

Docket Item # 2
BZA #2020-00032
Board of Zoning Appeals
March 8, 2021

ADDRESS: 3300 ELMORE DRIVE
ZONE: R-8, SINGLE FAMILY ZONE
APPLICANT: DAVID AND JILL FORBES

ISSUE: Variances to construct a shed in the required side yards.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(2)	Side Yard (East)	8.00 ft	3.30 ft	4.70 ft
3-306(A)(2)	Side Yard (West)	8.00 ft	3.30 ft	4.70 ft

Planning and Zoning staff **recommends denial** of the requested variances because the request does not meet the criteria for a variance.

If the Board grants the requested variances, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The variance must be recorded with the property's deed in the City's Land Records Office.

I. Issue

The applicants propose to construct a 180 square foot shed in the required east and west side yards.

II. Background

The subject property consists of one lot of record with 75.19 feet of frontage facing Elmore Drive, depths of 166.06 feet along the west side property line and 157.07 feet along the on the east side property line and 12.07 feet across the rear property line. The property contains 6,768 square feet of lot area.



Figure 1

The subject property is a substandard lot due to the requirements to provide a lot size of 8,000 square feet and a lot width of 65.00 feet for a single-family detached dwelling in the R-8 zone.

The property is developed with a two-story single-family dwelling unit on a triangular shaped lot. The dwelling is located 33.00 feet from the front property line facing Elmore Drive, 7.50 feet from the west property line, 7.20 feet from the east property line and 87.27 feet from the rear property line. There is an existing 80 square foot shed located approximately 6.00 feet from the rear property line, 3.70 feet from the west side property line and on the east side property line.

3300 Elmore Dr. Rear Yard



Figure 2: Rear Yard

The following table provide zoning analysis of the subject property.

R-8	Required/Permitted	Existing	Proposed
Lot Area	8,000 sq. ft.	6,768 sq. ft.	6,768 sq. ft.
Lot Width	65.00 ft	59.00 ft.	59.00 ft.
Lot Frontage	40.00 ft.	75.19 ft.	75.19 ft.
Front Yard setback	22.70 to 33.00 ft.	33.00 ft.	33.00 ft.
Side Yard (East-House)	1:2 minimum 8.00 ft.	7.20 ft.	7.20 ft.
Side Yard (West-House)	1:2 minimum 8.00 ft.	7.50 ft.	7.50 ft.
Side Yard (East-Shed)	1:2 minimum 8.00 ft.	0.00 ft.	3.30
Side Yard (West-Shed)	1:2 minimum 8.00 ft.	3.70 ft.	3.30
Rear Yard (House)	1:1 minimum 8.00 ft.	87.27 ft.	87.27 ft.
Rear Yard (Shed)	1:1 minimum 8.00 ft.	6.00 ft.	11.00 ft.
Floor Area Ratio (FAR)	sq. ft. (.35) 2368.80	1501.10 sq. ft	1681.10 sq. ft.

* Based on the contextual block face.

III. Description

The applicants propose to replace an existing 80 square foot shed with a larger 180 square foot shed in the required side yards. The proposed shed will measure 10.00 feet in width by 18.00 feet in length and will be 11.00 feet in height at the midpoint of the gable roof measured from average existing grade.

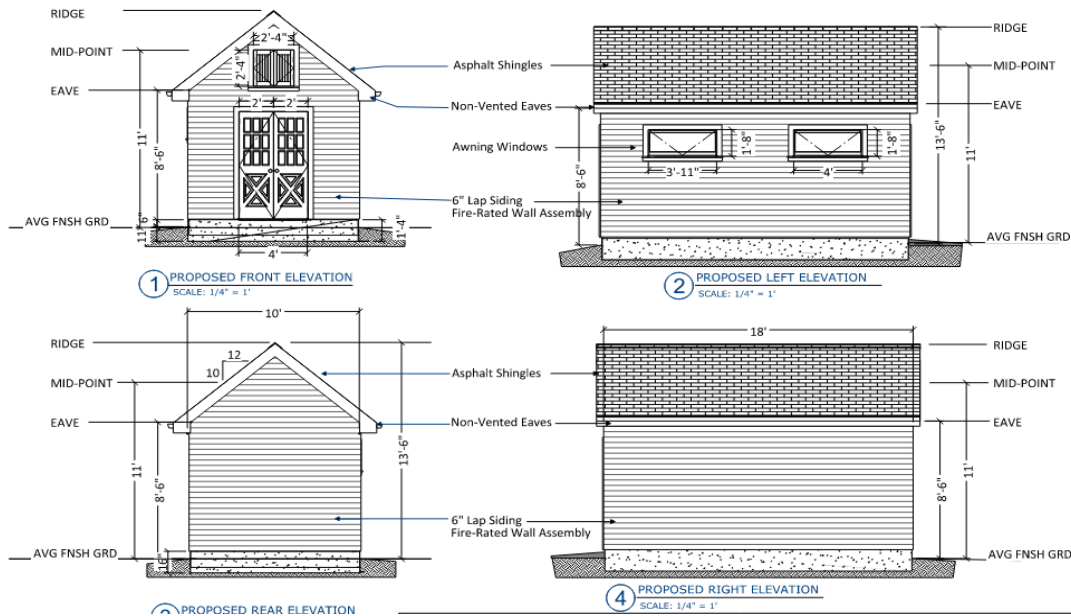


Figure 3

IV. Noncomplying Structure/ Substandard Lot

The existing lot at 3300 Elmore Drive is a substandard lot developed with a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot size	8,000 sq. ft	6,768 sq. ft.	1,232 sq. ft
Lot width	65.00 ft.	59.00 ft.	6.00 ft.
Side yard (West)	8.00 ft.	7.50 ft.	.50 ft.
Side yard (East)	8.00 ft.	7.20 ft.	.80 ft.

V. Master Plan/Zoning

The subject property is zoned R-8, single-family residential zone, has been so zoned since 1992, and is identified in the North Ridge Small Area Plan for single-family residential use.

VI. Requested Variance:

3-306-(A)(2) Side yard 8.00 feet

The applicants are requesting variances of 4.70 feet from the required 8.00 foot side yard setbacks to construct a shed 3.30 feet from the east and west side property lines.

VII. Applicant's Justification for Variance

The applicants state that the extreme triangular shaped lot that narrows towards the rear of the property leaves limited space and area to construct a larger accessory structure; thus, creating a restriction on enjoyable use of the back yard. In addition, that area behind the structure would become wasted space with no viable use.

VIII. 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.

The subject property is an irregular triangular shaped lot that sits on a street where the topography slopes downward towards front and east side of the property. While the narrow shape of the rear portion of the lot makes placing a shed larger than 100 square feet and taller than 10.00 feet in height challenging, there are options to place the shed in compliance with Zoning Ordinance. The request is not a reasonable deviation because the Zoning Ordinance clearly identifies the appropriate size and height for a shed to be located in required side and rear yards in section 7-202(C)(2)(a). The size and shape of the lot do not prevent the applicants from constructing a shed in compliance with this section.



Figure 4

- b. Strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property.

The strict application of the Zoning Ordinance would not unreasonably restrict the use of the property. The ordinance was amended in 2019 to allow an accessory structure of up to 100 square feet and 10.00 feet in height in any yard except a front yard. The applicant currently has an 80 square foot shed and is now petitioning for a variance to the rear and side yard to construct a shed larger than 100 square feet in the approximately where the existing shed is located.

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

The adjacent property to the west, 812 Crescent Drive is also a triangular shaped lot. If that property were to propose a shed greater than 100 square feet and/or taller than 10.00 feet, and placed at the narrow end of the property, then it too would require a rear yard variance and potentially a side yard variance as well. Additionally, any

property in the R-8 zone wanting a shed this size would need to meet minimum side yard setbacks to construct a shed or seek the relief of variances.

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

The requested variances are contrary to the ordinance. On March 17, 2018, City Council amended the Zoning Ordinance with Text Amendment #2018-00003 to increase the size and height of sheds and other small accessory buildings allowed in required side and rear yards in order to keep up with industry standards and the needs of residents to store yard equipment, bicycles and other outdoor materials. Now sheds up to 100 square feet and 10 feet in height are permitted obstructions in required side and rear yards.

In the case of the subject property, there is currently an existing complying 80 square foot shed located in the required side and rear yards. The applicant can build a new larger shed in compliance with the current regulations and the structure would not need any relief from the Zoning 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.

IX. 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.

The strict application of the ordinance would not unreasonably restrict the utilization of the property. The applicants are proposing to construct a 180 square foot shed. The applicants currently have an existing 80 square foot shed which is a permitted obstruction in the required yards. The applicants can replace that structure with a 100 square foot shed in any required yard except the front yard per Section 7-202 (C)(2)(a) or locate a larger she in compliance with the required setbacks.

- 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. The property was constructed

around 1939 in compliance with the zoning regulations at the time. Since at least 1992, a shed or similar small accessory building at the size proposed would have required variances to be located in the required side yards.

- 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 proposed shed would be a larger and taller structure located in close proximity to the shared property lines. Setbacks are one tool to mitigate potential impacts. This zoning ordinance has made provisions on what could be allowed in a required yard. To allow the shed to be placed in the required yard, would be contrary to the intent of the R-8 zone and would be of detriment to the adjacent property. If instead the applicants were to build the shed in compliance with the Zoning Ordinance based on options “A” and “B” shown below, while the structure may reduce the appearance of open rear yards, the required setback of 8.00 feet would prevent the shed from negatively impacting the neighboring properties to the east and west.



Figure 5

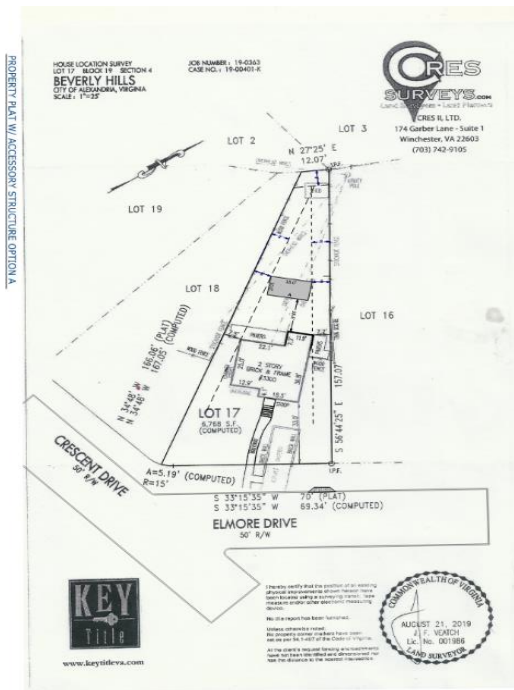


Figure 6: Proposed Shed Option "A"

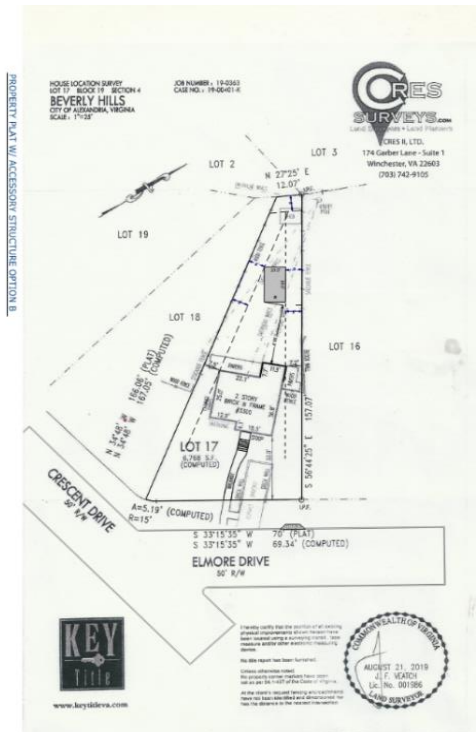


Figure 6: Proposed Shed Option "B"



Figure 7: Proposed Shed
Variance Request

- 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.

While the lot shape is somewhat unique, it does reoccur throughout the City in other locations. Any other R-8 zoned property wanting to construct a shed of this size would need to request a variance to locate it in required yards. If the City Council decided to allow larger sheds in required yards it would require an amendment to the Zoning Ordinance.

- 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.

The relief sought by the variance application is not available through any other process.

X. Staff Conclusion

Staff **recommends denial** of the requested variances to construct a shed in the required side yards.

Staff:

Marlo J.W. Ford, AICP, Urban Planner III, marlo.ford@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Land Use Services Division Chief, anthony.lacolla@alexandriava.gov

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.

Transportation and Environmental Services:

R1. 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)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R3. 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)

F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (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:

R-1 No Comments

Recreation (Arborist):

F-1 No comments

Historic Alexandria (Archaeology):

F-1 No archaeological oversight will be necessary for this undertaking.



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 _____

Address _____

Daytime Phone _____

Email Address _____

2. Property Location _____

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name _____

Address _____

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.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(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.		
2.		
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.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

5. Describe request briefly:

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:

Date:

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.

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.

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

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.

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

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

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

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

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

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

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.

- 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.**

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

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.**

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

*****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 Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = 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"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	
Garage	<input type="text"/>	Other***	<input type="text"/>	
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

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

D. Total Floor Area

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

D2. 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.

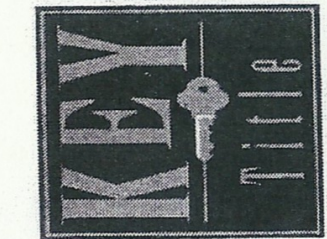
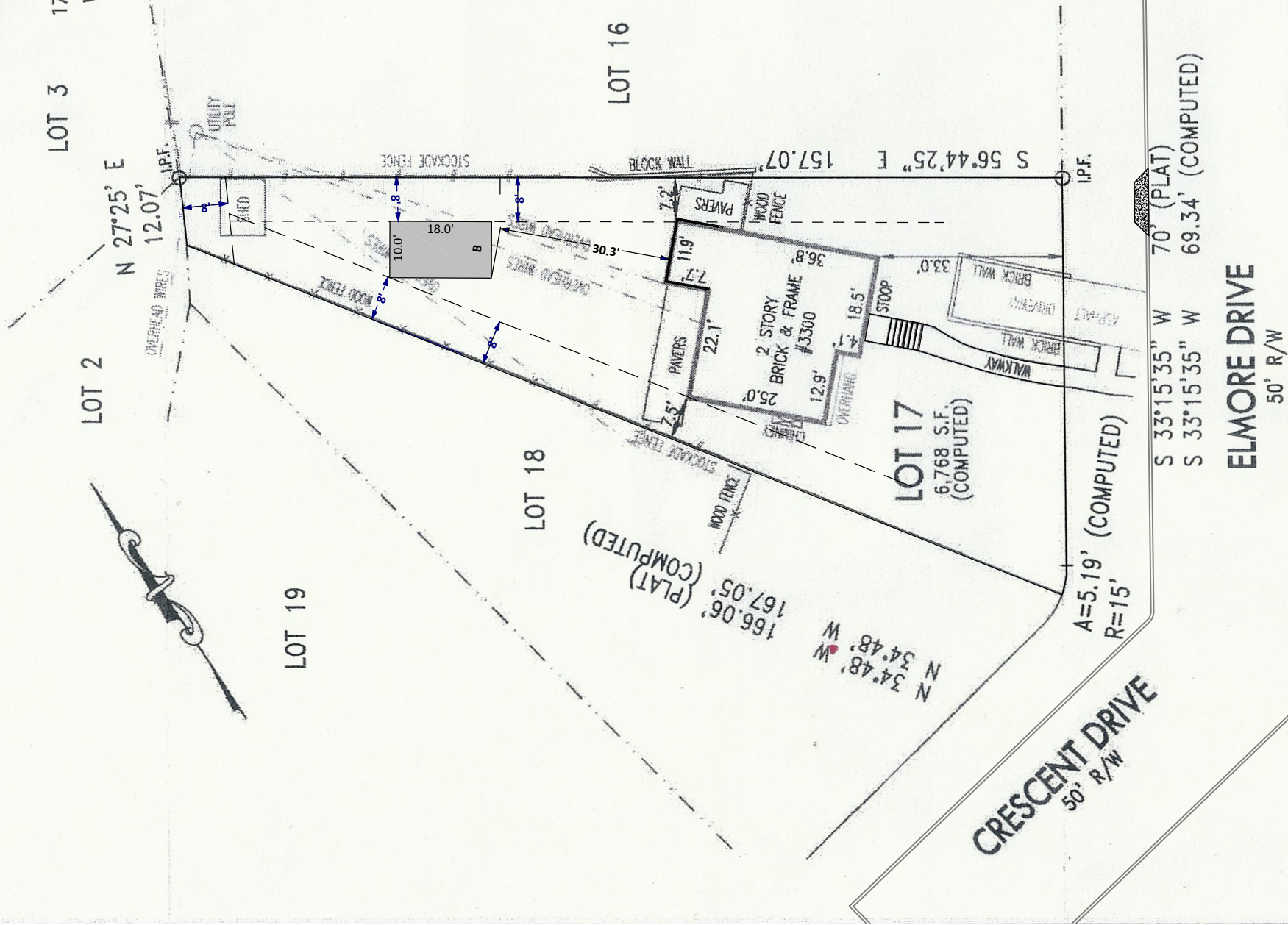
Signature: _____ Date: _____

HOUSE LOCATION SURVEY
LOT 17 BLOCK 19 SECTION 4
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=25'

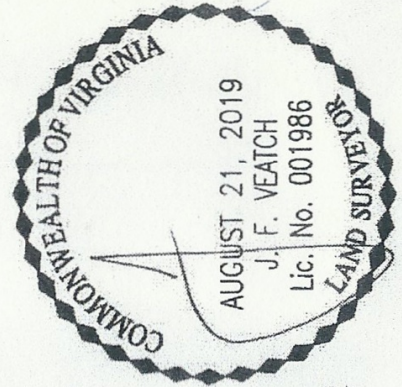
JOB NUMBER: 19-0363
CASE NO.: 19-00401-K



174 Garber Lane - Suite 1
Winchester, VA 22603
(703) 742-9105



www.keytitleva.com



I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.

No title report has been furnished.

Unless otherwise noted:
No property corner markers have been set as per 54.1-407 of the Code of Virginia.

At the client's request fencing encroachments have not been identified and dimensioned nor has the distance to the nearest intersection

PROPERTY PLAT W/ ACCESSORY STRUCTURE OPTION B

SCALE: 1" = 25'

DRAWINGS PROVIDED BY:
Malone Building Services
501 E. Windsor Ave
Alexandria, VA 22301
703-851-6188

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

SHEET TITLE:
Property Plat
Shed Location Option B

NO.	DESCRIPTION	BY	DATE

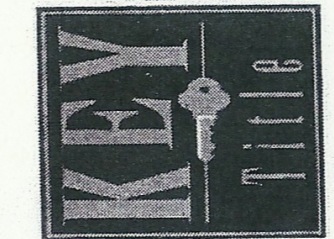
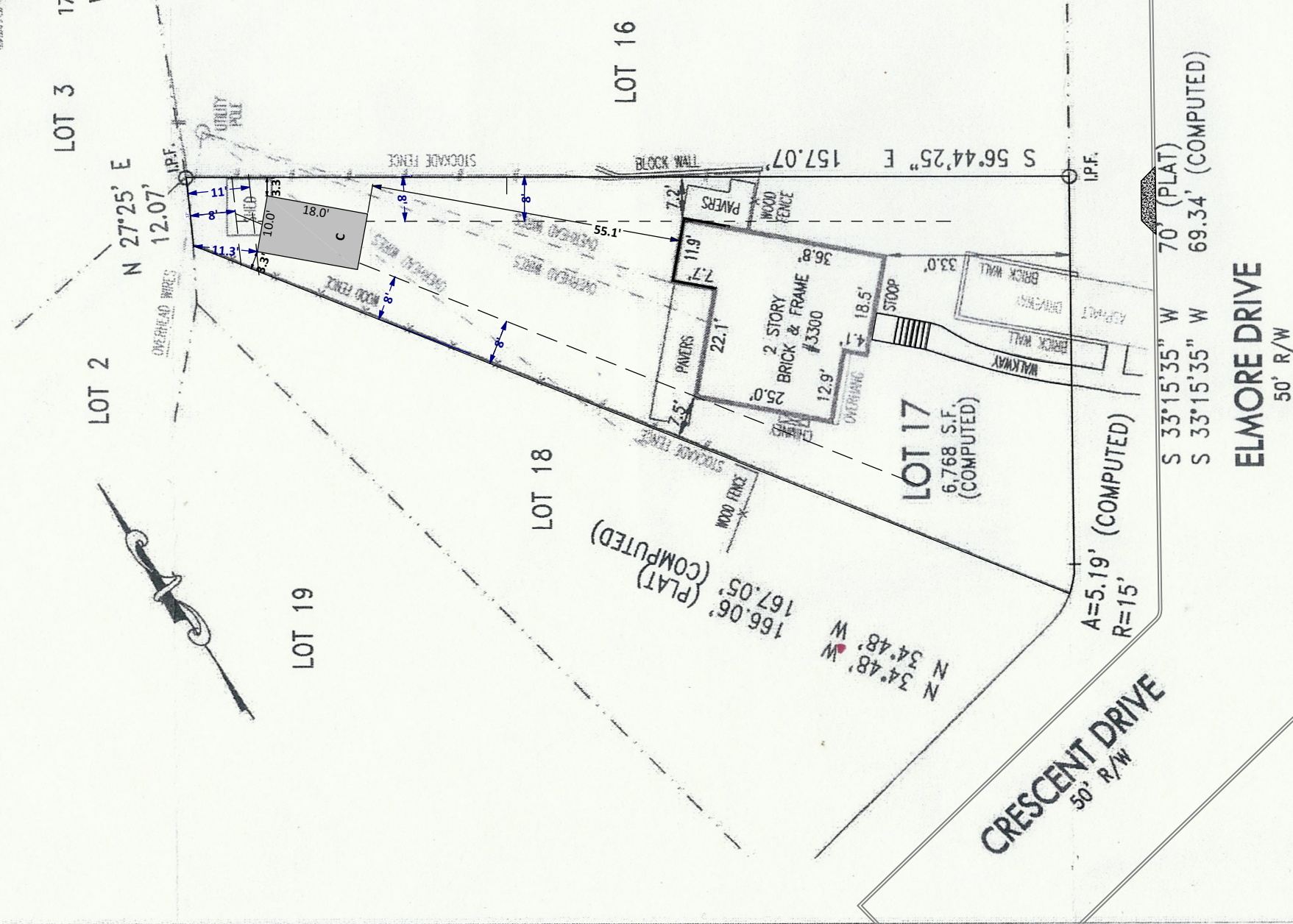
SCALE:	DATE:
1" = 25'	1/12/2021

HOUSE LOCATION SURVEY
LOT 17 BLOCK 19 SECTION 4
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=25'

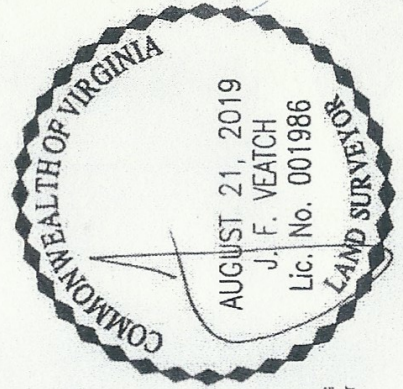
JOB NUMBER: 19-0363
CASE NO.: 19-00401-K



CRES II, LTD.
174 Garber Lane - Suite 1
Winchester, VA 22603
(703) 742-9105



www.keytitleva.com



I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.
No title report has been furnished.
Unless otherwise noted:
No property corner markers have been set as per 54.1-407 of the Code of Virginia.
At the client's request fencing encroachments have not been identified and dimensioned nor has the distance to the nearest intersection

PROPERTY PLAT W/ ACCESSORY STRUCTURE OPTION C
SCALE: 1" = 25'

DRAWINGS PROVIDED BY: Malone Building Services 501 E. Windsor Ave Alexandria, VA 22301 703-851-6188	PROJECT DESCRIPTION: Forbes Shed 3300 Elmore Drive Alexandria, VA 22302	SHEET TITLE: Property Plat Shed Location Option C	<table><tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DESCRIPTION	BY	DATE																					SCALE: 1" = 25'	DATE: 2/9/2021	21
NO.	DESCRIPTION	BY	DATE																											

3300 Elmore Dr. Rear Yard



Date: 4 December, 2020

Dear Board of Zoning Appeals,

As the owner(s) of:

3305 Cameron Mills Rd, Alexandria, VA 22302

We write to express our support for the Forbes' request for a "variance for two side-yard setbacks of 8 feet (to 3 feet), to allow construction of a 12' foot wide x 18' foot deep (216 sq./ft.) shed at the rear of their property" at 3300 Elmore Drive. The Forbes have shared their construction plans with us, and we believe the shed is similar in shape and style to the existing 10' foot wide x 8' feet (80 sq./ft.) deep shed, and appropriate for the location and neighborhood. Due to the irregular shape of the Forbes' lot, which is pie-shaped and narrows to 12 feet at the rear lot line, we agree that maintaining 8' foot setbacks from the side yard would prevent the reasonable use of the property, as it would result in the shed being in the middle of their backyard.

The proposed shed appears to be a good balance of the existing situation and the possibilities the Forbes have for gaining additional storage. The current shed sits approximately 6' feet from the rear lot line, and 10" inches from the north lot line and fence. The proposed new shed will be farther from the rear lot line (12'-16' feet) and our neighbor's fence on the north lot line (3.1" feet), and centered in the space. We also understand that the Forbes family has the right to install a driveway and build a garage up to 250 sq./ft. in the same location that would sit only two feet from the side lot lines, and feel this shed variance is a preferable option to that project. Overall, the proposed variance appears to be a minor and acceptable change to the existing shed that will provide more storage for the family's bikes and tools. We hope the Board of Zoning Appeals approves the Forbes' application.

Sincerely,

[Signature(s)]

Jose M. Calderon, Suzette Trilla

[Printed Name(s)]

JOSE M. CALDERON, SUZETTE TRILLA

December 21, 2020

Ryan and Melissa Murphy
821 Crescent Drive
Alexandria, VA 22302

Board of Zoning Appeals
City of Alexandria, Virginia
301 King Street
Alexandria, VA 22314

Dear Board of Zoning Appeals:

As the owners of 821 Crescent Drive, we write to express our support for the Forbes' request for a "variance for two side-yard setbacks of 8 feet (to 3 feet), to allow construction of a 12' foot wide x 18' foot deep (216 sq./ft.) shed at the rear of their property" at 3300 Elmore Drive. The Forbes have shared their construction plans with us, and we believe the shed is similar in shape and style to the existing 10' foot wide x 8' feet deep (80 sq./ft.) shed, and appropriate for the location and neighborhood. Due to the irregular shape of the Forbes' lot, which is pie-shaped and narrows to 12 feet at the rear lot line, we agree that maintaining 8' foot setbacks from the side yard would prevent the reasonable use of the property, as it would result in the shed being in the middle of their backyard.

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We appreciate your consideration of this matter. Should you need to reach us about this matter, you may contact Melissa at (864) 497-4719 or Ryan at (404) 308-2397.

Sincerely,

A handwritten signature in cursive script that reads "Ryan + Melissa Murphy". The signature is written in dark ink and is positioned above the printed name.

Ryan and Melisa Murphy

Date: Dec. 15, 2020

Dear Board of Zoning Appeals,

As the owner(s) of:

823 CRESCENT DR., ALEX, VA 22302

We write to express our support for the Forbes' request for a "variance for two side-yard setbacks of 8 feet (to 3 feet), to allow construction of a 12' foot wide x 18' foot deep (216 sq./ft.) shed at the rear of their property" at 3300 Elmore Drive. The Forbes have shared their construction plans with us, and we believe the shed is similar in shape and style to the existing 10' foot wide x 8' feet (80 sq./ft.) deep shed, and appropriate for the location and neighborhood. Due to the irregular shape of the Forbes' lot, which is pie-shaped and narrows to 12 feet at the rear lot line, we agree that maintaining 8' foot setbacks from the side yard would prevent the reasonable use of the property, as it would result in the shed being in the middle of their backyard.

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Sincerely,

[Signature(s)] Zita H. Brooks

[Printed Name(s)] ZITA H. BROOKS

OFFICE OF REAL ESTATE ASSESSMENTS
2020 Request for Appeal of Assessment
Staff Comments
Case # 2020-061

Account: 16835500
 Property Address: 3300 Elmore Dr.
 Appraiser: Madison Larson

Property Description: 2-story detached single family home over a partially finished basement located in study group 0720 (Beverley Hills).

The following is a summary of the assessment change for the property:

2019 Assessment:	Land	Building	Total
	\$519,699	\$328,857	\$848,556
2020 Assessment:	Land	Building	Total
	\$545,946	\$352,086	\$898,032

Percentage of Annual Change: +5.83 %

Total Avg. Δ Study Group 0720: + 5.30%

Appellant's Opinion of Value: \$807,592

- The City had the incorrect lot square footage (SF) of the subject. Based on the plat provided by the owner, the City corrected the lot SF to 6,768 SF and corrected the land value for both 2020 and 2019.
- The subject was one of the 22 valid 2019 sales used in the assessment of study group 0720. The subject sold for \$980,000 which gives a 92% assessment to sale price ratio. The three most comparable properties to sell in 2019 had sale prices between \$865,000 and \$965,000 with assessed value to sale price ratios between 93% and 98%.
- The land model for study group 0720 is on a price/site not a price/SF. The study group's 2020 land value/site is \$562,000. The subject's lot is on the smaller side for the study group which is why its 2020 land value is lower than \$562,000.
- Properties in the study group with comparable lot sizes to the subject (6,700-6,799 SF) have 2020 land values between \$545,665 and \$546,508. The subject's current land value of \$545,946 is in equity.
- The study group's land values are supported by the following sales:
 - 3202 Old Dominion was purchased as a land sale in August of 2019 for \$650,000. The existing home is going to be demolished and the lot size is only slightly larger than the subject at 7,490 SF.
 - 810 Enderby was marketed as an "investor opportunity...with a great option for a major renovation or total tear-down." Its lot size is 7,620-SF and was purchased in 2019 for \$645,000.
- Comparable sized properties with a Good Plus quality and in Very Good condition have 2020 building values between \$308,498 and \$395,703. The subject's current building value of \$352,086 is in equity.

Recommendation: No change to the subject's current 2020 assessment value.

City of Alexandria Office of Real Estate Assessments Appeal of 16835500 \\sitechfilew\002\DepFiles\Real2020\AV\MLanson\Appeals\13100Elmore\16835500.xls																			
Account # (1)	NBHD (2)	Abst (3)	Parcel# (5)	Address (4)	Lot Size (6)	2020 Land AV (7)	2020 Imp AV (8)	2020 Total AV (9)	Sale Date (10)	Sale Price (11)	Sale Code (12)	2020 AV/SP Ratio (13)	Quality (14)	Condition (15)	AGLA (16)	Baths (17)	Unfin Bmt (18)	Fin Bmt (19)	Effect Age (20)
Subject Property																			
1	16835500	0720	100	3300 ELMORE DR	6,768	545,946	352,086	898,032	08-30-2019	980,000	A -No Disqualifying Circumstan	91.64%	Good Plus	Very Good	1,617	3.00	764	575	2007
2019 Sales Used in Assessment of Study Group 0720 (including subject which is italicized)																			
2	16210000	0720	100	812 KENTUCKY AV	9,600	582,478	593,062	1,175,540	12-20-2019	1,200,000	A -No Disqualifying Circumstan	97.96%	Very Good Plus	Good	2,533	3.50	946	0	2000
3	16852500	0720	100	513 CHALFONTE DR	10,083	588,716	705,983	1,294,699	12-13-2019	1,700,000	A -No Disqualifying Circumstan	76.16%	Very Good Plus	Very Good	3,324	5.55	880	300	2002
4	16212000	0720	100	3408 ALABAMA AV	13,532	632,778	587,475	1,220,253	12-05-2019	1,225,000	A -No Disqualifying Circumstan	99.61%	Very Good Plus	Very Good	2,343	3.50	780	380	2002
5	16149500	0720	100	3001 EDGEHILL DR	12,130	615,018	664,101	1,279,119	10-25-2019	1,220,000	A -No Disqualifying Circumstan	104.85%	Very Good Plus	Very Good	3,961	3.00	774	387	2001
6	16252500	0720	100	3108 RUSSELL RD	7,813	562,020	400,267	962,287	10-22-2019	909,000	A -No Disqualifying Circumstan	105.86%	Good Plus	Good	2,320	2.50	1,160	0	1999
7	16818000	0720	100	816 CRESCENT DR	7,380	554,039	574,250	1,128,289	10-22-2019	1,225,000	A -No Disqualifying Circumstan	92.11%	Very Good Plus	Very Good	2,377	3.50	320	240	2012
8	16906500	0720	100	718 S OVERLOOK DR	5,700	532,458	317,270	849,728	09-16-2019	865,000	A -No Disqualifying Circumstan	98.23%	Good Plus	Very Good	1,489	2.00	803	427	2007
9	16835500	0720	100	3300 ELMORE DR	6,768	545,946	352,086	898,032	08-30-2019	980,000	A -No Disqualifying Circumstan	91.64%	Good Plus	Very Good	1,617	3.00	764	575	2007
10	16811000	0720	100	809 CRESCENT DR	11,788	610,185	339,821	950,006	07-30-2019	965,000	A -No Disqualifying Circumstan	98.45%	Good Plus	Good	1,844	3.50	1,096	396	1987
11	16205000	0720	100	3509 OLD DOMINION BV	5,900	535,153	229,963	765,118	07-26-2019	749,990	A -No Disqualifying Circumstan	102.97%	Good Plus	Good	1,098	1.50	378	20	2002
12	16832500	0720	100	906 ELDON DR	6,720	545,665	337,560	883,225	07-15-2019	950,000	A -No Disqualifying Circumstan	92.02%	Good Plus	Very Good	1,673	2.50	520	470	1997
13	16815000	0720	100	3311 CAMERON MILLS RD	6,600	544,092	214,272	758,364	07-08-2019	815,000	A -No Disqualifying Circumstan	93.05%	Good	Average	1,360	2.00	762	350	1977
14	16871500	0720	100	709 GRAND VIEW DR	6,900	547,970	482,298	1,030,268	06-14-2019	1,012,500	A -No Disqualifying Circumstan	101.75%	Very Good Plus	Good	2,134	4.50	528	423	1992
15	16183500	0720	100	3300 CIRCLE HILL RD	5,573	531,053	407,303	938,356	06-04-2019	920,000	A -No Disqualifying Circumstan	102.00%	Very Good Plus	Average	2,011	3.50	789	240	1987
16	16847500	0720	100	900 CHALFONTE DR	7,405	554,208	282,434	836,642	05-06-2019	818,000	A -No Disqualifying Circumstan	102.28%	Good Plus	Average	1,525	3.50	647	579	1982
17	16749000	0720	100	906 BEVERLEY DR	7,200	551,623	638,622	1,210,246	04-29-2019	1,317,995	A -No Disqualifying Circumstan	91.82%	Excellent	Excellent	2,502	4.50	483	0	2018
18	16204500	0720	100	3311 CAROLINA PL	5,280	527,175	239,351	766,526	04-24-2019	752,000	A -No Disqualifying Circumstan	101.93%	Good	Good	1,140	2.00	600	480	1997
19	16817500	0720	100	3207 CAMERON MILLS RD	8,979	574,553	448,817	1,023,370	04-24-2019	1,000,000	A -No Disqualifying Circumstan	102.34%	Very Good Plus	Good	2,107	3.50	895	550	2000
20	16905500	0720	100	3407 GILDEN DR	5,400	528,748	203,082	731,830	04-16-2019	729,000	A -No Disqualifying Circumstan	100.39%	Good	Good	1,225	1.00	700	0	1985
21	16930500	0720	100	809 N OVERLOOK DR	6,560	543,530	625,544	1,169,074	05-05-2019	1,296,500	A -No Disqualifying Circumstan	90.17%	Excellent	Excellent	2,127	3.50	528	429	2018
22	16793000	0720	100	702 ENDERBY DR	7,319	553,365	918,929	1,472,294	01-29-2019	1,695,000	A -No Disqualifying Circumstan	86.86%	Excellent	Excellent	3,460	5.50	1,529	1,229	2012
23	16202000	0720	100	3200 ALABAMA AV	7,370	562,020	335,312	1,097,332	01-14-2019	1,150,000	A -No Disqualifying Circumstan	95.42%	Very Good Plus	Very Good	2,103	4.00	886	786	2005
Properties w/ Lot Sizes b/w 6,700-6,799 sf																			
24	16930000	0720	100	807 N OVERLOOK DR	6,720	545,665	489,068	1,034,733	00-00-9999	0		0.00%	Good Plus	Very Good	2,742	4.50	528	528	1993
25	16905000	0720	100	3405 GILDEN DR	6,720	545,665	291,126	836,791	12-11-2018	650,000	Q -Miscellaneous	128.74%	Good Plus	Average	1,774	2.50	623	162	1982
26	16830500	0720	100	907 CRESCENT DR	6,720	545,665	583,597	1,129,262	04-03-2017	506,030	J -To Relative or Related Bus.	222.89%	Very Good Plus	Very Good	2,320	3.50	1,476	927	2002
27	16169000	0720	100	609 BEVERLEY DR	6,720	545,665	516,482	1,062,147	01-27-2015	0	J -To Relative or Related Bus.	0.00%	Very Good Plus	Very Good	2,328	3.50	318	228	2005
28	16829500	0720	100	903 CRESCENT DR	6,720	545,665	312,420	858,085	07-31-2012	699,000	A -No Disqualifying Circumstan	122.76%	Good Plus	Good	1,543	2.50	704	552	1997
29	16832000	0720	100	908 ELDON DR	6,720	545,665	350,410	896,075	07-22-2011	789,900	A -No Disqualifying Circumstan	113.44%	Good Plus	Good	1,848	2.50	762	472	1992
30	16830000	0720	100	905 CRESCENT DR	6,720	545,665	264,336	810,001	06-28-2011	679,000	A -No Disqualifying Circumstan	119.29%	Good	Good	1,386	2.00	978	286	1992
31	16831000	0720	100	909 CRESCENT DR	6,720	545,665	215,201	760,866	10-31-2007	549,000	A -No Disqualifying Circumstan	138.59%	Good	Average	1,316	1.50	636	282	1982
32	16833500	0720	100	902 ELDON DR	6,720	545,665	279,644	825,309	01-01-1942	0	A -No Disqualifying Circumstan	0.00%	Good Plus	Average	1,768	1.50	528	264	1982
33	16180000	0720	100	3312 CIRCLE HILL RD	6,728	545,665	377,646	923,311	07-20-2010	749,000	A -No Disqualifying Circumstan	123.27%	Good Plus	Good	1,822	3.00	1,240	1,140	1992
34	16162500	0720	100	3203 OLD DOMINION BV	6,760	545,946	245,057	791,003	09-30-2008	677,500	A -No Disqualifying Circumstan	116.75%	Good	Good	1,418	2.00	680	454	1985
35	16917000	0720	100	903 N OVERLOOK DR	6,765	545,946	278,692	824,638	07-25-2018	769,500	A -No Disqualifying Circumstan	107.17%	Good Plus	Good	1,578	2.00	550	0	1995
36	16217500	0720	100	3304 ALABAMA AV	6,780	546,508	485,022	1,031,530	07-03-2014	0	J -To Relative or Related Bus.	0.00%	Very Good Plus	Good	2,123	2.50	660	330	1994
37	16808000	0720	100	3307 ELMORE DR	6,780	546,508	595,702	1,142,210	07-31-2001	252,000	A -No Disqualifying Circumstan	252.14%	Very Good Plus	Very Good	2,752	4.50	680	500	1998
38	16184000	0720	100	624 BEVERLEY DR	6,785	546,508	159,476	705,984	09-08-1998	445,000	A -No Disqualifying Circumstan	288.16%	Good	Average	1,141	1.50	0	0	1977
2019 Land/Renovation Sales that Support Current Land Values																			
39	16801000	0720	100	3202 OLD DOMINION BV	7,490	555,220	207,518	762,738	08-09-2019	650,000	V -Alteration/Addition/Renov	117.34%	Good Plus	Fair	1,570	1.50	865	0	1973
40	16798000	0720	100	810 ENDERBY DR	7,620	557,018	186,437	743,455	09-18-2019	645,000	V -Alteration/Addition/Renov	115.26%	Good	Average	1,180	2.00	483	0	1977
Properties w/ Good Plus quality and Very Good condition b/w 1,500-1,799 AGLA																			
41	16935500	0720	100	3505 HALCYON DR	9,943	586,749	351,055	937,804	02-16-2018	859,000	A -No Disqualifying Circumstan	109.17%	Good Plus	Very Good	1,592	3.00	675	675	2002
42	16190000	0720	100	2 WASHINGTON CR	8,150	562,020	308,498	870,518	05-06-2016	755,000	A -No Disqualifying Circumstan	115.30%	Good Plus	Very Good	1,642	2.00	121	202	2002
43	16830000	0720	100	810 GRAND VIEW DR	6,900	547,970	357,458	905,428	07-27-2012	837,500	A -No Disqualifying Circumstan	108.11%	Good Plus	Very Good	1,660	3.50	682	632	2006
44	16255000	0720	100	306 BEVERLEY DR	17,587	684,428	395,703	1,080,131	04-17-2019	0	J -To Relative or Related Bus.	0.00%	Good Plus	Very Good	1,668	3.00	773	618	2002
45	16826000	0720	100	910 CRESCENT DR	10,403	11-20	557,749	935,889	08-15-2013	799,000	A -No Disqualifying Circumstan	117.13%	Good Plus	Very Good	1,693	3.50	512	512	1999
46	16923000	0720	100	701 N OVERLOOK DR	9,332	579,218	346,351	925,573	06-18-2018	889,000	A -No Disqualifying Circumstan	104.11%	Good Plus	Very Good	1,732	2.50	720	540	2007
47	16851000	0720	100	807 CHALFONTE DR	7,080	550,105	375,440	924,157	05-12-2016	825,000	A -No Disqualifying Circumstan	112.02%	Good Plus	Very Good	1,743	3.00	830	830	2004
48	16867500	0720	100	805 GRAND VIEW DR	6,900	547,970	335,440	883,410	06-04-2010	778,000	A -No Disqualifying Circumstan	113.55%	Good Plus	Very Good	1,760	2.00	572	286	2007

← Parcels (1)

☆ Parcel ID #014.03-10-37

3300 ELMORE DR

[View Property Details](#)
[View Tax Map \(PDF\)](#)

[Google Directions to here](#)

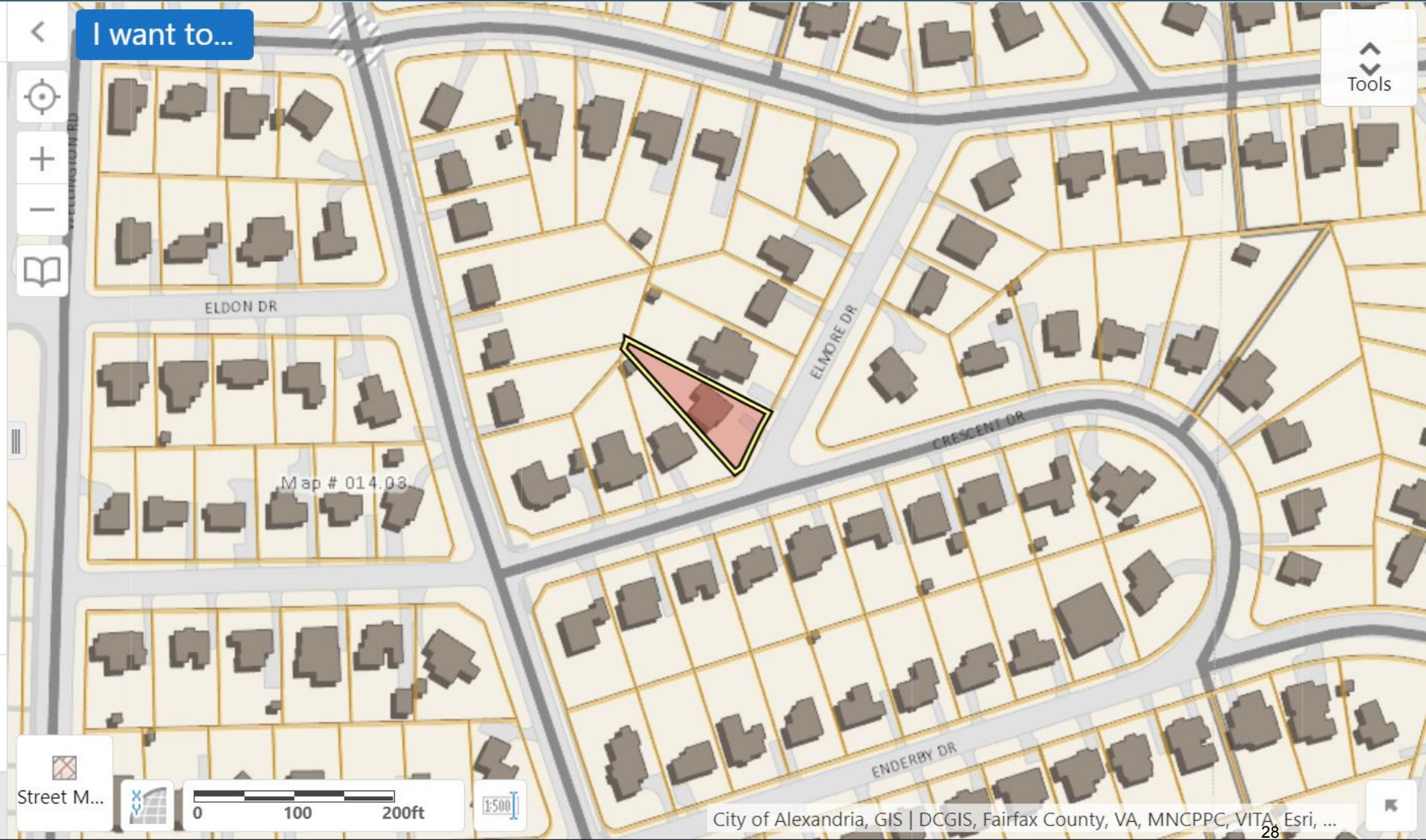


Displaying 1 - 1 (Total: 1)

Page 1 of 1

How to Use... Layers

Parcels (1)



← Parcels (1)


☆ Parcel ID #014.03-10-37

3300 ELMORE DR

[View Property Details](#)

[View Tax Map \(PDF\)](#)

[Google Directions to here](#)



Displaying 1 - 1 (Total: 1)

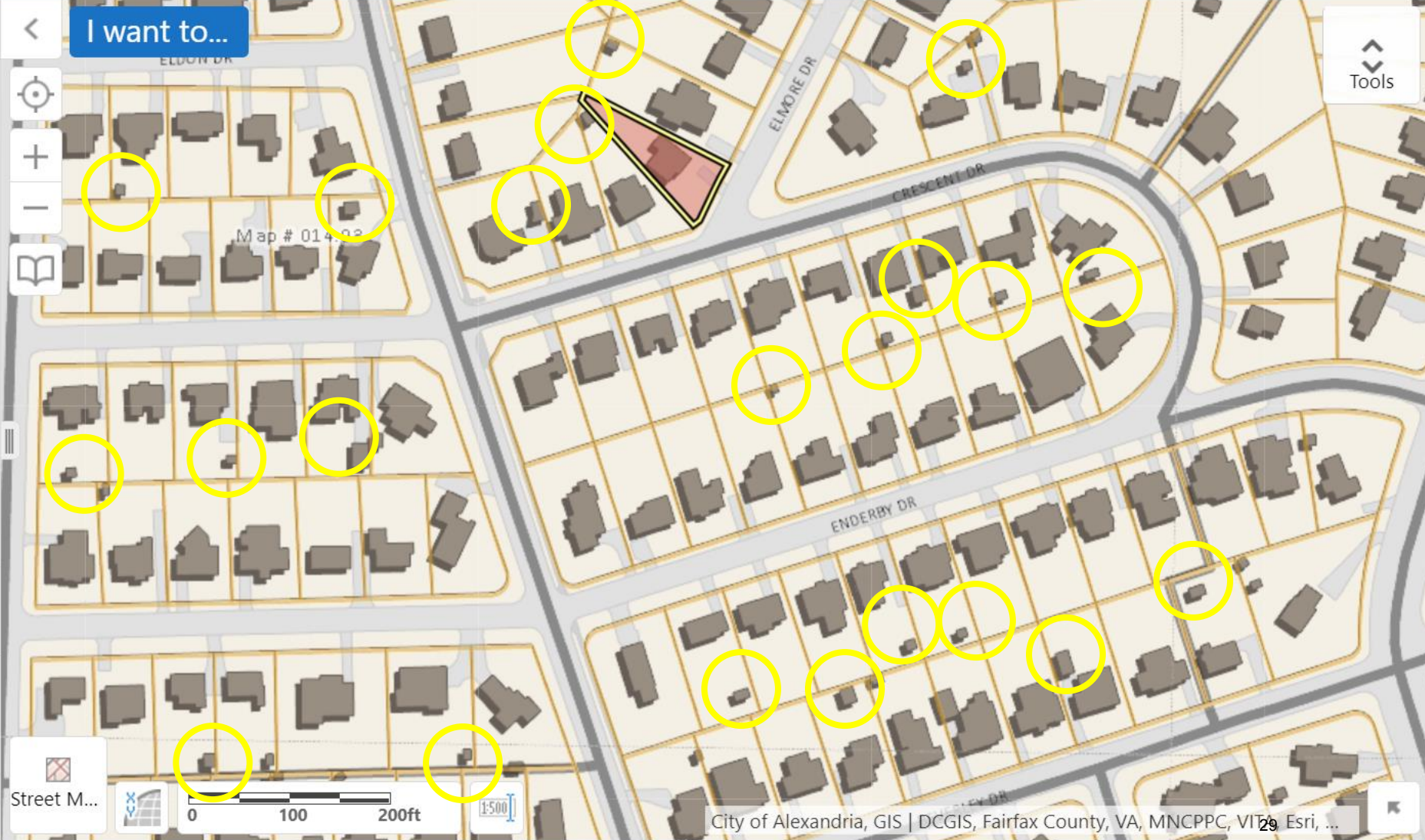
◀ Page 1 of 1 ▶▶

How to Use...

Layers

Parcels (1)

I want to...



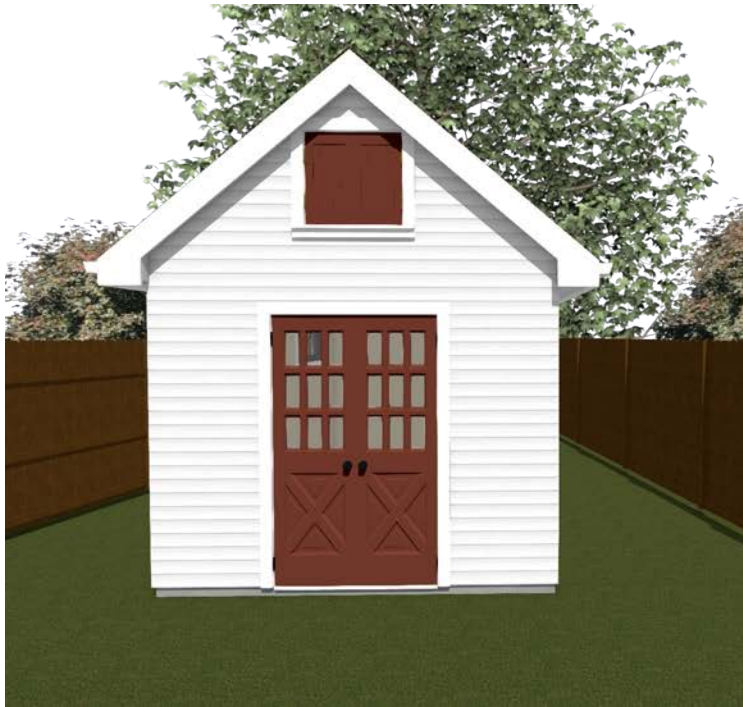
Street M...

0 100 200ft

City of Alexandria, GIS | DCGIS, Fairfax County, VA, MNCPPC, VITA Esri, ...

3300 ELMORE DRIVE

NEW SHED



PROPOSED SHED



MAIN HOME

SCOPE OF WORK:

CONSTRUCT NEW 180SF WOOD FRAME SHED WITH ASPHALT SHINGLE ROOF AND MONOLITHIC CONCRETE SLAB AND FOOTING FOUNDATION. ARCHITECTURAL STYLE OF STRUCTURE TO MIRROR THAT OF MAIN STRUCTURE.

GENERAL NOTES

THE CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) AND 2015 VIRGINIA RESIDENTIAL CODE (VRC) AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL, BEFORE COMMENCING WORK, REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE SITE. THE CONTRACTOR SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF THEIR WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO OWNER PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION AND FOR ALL REQUIRED PERMITS INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING.

THE CONTRACTOR SHALL EXERCISE GREAT CARE TO PROTECT FROM DAMAGE ALL MATERIALS EXISTING ON THE JOB. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS.

ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF APPROPRIATE GOVERNMENT AGENCIES.

UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

STRUCTURAL NOTES:

LOADS:
ROOF = 50 LBS/SF (20DL + 30SL)
WIND SPEED = 90 MPH
GROUND SNOW LOAD = 30 LBS/SF

BEARING VALUE OF FOUNDATION MATERIAL = 1500PSF. PRESUMED - V.I.F.

FOOTER CONCRETE COMPRESSIVE STRENGTH = MIN 3000PSI.

SEE PLAN FOR FRAMING MEMBER LAYOUT AND ENGINEERING SPECS.

SHEETS INDEX	
SHEET	TITLE
CS	COVER SHEET
A-0	PLAT - EXISITNG
A-1	PLAT W/ PROPOSED
A-2	ELEVATIONS
A-3	FLOOR & FRAMING PLANS
A-4	BUILDING CROSS SECTION
S-1	STRUCTURAL REPORT
S-2	FIRE-RESISTANT

DRAWINGS PROVIDED BY:
Malone Building Services

501 E. Windsor Ave
Alexandria, VA 22301
703-851-6188

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

SHEET TITLE:
COVER SHEET

NO.	DESCRIPTION	BY	DATE

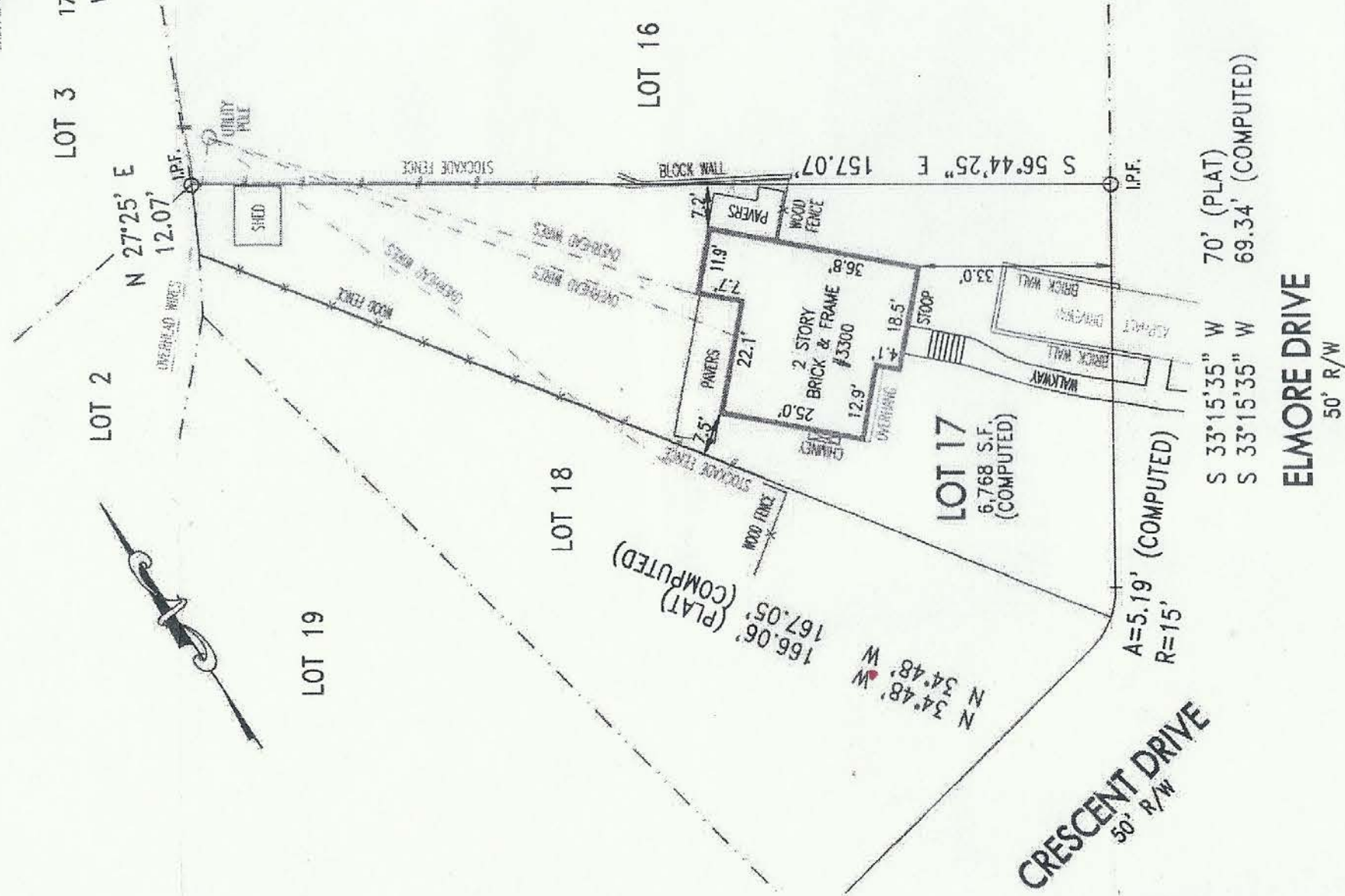
SCALE:	DATE:
N.T.S.	1/27/2021

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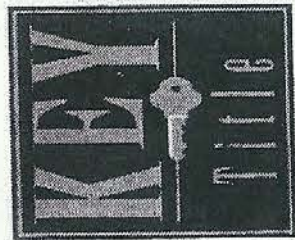


JOB NUMBER : 19-0363
CASE NO. : 19-00401-K

HOUSE LOCATION SURVEY
LOT 17 BLOCK 19 SECTION 4
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=25'



I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.
No title report has been furnished.
Unless otherwise noted:
No property corner markers have been set as per 54.1-407 of the Code of Virginia.
At the client's request fencing encroachments have not been identified and dimensioned nor has the distance to the nearest intersection



www.keytitleva.com

PROPERTY PLAT - EXISTING
SCALE: 1" = 25'

DRAWINGS PROVIDED BY:
Malone Building Services
501 E. Windsor Ave
Alexandria, VA 22301
703-851-6188

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

SHEET TITLE:
PLAT - EXISITNG

NO.	DESCRIPTION	BY	DATE


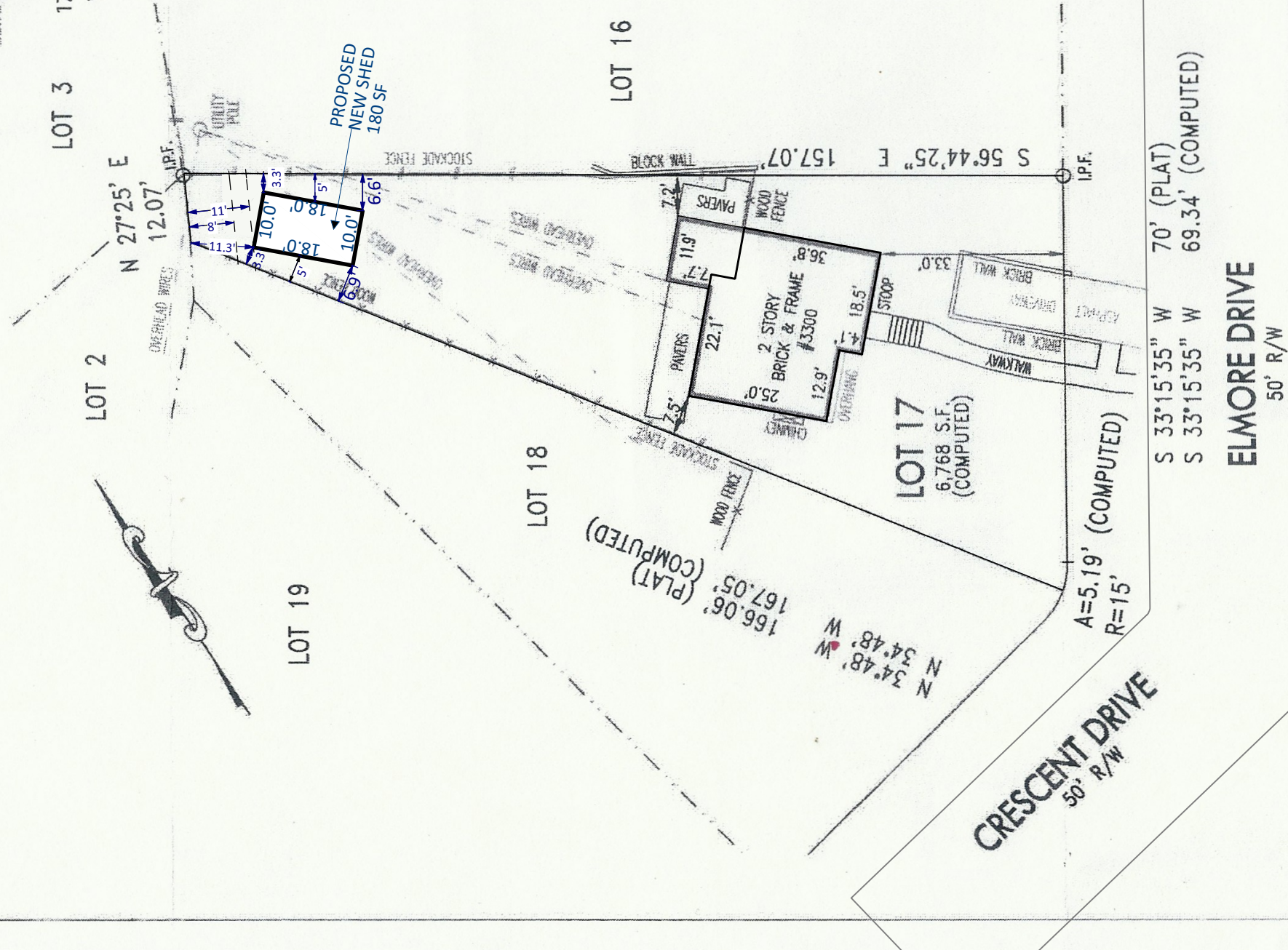
SCALE:
1" = 25'

DATE:
1/27/2021

A-0
31

HOUSE LOCATION SURVEY
LOT 17 BLOCK 19 SECTION 4
BEVERLY HILLS
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=25'

CRES II, LTD.
174 Garber Lane - Suite 1
Winchester, VA 22603
(703) 742-9105



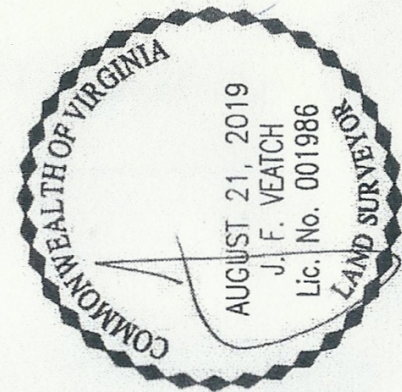
I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.

No title report has been furnished.

Unless otherwise noted;

Unless otherwise noted:
No property corner markers have been
set as per 54.1-407 of the Code of Virginia.

At the client's request fencing encroachments have not been identified and dimensioned nor has the distance to the nearest intersection.



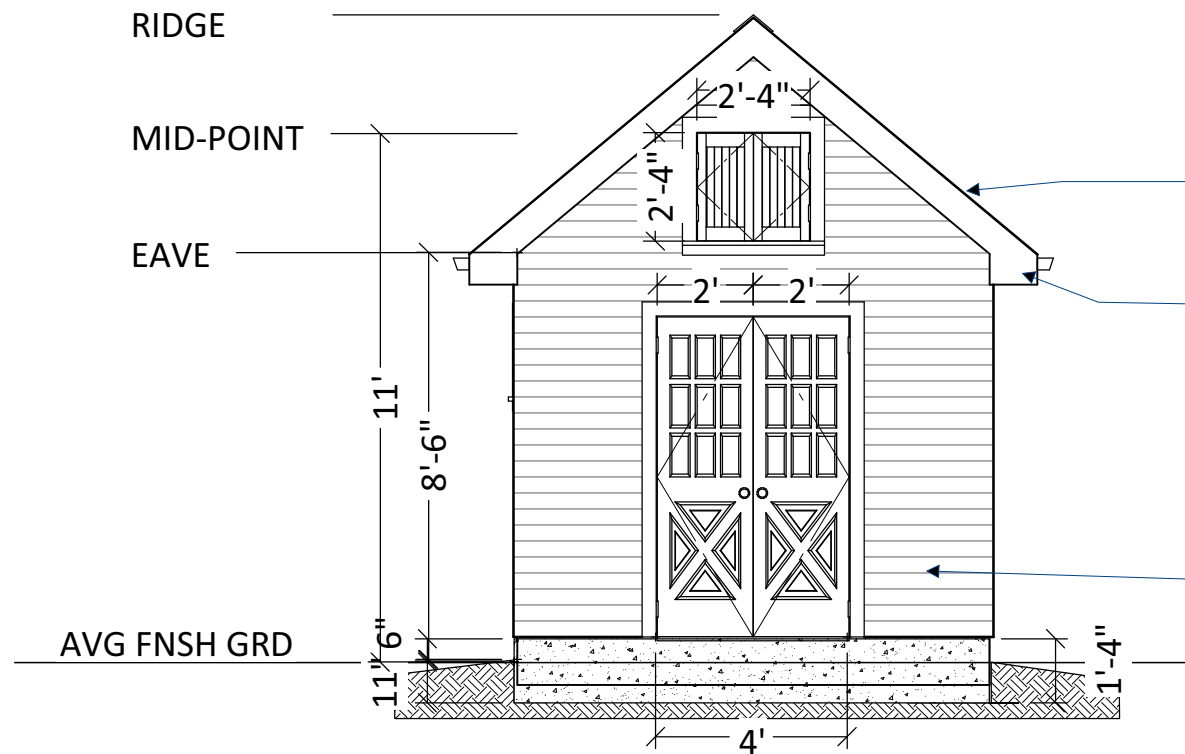
www.keytitleva.com

SCALE: 1" = 25'

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

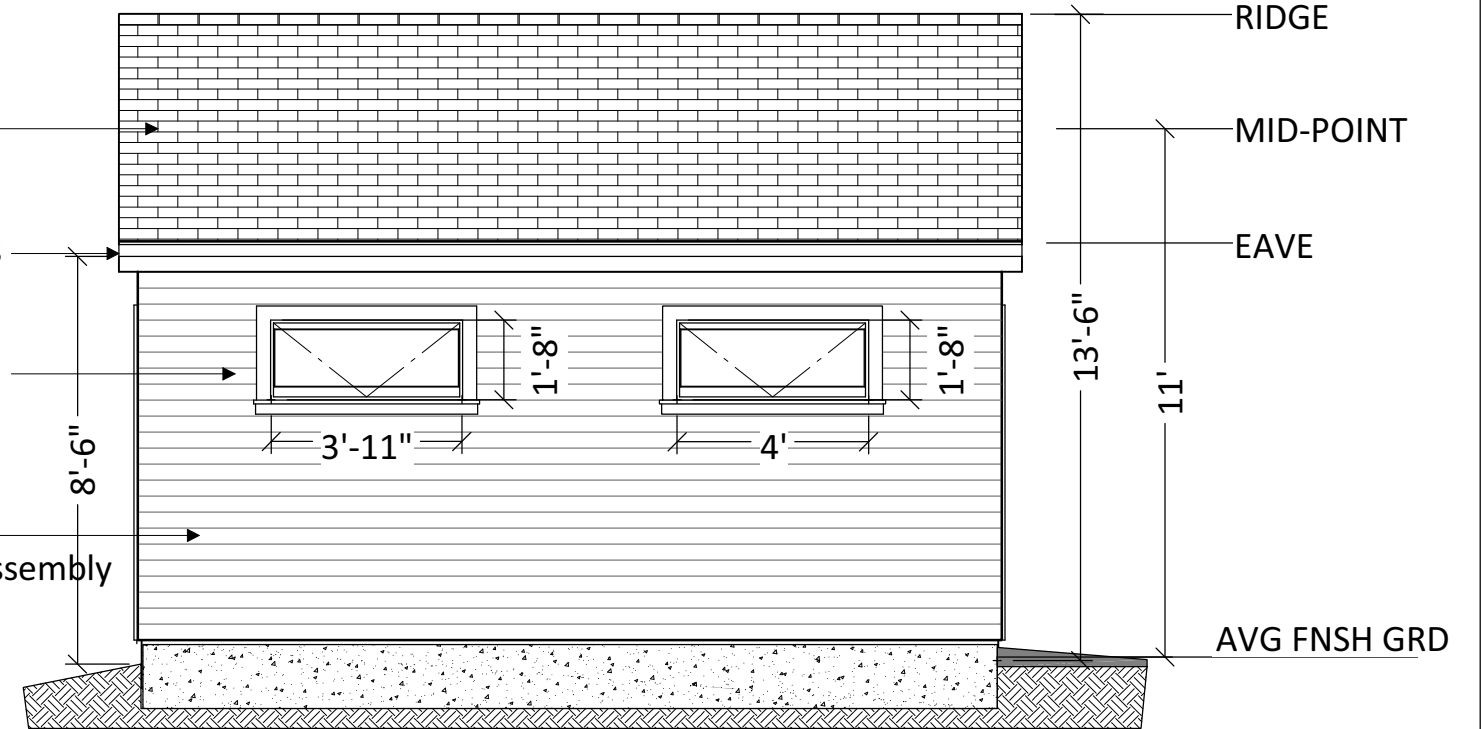
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A-1

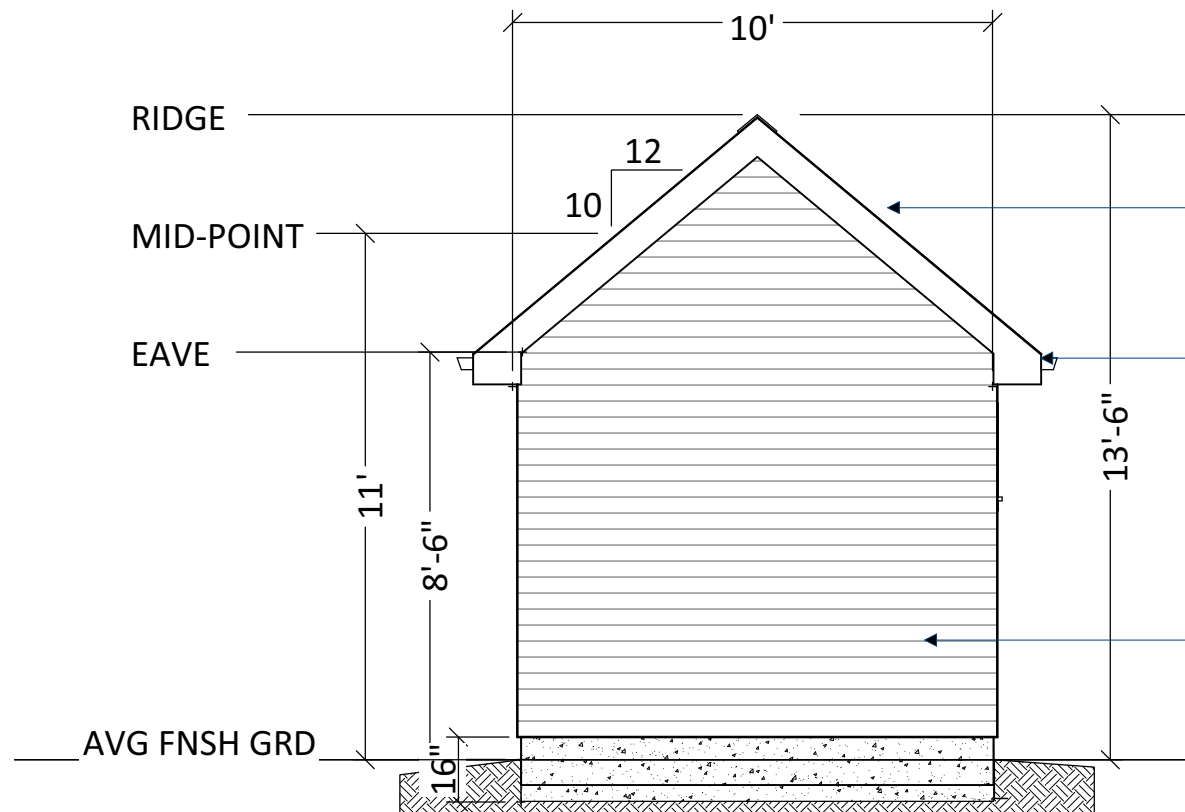


1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'

Asphalt Shingles
Non-Vented Eaves
Awning Windows
6" Lap Siding
Fire-Rated Wall Assembly

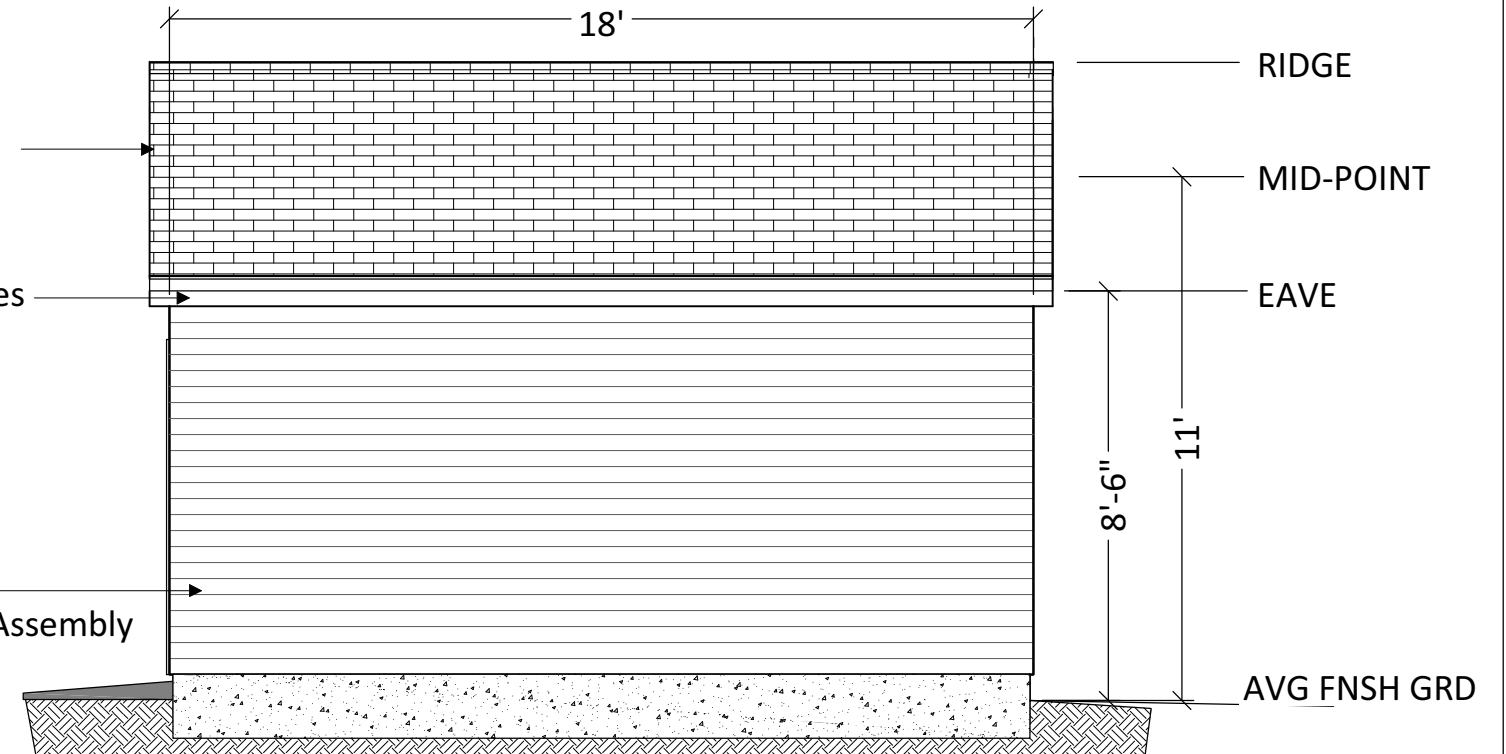


2 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'



3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'

Asphalt Shingles
Non-Vented Eaves
6" Lap Siding
Fire-Rated Wall Assembly



4 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'

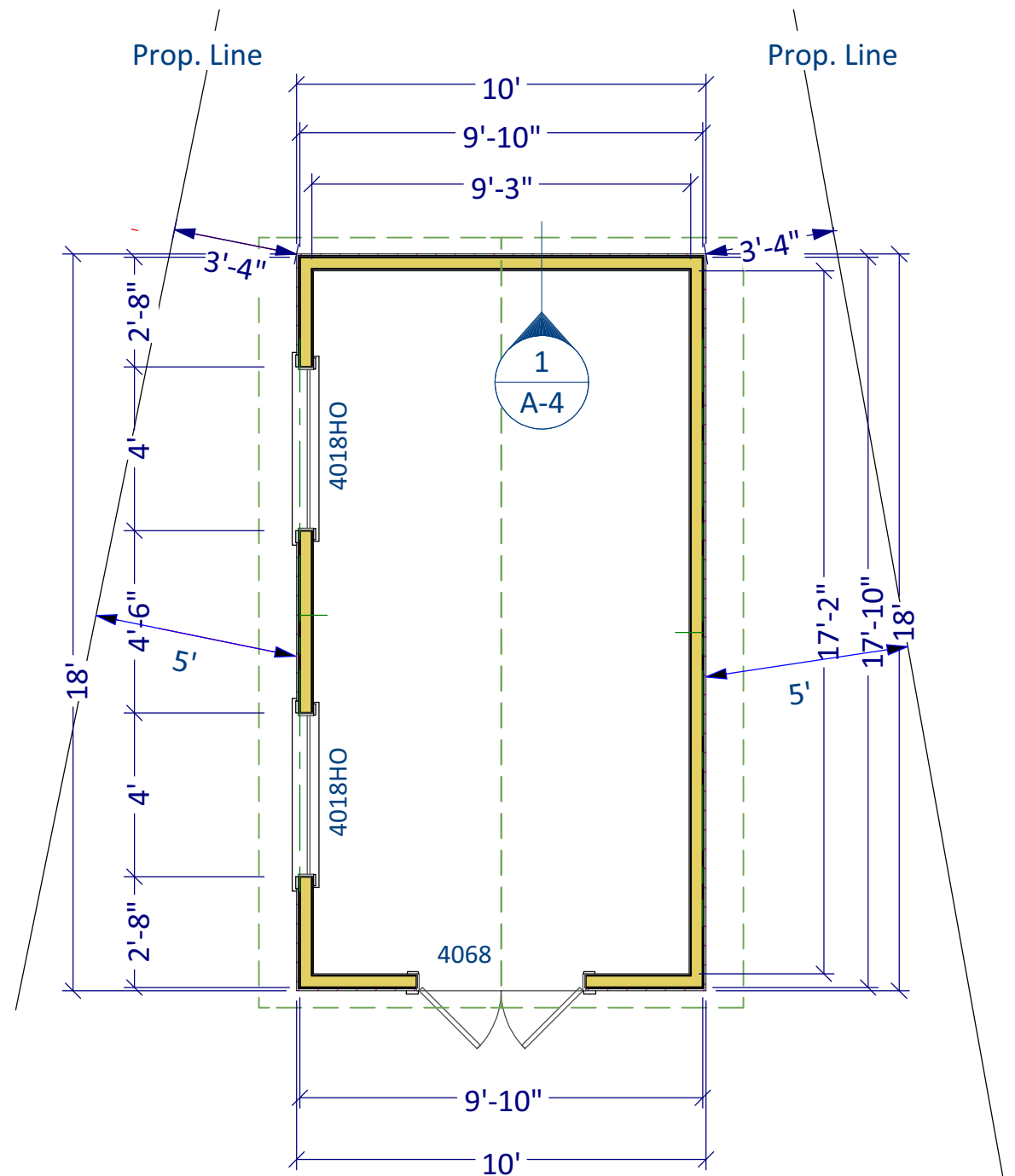
DRAWINGS PROVIDED BY:
Malone Building Services
501 E. Windsor Ave
Alexandria, VA 22301
703-851-6188

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

SHEET TITLE:
**ELEVATIONS
EXTERIOR**

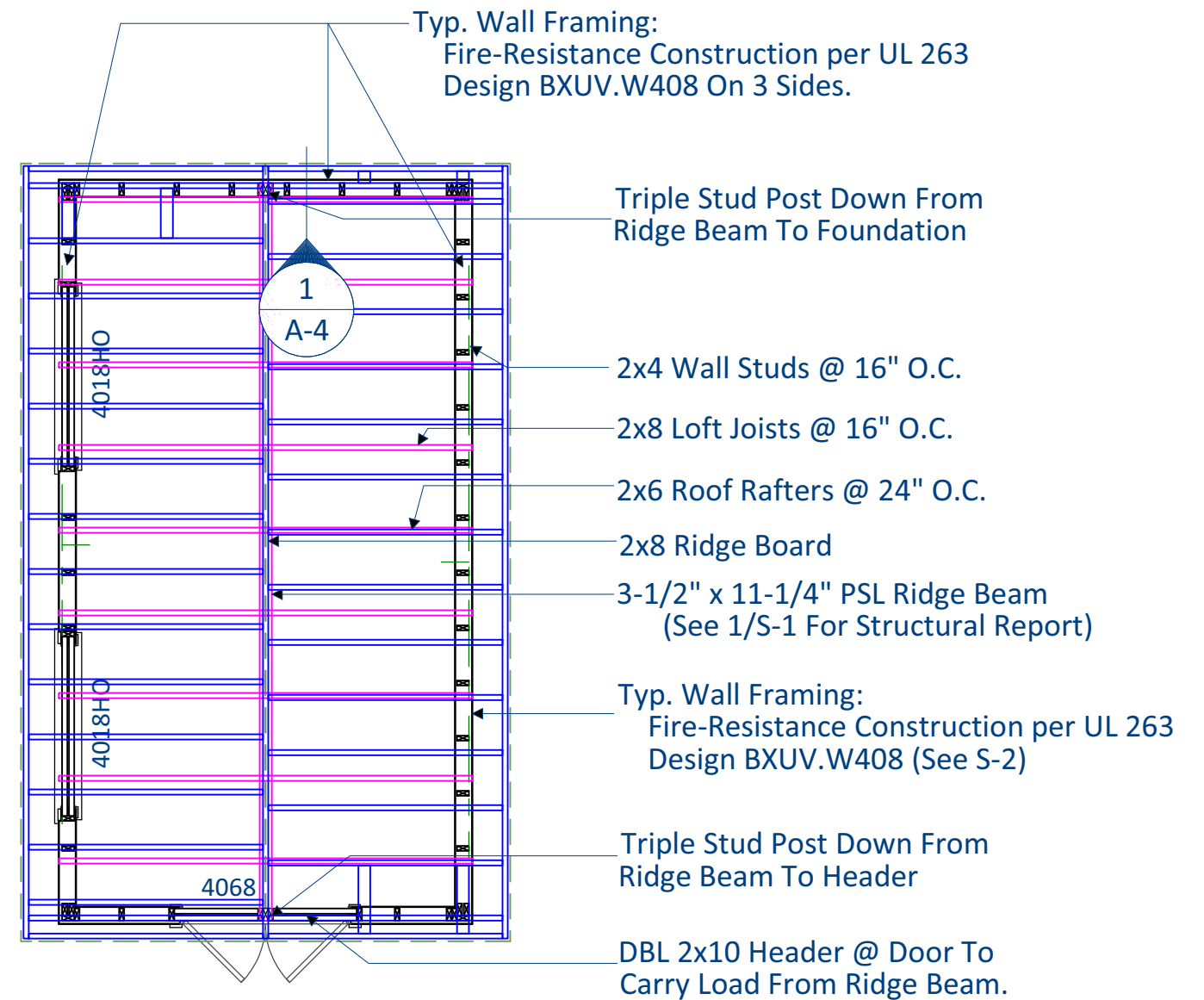
NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:
1/4" = 1'	1/27/2021

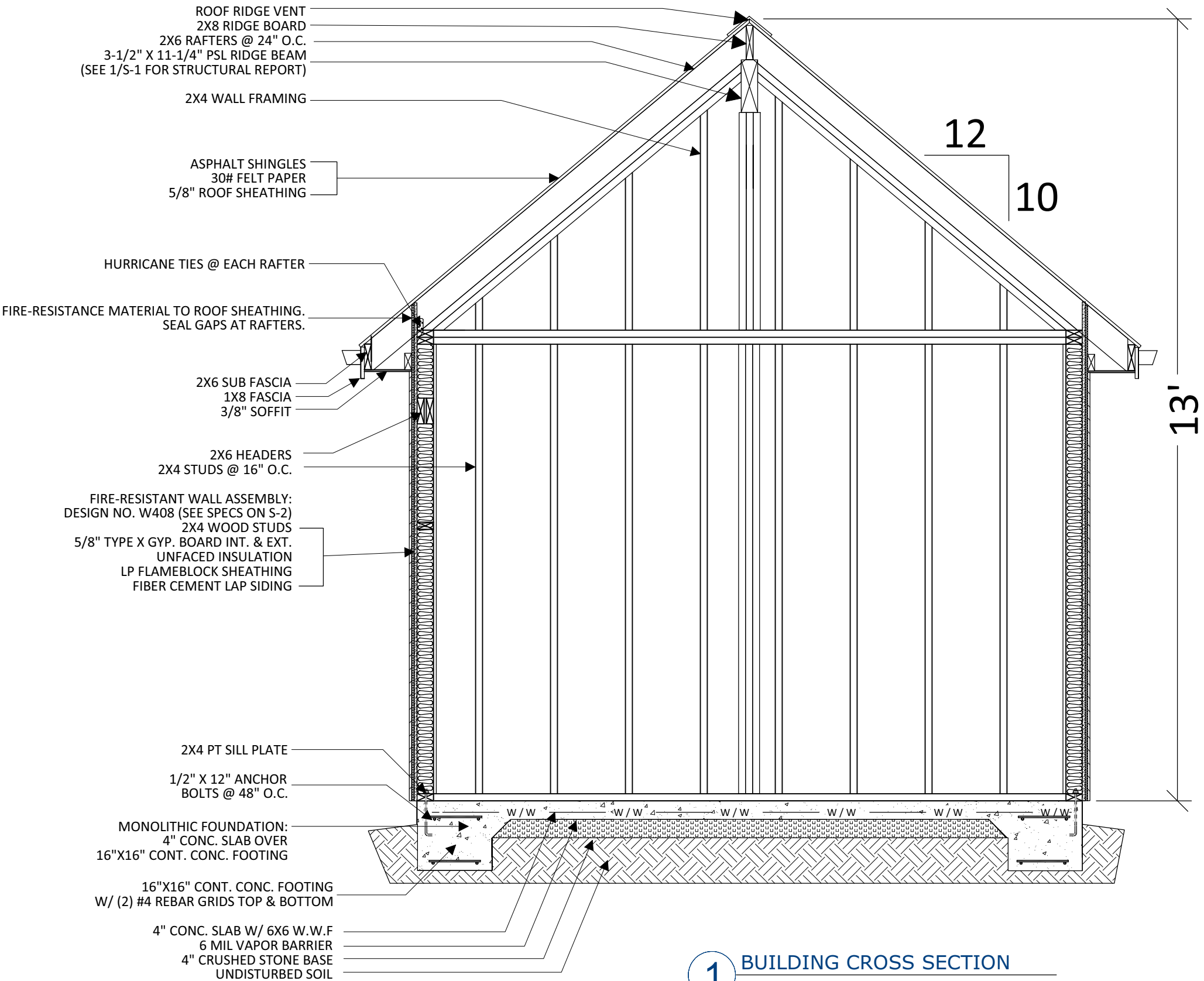


Wood Frame Structure w/ Fire-Resistant Materials On 3 Sides.
Monolithic Conc. Foundation Of 4" Conc. Slab,
And 16"x16" Cont. Concrete Footing.
Storage Loft w/ 3/4" Ply Deck On 2x8 Joists @ 16" O.C.

1 FLOOR PLAN
SCALE: 1/4" = 1'



2 FRAMING PLAN
SCALE: 1/4" = 1'



1 BUILDING CROSS SECTION
SCALE: N.T.S.

DRAWINGS PROVIDED BY:
Malone Building Services
501 E. Windsor Ave
Alexandria, VA 22301
703-851-6188

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

SHEET TITLE:
**BUILDING CROSS
SECTION**

NO.	DESCRIPTION	BY	DATE

SCALE:
1/2" = 1'

DATE:
1/27/2021

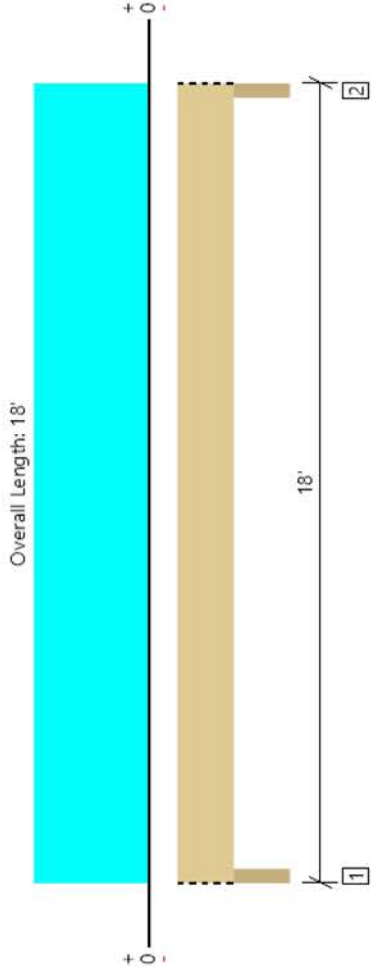
A-4
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MEMBER REPORT

PASSED

Roof, Roof: Drop Beam
1 piece(s) 3 1/2" x 11 1/4" 2.0E Parallam® PSL (East)



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2599 @ 2"	9188 (3.50")	Passed (28%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2244 @ 1' 2 3/4"	8754	Passed (26%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	11267 @ 9'	20666	Passed (55%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.461 @ 9'	0.589	Passed (L/460)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.795 @ 9'	0.883	Passed (L/267)	--	1.0 D + 1.0 S (All Spans)

System : Roof
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD
Member Pitch : 0/12

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Bearing Length		Loads to Supports (lbs)		
	Total	Available	Required	Dead	Snow
1 - Column - SYP	3.50"	3.50"	1.50"	1092	1507
2 - Column - SYP	3.50"	3.50"	1.50"	1092	1507

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	18' o/c	
Bottom Edge (Lu)	18' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Roof Live (non-snow: 1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 18'	N/A	12.3	--	--	
1 - Uniform (PSF)	0 to 18' (Top)	5' 7"	19.5	20.0	30.0	Roof Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Owen Malone Malone Building Services (703) 851-6188 ojm.mbs@gmail.com	



NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:
N.T.S.	1/27/2021

Design No. W408

BXUV.W408

Fire Resistance Ratings - ANSI/UL 263

[Page Bottom](#)

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

[See General Information for Fire Resistance Ratings - ANSI/UL 263](#)

Design No. W408

March 26, 2012

Bearing Wall Rating — 2 Hr when EXPOSED TO FIRE ON INTERIOR FACE ONLY

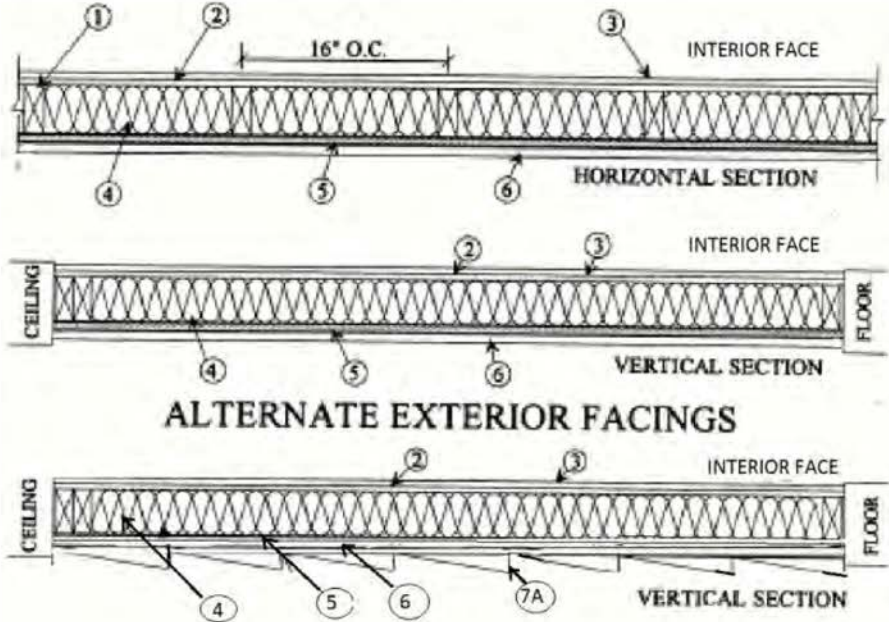
Bearing Wall Rating — 1 Hr when EXPOSED TO FIRE ON EXTERIOR FACE ONLY, see Item 4 and 6

For Wood Studs, Finish Rating — 50 min when EXPOSED TO FIRE ON INTERIOR FACE.

For Wood Studs, Finish Rating — 17 min when EXPOSED TO FIRE ON EXTERIOR FACE.

Load Restricted for Canadian Applications — See Guide [BXUV7](#)

BXUV.W408 - Fire Resistance Ratings - ANSI/UL 263



1. **Wood Studs** — Nom 2 by 4 in., spaced 16 in. OC with double 2 by 4 top and single 2 by 4 in, bottom plates, with 2 by 4 in. lateral bracing at 96 in. OC max. Studs effectively fire stopped.
2. **Gypsum Board*** — 5/8 in. thick, 4 ft. wide, two layers applied vertically. Base layer nailed to wood studs and bearing plates 6 in. OC. with 6d cup-head drywall nails, 1-7/8 in. long. The face layer, with joints staggered from base layer, nailed to the studs and bearing plates over the base layer, 8 in. OC. with 8d cup-head drywall nails, 2-3/8 in. long. Type W screws of the same length, head diameter, as the nails and at the spacing described for nails may be used instead of nails.

UNITED STATES GYPSUM CO — Type SCX

3. **Joints and Nailheads** — Gypsum board joints covered with tape and joint compound. Nail or screw heads covered with joint compound.
4. **Batts and Blankets*** — Unfaced mineral fiber insulation, 3-1/2 in. thick, nom 3.0 pcf, friction fit in the wall cavity between stud, plates, and cross bracing.

See **Batts and Blankets*** (BZJZ) category for names of Classified manufacturers.

4A. **Batts and Blankets*** — As an option to Item 4, when the Fire Resistance Rating is for a fire on the Interior Face only and the Fire Resistance Rating for the Exterior face is not required. Unfaced glass fiber insulation, 3-1/2 in. thick, nom 0.65 pcf, friction fit in the wall cavity between stud, plates, and cross bracing.

See **Batts and Blankets*** (BZJZ) category for names of Classified manufacturers.

5. **Building Units*** — Building units nailed to the wood framing with 1-7/8 in. long, 6d nails, spaced 6 in. OC. on the perimeter and 12 in. OC. in the field. Vertical joints centered on studs. Horizontal joints backed with nom. 2 by 4 wood blocking.

BARRIER TECHNOLOGY CORP — Type BlazeGuard 2-Side

LOUISIANA-PACIFIC CORP — Type LP FlameBlock 2-Side

6. **Exterior Sidings** — One of the Exterior Siding as specified in Item 6A to Item 6D are required for 1 hr Fire Resistance Rating for fire from the Exterior Face, optional for 2 hr Fire Resistance Rating for fire from Interior

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BXUV.W408 - Fire Resistance Ratings - ANSI/UL 263

Face.

6A. **Exterior Wood Siding** — Min 11/32 in. thick, 4 ft wide wood plywood siding panels or 7/16 in. thick, 4 feet wide OSB siding panel. Installed with long dimension of sheet (strength axis) or face grain parallel with studs. Vertical joints centered on studs. Horizontal joints over nom. 2 by 4 in. wood blocking. Attached to studs through the Building Units, Item 5, on the exterior side of wall with 8d nails, 2-1/2 in. long spaced 6 in. OC at perimeter of panels and 12 in. OC in the field.

6B. **Exterior OSB Lap Siding** — Min 7/16 in. thick, OSB lap siding fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.

6C. **Cementitious Stucco** — Portland cement or synthetic stucco systems with self-furring metal lath. Thickness from 3/8 in. to 3/4 in. depending on system, fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.

6D. **Fiber Cement Siding** — Fiber Cement Lap or Vertical Siding. Minimum 5/16 in. thick, fastened to studs through the Building Units, Item 5, with nails or screws, at the locations specified by the manufacturer.

7. **Exterior Facings** — Exterior Facing specified as Item 7A is not permitted for 1 hr Fire Resistance Rating for fire from the Exterior Face, optional for 2 hr Fire Resistance Rating for fire from Interior Face.

7A. **Vinyl Siding** — (Optional) - UL Classified exterior plastic siding (molded plastic), fastened to the building units or wood panel sheathing with nails or screws, at the locations specified by the manufacturer.

*Bearing the UL Classification Mark

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DRAWINGS PROVIDED BY:
Malone Building Services
501 E. Windsor Ave
Alexandria, VA 22301
703-851-6188

PROJECT DESCRIPTION:
Forbes Shed
3300 Elmore Drive
Alexandria, VA 22302

SHEET TITLE:
**FIRE-RESISTANT
WALL ASSEMBLY SPECS**

NO.	DESCRIPTION	BY	DATE

SCALE:	DATE:
N/A	1/27/2021

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Kaliah L Lewis

From: Marlo Ford
Sent: Monday, March 1, 2021 10:08 AM
To: ROMAN KNYSH
Cc: Kaliah L Lewis
Subject: RE: [EXTERNAL]3300 Elmore Drive variance

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning:

Thank you for your response. We will ensure that your comment get routed to the Board members in their report packet.

Regards,

Marlo J.W. Ford, AICP
Land Use Services, Planning & Zoning



From: ROMAN KNYSH <romanknysh@yahoo.com>
Sent: Monday, March 1, 2021 10:03 AM
To: Marlo Ford <Marlo.Ford@alexandriava.gov>
Subject: [EXTERNAL]3300 Elmore Drive variance

Marlo,
We appreciated your time in explaining the City of Alexandria's zoning regulations.

My wife and I have thoroughly reviewed the application for a variance on setbacks at 3300 Elmore Drive for an accessory structure for storage purposes.

We do not support this zoning variance.

Many lots in this area, including ours, do not have a garage and do utilize a storage shed that is 100 sq ft or less. Solutions exist within city zoning.

Thank you,
Roman and Kate Knysh
Owners of adjacent lot
3302 Elmore Drive Alexandria, VA 22302

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