

Docket Item #3  
BZA #2021-00010  
Board of Zoning Appeals  
July 12, 2021

**ADDRESS:** 1329 BAYLIS DRIVE  
**ZONE:** R-8/SINGLE FAMILY  
**APPLICANT:** HUGH & JENNIFER HALPERN, REPRESENTED BY MATTHEW BIESCHKE

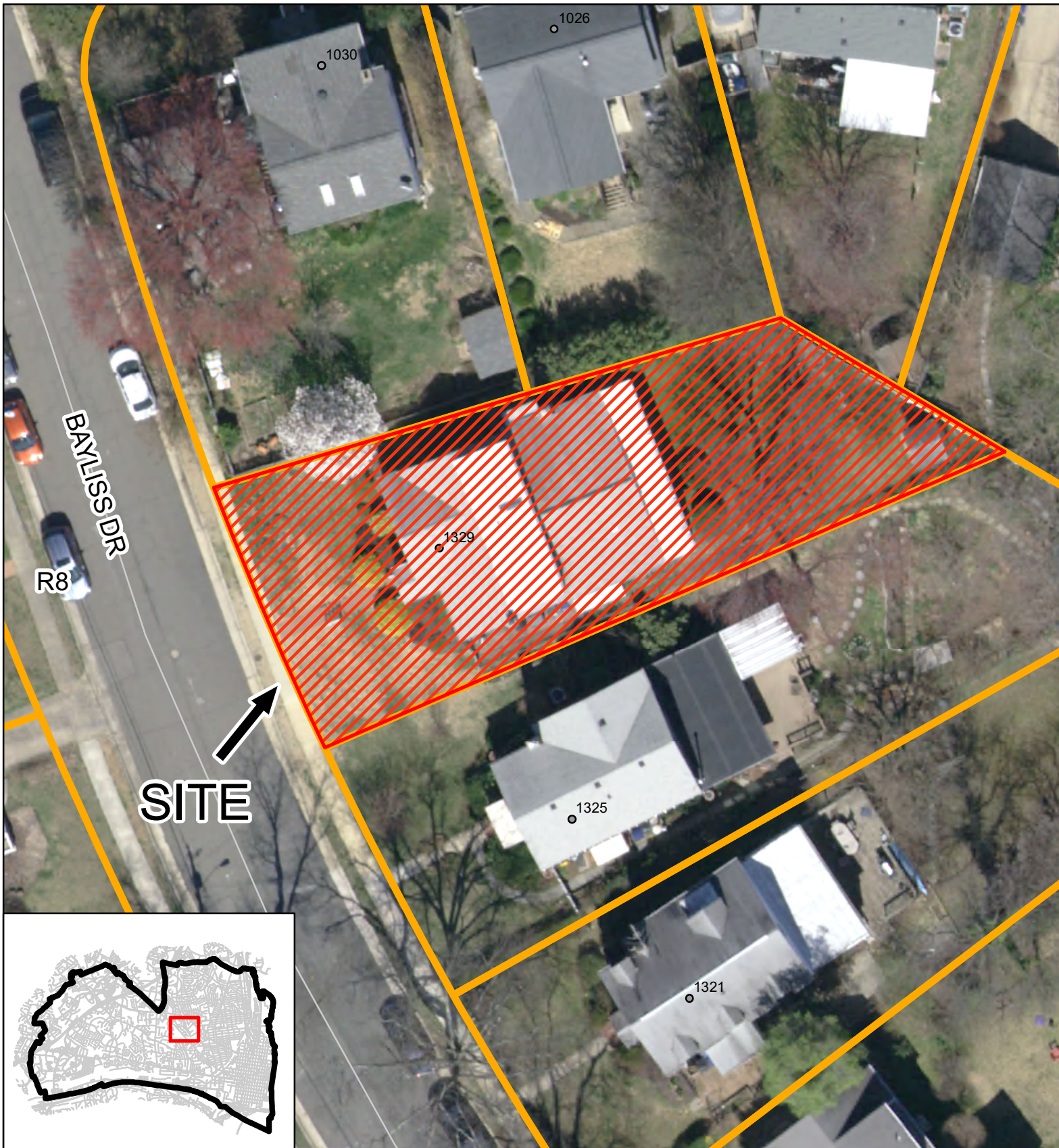
**ISSUE:** Variances to construct a second-story addition in the required side yards.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCES
3-306(A)(2)	Side Yard (North)	10.50 ft*	8.70 ft	1.80 ft
3-306(A)(2)	Side Yard (South)	10.50 ft*	6.60 ft	3.90 ft

\* Required side yard setback is a 1:2 height-to-setback ratio, minimum 8.00 feet. Required side yard setbacks based on height of 21.00 feet measured from average existing grade the roof eaves facing the side yards.

Staff **recommends approval** of the requested variances because the request meets 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 prior to the release of the building permit.



**BZA #2021-00010**  
**1329 Bayliss Drive**

0 12.5 25 50 Feet

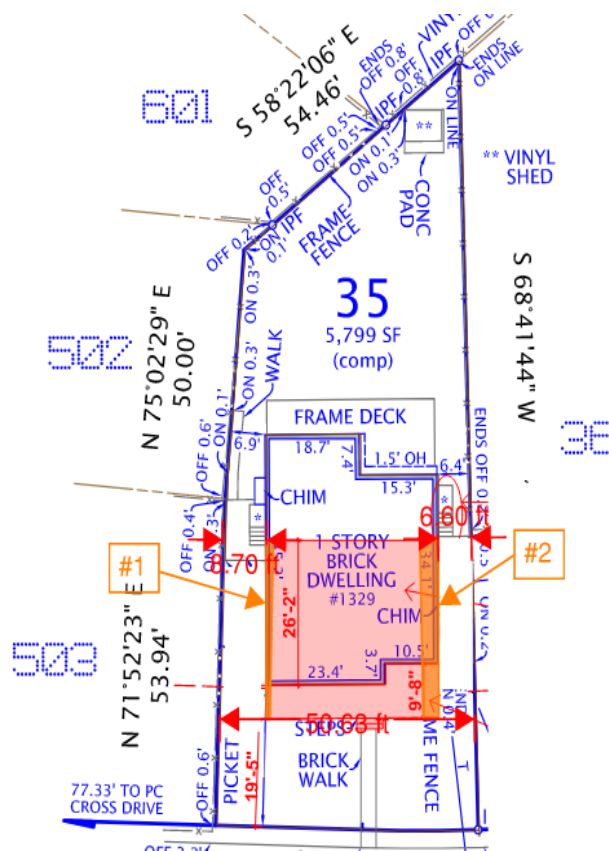




## II. Background

A photograph of a single-story brick house with a white front porch and a large tree in the foreground. The house has a grey gabled roof and white shutters on the windows. A large, mature tree with green leaves is on the left side of the house. A red brick walkway leads from the sidewalk to the front steps of the porch. The lawn is green and well-maintained.

The property is developed with a one and one-half story detached single-family dwelling. The dwelling is located 25.60 feet back from the front property line facing Baylis Drive, 6.90 feet from the north property line and 6.40 feet from the south property line. The dwelling is 35.70 feet from the rear property line.



3

The following table provide zoning analysis of the subject property.

<b>R-8</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area	8,000 sq. ft.	5,799 sq. ft.	5,799 sq. ft.
Lot Frontage	40.00 ft.	51.80 ft.	51.80 ft.
Lot Width	65.00 ft	50.70 ft.	50.70 ft.
Front Yard setback	Between the range established by contextual block face or 30 ft	25.60 ft.	25.60 ft.
Side Yard (North)	10.50 ft.*	6.90 ft.	<b>8.70 ft. (second story)</b> <b>6.90 ft. (first story)</b>
Side Yard (South)	10.50 ft.*	6.40 ft.	<b>6.60 ft. (second story)</b> <b>6.40 ft. (first story)</b>
Rear Yard	8 ft. minimum, 1:1	35.70 ft	35.70 ft.
Floor Area Ratio (FAR)	2,029 sq. ft. (0.35)	1,271(gross) sq. ft.	2,029(gross) sq. ft.

\* Required side yard setback is a 1:2 height-to-setback ratio, minimum 8.00 feet. Required side yard setbacks based on height of 21.00 feet measured from average existing grade to the roof eaves facing the side yards.

### **III. Description**

The applicants propose to construct a second story addition above the front portion of the existing dwelling. The building height of the dwelling with the proposed second story addition measures 25.70 feet measured from average existing grade to the midpoint of the gable roof. The second floor will be above the existing first floor front in the area shown in red on Figure 2. The height of the proposed second story measured from the average existing grade and the roof eaves facing the side yard is 21.00 feet and based on a setback ratio of 1:2, requires 10.50 foot side yard setbacks. The applicants request variances of 1.80 feet to construct the addition 8.70 feet from the north side property line and 3.90 feet to construct the addition 6.60 from the south side property line. The portion of the second story that requires a variance from the side yard setbacks is a 1.80 foot area along the existing north building wall labeled #1 and a 3.90 foot area along the existing south building wall labeled #2 and identified in orange in Figure 2.

The applicants also propose to construct an open front porch measuring 9.50 feet wide and spanning 34.00 feet in length along the entire front building wall. The proposed front porch will comply with section 7-202(E) as it is less than a single-story, the porch depth does not exceed the maximum of 10.00 feet, and it will not reduce the front yard to less than ten feet.





Figure 3: Existing Front Elevation



Figure 4: Proposed Front Elevation

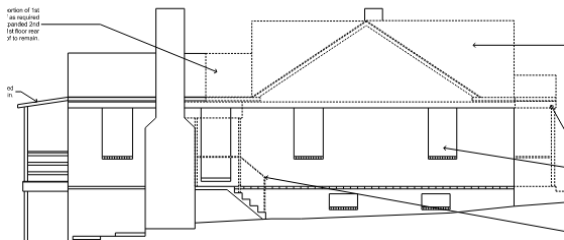


Figure 5: Existing North Elevation



Figure 6: Proposed North Elevation

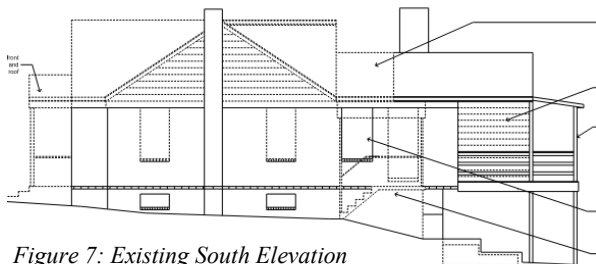


Figure 7: Existing South Elevation

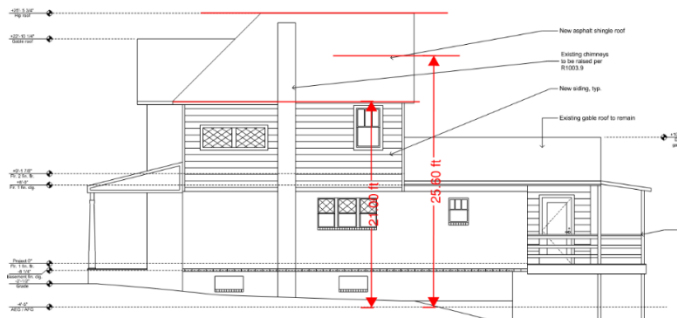


Figure 8: Proposed South Elevation

**IV. Noncomplying Structure/ Substandard Lot**

The existing building at 1329 Baylis Drive is a noncomplying structure and a substandard lot with respect to the following:

	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Width	65.00 ft.	50.70 ft.	14.30 ft.
Lot Area	8,000 sq. ft.	5,799 sq. ft.	2,201 sq. ft.

**V. Master Plan/Zoning**

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

**VI. Requested Variance:**

Zoning Ordinance § 3-306(A)(2) requires the second story addition to meet the 1:2 height to setback ratio with a minimum of 8.00 feet listed for the R-8 zone. The height of the proposed addition measures 21.00 feet and therefore requires a side yard setback of 10.50 feet for both the north and south side yards. The proposed two-story addition will be located 8.70 feet from the north side property line and 6.60 feet from the south property line. The applicant requests a variance of 1.80 feet and 3.90 feet respectively.

**VII. Applicant's Justification for Variance**

The applicant states that strict application of the side yard setbacks for the subject property would be inappropriate in this case given the substandard nature of the lot in terms of lot area and lot width. Both of these factors significantly impact the buildable area for expansion and unreasonably restrict the use of the property.

**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 proposed addition is reasonable given the relatively minor nature of the relief being requested from both side yards. In this case, the lot itself is substandard in both lot area and lot width. Based on these existing conditions it is sensible that some modifications to the requirements for the zone, like those requested, may be needed to accommodate any expansion of the existing dwelling.**

**Further, without a deviation from the side yard requirements the only other location that an addition of the size requested by the property owner would be in the backyard. The existing rear lot line is irregular, with a significant angle to the south side property line and creates additional challenges for locating the proposed addition to the rear of the existing dwelling.**

**The proposed addition is reasonable due to the dwelling's modest size, the limited scope of the requested side yard setback modifications, the narrow lot width and the substandard size of the lot.**

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

**The strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property. The narrow lot width, substandard lot size and placement of the existing dwelling on the lot restrict the buildable area on the lot. Additionally, the uncommon angled of the rear property line further restricts development to the rear of the existing home.**

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

**The need for a variance for side yard setbacks for the second story addition would be shared by some properties that are closer to their side property lines than the current ordinance allows. The two properties to the south share some similar characteristics, but have much deeper rear yards. The combination of the substandard lot area, the narrow lot width which tapers inward toward the rear property line and the angle of the rear property is unique to this lot is not generally shared by other properties.**

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

**The existing dwelling is currently located in both the north and south side yard setbacks. The proposed addition will not be located any closer to the side property lines and is only located towards the front of the dwelling. The requested variance is not contrary to the ordinance.**

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

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

## **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 Zoning Ordinance would unreasonably restrict the utilization of the property, the narrow lot width, the substandard lot size and the placement of the existing dwelling on the lot unreasonably restricts the buildable area. The angle of the rear property line and the tapered side property lines further restrict ability for the lot to accommodate a modest addition.**

- 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 applicant acquired the property in good faith. No hardship was created by the applicant.**

- 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 variances will not be of substantial detriment to surrounding adjacent properties. While the second-story addition will increase the height and bulk of the dwelling, the four properties to the north and east are oriented with their rear yards abutting the north side yard and east rear yard of the subject property. As such a large buffer space would be maintained between these dwellings if a variance from the north side yard requirement is granted. The proposed addition is only located on the front portion of the dwelling and will be located no closer to the south side property line, so it is unlikely to negatively impact light or air to the property immediately to the south.**

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

**The need for variances for side yard setbacks for the second story addition would be shared by some properties that are closer to their side property lines than the current ordinance allows, but the rear property line and the tapered side property lines is not a condition shared by many other properties because of the unique shape of the lot.**

- 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 does not include a change in use. The property will continue to be used as residential single-family dwelling.**

- 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 this variance application is not available through a special exception process, as Section 11-1302(B)(1) allows for a special exception to extend or enlarge a dwelling within one noncomplying plane. The proposed second story addition will expand two-noncomplying walls within 2 different noncomplying planes and is not eligible for a special exception.

**X. Staff Conclusion**

Staff **recommends approval** of the requested variances because the request meets the criteria for a variance.

Staff:

Alexa Powell, Urban Planner II, [alexa.powell@alexandriava.gov](mailto:alexa.powell@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, AICP, Land Use Services Division Chief, [anthony.lacolla@alexandriava.gov](mailto: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: **CONDITIONS**

- 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)

#### **FINDINGS:**

- F1. 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)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

#### **CODE REQUIREMENTS**

- 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:

A building permit and plan review are required prior to the start of construction.

Arborist:

No comments received.

Historic Alexandria (Archaeology):

F-1. The subject property is located in close proximity to a Civil War camp occupied by the 37<sup>th</sup> New York. While it is unlikely that the proposed project will cause any ground disturbance whatsoever, we want to make sure the property owner and contractor are aware that the subject property has modest archaeological potential.

C-1. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.



# APPLICATION BOARD OF ZONING APPEALS

## VARIANCE

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

Section 3-306 (2) Side Yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of eight feet.

### PART A

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Matthew Bieschke

Address 7501 Park Terrace Drive Alexandria VA 22307

Daytime Phone 202.549.9000

Email Address matt@carbondesignbuild.com

2. Property Location 1329 Bayliss Drive Alexandria VA 22302

3. Assessment Map # 042.01 Block 02 Lot 04 Zone R8

4. Legal Property Owner Name Hugh and Jennifer Halpern

Address 1329 Bayliss Drive Alexandria VA 22302

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Hugh Halpern	1329 Bayliss Drive Alexandria VA 22302	0
2.	Jennifer Halpern	1329 Bayliss Drive Alexandria VA 22302	0
3.	Matthew Bieschke	7501 Park Terrace Drive Alexandria VA 22307	100

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1329 Bayliss Drive Alexandria VA 22302 (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.

	<b>Name</b>	<b>Address</b>	<b>Percent of Ownership</b>
1.	Hugh Halpern	1329 Bayliss Drive Alexandria VA 22302	50
2.	Jennifer Halpern	1329 Bayliss Drive Alexandria VA 22302	50
3.	Matthew Bieschke	7501 Park Terrace Drive Alexandria VA 22307	0

**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.)**

	<b>Name of person or entity</b>	<b>Relationship as defined by Section 11-350 of the Zoning Ordinance</b>	<b>Member of the Approving Body (i.e. City Council, Planning Commission, etc.)</b>
1.	Hugh Halpern	None	None
2.	Jennifer Halpern	None	None
3.	Matthew Bieschke	None	None

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



**5. Describe request briefly:**

The Applicant is requesting that a variance be granted so that raising and modifying the existing 2nd story roof line would be allowed to encroach upon the ordinance required 8ft / 1:2 ratio side yard setback. The existing home was built in 1947 with under 7ft side yard setbacks and as such the existing roof line fails to meet either the current 8ft setback requirement or the 1:2 ratio requirement for side yards. The

**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: Matthew Bieschke

Date: May 26, 2021

Signature: Matthew Bieschke

Digitally signed by Matthew Bieschke  
DN: cn=Matthew Bieschke, o=Carbon Design Build  
Contractors LLC, ou,  
email=matt@carbondesignbuild.com, c=US  
Date: 2021.05.26 22:37:30 -04'00'

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.**

As is true with all of the other original 1947 homes in the neighborhood, this house currently has only 1.25 stories. The existing 1-room 2nd floor almost entirely falls under the current code height requirements for usable space. Without modifying the roof line, there is no way to add proper code compliant bedrooms and bathrooms to the 2nd floor, which severely limits the Applicant's ability to evolve this property in the same way that numerous adjacent neighbors with the same constraints have already done. It is unreasonable that a 1947 lot

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##### **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.**

Just about all of the properties in the neighborhood were developed at the same time as one of 2 models of houses, both of which were originally designed with only 1.25 stories. While all of the original homes share the features of a very modest house with very limited 2nd floor usability, most if not all other houses in the neighborhood do NOT share the restriction of a non-conforming lot and a home that does not meet current zoning ordinance standards. This is evidenced by the many renovations and expansions to original homes throughout the

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

No. Although the other homes built in the same 1947 development also all have 1/4 2nd stories, each lot in the neighborhood is a unique shape and size and therefore each house has their own existing unique setbacks. It is worth noting that a survey of the 18 closest adjacent properties revealed that 1329 Bayliss Drive has one of the smallest lot sizes and narrowest road frontages in the neighborhood, which is a great contributing factor to the issue at hand. The vast

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

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

Yes. According to tax records the home was constructed in 1947 and the Applicant had no control over its placement and location on the property.

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

Yes. As a first time homeowner in 2004, the Applicant was entirely unaware that there would be a limitation on expanding the 2nd floor due to zoning ordinance. In addition, as other identical model homes have been expanded over the past 17 years, the Applicant had been under the impression that this home would be +

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

According to tax records, the Applicant's home was built in 1947. It was at that time that the home was configured to be within less than 7ft from the side lot lines. The Applicant is not familiar with the exact date that the zoning ordinance adopted the 8ft / 1:2 ratio side yard setback for zone R-8, but it was at that point that the ability to expand the 2nd floor became an issue.

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

The Applicant did not create the restriction or hardship. It is solely the result of a 74 year old home not being able to meet the configuration needs or zoning requirements that are applicable today.

**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.**

The proposed variance would not be detrimental at all to the adjacent properties or the neighborhood.

First of all, the intent behind the side yard setback requirement is to help control the appearance of density between neighbors. In zone R-8, this means that next door neighbors who keep a minimum 8ft side yard set back would have 16ft total distance between the two homes. In fact, at 1329 Bayliss Drive, only one side of +



**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, the Applicant has shown the proposed plans to the most affected property owners and to many additional near neighbors. Without exception, they have received statements of support for the project. Please see the attached statements.

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

The Applicant has been informed by the City of Alexandria Zoning Department Manager, Mary Christesen, that the next step in getting approval for this project is to apply for a variance.

**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, alternative modifications to the roof line have been investigated. The Applicant has worked with the Zoning Manager, Mary Christensen on variations to the roof line design. However it seems the only roof line/shape that would strictly adhere to both the 8ft and 1:2 ratio would mean that the proposed 2nd floor would have to be narrowed by 10'-10" minimum. The 2nd floor is currently designed with a very modestly sized 3 bedroom 2 bath configuration (the bare minimum to keep the home current with today's values). If the 2nd story should have to lose 10'-10" in width, or a total of approximately 308 sf, there would be no feasible way to fit more than 2 small bedrooms in the home, which is entirely out of sync with the evolution of the homes in this particular neighborhood. For reference, overall the new proposed square footage of the home is 2020 sf, while other adjacent neighborhood homes of exactly the same model have been renovated (according to tax records) to have on the order of 2421-6855 sf. Without the variance, the Applicant will have a substantial deprivation of use of their property as compared to their fellow neighbors.

Please see the attached "Roof Line Diagram" which illustrates in a very clear and simplified way the crux of the issue at hand as it compares the existing roof line, the proposed roof line, and the maximum roof line possible per the current zoning

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

In zone R-8, current zoning ordinance dictates that lots must have a minimum size of 8000 sf and minimum lot frontage width of 65 ft. On both counts, 1329 Bayliss Drive constructed in 1947 fail to meet those current standards. The existing property is only 5798 sf and is only 52ft wide at the front property line, see attached Lot Survey for reference. It is unreasonable to assert that current side yard setbacks should apply to a property that is both smaller and narrower than current code requires. If the code is strictly applied, then this non complying property will never have the same rights to build and expand as another supposedly equal single family home with a compliant lot in zone R-8. It is of no fault of the Applicant that in 1947 the zoning ordinance was different than it is today. The Applicant would simply like the opportunity to add onto the home in such a way that aligns it with the size, aesthetic, and ultimately property values of the rest of the neighborhood.

It is worthy to reiterate the following points as well:

- This variance would NOT allow for any change at all to the existing home footprint. The modification proposed is not a massive out of proportion addition. In fact the footprint remains the same and it is only the 2nd floor roof line changing so that the existing 2nd floor space may become wholly usable at last.
- In this modified roof line proposal, the appearance of the mass of the home is actually lessened at the side lot lines due to the new hip roof design
- This variance would NOT allow for encroachment into the side yard setback any further than the existing home already encroaches today.
- Only one side of this property has a side-by-side relationship where the side yard setbacks become crucial to observe, and the adjoining neighbor on that side of the

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**\*\*\*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 1100 Cross Drive 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. 1329 Bayliss Drive Alexandria VA 22303 R-8  
Street Address Zone

A2. 5,799.00 x 0.35 = 2,029.65  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	838.00	Basement**	838.00	B1. 3,459.01 Sq. Ft.
First Floor	1,421.50	Stairways**	96.05	Existing Gross Floor Area*
Second Floor	820.71	Mechanical**	14.55	B2. 1,332.90 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	87.80	B3. 2,126.11 Sq. Ft.
Porches	87.80	Balcony/Deck**	291.00	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	291.00	Garage**		
Garage		Other***		
Other***		Other***	5.50	
B1. Total Gross	3,459.01	B2. Total Exclusions	1,332.90	

#### Comments for Existing Gross Floor Area

5.5 is bay window projection to be demolished

#### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 1,118.73 Sq. Ft.
First Floor		Stairways**	156.52	Proposed Gross Floor Area*
Second Floor	26.86	Mechanical**		C2. 1,230.39 Sq. Ft.
Third Floor		Attic less than 7'***	847.87	Allowable Floor Exclusions**
Attic	847.87	Porches**	226.00	C3. -111.66 Sq. Ft.
Porches	244.00	Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Garage**		
Garage		Other***		
Other***		Other***		
C1. Total Gross	1,118.73	C2. Total Exclusions	1,230.39	

#### 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.

#### D. Total Floor Area

D1. 2,014.45 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 2,029.65 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1. Existing Open Space Sq. Ft.

E2. Required Open Space Sq. Ft.

E3. Proposed Open Space Sq. Ft.

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

Signature:

Digitally signed by Matthew Bieschke  
DN: cn=Matthew Bieschke, o=Carbon Design Build Contractors LLC,  
ou, email=matt@carbondesignbuild.com, c=US  
Date: 2021.02.15 22:56:32 -05'00'

Date: June 3, 2021

19

**Describe request briefly:**

The Applicant is requesting that a variance be granted so that raising and modifying the existing 2<sup>nd</sup> story roof line would be allowed to encroach upon the ordinance required 8 ft / 1:2 ratio side yard setback. The existing home was built in 1947 with under 7 ft side yard setbacks and as such the existing roof line fails to meet either the current 8' setback requirement or the 1:2 ratio requirement for side yards. The Applicant is proposing raising the side yard walls of the home by 10 inches and modifying the gable roof to a hip roof style so that a fully useable 2<sup>nd</sup> floor may be created. In doing so, the house would continue to fall short of the current 8 ft / 1:2 ratio side yard setback and as such requires a variance for approval.

**PART B**

**1A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.**

As is true with all of the other original 1947 homes in the neighborhood, this house currently has only 1.25 stories. The existing 1-room 2<sup>nd</sup> floor almost entirely falls under the current code height requirements for usable space. Without modifying the roof line, there is no way to add proper code compliant bedrooms and bathrooms to the 2<sup>nd</sup> floor, which severely limits the Applicant's ability to evolve this property in the same way that numerous adjacent neighbors with the same constraints have already done. It is unreasonable that a 1947 lot placement decision should mean that the Applicant is not afforded the same opportunity as their neighbors to improve the usability and value of their home.

**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.**

Just about all of the properties in the neighborhood were developed at the same time as one of 2 models of houses, both of which were originally designed with only 1.25 stories. While all of the original homes share the features of a very modest house with very limited 2<sup>nd</sup> floor usability, most if not all other houses in the neighborhood do NOT share the restriction of a non-conforming lot and a home that does not meet current zoning ordinance standards. This is evidenced by the many renovations and expansions to original homes throughout the neighborhood. Please see the attached photographs of the two typical original house models found in the neighborhood and examples of how neighboring properties have raised roofs and expanded the 2<sup>nd</sup> floors.

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

No. Although the other homes built in the same 1947 development also all have 1/4 2<sup>nd</sup> stories, each lot in the neighborhood is a unique shape and size and therefore each house has their own existing unique setbacks. It is worth noting that a survey of the 18 closest adjacent properties revealed that 1329 Bayliss Drive has one of the smallest lot sizes and narrowest road frontages in the neighborhood, which is a great contributing factor to the issue at hand. The vast majority of adjacent lots range from approximately 7900sf

– 12,000sf while 1329 Bayliss is only 5799 sf and as such is already at a disadvantage in terms of their permitted ability to expand their home as neighbors have done.

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

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

Yes. According to tax records the home was constructed in 1947 and the Applicant had no control over its placement and location on the property.

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

Yes. As a first time homeowner in 2004, the Applicant was entirely unaware that there would be a limitation on expanding the 2<sup>nd</sup> floor due to zoning ordinance. In addition, as other identical model homes have been expanded over the past 17 years, the Applicant had been under the impression that this home would be permitted the same improvements.

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

According to tax records, the Applicant's home was built in 1947. It was at that time that the home was configured to be within less than 7ft from the side lot lines. The Applicant is not familiar with the exact date that the zoning ordinance adopted the 8ft / 1:2 ratio side yard setback for zone R-8, but it was at that point that the ability to expand the 2<sup>nd</sup> floor became an issue.

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

The Applicant did not create the restriction or hardship. It is solely the result of a 74 year old home not being able to meet the configuration needs or zoning requirements that are applicable today.

**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.**

The proposed variance would not be detrimental at all to the adjacent properties or the neighborhood. First of all, the intent behind the side yard setback requirement is to help control the appearance of density between neighbors. In zone R-8, this means that next door neighbors who keep a minimum 8ft side yard set back would have 16ft total distance between the two homes. In fact, at 1329 Bayliss Drive, only one side of the home is adjacent to a neighbor's side yard and this variance would keep the distance between the two neighbors exactly as it exists today with no further encroachment.

The other side of the home abuts other properties' deep rear yards and as such does not even come close to the minimum 16ft distance required at a side yard. In fact the new distance between the side of the house and the closest Cross Drive neighbor would be approximately 49 feet (measured on the City Parcel Viewer map), which is more than 3 times the 16 foot minimum distance from house to house at a side yard. This helps to illustrate that when looked at holistically from the perspective of adjacent neighbors, the proposed variance has zero impact on the appearance of density between 1329 Bayliss Drive and the Cross Drive properties that abut the side lot line. Please see the attached "Property Map" for reference.

In addition, it is important to emphasize again that the proposed variance does NOT allow for ADDITIONAL encroachment into the existing side yard, nor does it allow for any changes to the existing building footprint. The variance is simply a request to be permitted to extend the existing sides of the house an additional 10 inches in height.

Furthermore, the modification in the roof line actually means that at the side yard the proposed roof line would now be receding in a 6:12 slope back away from the side lot line as opposed to the existing configuration where those side walls are straight vertical gable ends of the roof. As such, one could argue that the overall effect of the new roof line would be LESS of an imposition on the adjoining neighboring lots. Please see the attached existing and proposed exterior elevations for a better illustration of the new roof slopes proposed.

Lastly, the proposed modification to the roof line and the additional space it affords the property will only help to bring the house up to the current standards of the numerous other identical neighborhood homes that have already been renovated and expanded. Please see the attached letters of support gathered from the immediate surrounding neighbors.

**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, the Applicant has shown the proposed plans to the most affected property owners and to many additional near neighbors. Without exception, they have received statements of support for the project. Please see the attached statements.

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

The Applicant has been informed by the City of Alexandria Zoning Department Manager, Mary Christesen, that the next step in getting approval for this project is to apply for a variance.

**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, alternative modifications to the roof line have been investigated. The Applicant has worked with the Zoning Manager, Mary Christensen on variations to the roof line design. However it seems the only roof line/shape that would strictly adhere to both the 8ft and 1:2 ratio would mean that the proposed 2<sup>nd</sup> floor would have to be narrowed by 10'-10" minimum. The 2<sup>nd</sup> floor is currently designed with a very modestly sized 3 bedroom 2 bath configuration (the bare minimum to keep the home current with today's values). If the 2<sup>nd</sup> story should have to lose 10'-10" in width, or a total of approximately 308 sf, there would be no feasible way to fit more than 2 small bedrooms in the home, which is entirely out of sync with the evolution of the homes in this particular neighborhood. For reference, overall the new proposed square footage of the home is 2020 sf, while other adjacent neighborhood homes of exactly the same model have been renovated (according to tax records) to have on the order of 2421-6855 sf. Without the variance, the Applicant will have a substantial deprivation of use of their property as compared to their fellow neighbors.

Please see the attached "Roof Line Diagram" which illustrates in a very clear and simplified way the crux of the issue at hand as it compares the existing roof line, the proposed roof line, and the maximum roof line possible per the current zoning ordinance.



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

In zone R-8, current zoning ordinance dictates that lots must have a minimum size of 8000 sf and minimum lot frontage width of 65 ft. On both counts, 1329 Bayliss Drive constructed in 1947 fail to meet those current standards. The existing property is only 5798 sf and is only 52ft wide at the front property line, see attached Lot Survey for reference. It is unreasonable to assert that current side yard setbacks should apply to a property that is both smaller and narrower than current code requires. If the code is strictly applied, then this non complying property will never have the same rights to build and expand as another supposedly equal single family home with a compliant lot in zone R-8. It is of no fault of the Applicant that in 1947 the zoning ordinance was different than it is today. The Applicant would simply like the opportunity to add onto the home in such a way that aligns it with the size, aesthetic, and ultimately property values of the rest of the neighborhood.

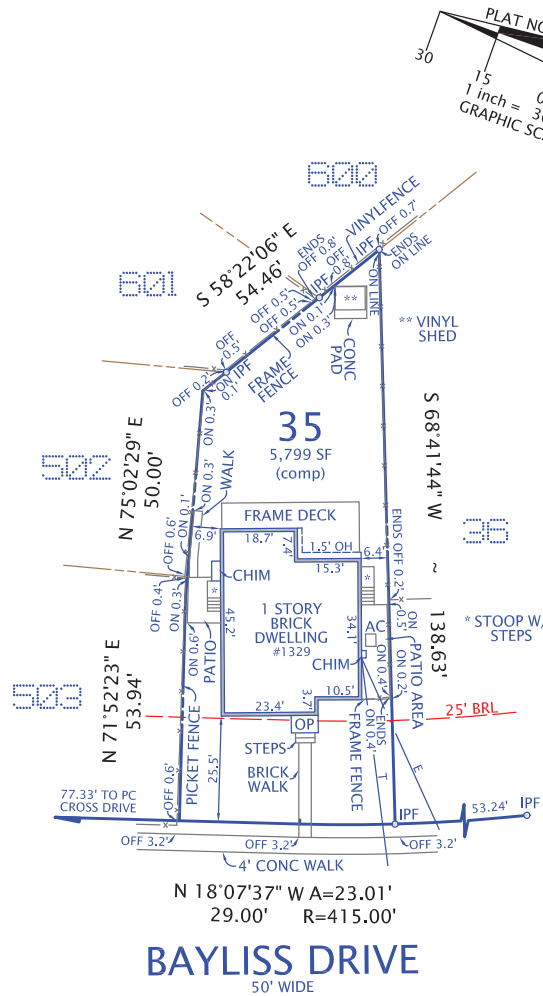
It is worthy to reiterate the following points as well:

- This variance would NOT allow for any change at all to the existing home footprint. The modification proposed is not a massive out of proportion addition. In fact the footprint remains the same and it is only the 2<sup>nd</sup> floor roof line changing so that the existing 2<sup>nd</sup> floor space may become wholly usable at last.
- In this modified roof line proposal, the appearance of the mass of the home is actually lessened at the side lot lines due to the new hip roof design
- This variance would NOT allow for encroachment into the side yard setback any further than the existing home already encroaches today.
- Only one side of this property has a side-by-side relationship where the side yard setbacks become crucial to observe, and the adjoining neighbor on that side of the home has written a letter of support for this project. On the other side of the property, the side yard actually abuts 2 rear yards, where the distance between houses is not an issue at all.

In summary, the Applicant submits that this variance application successfully demonstrates the property's unique and unusual situation when compared to adjoining properties, and that this uniqueness causes the zoning requirements to disproportionately impact the reasonable use and enjoyment of the property, creating a practical difficulty. In addition, the Applicant submits that neither the direct neighbors nor the neighborhood as a whole would be negatively impacted in any way with the approval of this variance.



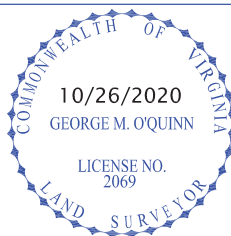
NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.



PLAT  
SHOWING HOUSE LOCATION ON  
LOT 35  
**OVERLOOK TERRACE SUBDIVISION**  
(DEED BOOK 215, PAGE 426)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 30' OCTOBER 26, 2020

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



Ordered by:  
**cdB**  
CARBON DESIGN BUILD  
7501 Park Terrace Drive  
Alexandria, Virginia 22307  
Phone: 703-549-9000  
Web: carbonbuild.com

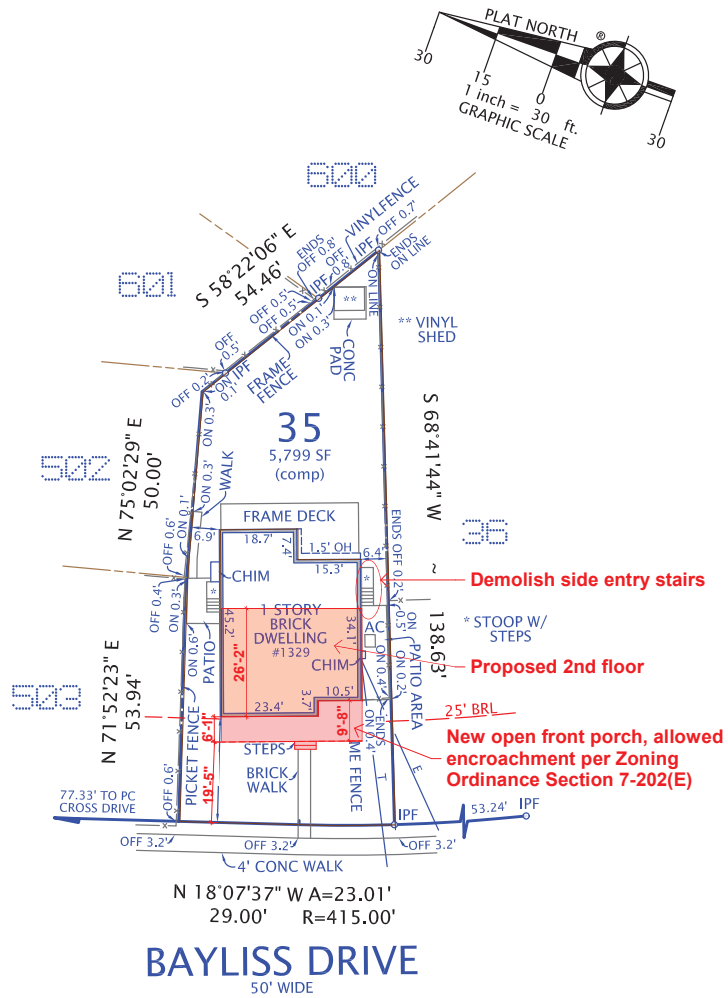
**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: HALPERN

#201008011

## Existing Lot Survey

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.

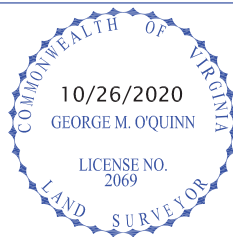


PLAT  
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Ordered by:  
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ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

CASE NAME: HALPERN

#201008011





**1329 Bayliss Drive**

**Existing Photos**



**Pg. 1**





**1329 Bayliss Drive  
(Typical house Model A)**



**Adjacent Model A homes with full second story**



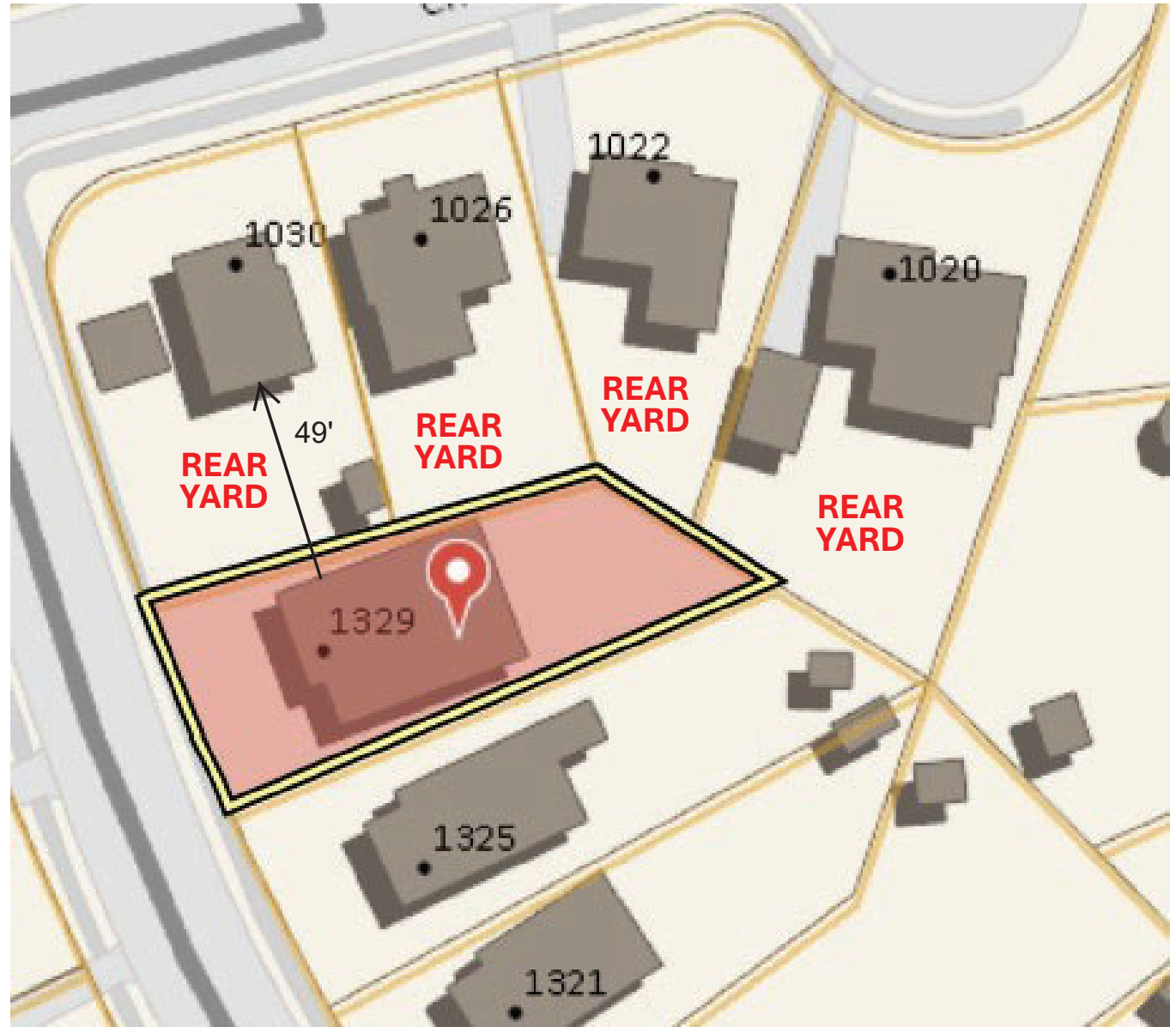


**Adjacent Model B homes with full second story**



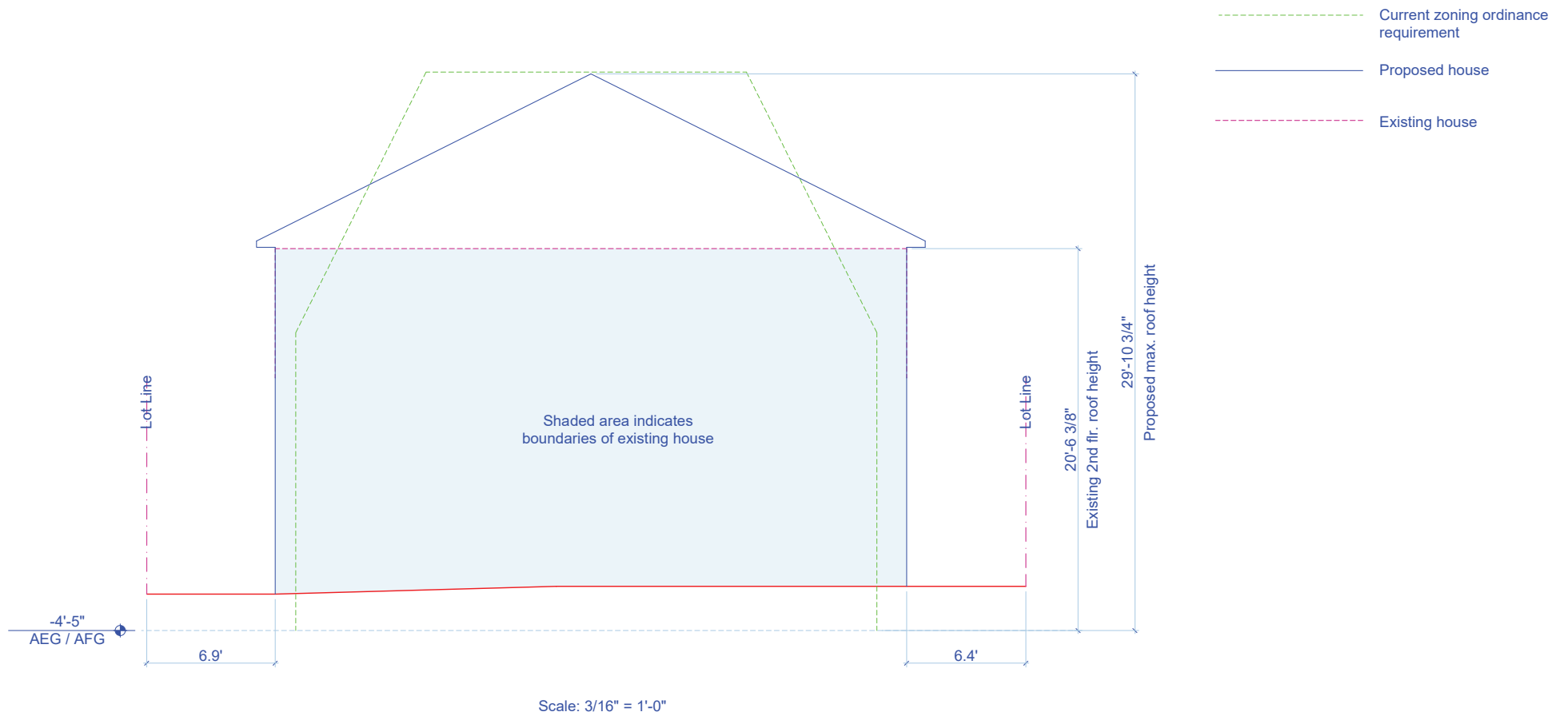
**Pg. 9**

Side yard encroachment  
abuts rear yards at 4 out  
of 5 adjoining lots

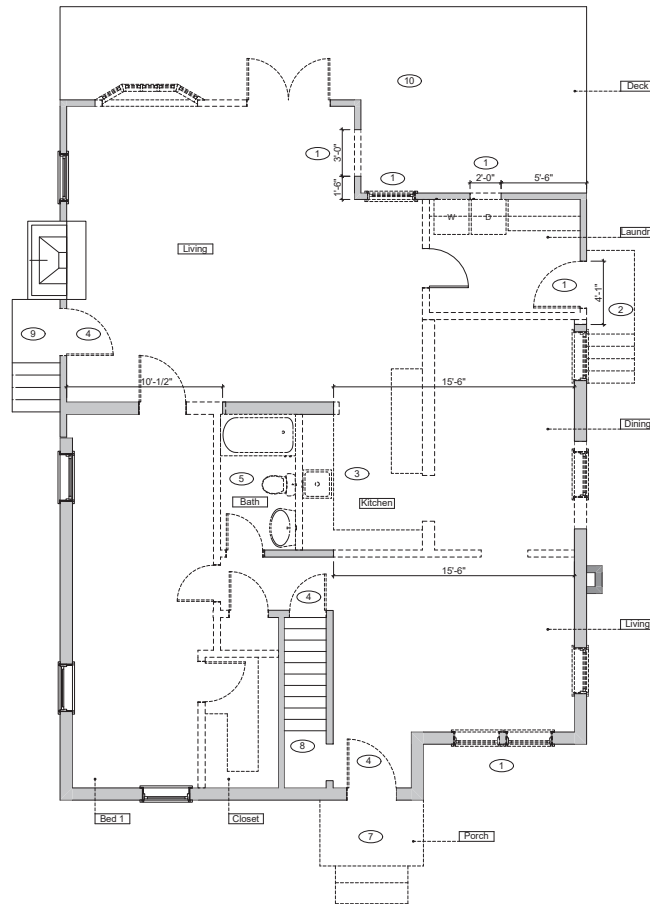


**Property Map**

\*Not to scale







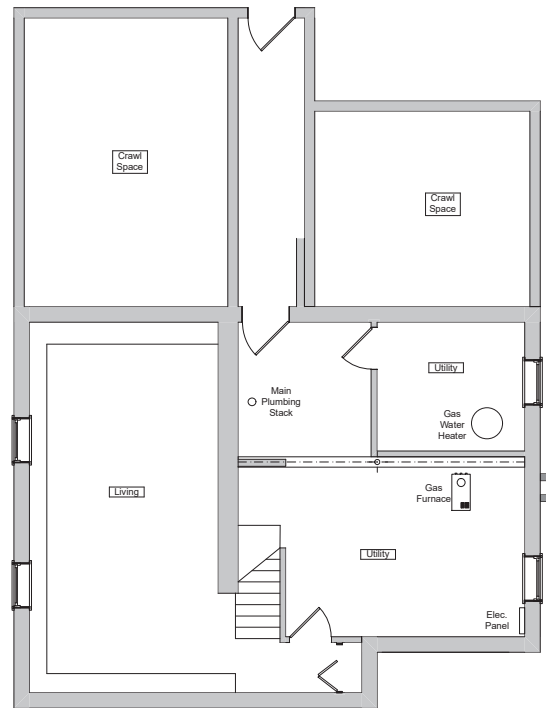
#### Notes

- Existing wall to remain.
- Existing wall to be demolished  
Note: No load bearing walls are scheduled to be demolished.
- 1 Coordinate demolition with rough opening necessary for new window or door to be installed in this location.
- 2 Existing exterior stoop and awning above to be demolished.
- 3 Demolish all kitchen equipment/millwork/fixtures.
- 4 Remove existing door panel only and prepare for installation of new door panel as specified.
- 5 Demolish all existing bath finishes and fixtures.
- 6 Demolish all existing window and door casing, baseboard, trims, and moldings throughout.
- 7 Demolish existing open front porch and roof.
- 8 Existing stairs to basement level to remain. Existing stairs leading to the 2nd floor to be demolished.
- 9 Existing stoop to remain. Demolish only existing aluminum awning and handrails.
- 10 Entire existing raised open deck structure to remain.

All windows shown as solid lines are existing to be removed and replaced with new in-kind windows in the same location. See window schedule for more information.

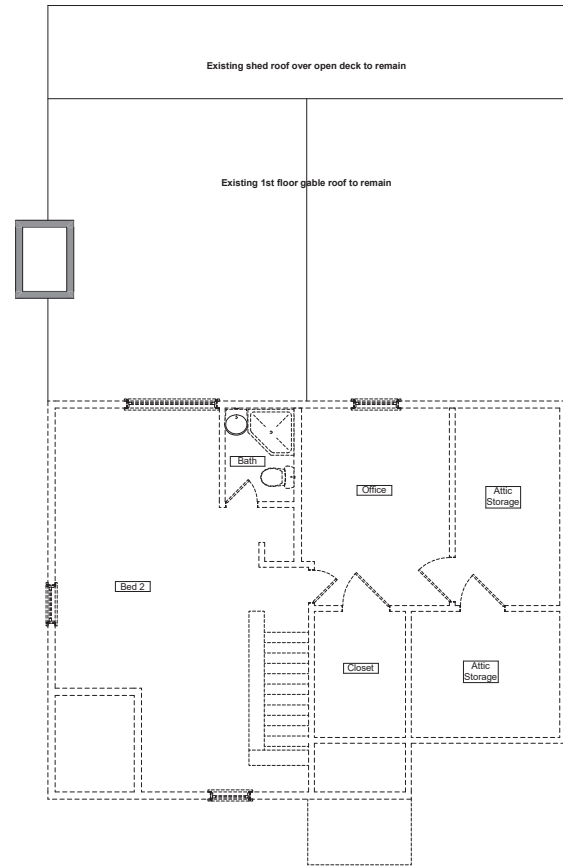
1st Floor Demolition Plan  
Scale: 1/8" = 1'-0"





Note: The basement is existing to remain, there is no scope of demolition in the basement and the existing plan is shown for reference only. See Structural drawings for more information on new posts and footers to be installed at Basement level.

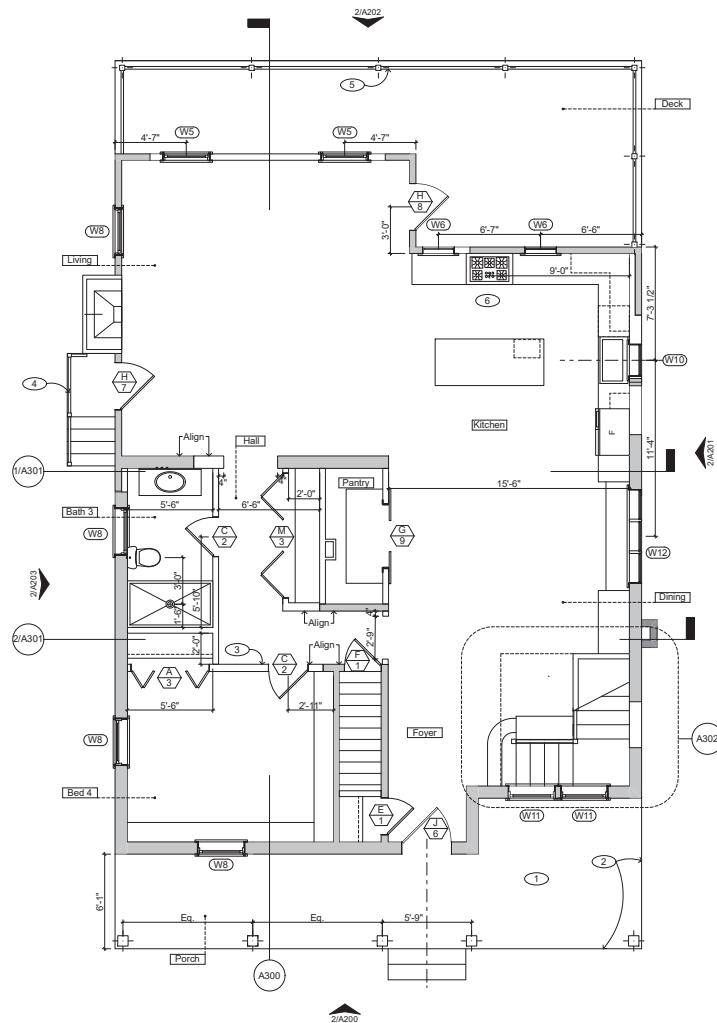
Basement Demolition Plan  
Scale: 1/8" = 1'-0"



Note: The entire 2nd floor is to be demolished, including floor joists below. Existing plan shown here for reference only.

2nd Floor Demolition Plan  
Scale: 1/8" = 1'-0"

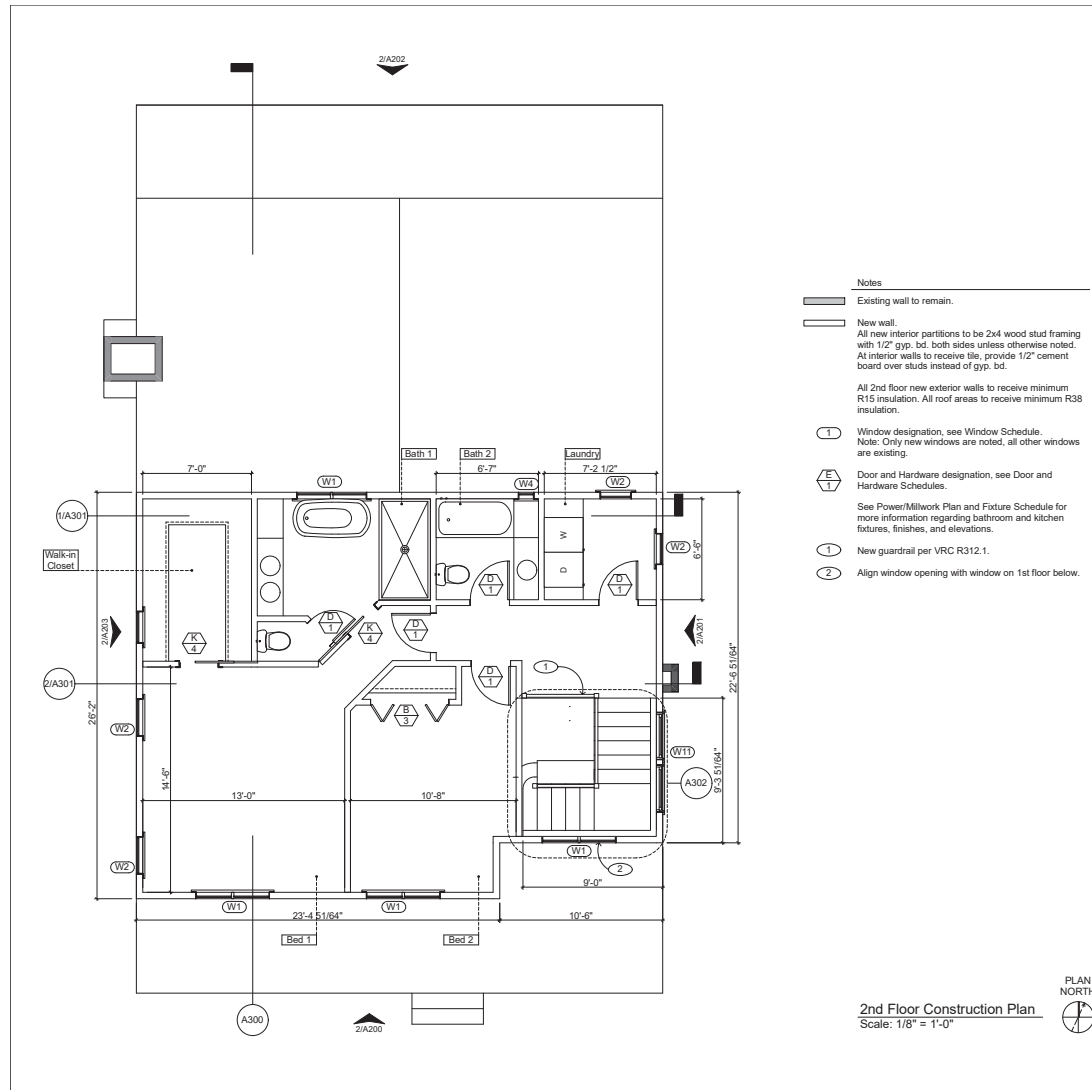


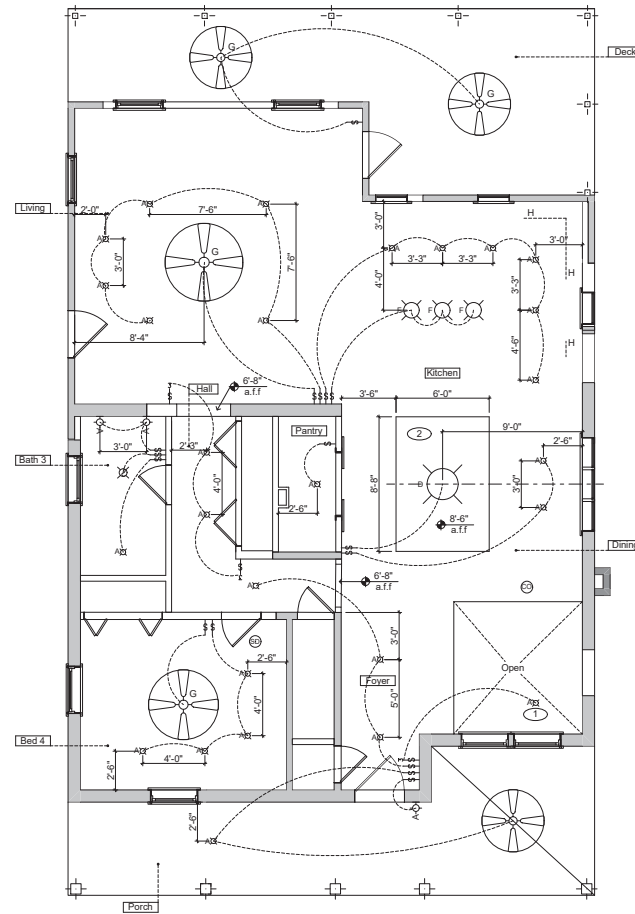


- Notes
- Existing wall to remain.
  - New wall.
  - All new interior partitions to be 2x4 wood stud framing with 1/2" gyp. bd. both sides unless otherwise noted.
  - At interior walls to receive tile, provide 1/2" cement board or equal over studs instead of gyp. bd.
  - All 1st floor exterior wall assemblies are existing to remain.
  - Window designation, see Window Schedule. Note: Only new windows are noted, all other windows are existing.
  - Door and Hardware designation, see Door and Hardware Schedules.
  - See Power/Millwork Plan and Fixture Schedule for more information regarding bathroom and kitchen fixtures, finishes, and elevations.
  - See Structural drawings for information regarding front porch foundation and post/roof structure.
  - Porch is less than 30" above grade per VRC R312.1.1, no guard rails required.
  - This wall to have 2x6 wood framing to accept new structural posts, see Structural drawings.
  - New guardrail and stair handrail, per VRC R312.2 and R 311.7.8.
  - Existing wood deck and guardrail to remain.
  - Provide gas line to new range, verify requirements with manufacturer's specifications.

1st Floor Construction Plan  
Scale: 1/8" = 1'-0"



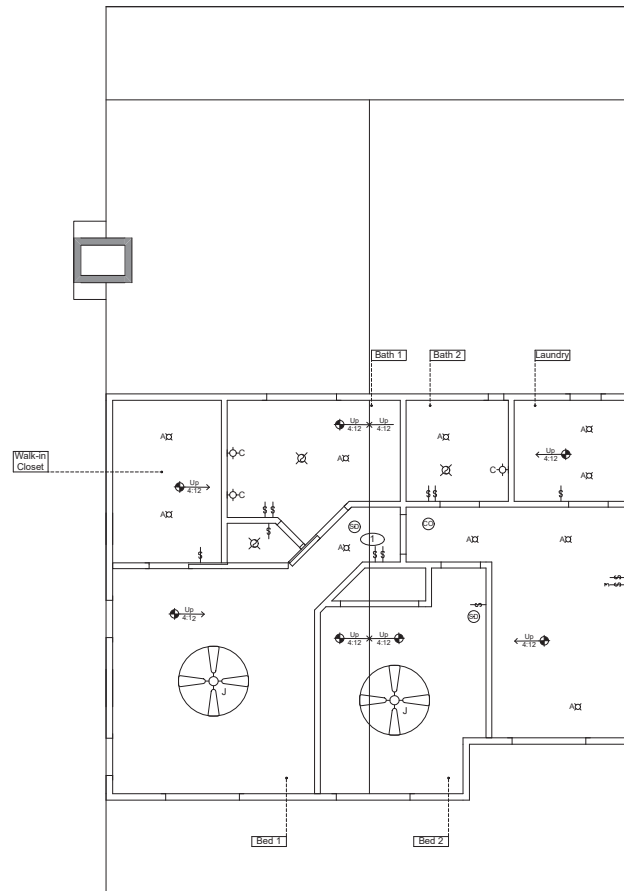




- Notes
- All ceilings to be 8'-0" a.f.f. unless otherwise noted.
  - All ceilings to be painted white drywall unless otherwise noted.
  - 1 This light mounted in second floor ceiling.
  - 2 Stained wood trim at perimeter of raised ceiling.
  - Ⓢ Hard wired/interconnected smoke detector with battery backup
  - Ⓢ Hard wired/interconnected smoke detector/CO detector combo, with battery backup. Install new in basement if not already existing.
  - Ⓢ Recessed downlight  
Provide shower trim where located over shower.
  - Ⓢ Recessed exhaust fan/light combo, ducted to outside.  
Provide shower trim where located over shower.
  - Ⓢ Wall sconce
  - D Chandelier
  - F Decorative pendant
  - G Ceiling fan/light
  - H ----- Under cabinet LED strip light

1st Floor Reflected Ceiling Plan  
Scale: 1/8" = 1'-0"





#### Notes

All ceilings to be 8'-0" a.f.f. unless otherwise noted.

All ceilings to be painted white drywall unless otherwise noted.

1 Switch to control single outlets under each window, opposite wall.

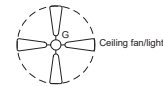
SD Hard wired/interconnected smoke detector with battery backup

CO Hard wired/interconnected smoke detector/CO detector combo. with battery backup

DA Recessed downlight

EB Recessed exhaust fan/light combo, ducted to outside. Provide shower trim where located over shower.

SC Wall sconce

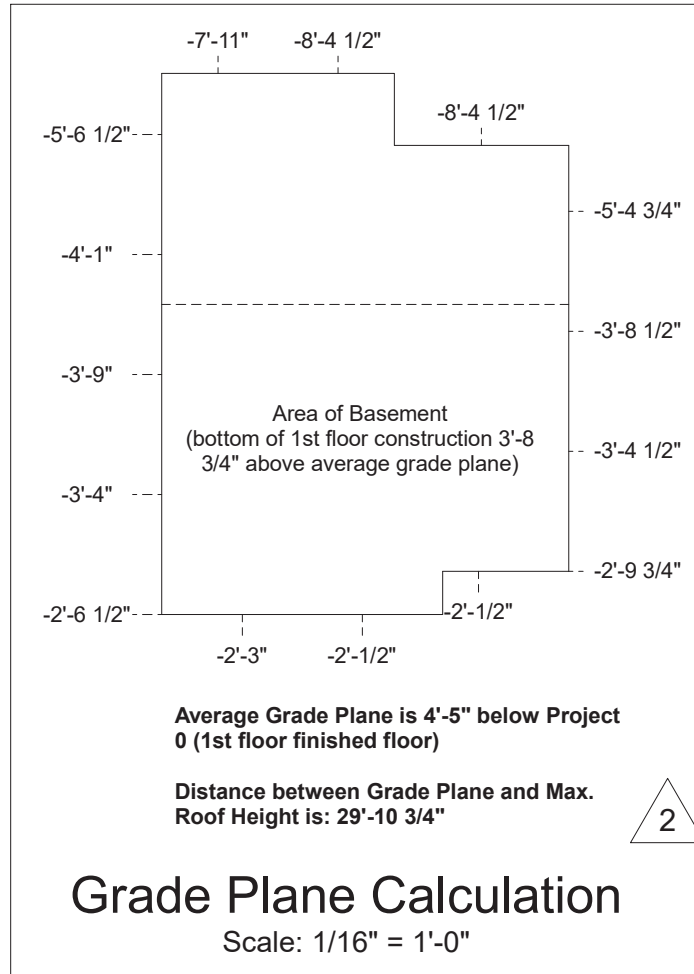


Ceiling fan/light

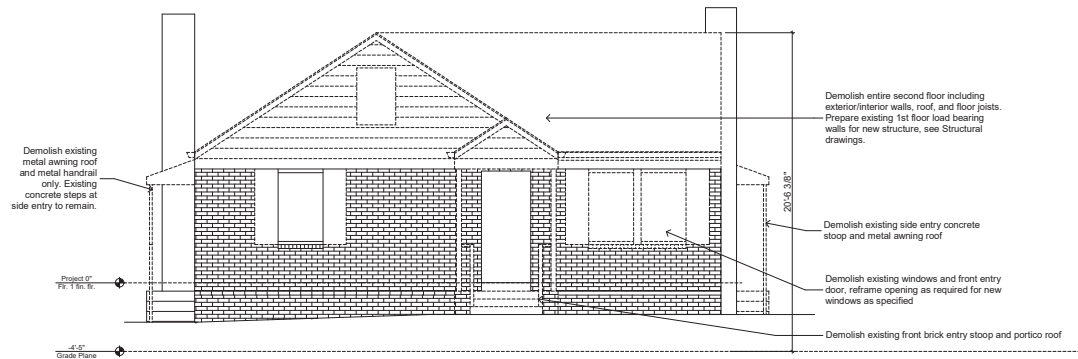
FAR CALCULATION NOTES: The proposed new 2nd Floor ceiling will be vaulted, see Building Section for maximum height dimension and dimension through attic section.

2nd Floor Reflected Ceiling Plan  
Scale: 1/8" = 1'-0"

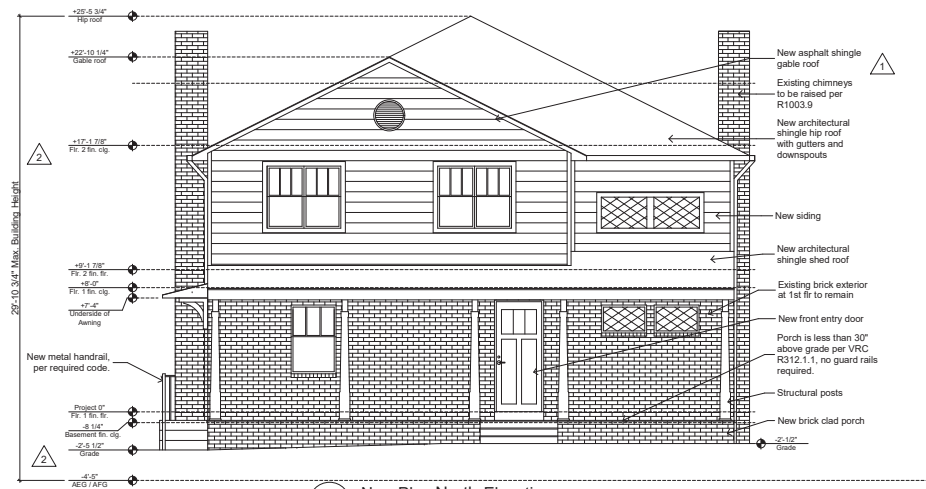




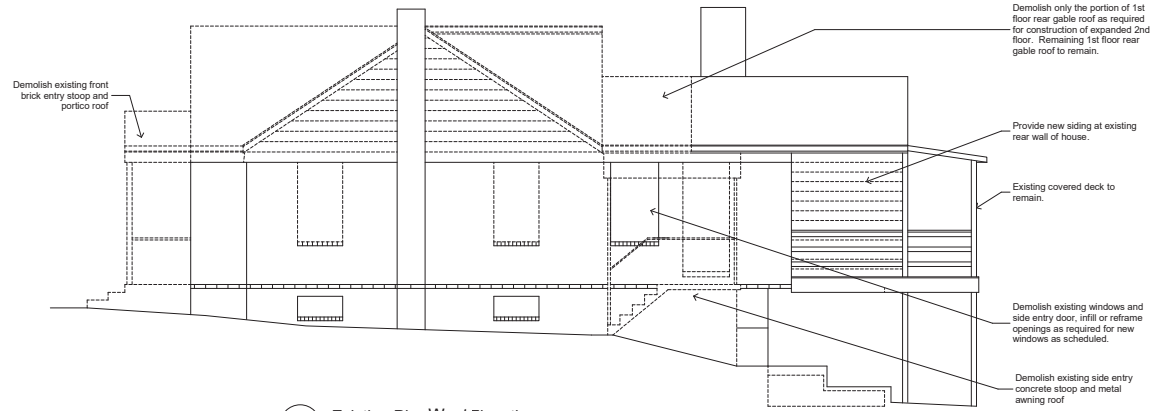




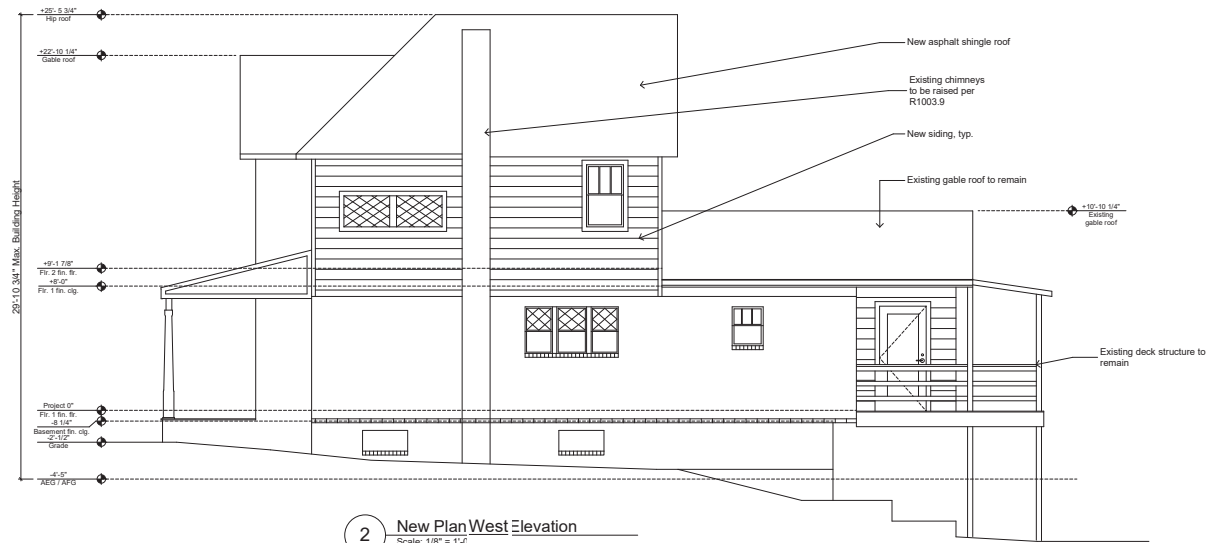
1 Existing Plan North Elevation  
Scale: 1/8" = 1'-0"



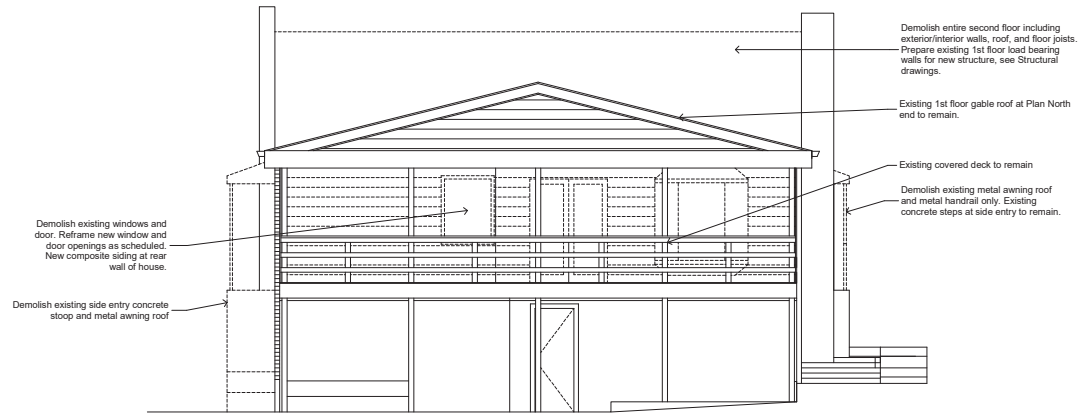
2 New Plan North Elevation  
Scale: 1/8" = 1'-0"



**1 Existing Plan West Elevation**  
Scale: 1/8" = 1'-0"



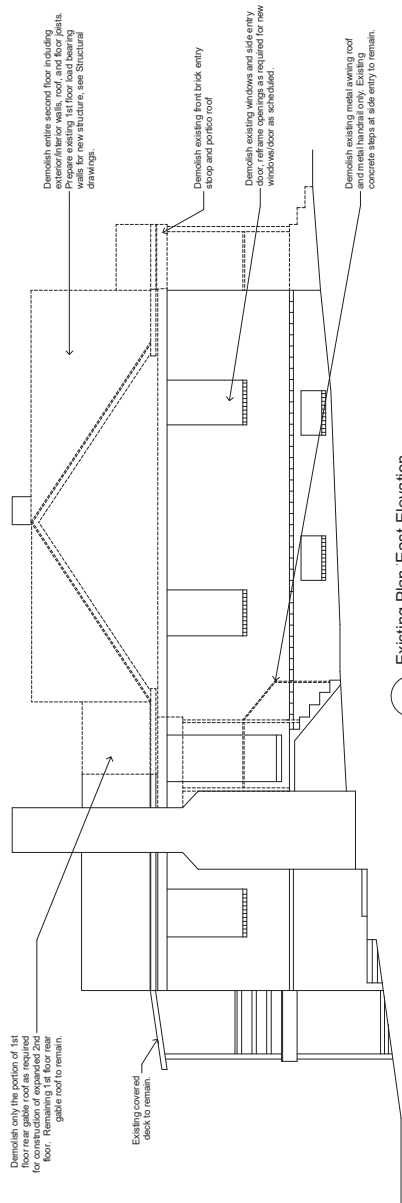
**2 New Plan West Elevation**  
Scale: 1/8" = 1'-0"



1 Existing Plan South Elevation  
Scale: 1/8" = 1'-0"

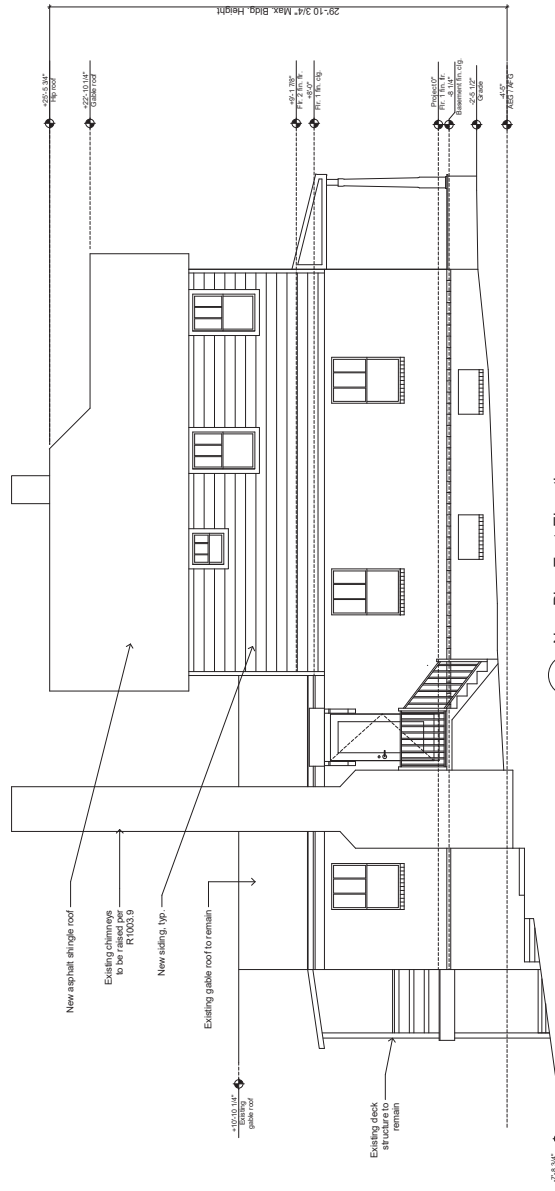


2 New Plan South Elevation  
Scale: 1/8" = 1'-0"



1 Existing Plan East Elevation

Scale: 1/8" = 1'-0"



2 New Plan East Elevation

Scale: 1/8" = 1'-0"



## Deborah Lerner

---

**From:** Jen Halpern <jen@halpernfamily.org>  
**Sent:** Monday, May 24, 2021 8:48 AM  
**To:** Deborah Lerner  
**Subject:** Re: Letter of Support- Kuntz Family

Thank you!!

On May 23, 2021, at 11:01 PM, Jen Halpern <jen@halpernfamily.org> wrote:

Third one!

Begin forwarded message:

**From:** Anna Finn <anna.finn1@gmail.com>  
**Date:** May 23, 2021 at 10:22:21 PM EDT  
**To:** jen@halpernfamily.org  
**Subject:** Letter of Support- Kuntz Family

To whom it may concern,

We support the Halpern's renovation of their home to include the second floor being the same dimensions (flush and width) as the first floor. We understand that there might be variances needed to be granted due to the proximity of the home to the property line, however as neighbors who share property lines with the family- we are in complete and total support of them renovating their home correctly the way they have designed it.

Respectfully,  
Tom and Anna Kuntz  
1026 Cross Drive, Alexandria, VA 22302  
Back/side neighbors with the lovely Halpern family

## Deborah Lerner

---

**From:** Jen Halpern <jen@halpernfamily.org>  
**Sent:** Sunday, May 23, 2021 11:20 AM  
**To:** Deborah Lerner  
**Subject:** Fwd: Support for Halpern Renovation plans.

Second one!

Begin forwarded message:

**From:** Jonathan Mapley-Brittle <mapleyb@gmail.com>  
**Date:** May 23, 2021 at 10:16:42 AM EDT  
**To:** Jen Halpern <jen@halpernfamily.org>  
**Subject:** Support for Halpern Renovation plans.

Good morning,

My name is Jonathan Mapley-Brittle I live at 1030 Cross drive and my house neighbours the Halperns. I looked at the proposed plans and I fully support with no objections the plans as drawn with the second floor the same width as and flush with the first floor.

Jonathan Mapley-Brittle  
1030 Cross Dr, Alexandria, VA 22302  
910 797 5069  
[Mapleyb@gmail.com](mailto:Mapleyb@gmail.com)

Sent from my mobile device.



Scott E. Schwartz and Mark H. Smith  
1326 Bayliss Drive  
Alexandria, VA 22302

May 22, 2021

Sent by email

Ms. Jen Halpern  
1329 Bayliss Drive  
Alexandria, VA. 22302

Dear Jen,

We write this letter in support of your request for a variance from the City of Alexandria.

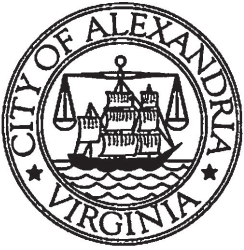
As you know, my husband Mark and I have lived almost directly across the street from your family's home for close to twenty years. You've been kind in sharing the plans for your home improvement and asking for feedback throughout the long process of creating a design that fits well in the community, retaining the existing charm and remaining consistent with the surrounding properties. We are grateful to be included.

Having seen the design plan, and having long experience looking directly at your house each day when we look out our window, I can attest that the reduction by approximately one foot of the second floor off the plane of the first floor would create an unpleasant and architecturally inconsistent "look" that would detract from the neighborhood and would be noticeably (to us) unsightly.

Please count us among your neighbors that support this variance request and let us know how else we might help you and Hugh with this exciting project.

Very respectfully,

Scott E. Schwartz  
Mark H. Smith



## 2021 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria  
301 King Street, Room 1700, Alexandria, VA 22314  
Phone: 703.746.4800 <http://www.alexandriava.gov/>

Carbon Design Build Contractors LLC  
7501 Park Terrace Dr  
Alexandria, VA 22307

**License Number:** 142670-2021  
**Account Number:** 142670  
**Tax Period:** 2021  
**Business Name:** Carbon Design Build Contractors LLC  
**Trade Name:** Carbon Design Build Contractors LLC  
**Business Location:** NO CITY ADDRESS  
Alexandria, VA 22307

**License Classification(s):**

Reciprocity Contractor  
1-111-111  
Reciprocity Contractor

March 8, 2021

Dear Taxpayer:

This is your 2021 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.4800.

Finance Department, Revenue Administration Division, City of Alexandria

*Keep this letter for your records.*

### City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

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NO CITY ADDRESS  
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