



APPLICATION BOARD OF ZONING APPEALS

VARIANCE

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

PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Badrinath Munipalla

Address 110 W Bellefonte Ave, Alexandria VA 22301

Daytime Phone 832-385-3398

Email Address badri.munipalla@gmail.com

2. Property Location 110 W Bellefonte Ave

3. Assessment Map # 034.03-11-01 Block Lot 15 Zone Federal Hill

4. Legal Property Owner Name Badrinath Munipalla and Pallavi Raviprakash

Address 110 W Bellefonte Ave, Alexandria VA 22301

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.	Badrinath Munipalla	110 W Bellefonte Ave	50%
2.	Pallavi Raviprakash	110 W Bellefonte Ave	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 110 W Bellefonte 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.	Badrinath Munipalla	110 W Bellefonte Ave	50%
2.	Pallavi Raviprakash	110 W Bellefonte Ave	50%
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is 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 ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and "NONE" in the corresponding fields.)**

	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.	Badrinath Munipalla	NONE	NONE
2.	Pallavi Raviprakash	NONE	NONE
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.

5. Describe request briefly:

Approval for a 7', pressure treated pine, privacy fence on our property and bordering a commercial property with 1) bright security lights, 2) normal ambient lights at night, 3) high traffic driveway during the school year, and 4) loud noise during the school year.

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:

☒ 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: Badrinath Munipalla

Date: June 2, 2020

Signature: *Badrinath Munipalla*

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.

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.

The current (decaying) 6' wooden fence does not block 1) bright security lights from the adjacent commercial property (Immanuel Lutheran Church), 2) ambient interior lights left on at night for security, 3) traffic noise from the school when in session, 4) traffic visuals when the school is in session, 5) personal privacy from people in the school and traffic looking down and into our property when the school is in session.

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

The proposed 7' pressure treated pine fence would 1) block the bright security lights at certain angles into our home including our sunroom and back patio and 2) mitigate ambient interior lights at night, traffic noise, traffic visuals, personal privacy issues.

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

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

The hardship is shared by my adjacent neighbor, Paul Maykish. Related, Immanuel Lutheran is grateful the unsightly, decaying fence will be replaced and supports a 7' fence plan on our property.

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

Yes, but the lighting and traffic hardship is shared between our property and our neighbor, Paul Maykish.

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

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

Yes.

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

I had no idea there was a restriction of a 6' fence and immediately began to budget and plan to resolve the hardship with a taller, more beautiful, termite resistant fence.

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

By design.

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

No.

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.

Both the Immanuel Lutheran President of the Board Tom Strickland and adjacent neighbor, Paul Maykish whole-heartedly support this variance request for 7' privacy fencing. References available upon request! All three property owners have met and are cooperating on the project down to agreeing on the most beautiful design.

- 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, plans and estimates have been shared with Tom Strickland (Immanuel Lutheran) and Paul Maykish. Mr. Maykish will also add the same fencing from the same company (we are coordinating on the project for the shared beautification of the three property boarder.

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

None known.

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.**

Yes. Our neighbor Paul Maykish and I have taken six professional estimates and there was strong consensus that a 7' foot privacy fence would be better at alleviating the hardships.

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

I've noticed other 7' fences in the neighborhood/Del Ray for far less hardships by relative comparison to being immediately adjacent to a busy, bright (and lovely) private school.

*****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.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A**A. Property Information**

A1. Street Address R-20 Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = 0.00 Maximum Allowable Floor Area

B. Existing Gross Floor AreaExisting Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Garage**

Other***

Other***

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor AreaProposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Garage

Other***

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Garage**

Other***

Other***

C1. 0.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 0.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 0.00 C2. **Total Exclusions** 0.00

D. Total Floor Area

D1. 0.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*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. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: _____ Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address R-20
Zone

A2. x = 0.00

Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> 0.00 Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B2. <input type="text"/> 0.00 Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text"/> 0.00 Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract B2 from B1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; width: 100%;"></div>
Other** <input type="text"/>	Other** <input type="text"/>	
B1. Total Gross <input type="text"/> 0.00	B2. Total Exclusions <input type="text"/> 0.00	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text"/> 0.00 Sq. Ft.
First Floor <input type="text"/>	Stairways** <input type="text"/>	Proposed Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C2. <input type="text"/> 0.00 Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	C3. <input type="text"/> 0.00 Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract C2 from C1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. Total Gross <input type="text"/> 0.00	C2. Total Exclusions <input type="text"/> 0.00	

D. Total Floor Area

D1. 0.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

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

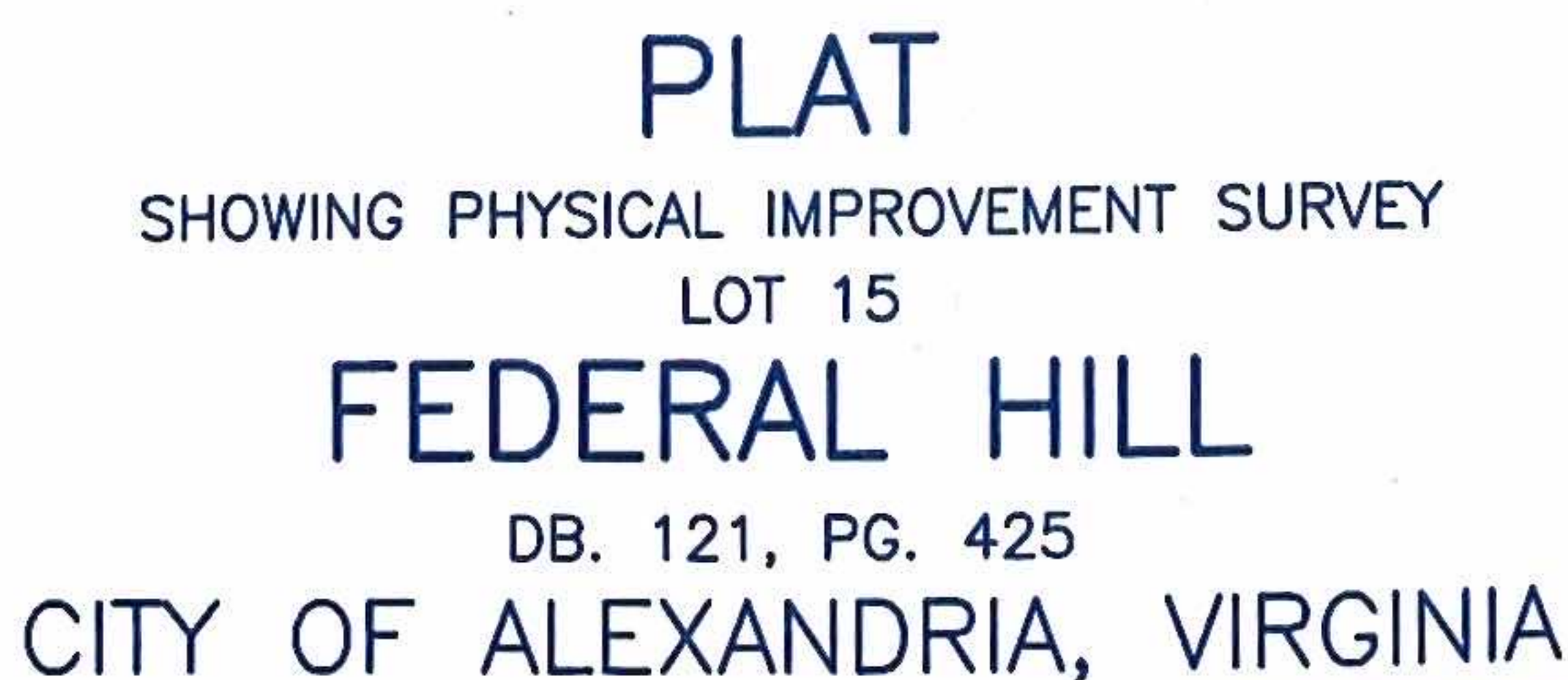
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

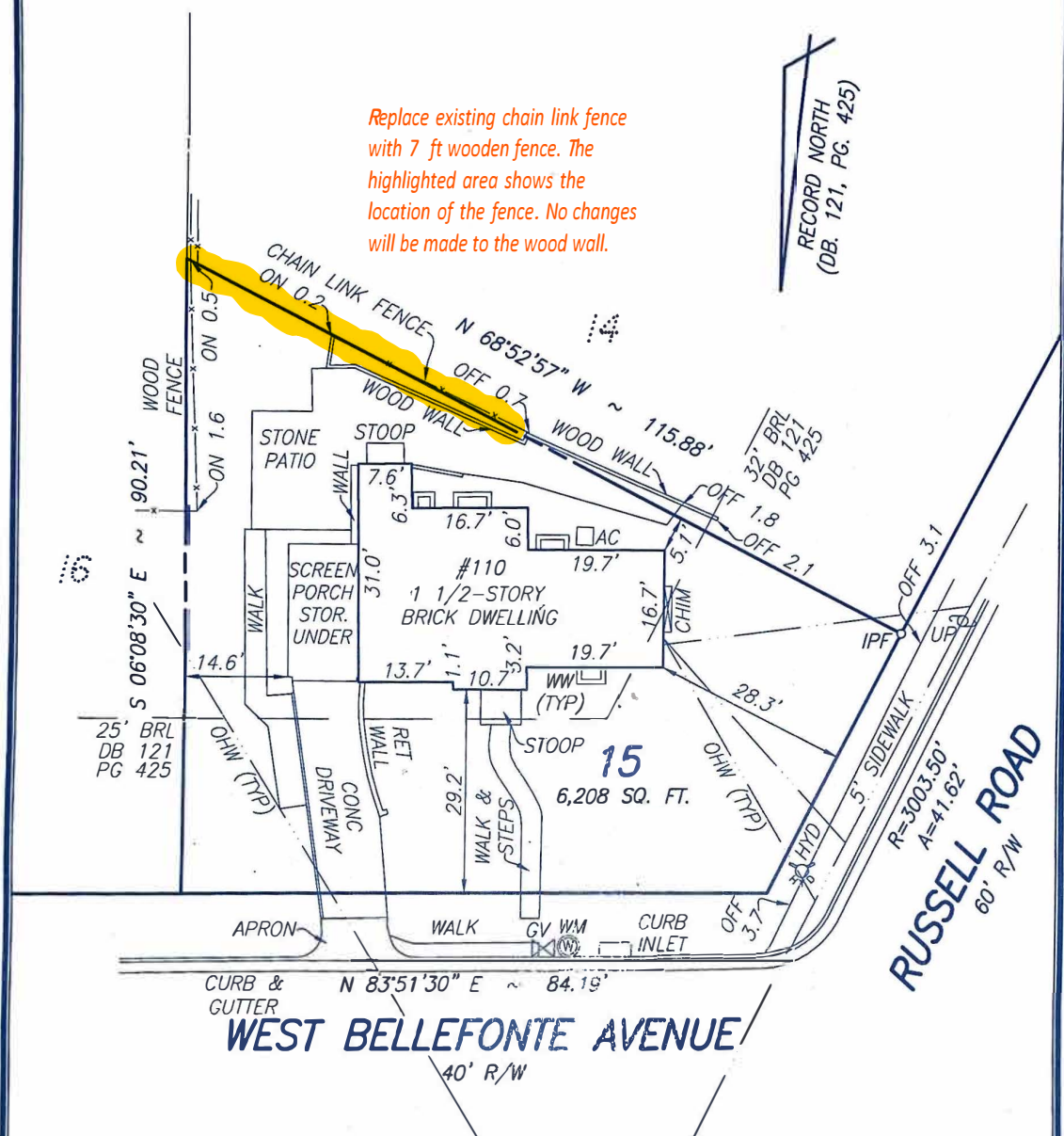
Signature: _____ 13 Date: _____

RECORD NORTH
(DB. 121, PG. 425)





NOTE: TAX ASSESSMENT MAP NUMBER: 034.03-11-01



PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
LOT 15

FEDERAL HILL

DB. 121, PG. 425

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
DATE: JUNE 18, 2018

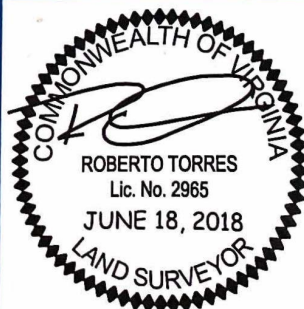
OWNER: JOHN GARDNER

DEED BOOK REF: 1615/562
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

RCF **FIELD**
& ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

DRAFTED: JD CHECKED: WDS

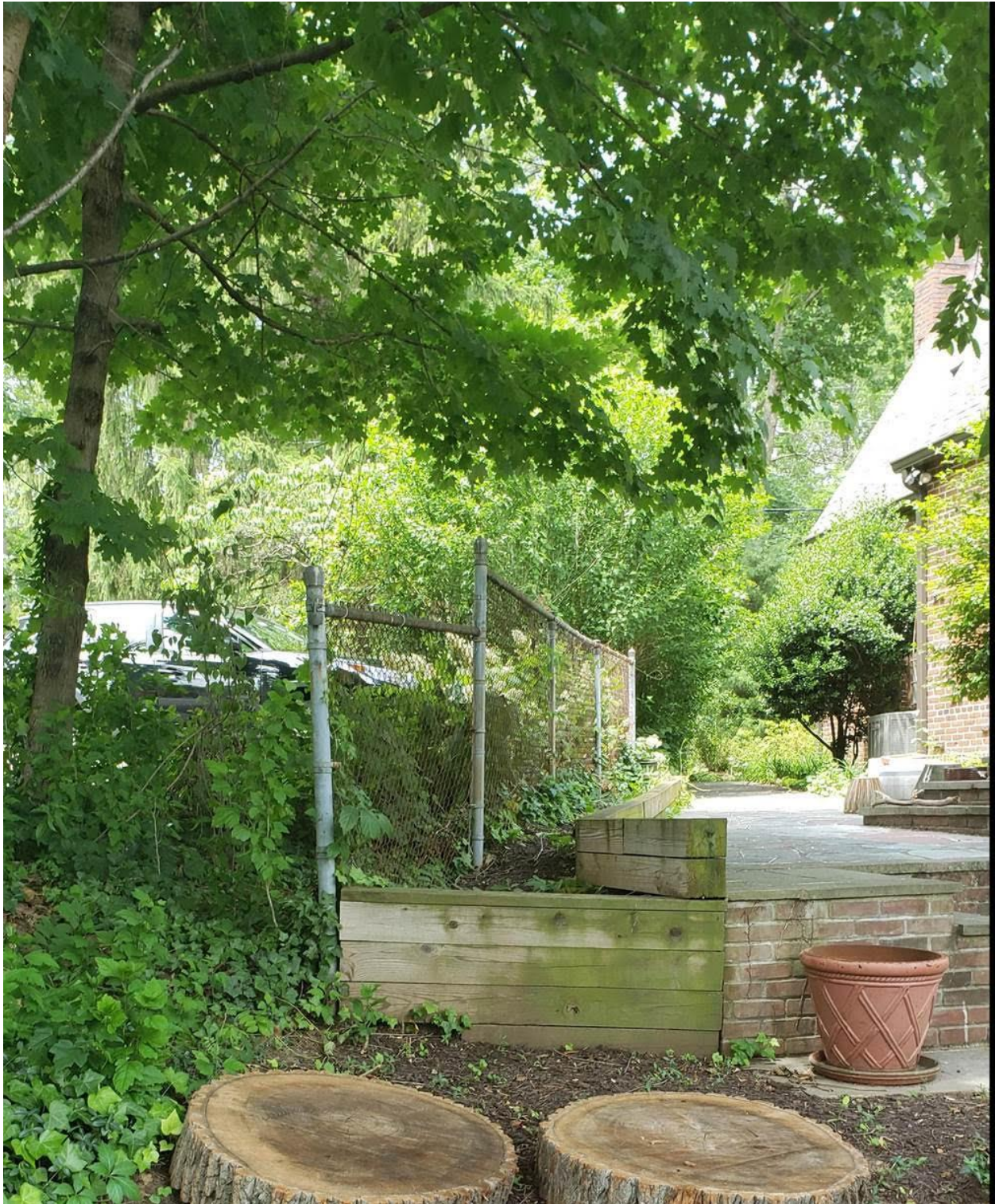


The parking lot of the church property directly abuts the rear of 110 Bellefonte and is within five to seven feet from the property line. Such conditions make it difficult to enjoy the rear yard as other properties similarly do.

Showing the divide between church property and 110 Bellefonte, detailing small distance between the usable spaces.



Showing divide between residential properties and church parking lot with car for reference of headlight location



Showing the slope difference between residential properties and church

