

Docket Item # 2
BZA Case #2018-00010
Board of Zoning Appeals
July 12, 2018

ADDRESS: 731 BERNARD STREET
ZONE: RB/TOWNHOUSE ZONE
APPLICANT: DAN AND ROBIN TROUTMAN, OWNERS

ISSUE: Variance request to access parking from the street rather than an alley or interior court.

CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
8-200(C)(5)(a)	Access to Parking	Alley or Interior Court	Street Access	Street Access

Staff **recommends denial** of the request because it does not meet the variance definition or standards.

If the Board grants the requested variance, the applicant must comply with all requirements of this report's department comments. The variance must be recorded with the property's deed in the City's Land Records Office prior to the release of the Curb Cut approval.



I. Issue

The applicants propose to construct two non-required off-street parking spaces at 731 Bernard Street. The proposed parking would be located in the front yard and accessed from Bernard Street.

II. Background

The subject property is one lot of record, triangular in shape, with 65.82 feet of frontage along Bernard Street, 91.50 feet of depth along the west property line, 103.93 feet of depth along the east property line and 16.54 feet along the rear property line to the north. The lot contains 3,767 square feet of lot area. The property complies with the RB zone's minimum lot size, width, and frontage requirements.

The property is currently developed with a two-story end unit townhouse located 25.00 feet from the front property line facing Bernard Street, on the south side property line, 19.40 feet from the east side property line and 39.50 feet from the rear property line. The two-story, brick faced, end unit residential rowhouse was constructed circa 1948 as part of a row of flat front brick rowhouses that sit at the north end of Michigan Avenue and form a terminus of the community known as Fagelson's Addition. The row was designed in a vernacular Modern style that places emphasis on horizontal lines, flat planes, and modest ornamentation. The rowhouses are set back from the street and the open front yards framed by picket fences are a character defining feature of the neighborhood.



The subject property is legally nonconforming to parking as it was built prior to the off-street parking requirements for residential dwelling units.

On January 22, 2018, an application for a new curbcut was received by the Department of Transportation and Environmental Service. Subsequently, the Department of Planning and Zoning denied the request for the new curb cut in the front yard because the zoning ordinance states that for properties in the Old and Historic District, the parking must be from an alley.

The subject property is one of five properties on the north side of this block of Bernard Street that is located within the Old and Historic Alexandria District (OHAD) as they are situated within 500 feet of the right of way of the George Washington Parkway. A public alley abuts the north rear property line.

Table 1. Zoning Table

RB Zone	Requirement	Existing	Proposed
Lot Area	1,980 sq. ft.	3,767 sq. ft.	3,767 sq. ft.
Lot Width	26.00 ft.	65.82	65.82 ft.
Lot Frontage	26.00 ft.	65.82 ft.	65.82 ft.
Front Yard	0.00 ft.	25.00 ft.	25.00 ft.
Side Yard	5.00 feet	19.40 ft.	19.40 ft.
Rear Yard	8.00 ft.	39.50 ft.	39.50 ft.
Open Space	800.00 sq. ft.	3,299.15 sq. ft.	2,912.15 sq. ft

III. Description

The applicants propose construct non-required side by side parking spaces accessed from Bernard Street in the front yard. The proposed parking area adjacent to the existing walkway would measure 18.00 feet by 22.00 feet, a total of 396.00 square feet.

Access to all parking for properties located within the boundaries of Old and Historic Alexandria District, must be from an alley or interior court. The applicant is proposing to access the parking from Bernard Street.

IV. Applicant's Justification for Variance

The applicants state that strict application of section 8-200(C)(5)(a) prevents the reasonable use of the property due to the unusual configuration of the north boundary line and two utility poles in the middle of the rear property line making a driveway impossible to install.

V. Master Plan/Zoning

The subject property is currently zoned RB and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Northeast Small Area Plan for residential land use.

VI. Requested Variance

8-200(C)(5)(a) Access to Parking

The applicants request a variance to provide access to non-required off-street parking from Bernard Street. Access to all parking for properties located within the boundaries of Old and Historic Alexandria District, must be from an alley or interior court.

VII. Analysis of Variance Definition

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

a. The request is a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height, area, bulk, or location of a building or structure.

Due to the legal nonconformance related to the parking for the property, no off-street parking is required. Further, although the lot is irregularly shaped and the portion of the lot abutting the alley where the Zoning Ordinance requires properties in the Old and Historic District provide access for parking is narrow and is partially blocked by a utility pole, this would not prohibit compliance with the zoning ordinance if required. Therefore, this is not a reasonable deviation from the requirements related to the location of the off-street parking.

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

Strict application of the zoning ordinance would not unreasonably restrict the utilization of the property because the property has been used as residential townhouse dwelling without off-street parking since 1948. Further, there is no requirement to provide off-street parking for this property. Finally, parking can be located at the rear of the property off the alley (which would comply with the zoning ordinance).



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

The requirement to provide access to parking from an interior alley or court is shared by all properties located in the Old and Historic Alexandria District. However, the narrow shape at the rear of this property and the location of the utility pole are unique to this property, so the need for a variance is not generally shared by other properties.



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

The requested variance is contrary to the purpose of the ordinance. Section 8-200(C)(5)(a) of the Zoning Ordinance is intended to protect the historic character of the Old and Historic District by minimizing curb cuts and vehicular access to parking from the front of properties by requiring access via an alley or interior court. The requested variance is contrary to the purpose of the ordinance.

- e. The variance does not include a change in use, which change shall be accomplished by a rezoning.

The variance request does not include a change in use. The property will continue to be used as residential townhouse dwelling.

VIII. Analysis of Variance Standards

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

a. The strict application of the terms of the ordinance would unreasonably restrict the utilization of the property or that the granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of the ordinance.

Strict application of the zoning ordinance would not unreasonably restrict the utilization of the property as a residential dwelling. The property has been used as residential townhouse dwelling without off-street parking since 1948; thus, it is a legally non-conforming and is not required to provide parking.

While the lot is irregularly shaped and the portion of the lot abutting the alley where the zoning ordinance requires properties in the Old and Historic District provide access is narrow and is partially blocked by a utility pole, it is wide enough to reasonably accommodate and provide reasonable access to parking from the rears. In addition, because this parcel is legally non-conforming with respect to parking, there is no requirement for the applicants to provide off-street parking.

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

The applicants acquired the property in good faith, however, their desire to have off-street parking creates the need for the requested variance.

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

The rowhouses are set back from the street and the open front yards framed by picket fences are a character defining feature of the neighborhood. Granting a variance to allow access to parking from Bernard Street would alter the character along Bernard Street and the surrounding blocks, particularly for those properties located in the Old and Historic Alexandria District, where very few properties have off- street parking. If the variance is granted, the curb cut to provide the access to off-street parking will reduce the number of on-street parking spaces available. If the BZA variance is granted, the proposed parking pad will be prominently visible from Bernard Street and will require approval of a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR). The BAR's *Design Guideline* require that 150 square feet or more of paving used for parking on private property be reviewed to ensure that the paving material is appropriate.

d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an

amendment to the ordinance.

The narrow shape at the rear of this property and the location of the utility pole are unique to this property. It would not be reasonably practicable to amend to the ordinance to address this configuration.

e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property.

The variance request will not change the use or zoning of the residential property.

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

In this instance, relief from the requirement to provide access to parking from alley or interior court for properties located within the Old and Historic Alexandria District can only be achieved by requesting a variance from the Board of Zoning Appeals.

IX. Staff Conclusion

As outlined above, staff **recommends denial** of the requested variance to provide access to non-required parking.

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.

Historic Preservation:

- C-1 731 Bernard Street is a two story, brick faced, end unit residential rowhouse constructed circa 1948 as part of a row of flat front brick rowhouses that sit at the north end of Michigan Avenue and form a terminus of the community known as Fagelsons's Addition. The row was designed in a vernacular Moderne style that places emphasis on horizontal lines, flat planes, and modest ornamentation. The rowhouses are set back from the street and the open front yards framed by picket fences are a character defining feature of the neighborhood.
- F-2 The property is located on the western edge of the Old and Historic Alexandria District (OHAD) whose boundary in this portion of the district was established in 1946 to be 500' either side of the George Washington Memorial Parkway in order to maintain the memorial character of the GW Parkway per the City's 1929 agreement with the federal government. The front yard of this property is not visible from the GW Parkway, as it is screened by the Mason Hall Apartment building. The rear of the property is partially visible from Slater's Lane thru the Mason Hall parking lot.
- F-3 The BAR reviews any alteration or new construction visible from a street, alley or public way. If the BZA variance is granted, the proposed parking pad will be prominently visible from Bernard Street and will require approval of a Certificate of Appropriateness from the OHAD Board of Architectural Review (BAR). The BAR's Design Guideline require that 150 square feet or more of paving used for parking on private property be reviewed to ensure that the paving material is appropriate.
- F-4 The BAR's Design Guidelines, adopted in 1993, notes that: "...individual driveways in the front of residential properties are not desirable because the automobiles parked in the front yards create a visual intrusion and disrupt the scale, rhythm and unity of the architecture." (Parking, p.4)
- F-5 The BAR's Design Guidelines state that "Parking lots should be screened and landscaped so that they do not create a visual disruption of the streetscape while being consistent with safety requirements." (Parking, p.2)

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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:

No comments received.

Recreation (City Arborist):

No comments received.

Historic Alexandria (Archaeology):

R-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

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

Section 8-200 (c) (5) (a) : Within the Old Town
Alexandria Historic District access to parking shall
be provided by alley or interior court.

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Dan + Robin Troutman

Address 731 Bernard St.

Alexandria, VA 22314

Daytime Phone 703 380 6361

Email Address datroutman@msn.com

2. Property Location 731 Bernard St.

3. Assessment Map # 44.02 Block 02 Lot 08 Zone RB

4. Legal Property Owner Name Daniel + Robin Troutman

Address 731 Bernard St.

Alexandria VA 22314

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.	Daniel Troutman	731 Bernard st	50%
2.	Robin Troutman	731 Bernard st	50%
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.	Daniel Troutman	731 Bernard st	50%
2.	Robin Troutman	731 Bernard st	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.	Daniel Troutman	N/A	N/A
2.	Robin Troutman	N/A	N/A
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.

6/11/18

Date

Daniel Troutman

Printed Name



Signature

5. Describe request briefly:

We request to install a 2-car driveway in the front of our property on Bernard Street, not from alley as this is impossible in our situation. We request a Variance to install this driveway off of Bernard St. and not off the alley.

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

☐ Yes — Provide proof of current City business license.

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

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please attach additional pages where necessary.)

1. Please answer A or B:

A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.

Our lot is 3767 sq. ft. It is 65⁺ feet in front and 16⁺ feet in rear, pie shaped. We have 2 utility poles in the middle of the rear property line making a driveway impossible to install. The front has plenty of space and is on a dead-end street. Since it is impossible to put a rear parking space off the alley enforcing the Historic District rules makes it impossible to have off street parking in a very congested area.

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

Even if it were possible to move the utility poles the shape of the alley is also narrow and angled at our property line which would cause it to be nearly impossible to back out successfully.

2. Is this unreasonable restriction or hardship unique to the property? Yes

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

No - the hardship is unique to 731 Bernard St.

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

Several units up the street have off-street parking in the front on Bernard St. It may be that the Historic District rules do not apply a few houses over.

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

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

Yes - the utility poles were present at purchase

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

We did not know that the Historic District spread up Washington Street to the city limits, covering a portion of our street

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

The power lines have been in place for years.

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

NO - the power line placement created the hardship.

4. Will the variance, if granted, be harmful to others?

- A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

NO it will not be detrimental. By installing a 2-car parking space in front, with an apron, we essentially remove an additional car off a very crowded street.

- B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.

Yes, all were supportive verbally

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

NO

PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

We have no other plan to remedy the situation.

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

The driveway, if granted, will be made to look like an older driveway utilizing pavers not concrete or asphalt.



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 731 Bernard St Zone _____

A2. 3767 x _____ = _____
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

N/A - not adding to house

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

B1. Existing Gross Floor Area *
_____ Sq. Ft.

B2. Allowable Floor Exclusions**
_____ Sq. Ft.

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

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

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

C1. Proposed Gross Floor Area *
_____ Sq. Ft.

C2. Allowable Floor Exclusions**
_____ Sq. Ft.

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) _____ 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: _____ 12 Date: _____



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

N/A not building on house

A. Property Information

A1. Street Address _____ Zone _____

A2. _____ x _____ = _____
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor			
		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area *

_____ Sq. Ft.

B2. Allowable Floor Exclusions**

_____ Sq. Ft.

B3. Existing Floor Area minus Exclusions

_____ Sq. Ft.

(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

C1. Proposed Gross Floor Area *

_____ Sq. Ft.

C2. Allowable Floor Exclusions**

_____ Sq. Ft.

C3. Proposed Floor Area minus

Exclusions _____ Sq. Ft.

(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) _____ Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations

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: _____ 13 Date: _____

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

APPLICANT OR AUTHORIZED AGENT:

☒ I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

☐ Yes ☐ No I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: Daniel Trautman

Date: 5/23/18

Signature: 

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.

Attached

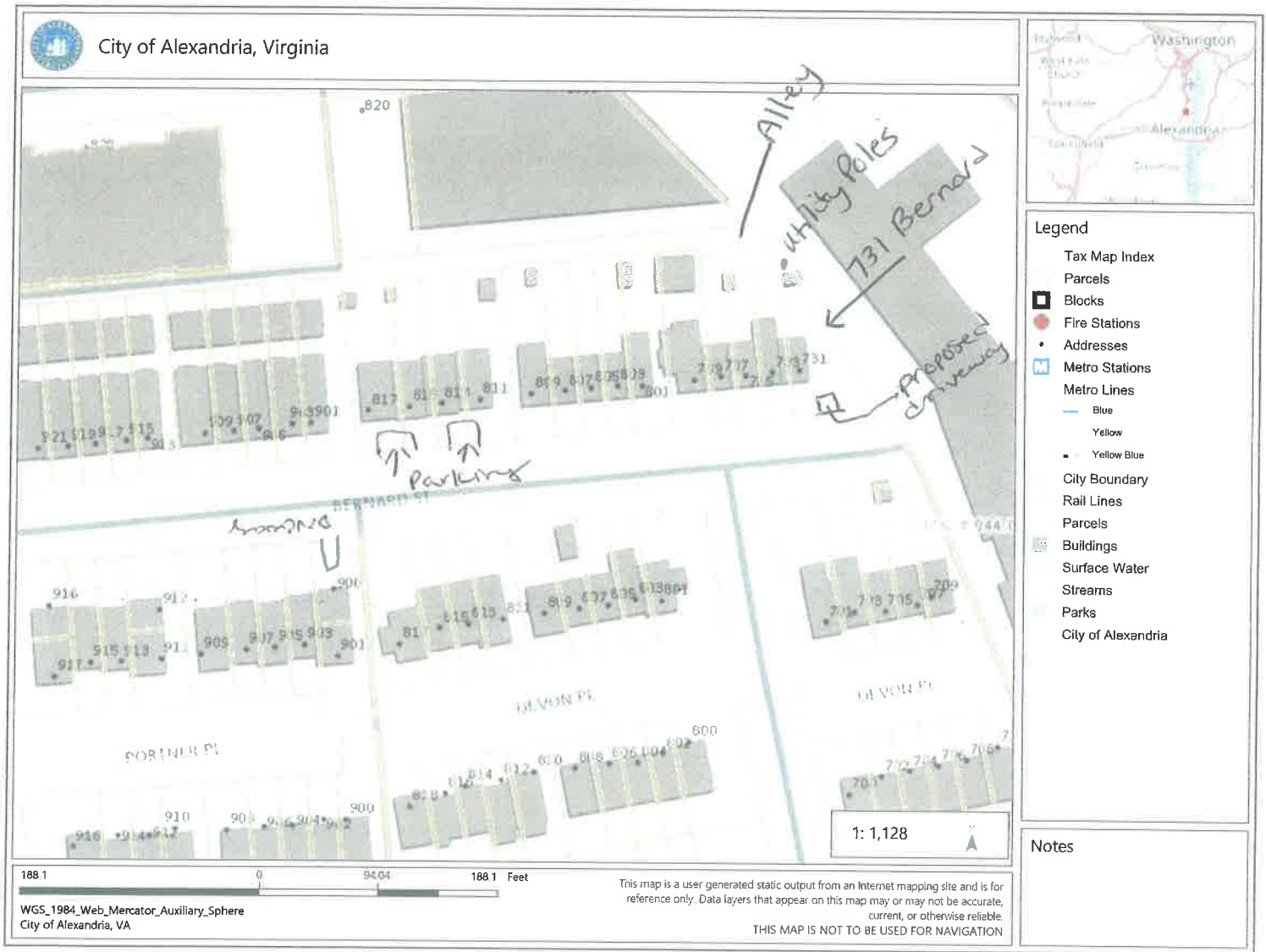
731 Bernard Street

Application for Variance

DRAFT OF ISSUE DESCRIPTION FOR PROPERTY OWNERS NOTICE

ISSUE DESCRIPTION: Variance to construct a 2-car driveway at 731 Bernard Street.

Other Driveways on Bernard St.



A Hachemont

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- THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VA REFERENCE PANEL NO. 515519-0077 E DATED JUNE 16, 2011.
- THE EXISTENCE OF: VEGETATED, AND/OR TIDAL WETLANDS, AND/OR HAZARDOUS WASTES WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

NOTES:

1. FLOOD ZONE SCALED FROM FEMA MAP.
2. PROPERTY LINE TAKEN FROM DEED BOOK 1722 PAGE 1387 (WITH PLAT AT PAGES 1390 THROUGH 1393).
3. FIELD SURVEY PERFORMED ON DATE SEPTEMBER 11, 2017.

SITE STATISTICS:

TAX MAP #: 044.02-02-08
#731 BERNARD STREET
N/F DANIEL & ROBIN TROUTMAN
INST. 170016330
D.B. 1722 PG. 1387 (WITH PLAT)
3,767 SQ. FT. OR 0.0865 ACRE
ZONE: RB

RECORD



PUBLIC ALLEY N89°02'00"E
(WIDTH VARIES) 16.54'

UP
UP

DHF
1+05.4'
R0+00.5'

N00°58'00"W 91.50'

CHAIN-LINK FENCE

"MASON HALL"
LOT 500

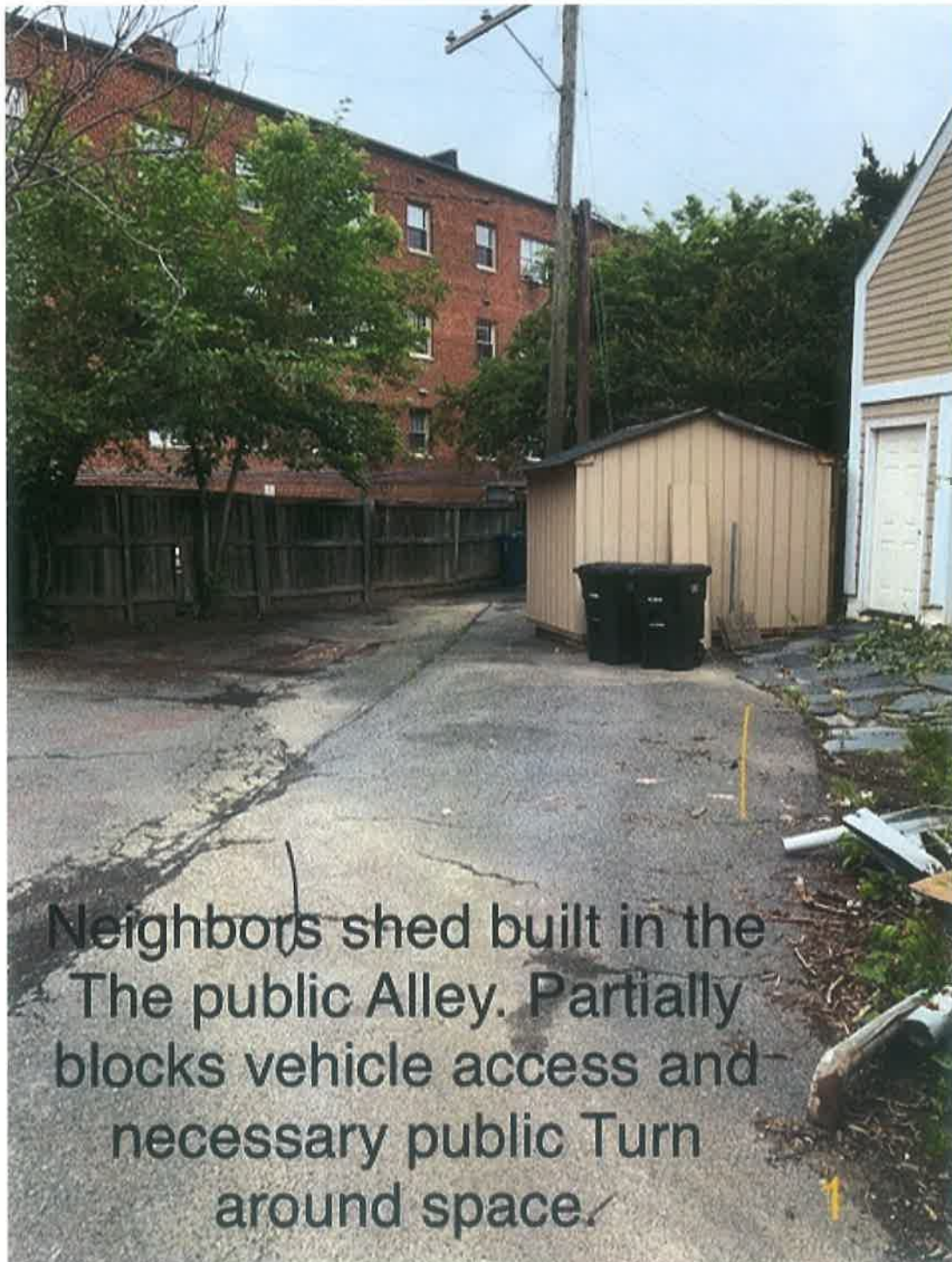
LOT 2

2 STORY
BRICK SIDING
DWELLING
#731

LOT 500

BRICK STOOP
& STAIRS

15.8'



Neighbors shed built in the
The public Alley. Partially
blocks vehicle access and
necessary public Turn
around space.







