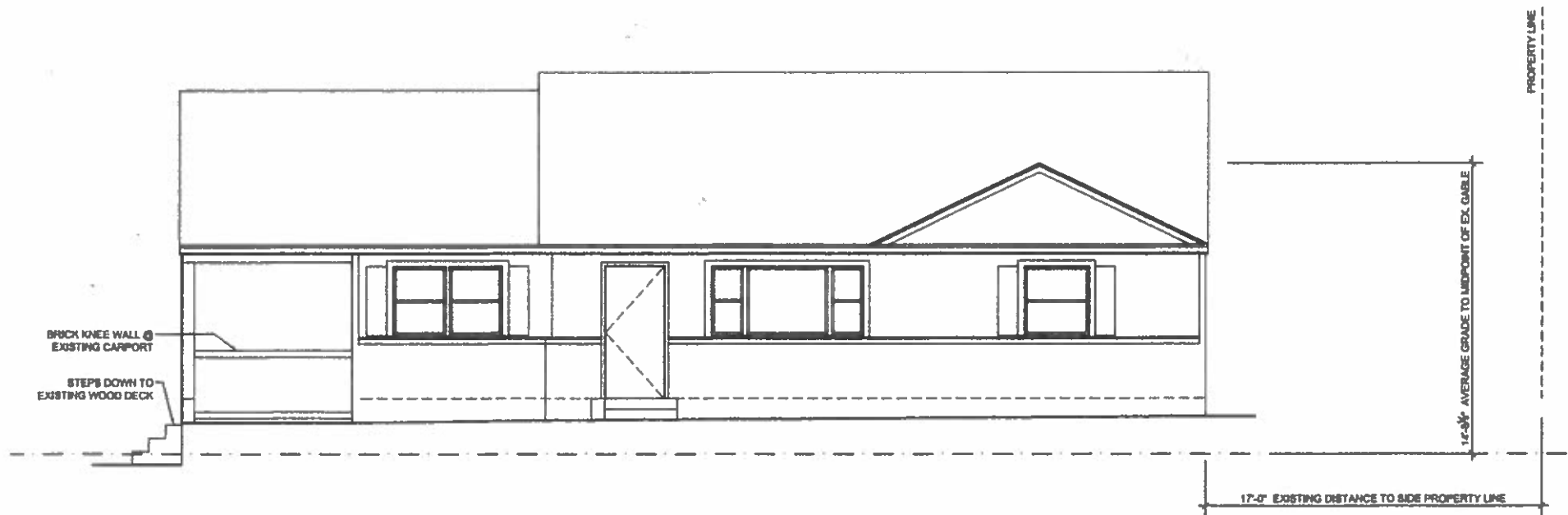
EXISTING BASEMENT PLAN



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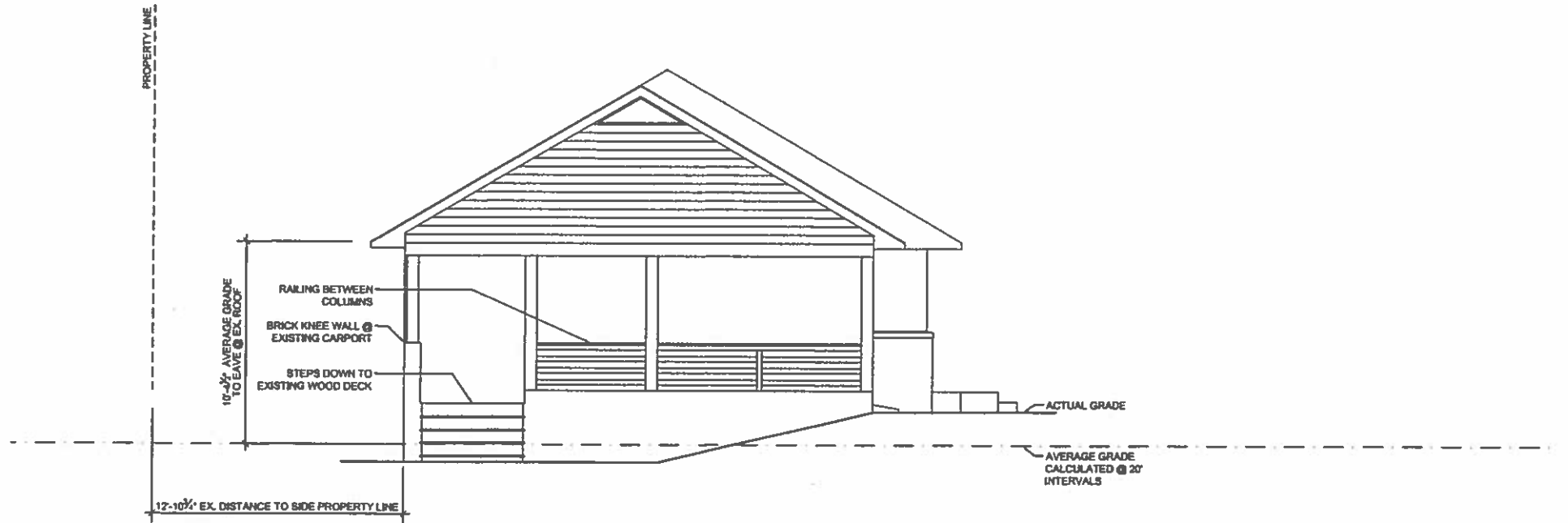
EXISTING FIRST FLOOR PLAN





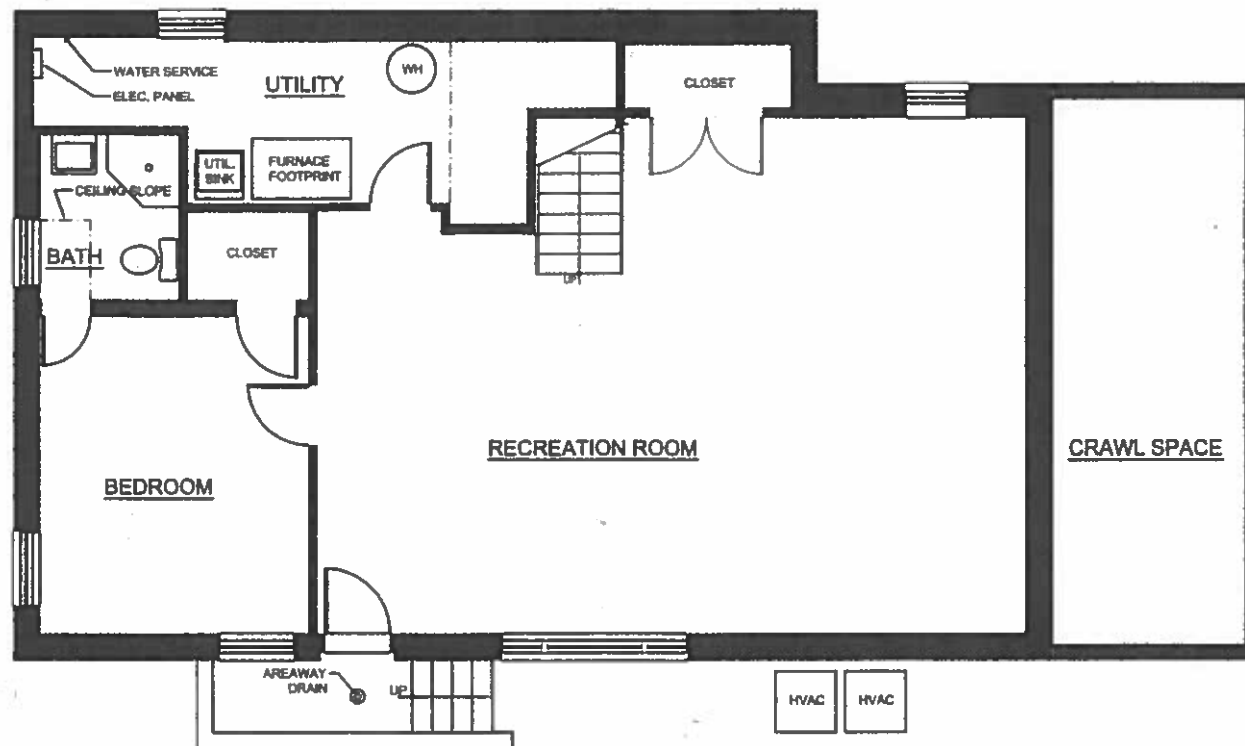
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## EXISTING FRONT ELEVATION



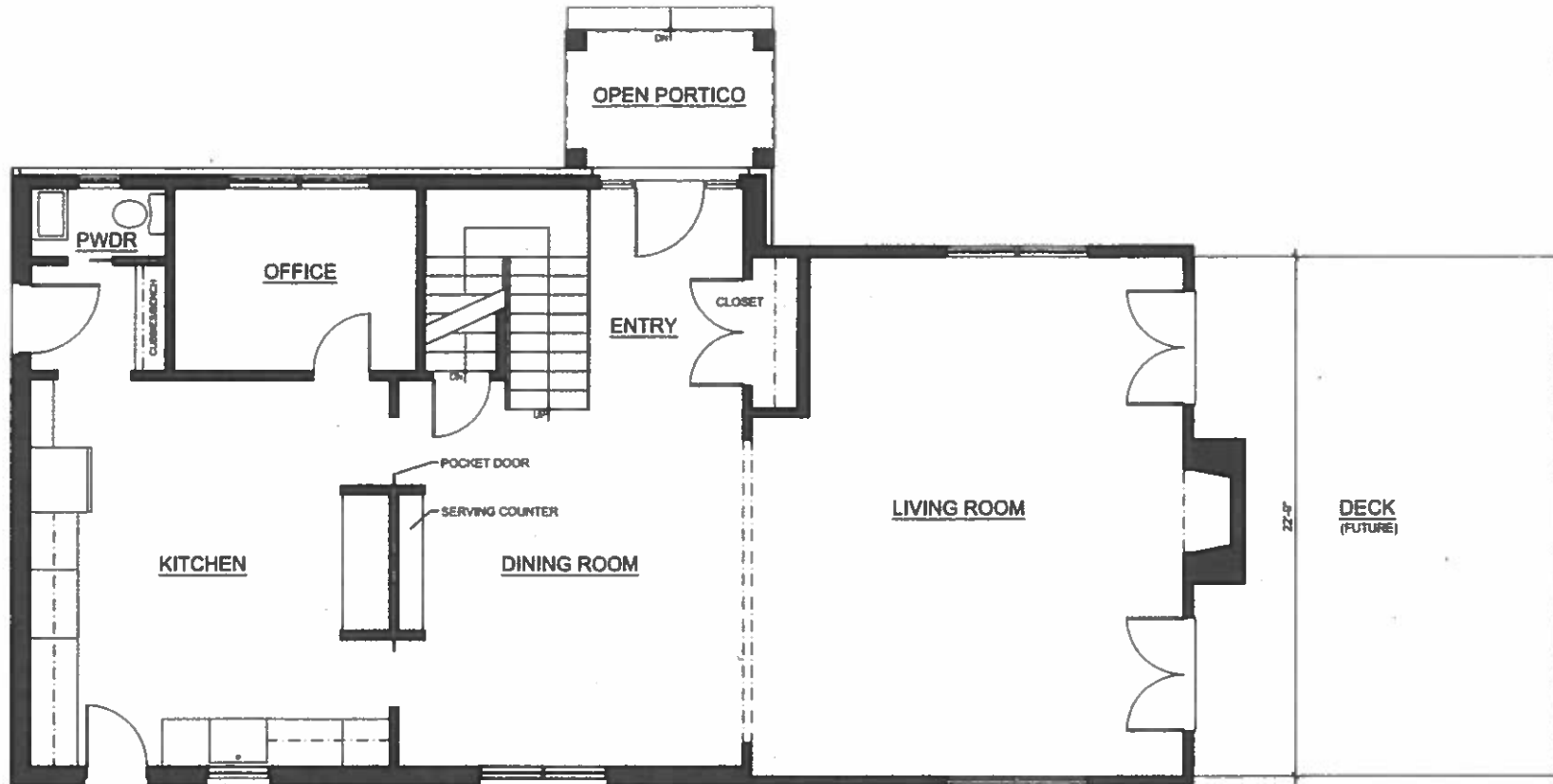
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## EXISTING SIDE ELEVATION



5

PROPOSED BASEMENT PLAN

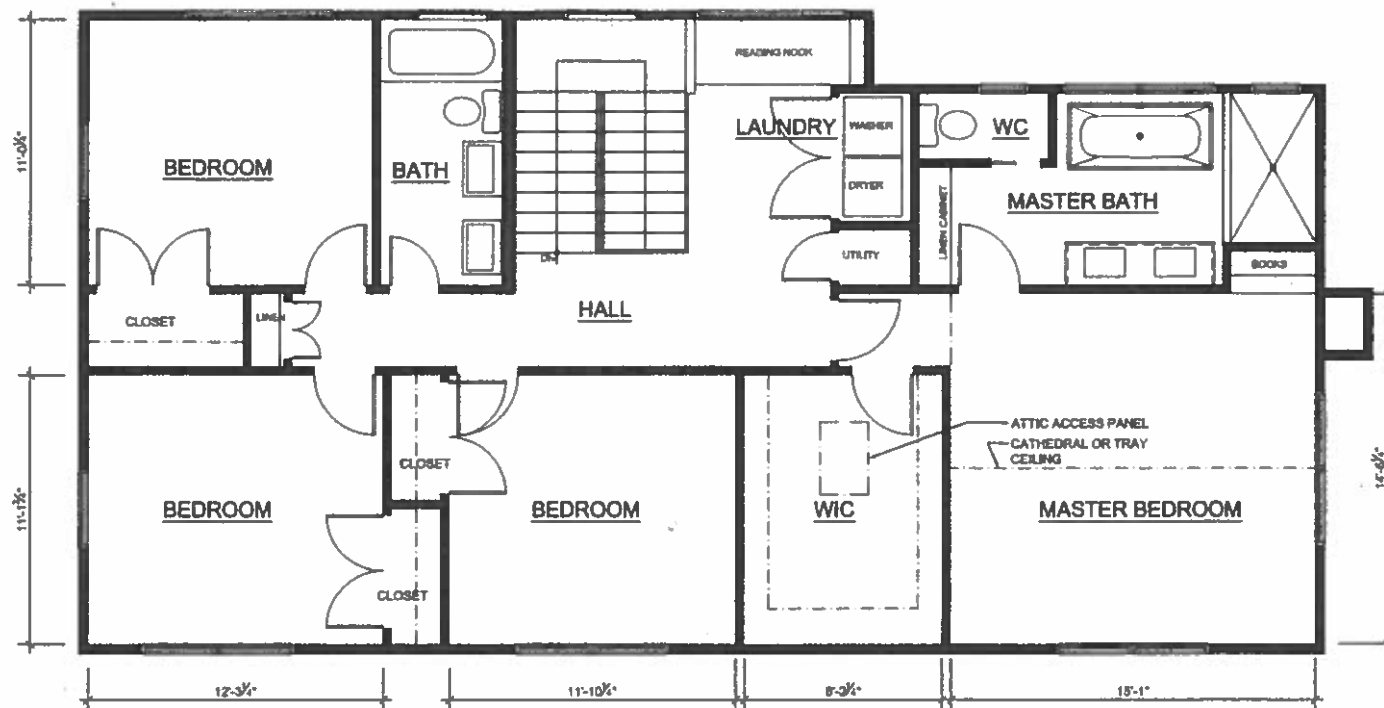


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PROPOSED FIRST FLOOR PLAN

7

PROPOSED SECOND FLOOR PLAN



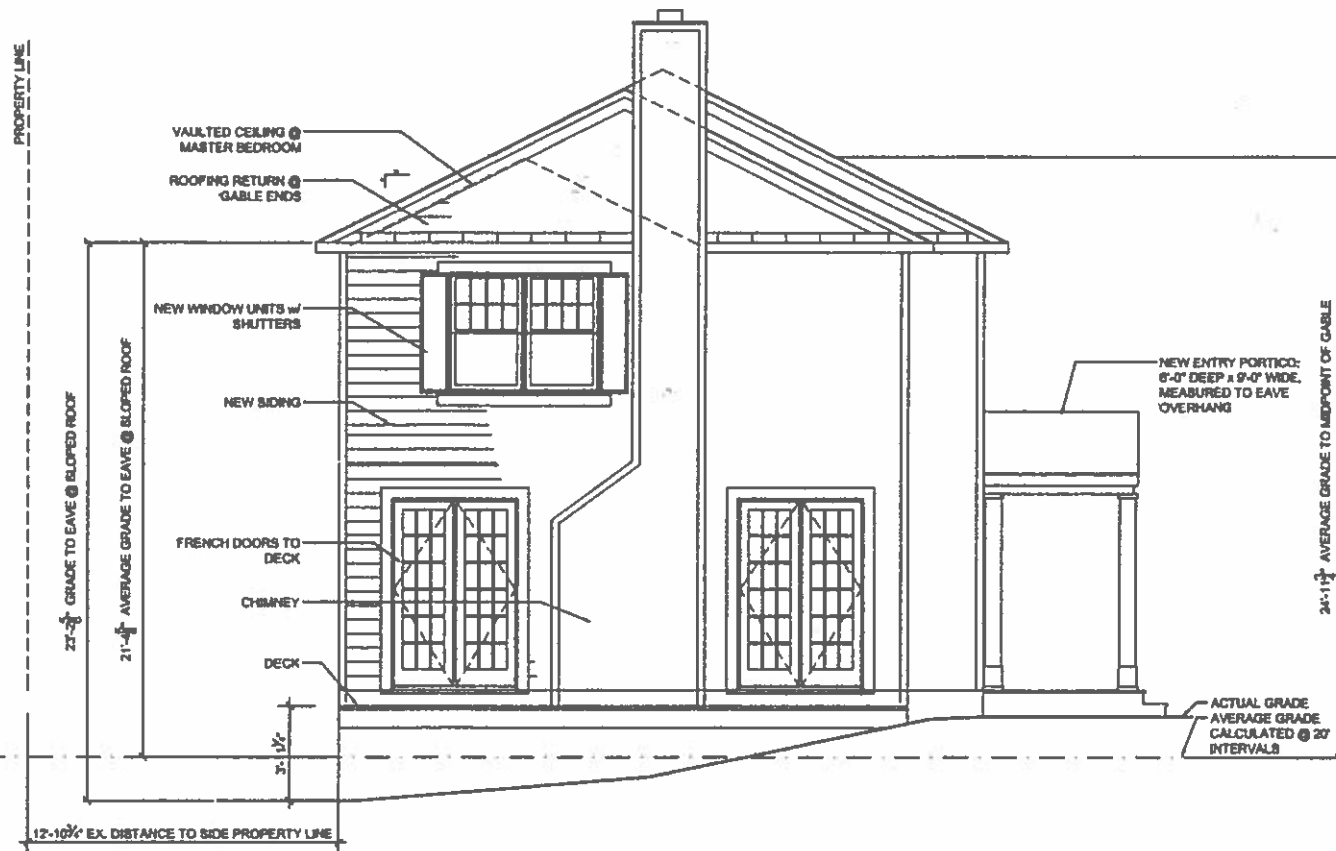
1202 SUMMIT AVENUE  
24 MAY 2018 - REVISED 13 JUNE 2018



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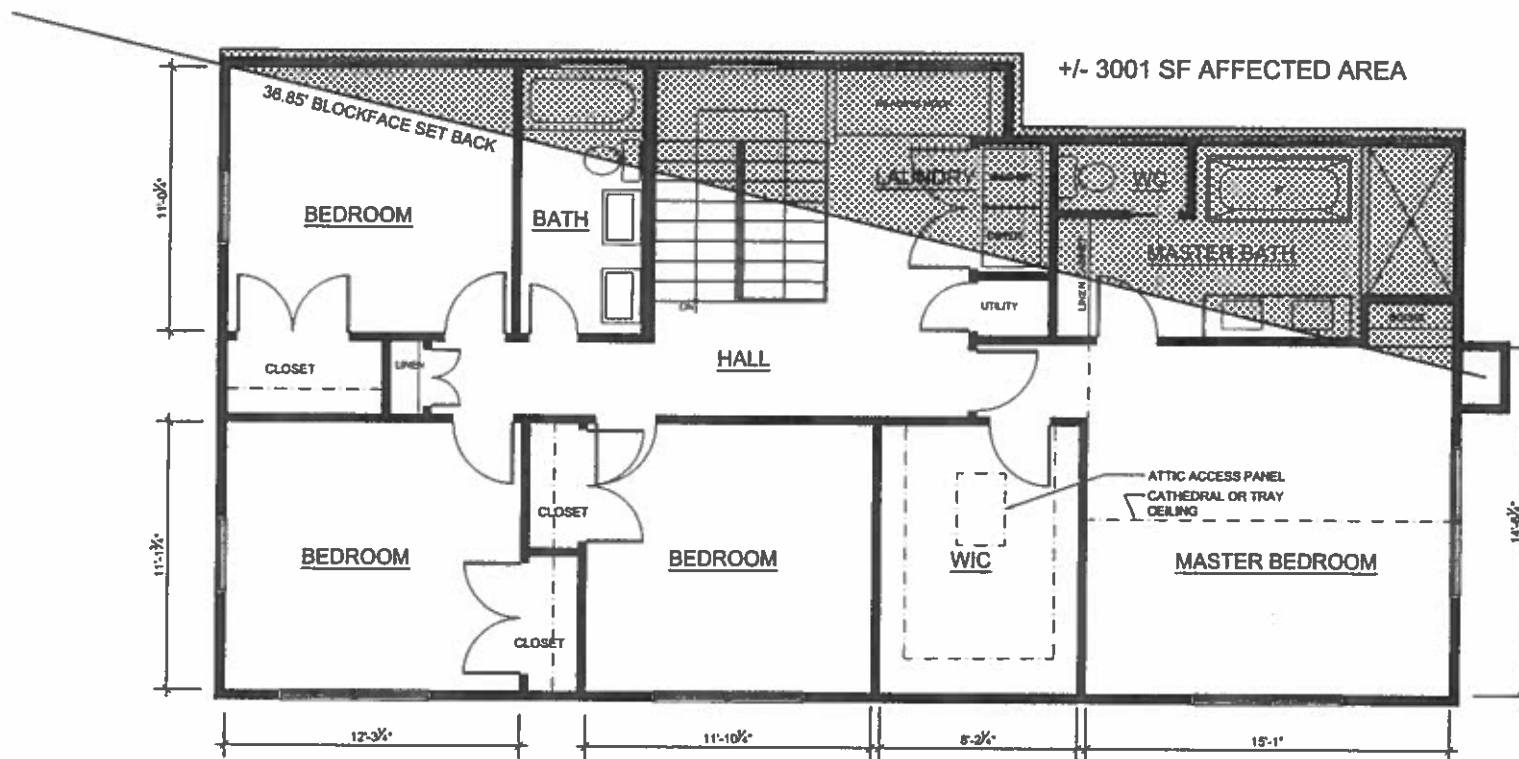
# PROPOSED FRONT ELEVATION (SUMMIT AVENUE)





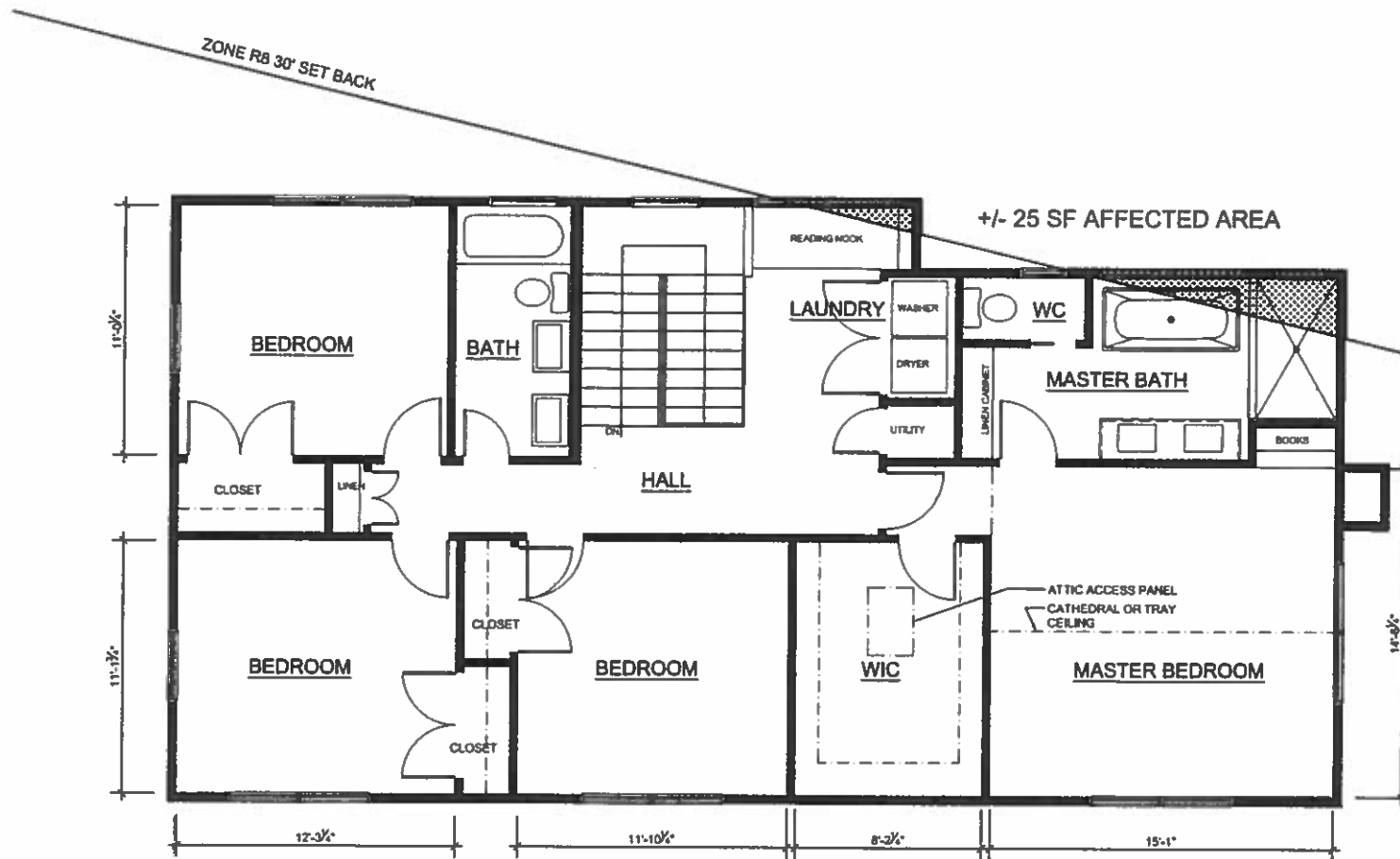
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## PROPOSED FRONT ELEVATION (VALLEY DRIVE)



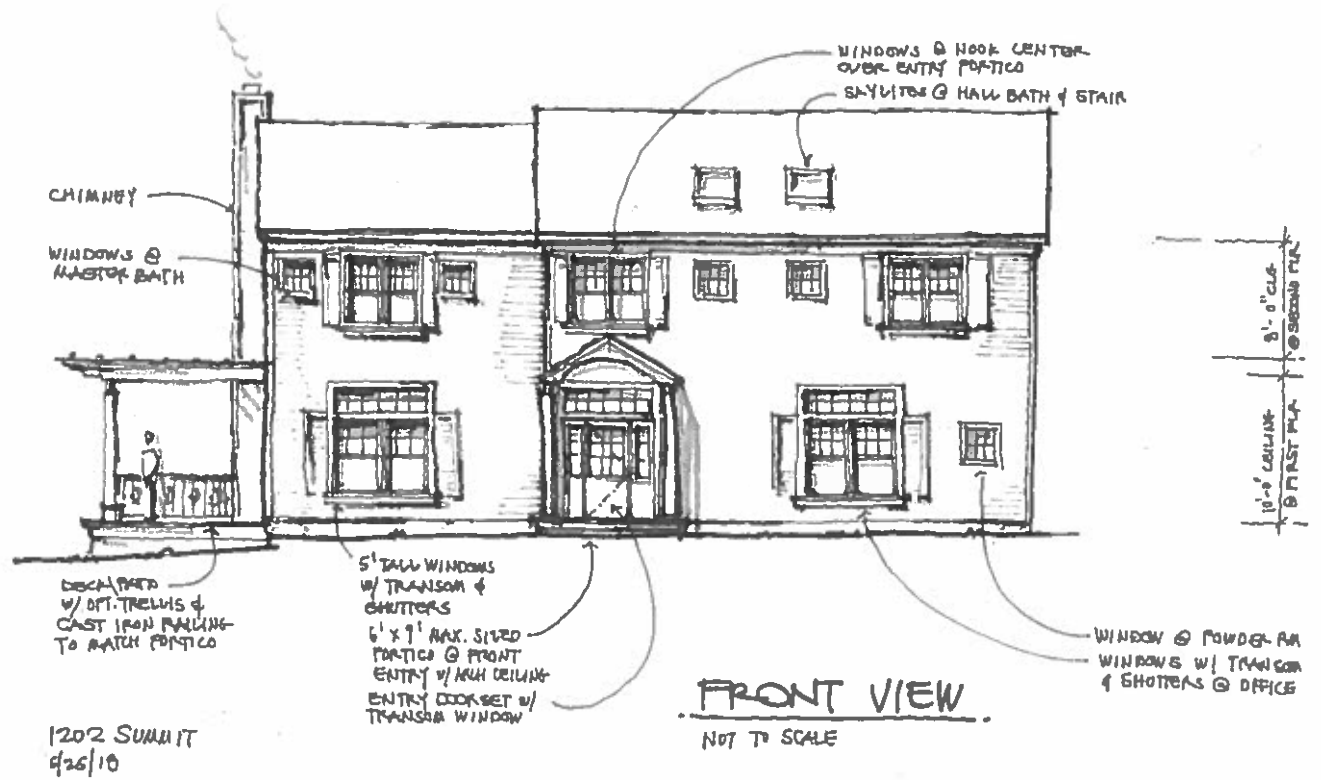
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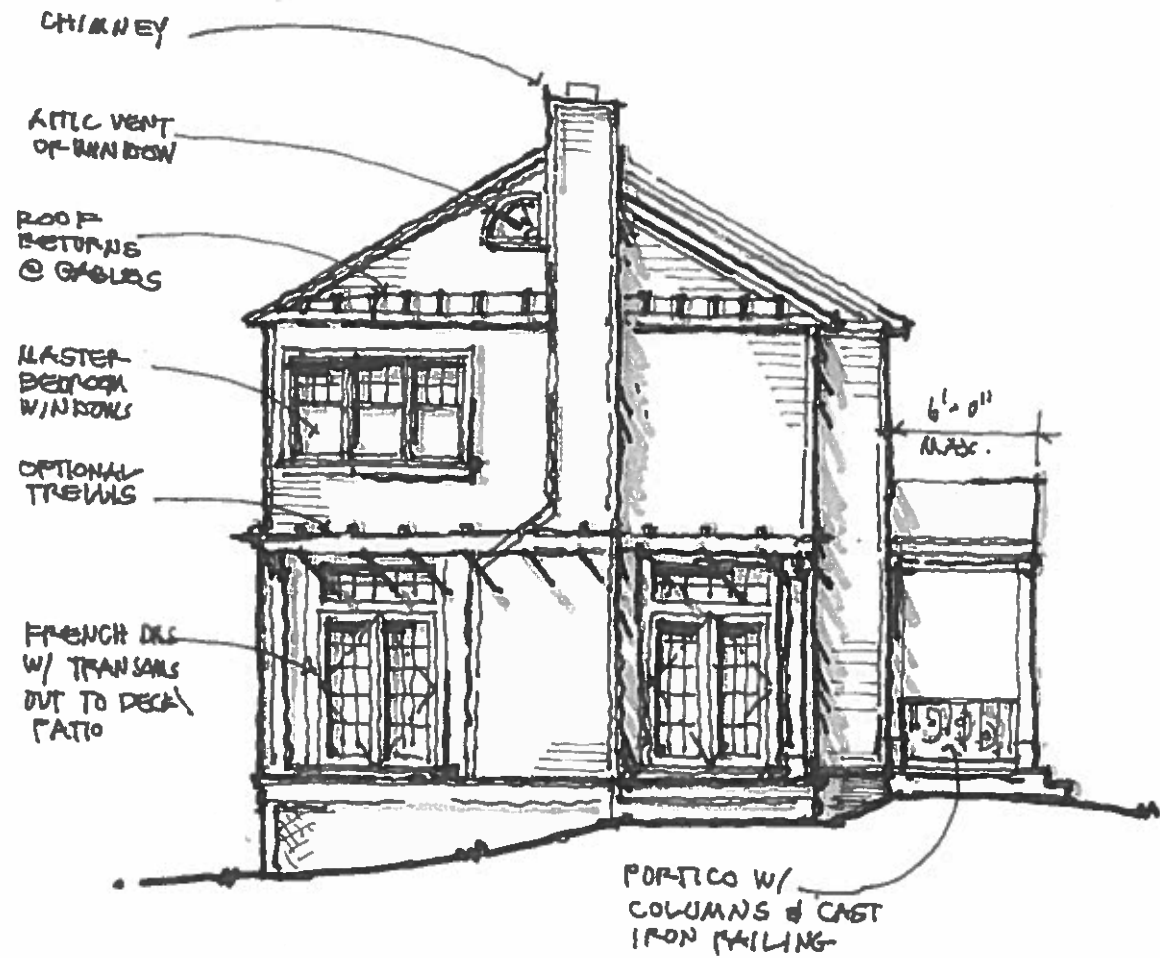
PROPOSED SECOND FLOOR PLAN - WITH BLOCKFACE IMPACT ON BUILDING AREA



11

PROPOSED SECOND FLOOR PLAN - WITH R8 SETBACK IMPACT ON BUILDING AREA





SIDE VIEW

NOT TO SCALE

1202 SUMMIT AVE  
5/25/2018

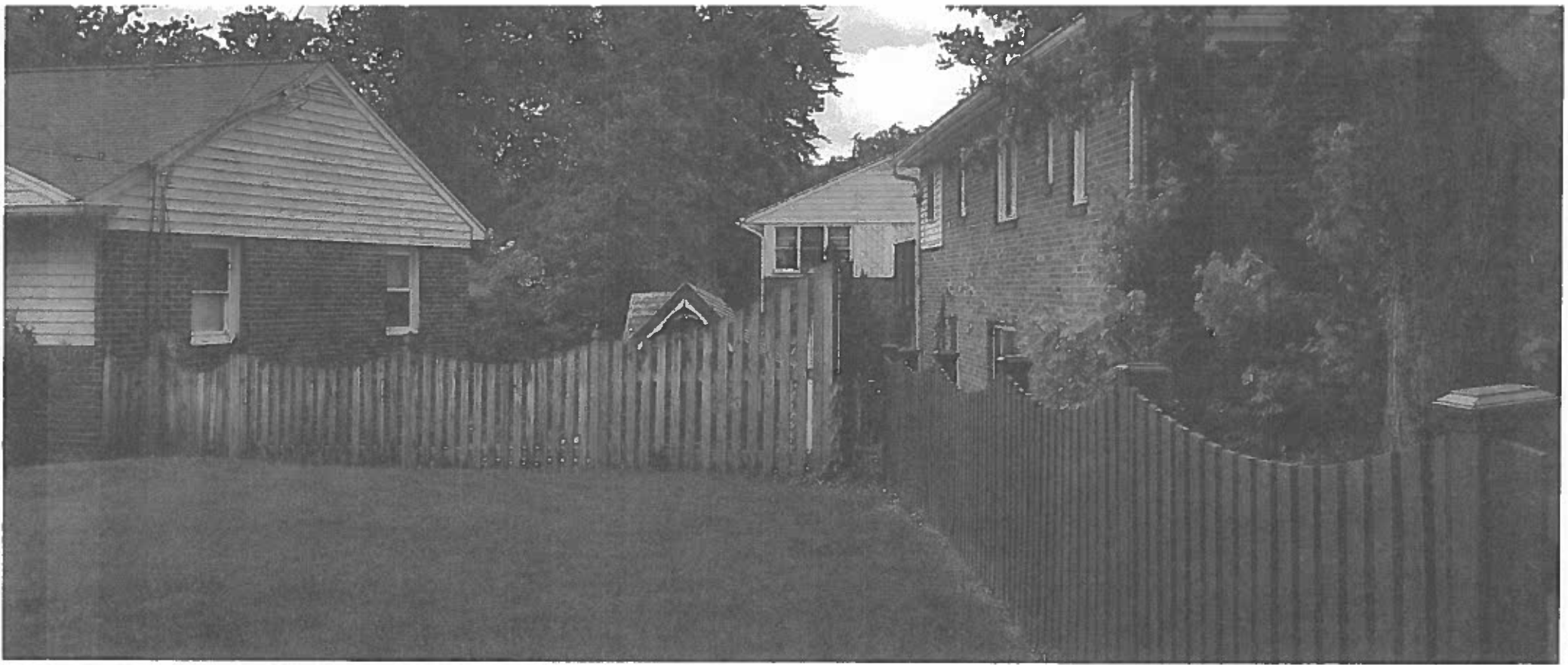


1202 Summit Avenue

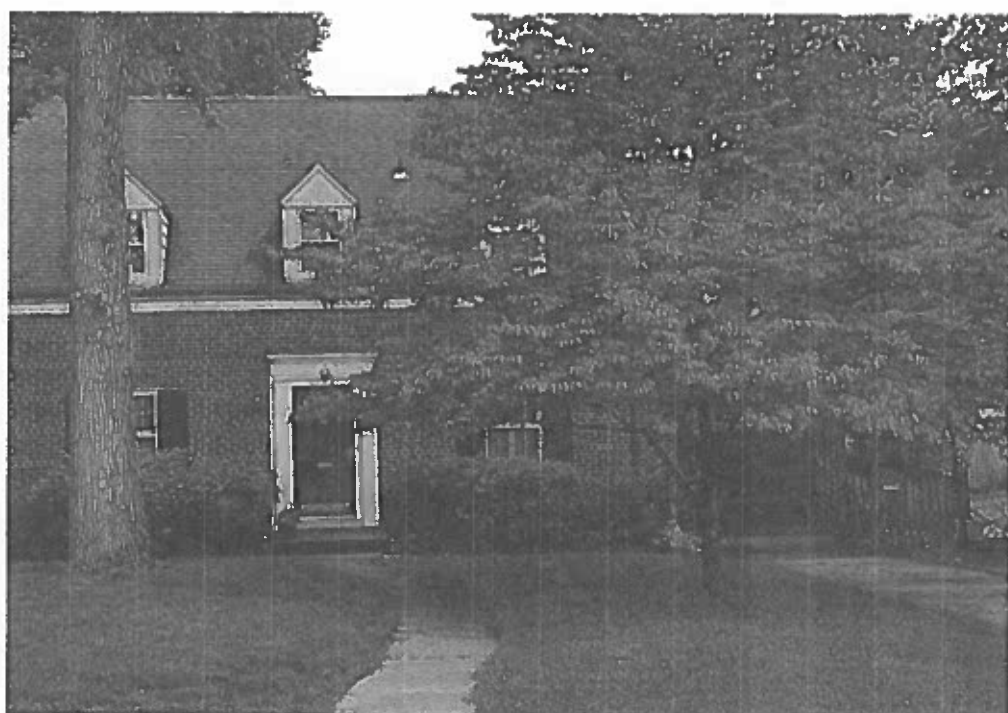




1202 Summit Avenue - view from Valley Drive

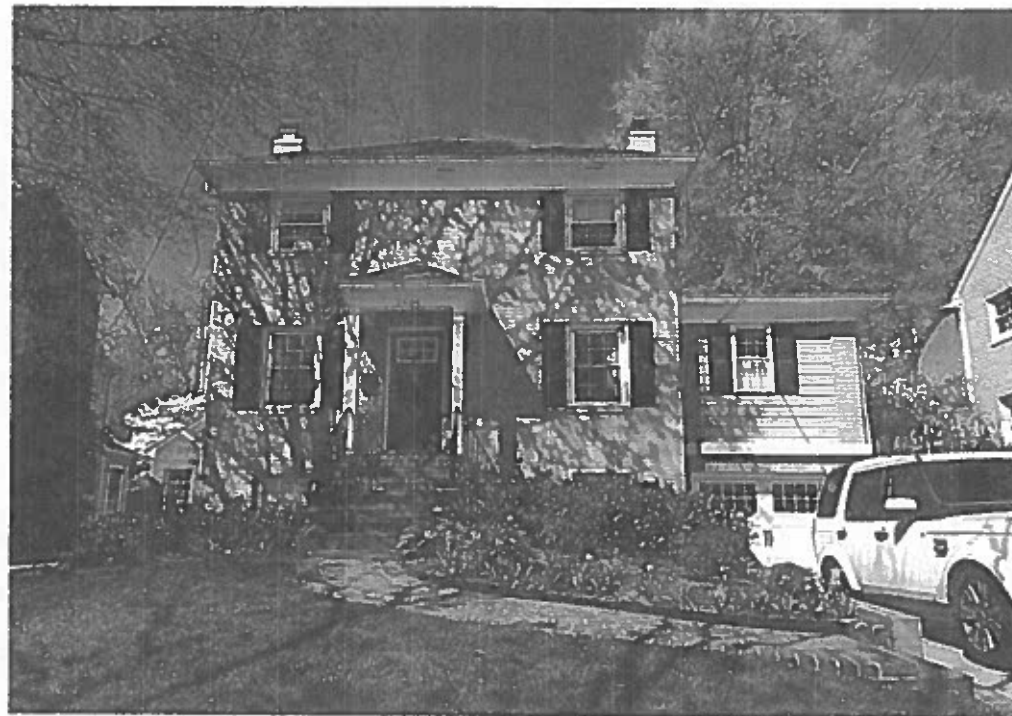


1202 Summit at left - 1309 Oakcrest at right

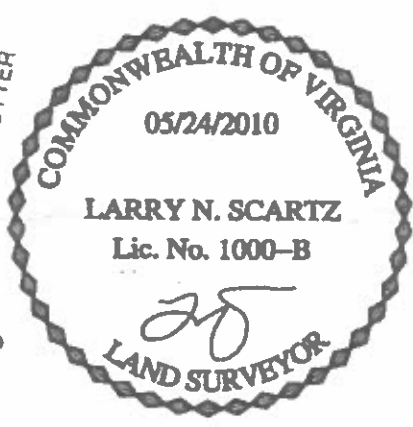


1202 Summit Avenue: neighborhood photos





1202 Summit: neighborhood photos 2



LOT 719, SECTION 2

## CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'      DATE: MAY 24, 2010

NO TITLE REPORT FURNISHED

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
AND DO NOT CERTIFY AS TO OWNERSHIP.

## SCARTZ SURVEYS

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA

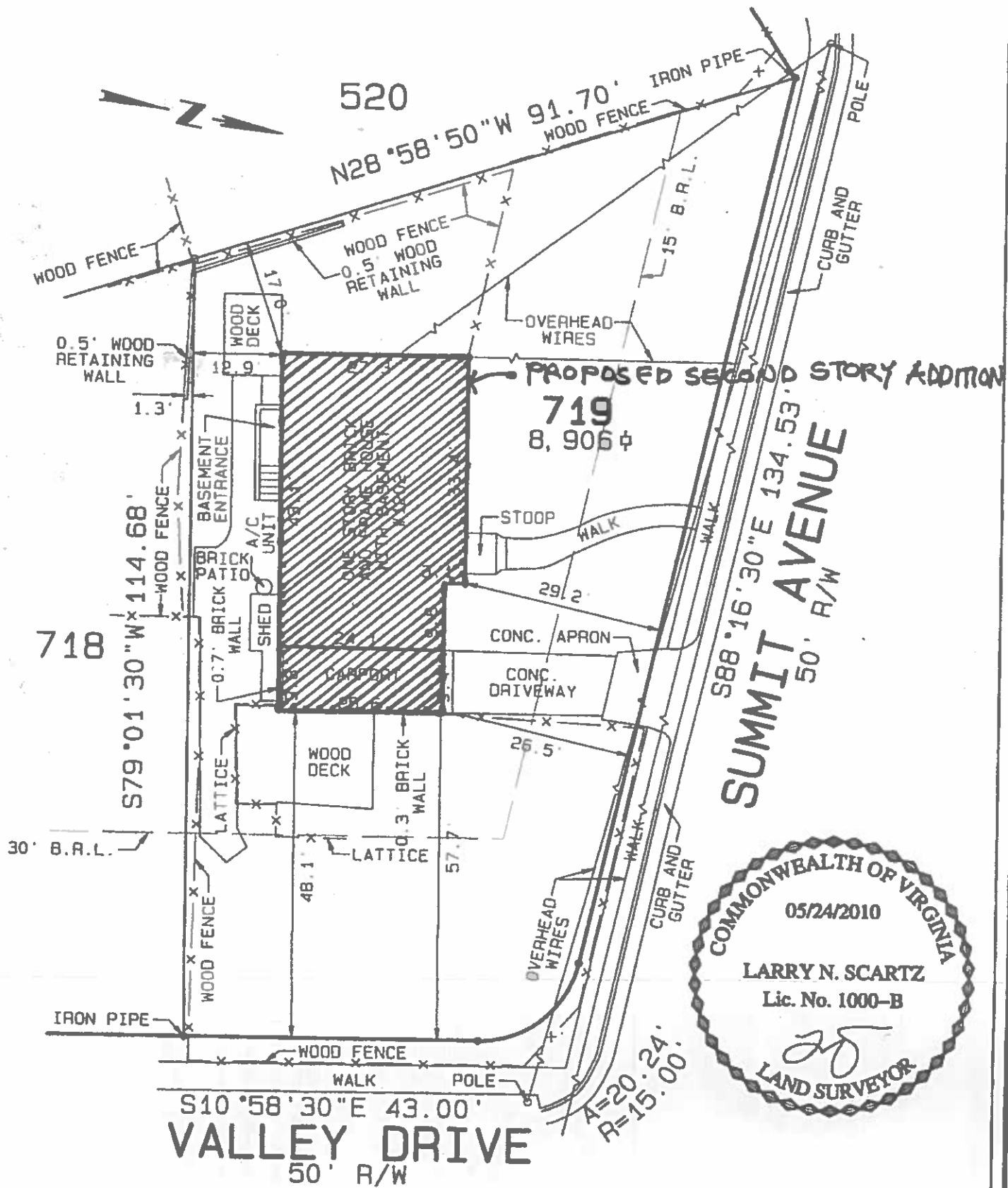
LOCAL (703) 494-4181  
FAX (703) 494-3330  
LARRY.SCARTZ@SCARTZ.COM



JOB# 20100629

MN

EXISTING



# PHYSICAL IMPROVEMENTS SURVEY

LOT 719, SECTION 2

## BRADDOCK HEIGHTS AND OAKCREST

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: MAY 24, 2010

CASE NAME: MITTERMEYER  
TO PETERSON (0TAJ1004071)

**MBH**  
Settlement Group, L.C.

NO TITLE REPORT FURNISHED.

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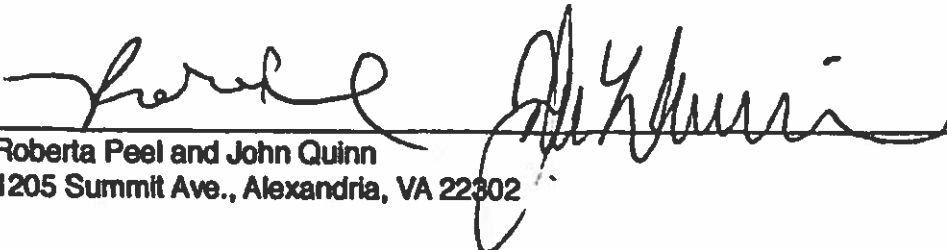
TAX MAP# 023.03-15-38


JOB# 20100629

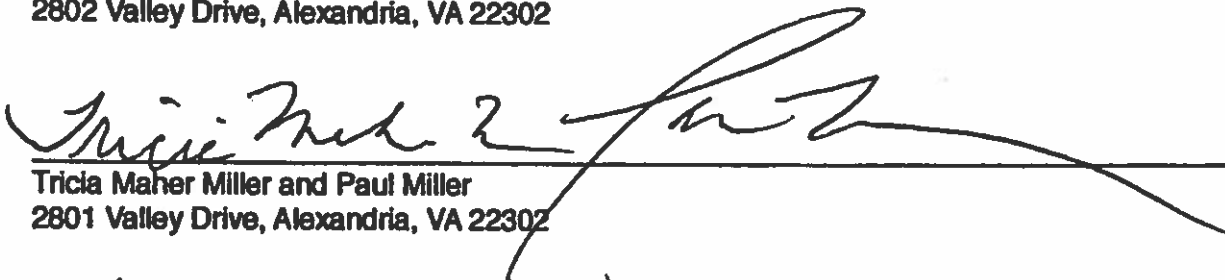
MN

PROPOSED


I have seen the attached elevation for a renovation of 1202 Summit Ave., Alexandria, VA 22302,  
and I am in support of this project. 5/27/18

  
Roberta Peel and John Quinn  
1205 Summit Ave., Alexandria, VA 22302

  
John and Monica Widoff  
2802 Valley Drive, Alexandria, VA 22302

  
Tricia Maher Miller and Paul Miller  
2801 Valley Drive, Alexandria, VA 22302

  
Gloria and William Flanagan  
2713 Valley Drive, Alexandria, VA 22302

  
Stephen and Ludmilla Huntsman  
2710 Valley Drive, Alexandria, VA 22302

  
Christopher and Heather Meyers  
1309 Oakcrest, Alexandria, VA 22302

Bryan Quigley and Rachel Goldberg Quigley  
2805 Central Ave.  
Alexandria, VA 22302

June 26, 2018

Roberta Peel and John Quinn  
1205 Summit Ave.  
Alexandria, VA 22302

Dear Neighbor,

We are writing to inform you that we are planning a renovation of the property at 1202 Summit Ave., Alexandria, VA 22302, tax map number 023.03-15-38 and are applying for a Special Exception which will go before the Board of Zoning Appeals on July 12, 2018.

We have to apply for a special exception because the front yard set back on the Summit Avenue side is non-conforming with current zoning. The public hearing and consideration are for a request for a special exception to construct a second story addition in the required front yard.

Zoning explains: "A Special Exception is a request for a minor adjustment to the requirements of the zoning ordinance where, owing to special conditions of the property, the exception is necessary and desirable and would not adversely affect adjacent property owners."

Sincerely,

Rachel Goldberg Quigley and Bryan Quigley



Bryan Quigley and Rachel Goldberg Quigley  
2805 Central Ave.  
Alexandria, VA 22302

June 26, 2018

John and Monica Widoff  
2802 Valley Drive  
Alexandria, VA 22302

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Alexandria, VA 22302

June 26, 2018

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Bryan Quigley and Rachel Goldberg Quigley  
2805 Central Ave.  
Alexandria, VA 22302

June 26, 2018

Stephen and Ludmilla Huntsman  
2500 Valley Drive  
Alexandria, VA 22302

owners of 2710 Valley Drive, Alexandria, VA 22302

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