

Docket Item # 3  
BZA Case #2018-0011  
Board of Zoning Appeals  
July 12, 2018

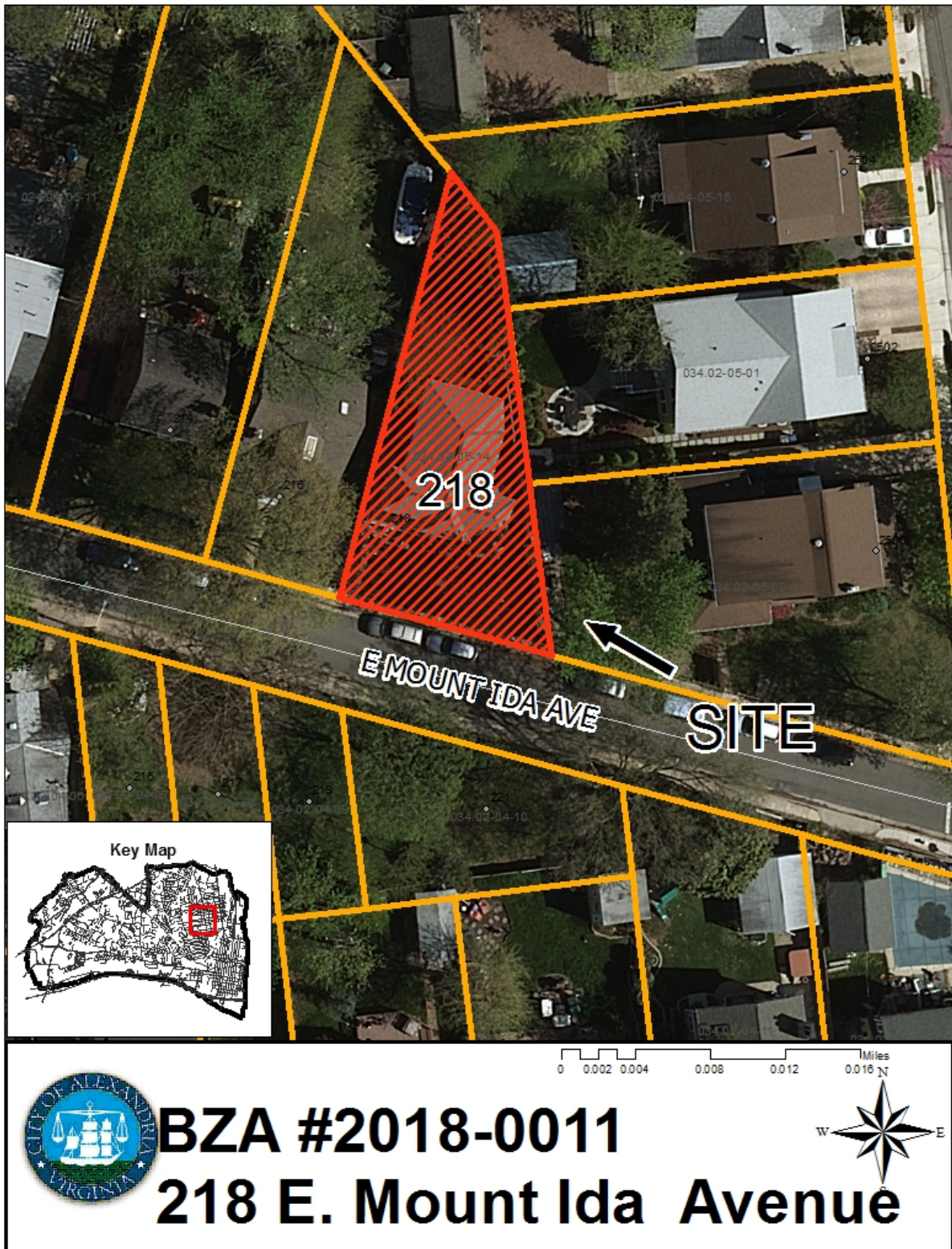
**ADDRESS:** 218 EAST MOUNT IDA AVENUE  
**ZONE:** R2-5/SINGLE-AND-TWO-FAMILY ZONE  
**APPLICANT:** WILLIAM BLACKBURN

**ISSUE:** Special exception to construct an open front porch in the required side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (west)	7.00 feet	3.40 feet	3.60 feet

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

If the Board grants the requested special exception, the applicant must comply with all requirements of this report’s department comments. The applicant must also submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to all final inspections. The special exception must be recorded with the property’s deed in the City’s Land Records Office prior to the release of the building permit. A deed of consolidation must be recorded with the City’s Land Records Office prior to wall check approval. Last, the porch’s design shall be substantially consistent with BAR staff’s illustration of the front elevation found in Figure 2 of this report.



**I. Issue**

The applicant proposes to construct an open front porch. The porch would not meet the required seven-foot side yard setback. The applicant requests special exception approval to construct the front porch in the required west side yard.

**II. Background**

The subject property is an irregularly shaped parcel with 58.73 feet of frontage along East Mount Ida Avenue and a lot size of 4,202 square feet. It contains lot 22 and part of lot 23 which are both lots of record. The subject property is substandard in lot size but meets the R-2-5 zone's lot width and frontage requirements.

A single-family craftsman style dwelling occupies the site. It is located 20.10 feet from the front lot line; 5.30 feet and 3.40 feet from the east and west side lot lines, respectively; and 52.60 feet from the rear lot line. The dwelling is listed on the Town of Potomac National Register as a contributing structure and was constructed around 1931. Contributing status is given to structures with historical integrity or architecturally significant features.

The following table provides zoning analysis of the subject property.

<b>R2-5 Zone</b>	<b>Required/Permitted</b>	<b>Proposed</b>
<b>Lot Size</b>	5,000 Sq. Ft.	4,202 Sq. Ft.
<b>Lot Width</b>	50.00 Ft.	50.80 Ft.
<b>Lot Frontage</b>	40.00 Ft.	58.73 Ft.
<b>Front Yard</b>	Average	20.10 Ft. (building wall) 12.10 Ft. (front porch)
<b>Side Yard</b>	7.00 Ft. (min.) 1:3 height to setback ratio	5.30 Ft.(east) 3.40 Ft. (west)
<b>Rear Yard</b>	7.00 Ft. (min.) 1:1 height to setback ratio	52.60 Ft.
<b>FAR (Floor Area Ratio)</b>	0.45 (1,890 Sq. Ft. net floor area)	0.50 (2,092 Sq. Ft. existing and proposed net floor area)*

\*non-complying floor area – proposed porch eligible for exclusion from net FAR

**III. Description**

The applicant proposes to construct an open front porch 12.10 feet from the front lot line. Last month, City Council approved amendments to the Zoning Ordinance to further encourage open front porches. Under these amendments, an open front porch that projects up to 10 feet from the front building wall is permitted in a required front yard regardless of the required front setback. Further, the porch shall not reduce the depth of the front yard to less than 10 feet. The proposed porch would span the entire length of the front of the house (34.60 feet) and would have a depth of 8.00 feet with a total area of 276.80 square feet. The porch would be located 12.60 feet and 3.40 feet from the east and west side lot lines,

respectively. Because the proposed porch does not meet the required west side yard setback of seven feet, its construction requires special exception approval. See Figure 1, proposed plat, below.

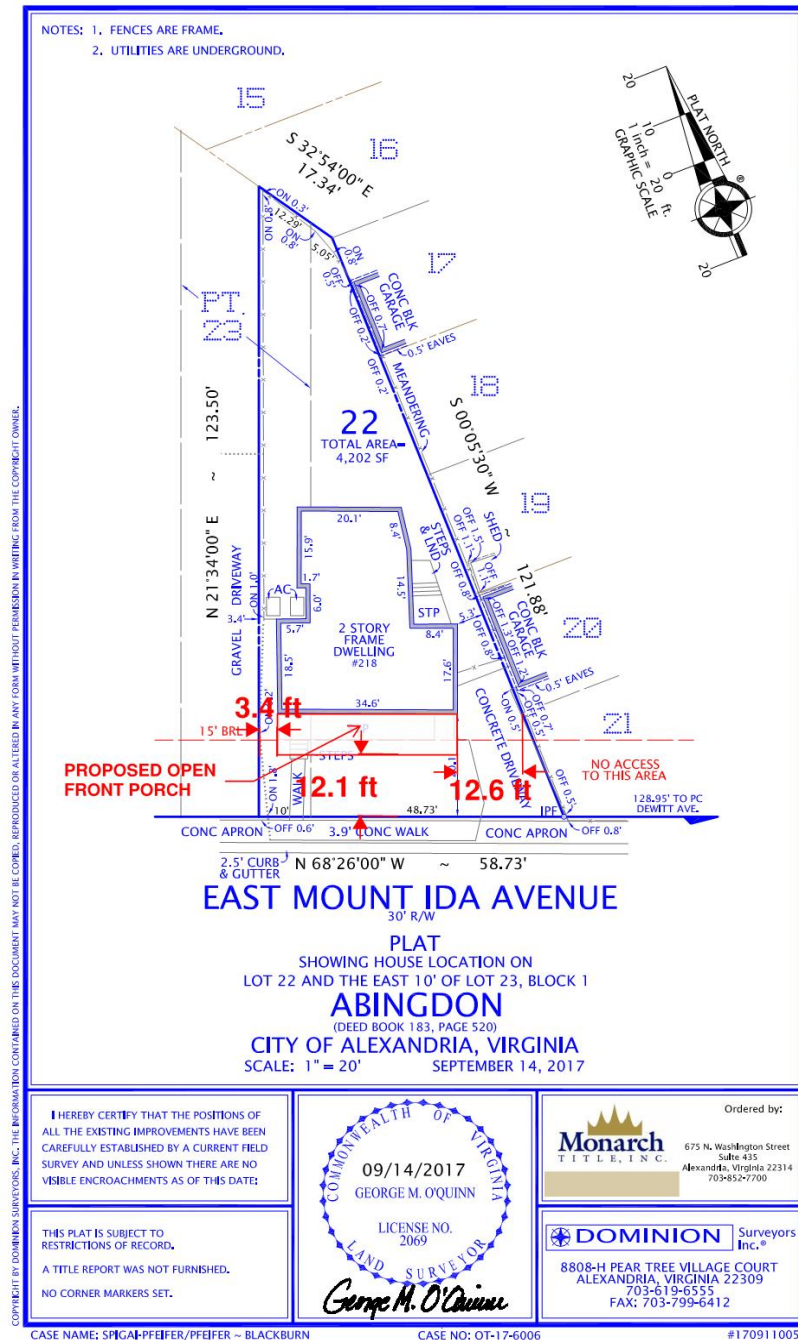


Figure 1 - Proposed Plat



The proposed front porch meets the recently revised criteria of Zoning Ordinance section 2-145(A)(5) and is an allowable exclusion from floor area.

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

**IV. Noncomplying Structure/ Substandard Lot**

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

	<b><u>Required/Allowed</u></b>	<b><u>Provided</u></b>	<b><u>Noncompliance</u></b>
Lot Size	5,000 Sq. Ft.	4,202 Sq. Ft.	798 Sq. Ft.
Floor Area	0.45 (1,890 Sq. Ft.)	0.50 (2,092 Sq. Ft.)	202 Sq. Ft.
Side Yard (East)	7.00 Ft.	5.30 Ft.	1.70 Ft.
Side Yard (West)	7.00 Ft.	3.40 Ft.	3.60 Ft.

**V. Master Plan/Zoning**

The subject property is currently zoned R2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951. The Potomac West Small Area Plan identifies the site and surrounding area for residential land use.

**VI. Requested Special Exception**

**3-506(A)(2) Side yards**

This section of the zoning ordinance requires a side yard setback of 7.00 feet. The applicant requests a special exception of 3.60 feet to construct the open front porch 3.40 feet from the west side lot line.

**VII. Special Exception Standards**

Per Section 11-1304 of the zoning ordinance, the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.” Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”

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

**The proposed front porch would not be detrimental to the public welfare, the neighborhood or any adjacent property. The 2008 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.” Staff experience has shown that front porches, including those that do not meet required setbacks, are widely accepted in neighborhoods throughout the City. Front porches are neighborhood-friendly architectural features that can enhance cohesiveness and a sense of community.**

- 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 must remain open and would not impair supply of light to adjacent properties. The proposed porch would be constructed in line with the existing west building wall and would comply with the east side yard setback. It would also be a permitted obstruction in the required front yard based on the recent amendments to Zoning Ordinance section 7-202.**

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

**Staff believes that proposed front porch would not alter the essential character of the surrounding area. Several dwellings along East Mount Ida Avenue have front porches that are similar in size and design to the one proposed in this application. Further, Board of Architectural Review (BAR) staff finds that the proposed porch is historically and architecturally appropriate for houses of this period. BAR staff also finds “the façade house is generally symmetrical and the applicant has proposed asymmetrical columns that are out of sync with the fenestration and some of the column spacing is too wide. In addition, the open stairs on the east end are not historically appropriate and should be incorporated into the body of the porch and screened behind the front railing. Finally, the proportion and integration of the front steps would be significantly improved if they were made wider and more welcoming at the entrance.” Figure 2, at the end of this report, shows a proposed elevation incorporating these changes. As such, staff recommends that the porch’s design be substantially consistent with that of Figure 2 of this report.**

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

**Many of the dwellings along East Mount Ida Avenue and the surrounding neighborhood have front porches. The proposal increases the house's compatibility with the surrounding neighborhood. Similar open front porches can be found throughout both Del Ray and the Town of Potomac Historic District.**

- 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 front of the house is the only reasonable location for a front porch. Further, a reasonable porch provides a covered area above an entrance to a dwelling. Because the front entrance of the existing dwelling is located off-center toward the west side of the property, any covered area over the entrance would be located in the required side yard setback.**

## **VIII. Staff Conclusion**

### Neighborhood Impact

Staff believes that the applicant's proposal would make the subject property more compatible with the surrounding neighborhood as many have front porches. It would also be historically and architecturally appropriate. These factors are important considerations for dwellings given contributing status on the Town of Potomac National Register.

### Light and Air

The porch meets the eligibility criteria for a special exception for a front porch. The ground level, single story, covered, open front porch would be placed at the main architectural entrance to the dwelling and would face the front yard. The porch would not extend further into the side yard setbacks than the existing front building wall. The roof line of the porch would also be in scale with the existing dwelling's architecture. Staff does not believe the proposed porch would adversely affect the light and air of neighboring properties.

### Lot Constraints

The configuration of the lot constrains the applicant's ability to construct a complying front porch that covers the dwelling's front entrance. The location of the dwelling 3.40 feet from the west side lot line and the location of the dwelling's front entrance approximately six feet from the west side lot line create this constraint.

### Alternatives

A front porch that covers the front entrance could not be constructed in compliance with the west side yard setback. A portico would be permitted in the required west side yard but

would not be as compatible with the surrounding neighborhood or the existing dwelling's architecture as a porch would be.

Staff Conclusion

As outlined above, staff **recommends approval** of the request with the condition that a deed of consolidation is recorded with the deed at the City's Land Records Office prior to wall check approval and that the porch's design is substantially consistent with BAR staff's illustration of the front elevation found in Figure 2 of this report.

Staff

Sam Shelby, Urban Planner, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)

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

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



**DEPARTMENTAL COMMENTS**

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

\* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received.

Recreation (Arborist):

F-1 No trees are affected by this application.

Historic Alexandria (Archaeology):

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

Board of Architectural Review (BAR):

The two story, wood frame dwelling at 218 E Mt. Ida Ave is a contributing resource in the Town of Potomac National Register historic district. It was constructed in the late 1920s in a vernacular Arts and Crafts style.

The applicant's proposal to add a one story open front porch across the entire south façade is historically and architecturally appropriate for this period house and similar open front porches may be seen throughout the historic district. Staff believes that this porch would be a significant aesthetic improvement to this particular house, as it presently has a somewhat severe façade and over-scaled side dormers that are visually uncharacteristic on this block. The Secretary of the Interior's standards for rehabilitation note that additions and alterations should be easily reversible. Historic Preservation staff finds that the porch could be removed relatively easily if a strict restoration of the house were desirable in the future and does not believe that the proposed porch would jeopardize the contributing status of the house to the historic district.

However, the architectural details of the porch could be improved by some minor refinements. The façade house is generally symmetrical and the applicant has proposed asymmetrical columns that are out of sync with the fenestration and some of the column spacing is too wide. In addition, the open stairs on the east end are not historically appropriate and should be incorporated into the body of the porch and screened behind the front railing. Finally, the proportion and integration of the front steps would be significantly improved if they were made wider and more welcoming at the entrance. Figure 2, below, shows the front elevation incorporating staff's recommendations.



*Figure 2 - Front Elevation with BAR staff's recommendations*

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



**APPLICATION  
BOARD OF ZONING APPEALS**

**FILE COPY**

**SPECIAL EXCEPTION FOR PORCHES**

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

3-506(A)(2) - bulk and open space regulations

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name William Blackburn

Address 218 E Mt Ida

Daytime Phone 703.403.5857

Email Address thebillblackburn@yahoo.com

2. Property Location 218 East Mount Ida Avenue

3. Assessment Map # 024.05 Block 05 Lot 14 Zone R2-5

4. Legal Property Owner Name Blackburn, William M or Megan K

Address \_\_\_\_\_

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

## 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. WILLIAM BLACKBURN	218 EMT IDA	50%
2. MEGAN BLACKBURN	218 EMT IDA	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. WILLIAM BLACKBURN	218 EMT IDA	50%
2. MEGAN BLACKBURN	218 EMT IDA	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. MEGAN BLACKBURN	N/A	N/A
2. WILLIAM BLACKBURN	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.

6-12-18  
Date

WILLIAM BLACKBURN  
Printed Name

  
Signature

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

**5. Describe request briefly :**

Seeking a special exemption to allow for a front porch to be built into the required 7' sideyard setback

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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:**

Bruce Blackburn

Print Name

703.403.5857

Telephone

[Signature]

Signature

5-28-18

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  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



**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 8'
  - b. Length of building wall where porch is to be built 34'
  - c. Length of porch deck 34'
  - d. Depth of overhang 16"
  - e. Distance of furthest projecting porch element from the front property line  
Porch deck 12' from property line on front - porch deck 3 9' from property line on side yard
  - f. Overall height of porch from finished or existing grade 12' to ceiling
  - g. Height of porch deck from finished or existing grade 3'
  
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.  
The House was originally built within 4' of the western property line. The Front door to the property is located within 7 feet of the Property line. In order to provide a covered roof over the front entrance the roof of the porch must be constructed into the required 7' setback.
  
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.  
The front porch is of appropriate size for the house and neighboring properties. The residence to the west of subject property may have slight view blockage from their porch. However the open design of the porch will limit this. The neighbor to the west has lived in and owned the property for 25 years and is in full support of this project.
  
4. Explain how the proposed porch will affect the light and air to any adjacent property.  
Very little to no adverse changes to light and air flow will be caused by this project
  
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.  
Property owners on either side have been informed of the project and no objections are known. There are no homes located across the street. it is a public park (St Asaph park).  
The Owner of the house to the West of the subject property has written a letter of support. His property is the only adjacent property that shares a view of the porch. The property to the east faces towards Dewitt ave. The Properties are separated by a free standing garage and stockade fence. There are no homes across the street

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

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

The Home located on the subject property was built in 1929 by a man named JE Martin. He built three Houses of the same Model in the area. ( see attached info from the historical website ) the unique architecture of the home "simply defy architectural categorization" according to local historian and neighborhood preservationist Leyland Ness of PotomacVa.Org

Despite no major style for the home, most of the block is has influence from the Arts and Crafts Style popular during the period this home was built. The sketch and design was done with that in mind

The Height of the porch deck will be the same as the current existing deck and the roofline will be consistent with the buildings on the block and surrounding neighborhood. The Del Ray neighborhood has a very large percentage of homes with front porches similar in size to the proposed project.

See attached photos of porches on the block and neighboring streets

Almost all porches in the neighborhood have a depth of equal to or greater than 8' which is the proposed depth of the subject project. Every Porch on the Block of the Subject property runs the same width of the home to which it is attached, we propose the same.

**Application Materials**  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



# 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 218 E MT Ida Alexandria VA 22301

Zone R-25

A2.  $\frac{4202}{\text{Total Lot Area}} \times \frac{45}{\text{Floor Area Ratio Allowed by Zone}} = \frac{1890.9}{\text{Maximum Allowable Floor Area}}$

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	1098	Stairways**	48
Second Floor	1042	Mechanical**	
Third Floor	0	Porch/Garage**	
Porches/Other	0	Attic less than 5**	
<b>Total Gross*</b>	<b>2140</b>	<b>Total Exclusions</b>	<b>48</b>

B1. Existing Gross Floor Area \*  
2140 Sq. Ft.

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

B3. Existing Floor Area minus Exclusions  
2092 Sq. Ft.  
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	0	Stairways**	
Second Floor	0	Mechanical**	
Third Floor	0	Porch/Garage**	276
Porches/Other	276	Attic less than 5**	
<b>Total Gross*</b>	<b>276</b>	<b>Total Exclusions</b>	<b>276</b>

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

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

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

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2092 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 1890 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: 5-28-18

**\*\*\*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:

"Special exception to construct a covered open porch in the required front yard facing \_\_\_\_\_ Street."

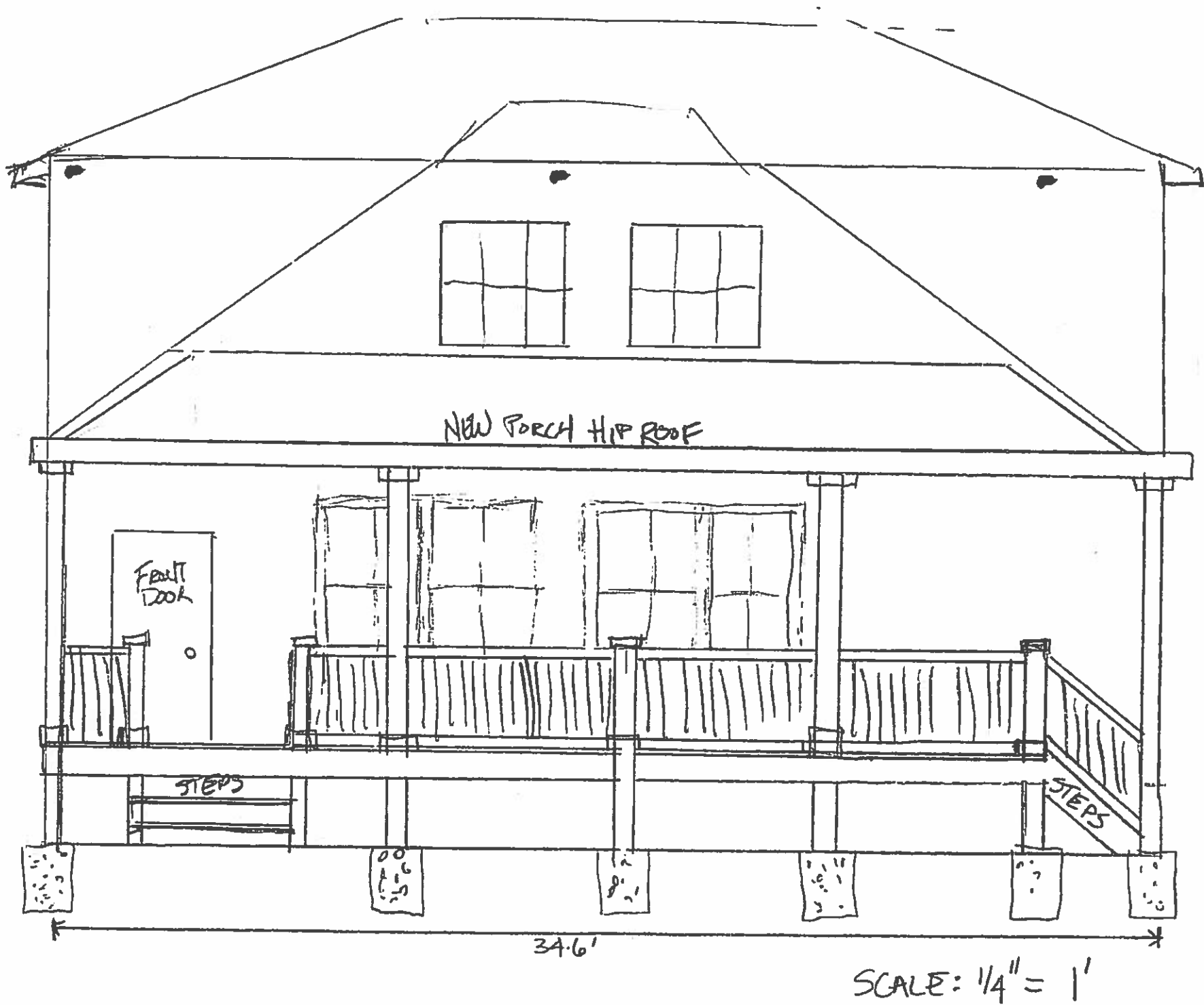
If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.

SPECIAL EXCEPTION TO CONSTRUCT  
A COVERED OPEN PORCH IN THE REQUIRED  
SIDE YARD ON THE WESTERN EDGE OF  
THE PROPERTY

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

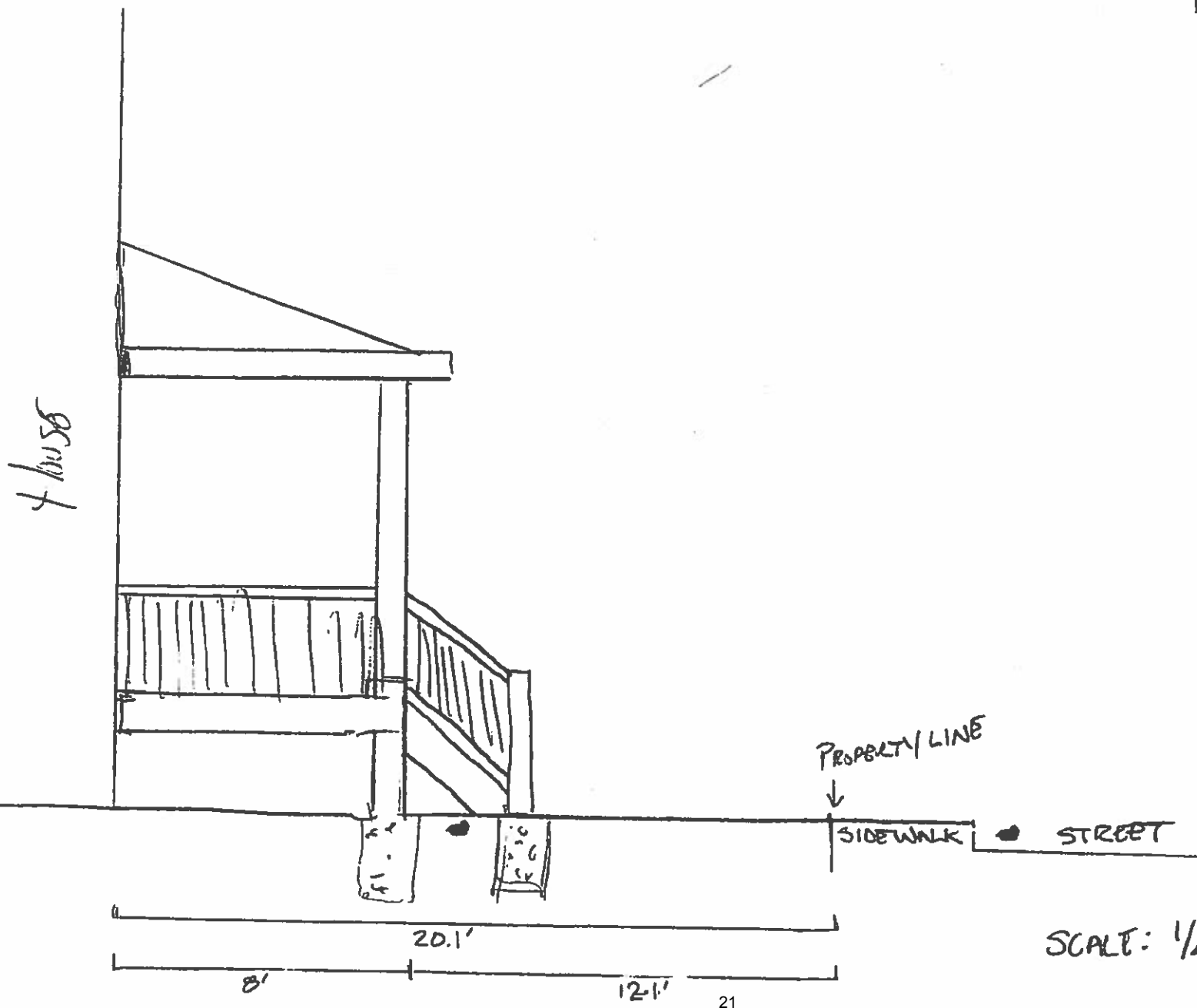




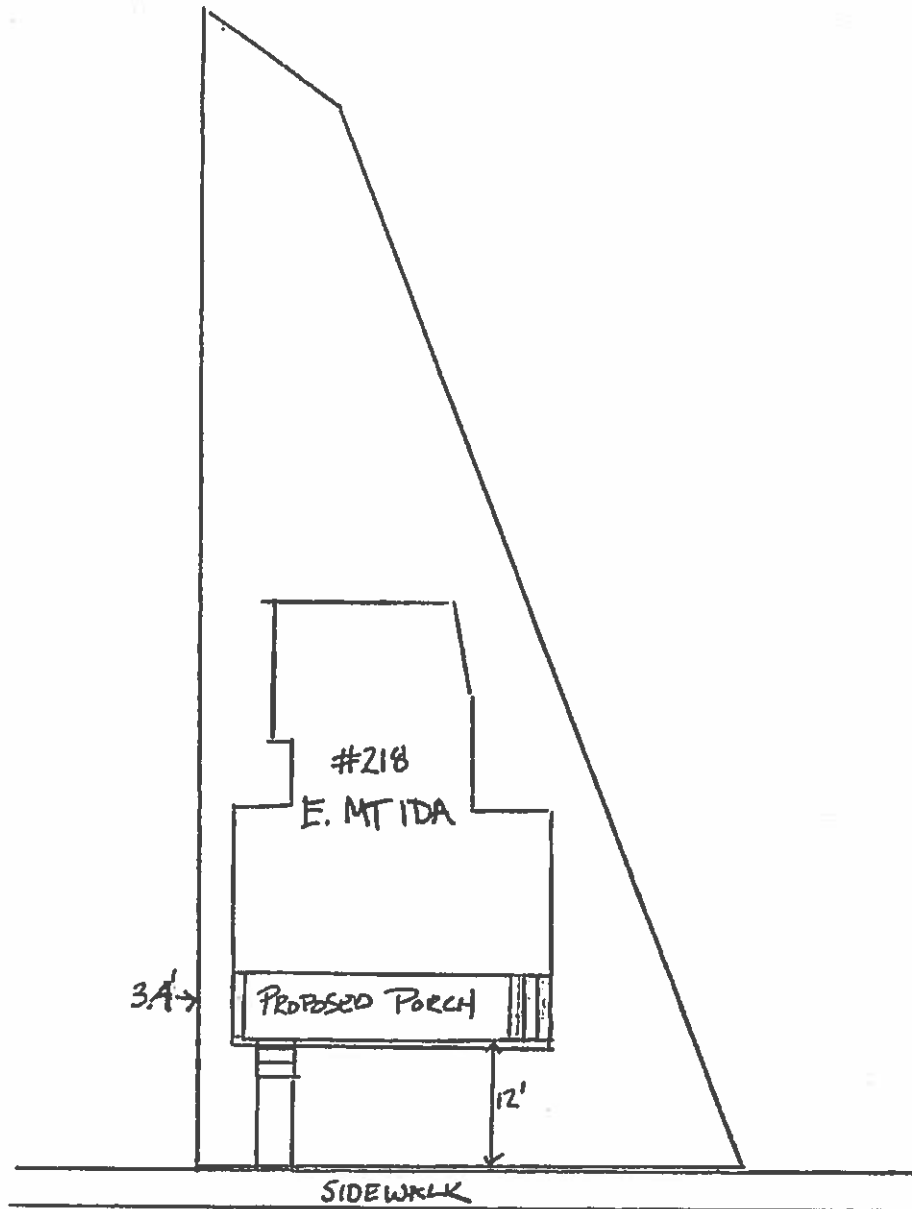
Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



SCALE: 1" = 20'

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



Neighboring Property 216 E MT IDA

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

OXFORD AVE 200 BLOCK



Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

212 E Mt Ida

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



210 E Oxford Ave



Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018



218 E MT IDA AVE

**Leland S. Ness**  
*Co-Chair, Town of Potomac Historical Association*

20 East Del Ray Avenue  
Alexandria, Virginia 22301

Potomacva@Comcast.net  
703.786.6570

28 May 2018

Planning Commission  
City of Alexandria, Virginia

Dear Sirs and Madams,

For the last thirty years I have been in the forefront of efforts to preserve the architectural gem that is the Del Ray neighborhood. The heart of that area, of course, is the Town of Potomac National Historic District.

Bill Blackburn has been exceptionally sensitive to the area's architectural heritage and this extends to changes needed to his new house at 218 East Mt Ida Avenue. His current front porch is severely rotted and in dire need of immediate replacement. I have had a chance to examine his plans for the new front porch and find them to be harmonious with the neighborhood and entirely consistent with the need to balance modern standards of livability with historic preservation.

As you know the Town of Potomac was set out as empty lots that were sold both as investment and for the owners to build on. As a result the architecture of the neighborhood has dates of construction ranging from 1894 to 1940, yielding a wide variety of examples of all the popular building styles that came into vogue during that period. The rich and diverse architectural canvas that is Del Ray has the added benefit of allowing some flexibility in the rehabilitation of those relatively small number of houses that defy any architectural style. The house at 218 East Mt Ida is one of those, this being one of five built by JE Martin to his own ideosyncratic designs in 1926-27.

It is my belief that Mr. Blackburn's proposed porch is in keeping with the character of the neighborhood and should be approved.

Sincerely,



Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

May 27, 2018

To Whom It May Concern,

I am the owner and occupant of 216 E. Mt Ida Avenue and have lived here for the past twenty-five years. My next door neighbor Bill Blackburn, the owner and resident of 218 E. Mt. Ida Avenue, has consulted with me regarding his proposal to construct a new covered porch that will extend beyond the footprint of the existing front porch/deck.

I believe the addition will have no negative impact on my property, will greatly improve the exterior of 218 E Mt. Ida and furthermore, enhance the appeal of the entire block. If you have any further questions or concerns, please feel free to contact me.

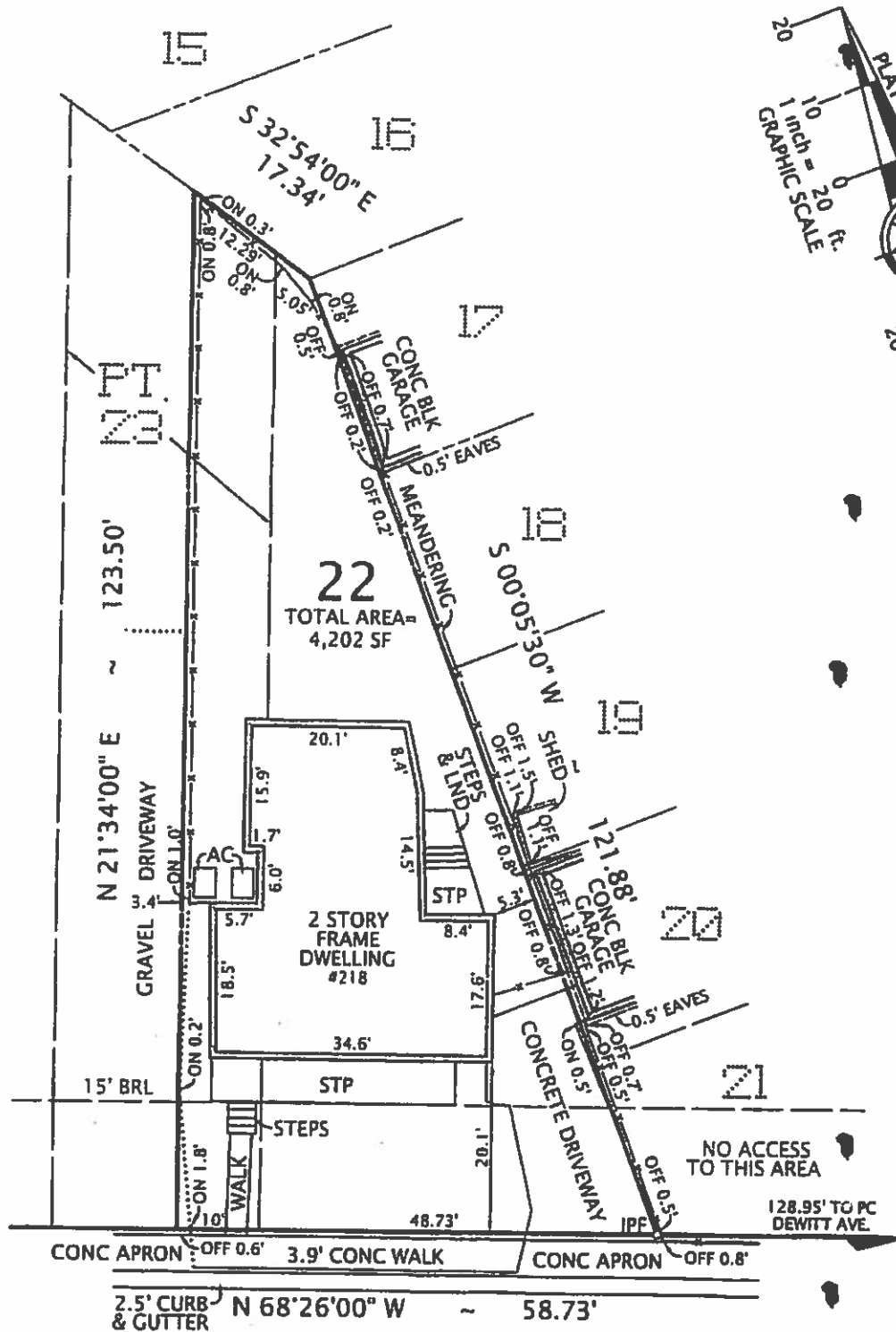
Sincerely,



Robert Wood  
(703) 548-3585

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2018

- NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.



**EAST MOUNT IDA AVENUE**  
30' R/W

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 22 AND THE EAST 10' OF LOT 23, BLOCK 1  
**ABINGDON**  
(DEED BOOK 183, PAGE 520)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 20' 30 SEPTEMBER 14, 2017

Application Materials  
BZA2018-0011  
218 E. Mount Ida Ave  
Date Routed: 06.06.2.18