

Docket Item #3
BZA #2021-00012
Board of Zoning Appeals
October 18, 2021

ADDRESS: 1117 QUEEN STREET
ZONE: CL/ COMMERCIAL LOW
APPLICANT: MATT GRAY, 1117 QUEEN STREET, LLC

ISSUE: A request for variances from side yard setback requirements, to construct a single-family dwelling.

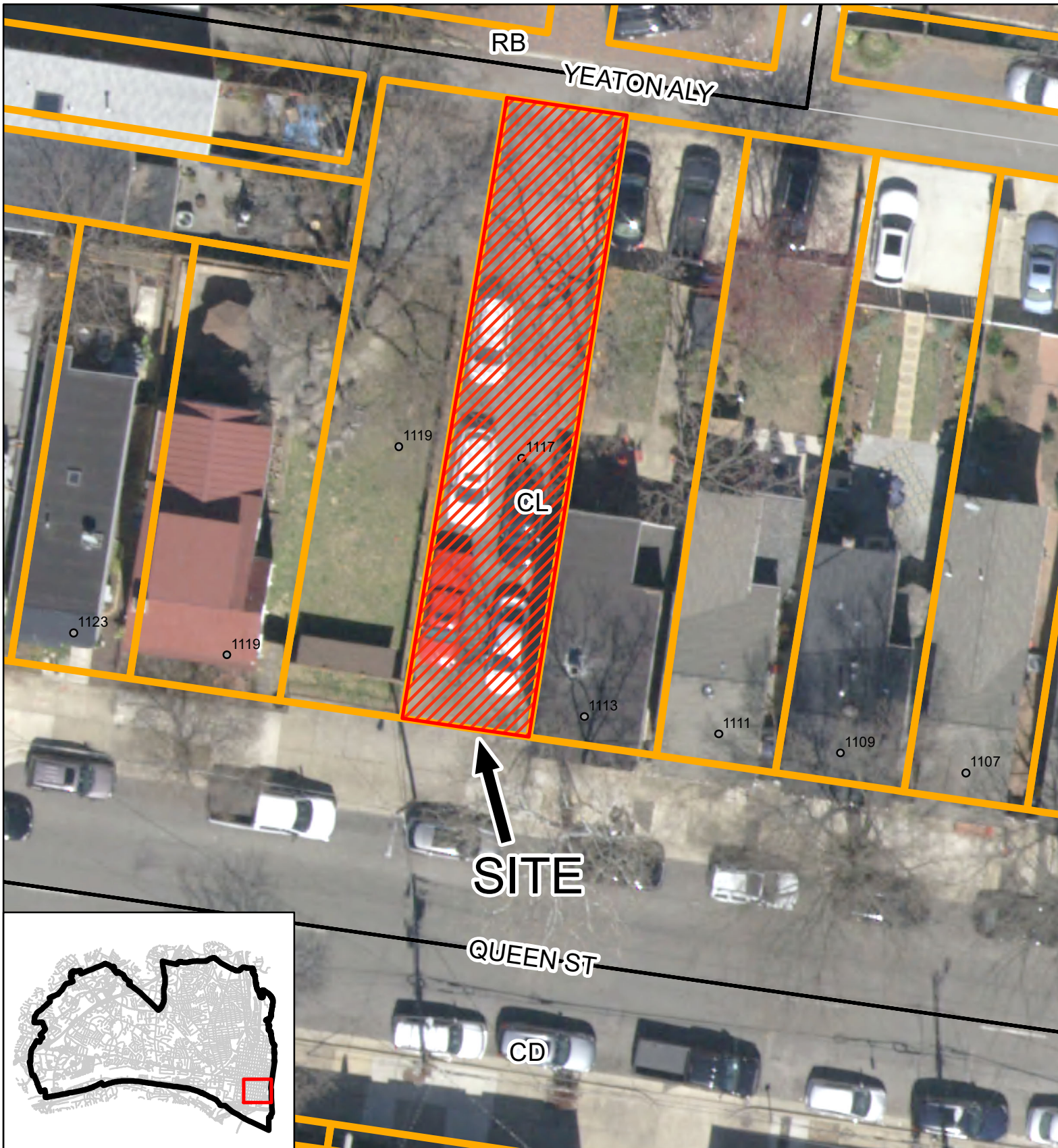
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-106(A)(2)(a)	East Side Yard	10.33 feet*	1.50 feet	8.83 feet
	West Side Yard	9.83**	1.50 feet	8.33 feet

**Based on a height of 31.00 feet as measured from the average existing grade to the top of the eave on the east side.*

***Based on a height of 29.50 feet as measured from the average existing grade to the top of the eave on the west side.*

Staff **recommends approval** of the requests because they 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 applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint, height and setbacks prior to all final inspections. 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 #2021-00012 1117 Queen Street



I. Issue

The applicant proposes to increase the length of a single-family home by 4.50 feet, which requires a variance from the side yard setbacks.

II. Background

The subject property is one lot of record with 20.00 feet of lot frontage and width and 100.00 feet of lot depth. The property contains 2,000 square feet of lot area and is currently vacant. A new single-family dwelling will be constructed once the exterior design is approved by the Board of Architectural Review (BAR).

The property was developed with a residence prior to the City's first zoning ordinance. A building was on this property in 1877, although the exact construction date is unknown. The lot is shown on the 1885 Sanborn map as developed with a semi-detached building located at the front property line that was used as a residence and an outbuilding along the rear property line. The property owner applied to the Board of Architectural Review for demolition of the building in 1985. The subject property is located in the Parker-Gray Historic District and is regulated by the Board of Architectural Review.

On April 12, 2021, the Board of Zoning Appeals approved variances from lot size, lot frontage, front setback and side yard setbacks to construct a single-family dwelling. The applicant then worked on the design details with preservation staff and went before the BAR on July 21, 2021. The BAR deferred the case and recommended several changes to the overall design. Partially based on the feedback from BAR and preservation staff, the applicant decided to remove the front dormer and increase the length of the dwelling from 35.50 feet to 40.00 feet, which also resulted in shifting the rear portion of the third floor back 6.00 feet

III. Description

The applicant has received variances to construct a new single-family dwelling on the lot. The previously approved footprint for the building was 17.00 feet wide by 35.50 feet long. The applicant wishes to increase the length of the building to 40.00 feet, 4.50 feet longer than was previously shown to the BZA on April 12, 2021. The third-floor portion of the dwelling will be extended back 6.00 feet (from what was shown at the April 12, 2021 BZA hearing) with a 3.00-foot overhang to the rear at a height of 31.00 feet and the second story extension is 4.5 feet at a height of 23.5 feet. The extensions require additional variances from the side yard setbacks.

Table 1. Zoning Table

CL Zone	Required/Permitted	Proposed
Lot Area	5,000 sq. ft.	2,000 sq. ft.*
Lot Frontage	50.00 ft.	20.00 ft.*
Front Yard	20.00 ft.	8.00 ft.*

Side Yard (east)	10.33 ft.** (1:3, minimum 8 feet)	1.5 ft.
Side Yard (west)	9.83 ft.*** (1:3, minimum 8 feet)	1.5 ft.
Rear Yard	1:1, minimum 8.00 feet	52 ft.
Open Space	800 sq. ft. (40%)	849.00 sq. ft. (42.25%)****
Floor Area Ratio	Maximum 1,500 sq. ft. (.75)	1,420 sq. ft. (.71)
Height	35.00 ft.	31.00 ft.
Parking	2 spaces	2 spaces

* Previously granted variances on April 12, 2021.

**Based on a height of 31.00 feet as measured from the average existing grade to the top of the eave on the east side.

***Based on a height of 29.50 feet as measured from the average existing grade to the top of the eave on the west side.

****758.00 square feet of open space is located at ground-level and 91.00 square feet of open space is located on the second-floor roof deck.

IV. **Master Plan/Zoning**

In 1951, the property was zoned C3, Commercial and on June 24, 1992, the property was rezoned to CL, Commercial Low. The subject property is located in the Braddock Road Metro Station Small Area Plan. The northwest portion of this block of Queen Street is designated for existing lower density residential, the northeast and southeast portions of this block of Queen Street are designated for low density commercial and the southwest portion of this block of Queen Street is designated for central business district.

V. **Requested Variance:**

Side Yard 4-106(A)(2)(a)

Zoning Ordinance section 4-106(A)(2)(a) requires a side yard setback based on a 1:3 setback ratio with a minimum of 8.00 feet. Based on the 31.00-foot height at the east side and 29.50-foot height at the west side, the 9.00-foot rear portion of the third floor that has increased in height would be required to meet a 10.33-foot setback on the east side and a 9.83-foot setback on the west, for a single-family residential use in the CL zone. These setbacks would exceed the width of the 20.00-foot-wide lot. Based on the 23.50-foot height at the rear roof deck guards, the new 4.50-foot rear portion of the building would be required to meet two minimum side yard setbacks of 8.00 feet. The applicant requests a variance of 8.83 and 8.33 feet for the east and west side yard setbacks, respectively, to allow for two 1.50-foot side yard setbacks.

Conformance and Expansion 11-1107

While a variance to allow for 1.50-foot side yard setbacks was approved by the BZA in April 2021, the expansion of the length of the footprint of the proposed house and the

increase in height for the 9.00-foot rear portion of the third floor requires additional variances. Zoning Ordinance section 11-1107 states that any expansion of a structure within an area for which a variance is required, shall require an additional variance. Because the proposed additional 4.50-by-17.00 feet fall within a required side yard setback, and because the height within the 9.00-foot rear portion of the third floor increased in height, additional variances are needed for this expansion.

VI. Applicants Justification for Variance

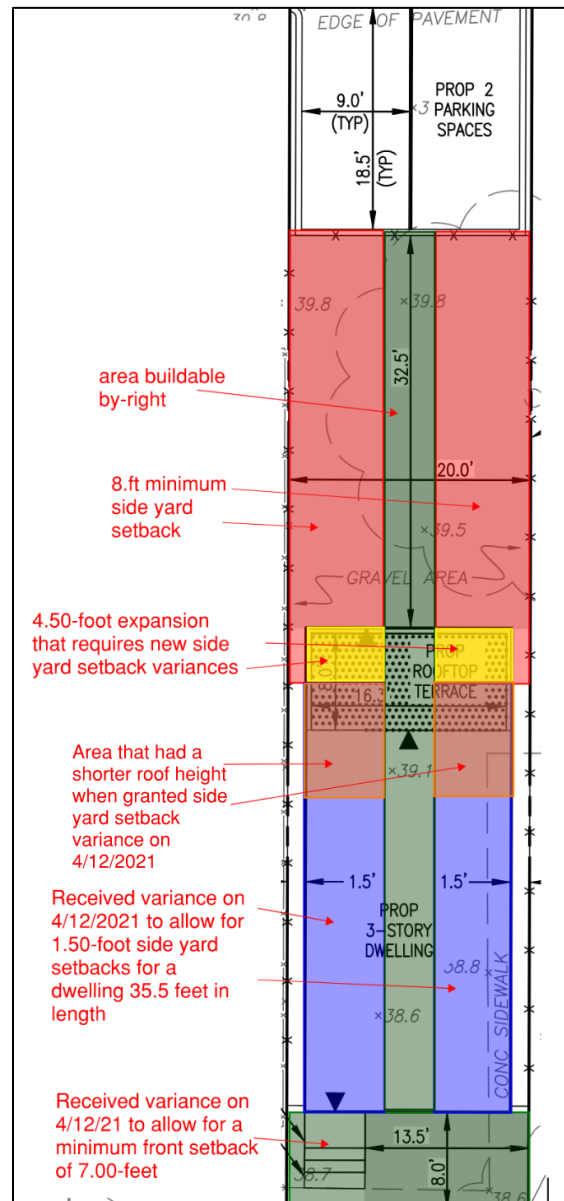
The applicant justifies the variance because he wishes to modify the footprint of the single-family dwelling by 4.5 feet to accommodate changes in the architecture based on conversations and feedback from the BAR and preservation staff. The minimum 8.00-foot side yard setback requirements make the lot unbuildable, as a building could only be 4.00 feet wide and still meet the required side yard setbacks.

VII. Analysis of the 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 requests are 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 request for an expansion of the building is a reasonable deviation from the provisions of the CL zone of the Zoning Ordinance. The minimum side yard setback requirements would make the property unbuildable and do not reflect the existing historic development character of this neighborhood. The side yard setback request of 1.50 feet reflects the existing side yard setbacks for all other single-family dwellings on this block.



- b. The strict application of the zoning ordinance would unreasonably restrict the

utilization of the property.

The minimum side yard setbacks would unreasonably restrict the property, as they would only allow for a 4.00-footwide building.

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

The need for variances from side setbacks to construct a new residence is rare, as there are few historically residential lots of record that are currently vacant in the CL zone. The need for a variance for side yard setbacks is somewhat common for residential buildings in the CL zone, as the side yard setbacks do not reflect the existing historic development pattern found throughout the CL zone. Therefore, anyone wishing to construct additions to dwellings that do not currently meet the minimum side yard setback for both side yards would have to request a variance.

- d. The variances are not contrary to the purpose of the ordinance.

The variances are not contrary to the purpose of the ordinance as they are consistent with the general historic development patterns of the neighborhood.

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

The variance to increase the length of the new single-family dwelling does not include a change in use. This lot was improved with one-half of a semi-detached dwelling sometime before 1877 and the property has been vacant since that dwelling was demolished in 1985.

VIII. Analysis of Variance Standards

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

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

Strict application of the Zoning Ordinance would unreasonably restrict the utilization of the property as two 8.00-foot side yard setbacks would only allow for a building 4.00-feet in width.

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

The lot first appeared on the Sanborn maps in 1885. The previous building, like all other residences on this block, would have been noncomplying with modern side yard setbacks. The current property owners acquired the lot in good faith and did not create any hardship resulting in the need of the variances.

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

Granting of the variances would not be detrimental to adjacent properties. The variances would allow the previously approved new dwelling to increase in length by 4.50 feet, for a total of 40 feet in length and allow for an extension of the third floor. This depth is consistent with the residential lots on this block, with five of the seven residential dwellings on this block having longer dwellings than what is proposed.

4. 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 from side setbacks to construct a new residence is rare, as there are few historically residential lots of record that are currently vacant in the CL zone.

5. 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 request for variances would not result in a use that is not permitted, as single-family residential is an allowed use in the CL zone.

6. 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.

Relief from two side yard setbacks to allow for an expansion requires a variance and there is no other process that would allow the proposed construction.

IX. Staff Conclusion

As outlined above, staff **recommends approval** of the requested variances as they meet all of the standards and criteria as outlined within the Zoning Ordinance. If the Board decides to approve the requested variances, the approval would be subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the departmental comments of this report.

Staff

Maggie Cooper, Urban Planner, margaret.cooper@alexandriava.gov

BZA #2021-00012
1117 Queen Street

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov
Tony LaColla, Land Use 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 special exception and/or variance is/are approved the following additional comments apply.

Transportation and Environmental Services:

RECOMMENDATIONS

- R-1 An approved GRADING PLAN must be attached to the building permit application. City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
- the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;
 - changes to existing grade elevation of 1-foot or greater;
 - changes to existing drainage patterns;
 - land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

- R-2 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 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 grading plan. (T&ES)
- R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)

- R-7 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

CITY 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).
- 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.
- 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.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Code Administration:

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

Recreation (City Arborist):

No comments received

Historic Alexandria (Archaeology):

FINDINGS

1. Historic maps indicate that a dwelling stood at 1117 Queen St. by the mid-nineteenth century. By the 1960s the building was no longer standing and the lot has remained vacant since. The property may contain significant archaeological evidence about the growth and development of Alexandria in the second half of the nineteenth century.

RECOMMENDATIONS

1. *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.

2. *The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk "*" 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.

Historic Preservation (P&Z):

Design of new building must be approved by the Board of Architectural Review



APPLICATION BOARD OF ZONING APPEALS

VARIANCE

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

4-105-(B)(1) Lot size (Previously approved in case BZA#2021-00002)
4-105-(B)(2) Frontage (Previously approved in case BZA#2021-00002)
4-106-(A)(2)(a) Yards - Front yards & side yards. (Previously approved in case BZA#2021-00002. Applicant requesting 3.5' additional LF on the side yard setback due to changes with BAR)

PART A

1. Applicant: ☐ Owner ☒ Contract Purchaser ☐ Agent

Name Matthew & Erica Gray

Address 225 North West Street, Alexandria, VA 22314

Daytime Phone 571-405-7671

Email Address mgray@msg.properties

2. Property Location 1117 Queen Street, Alexandria, VA 22314

3. Assessment Map # 064.03 Block 04 Lot 07 Zone CL

4. Legal Property Owner Name Kathy Bunn & Robert Bunn

Address 3615 Old Forest Road, Lynchburg, VA 24501

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.	Matt & Erica Gray	225 N. West St, Alex, VA	100%
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 1117 Queen Street (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.	Robert & Kathy Bunn	3615 OLD FOREST ROAD	100%
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.	Robert & Kathy Bunn	None	None
2.	Matt Gray	None	None
3.			

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

5. Describe request briefly:

Variances in sections below and described in great detail later in application.

4-105-(B)(1) Lot size (Previously approved in case BZA#2021-00002)

4-105-(B)(2) Frontage (Previously approved in case BZA#2021-00002)

4-106-(A)(2)(a) Yards - Front yards & side yards. (Previously approved in case BZA#2021-00002. Applicant requesting 3.5' additional LF on the side yard setback due to

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. Land, Carroll & Blair PC

☐ 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: Matt Gray

Date: 8/29/2021

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.

Please see attached explanation.

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

Please see attached explanation.

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

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

No, it is a unique hardship to this specific lot. The lot was platted over 100 years ago before the zoning ordinance was implemented. In 1986, the dwelling was demolished from a previous owner. The zoning ordinance then had specific requirements but since the lot was platted before the ordinance was created, it was not possible to comply with certain requirements without variances.

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, it is a unique hardship to this specific lot. Other lots are developed and thus don't need to comply with the current zoning ordinance because they are "grandfathered in". In 1986, the dwelling was demolished from a previous owner. The zoning ordinance then had specific requirements but since the lot was platted before the ordinance was created, it was not possible to comply with certain requirements without variances.

3. Was the unreasonable restriction or hardship caused by the applicant? No

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

Yes, it did exist but the property is not purchased. The applicant has a study period contingency and if the variances are not granted the property will not be purchased as it's unbuildable and thus will remain vacant land.

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

No, the property has not been purchased and the applicant is aware of the hardship thus requesting the variance so the applicant can purchase.

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

The single family dwelling is seen in a July of 1891 Sanborn map. The property was then demolished in 1986. In 1992, the property was rezoned to CL. Upon the rezoning of the property, the hardship occurred as it was platted over 100 years before, the zoning ordinance did not exist at the time of platting and thus could not conform to requirements that didn't exist.

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

No

4. Will the variance, if granted, be harmful to others? No

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

No, it will not be harmful to adjacent properties. In fact, it will be helpful for adjacent properties because it will eliminate an over grown vacant lot with a newly rebuilt single family dwelling. Additionally, it will increase the value of the lot which will help with adjacent property owners valuations as well.

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.

No, the applicant is waiting on BAR for preliminary feedback. Once the plan is administratively approved by BAR staff, the applicant is going to proactively reach out to all adjacent neighbors.

The applicant will request written statements from neighbors but statements are not guaranteed as the applicant has not discussed this with them yet.

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

No, staff has instructed the applicant this is the only means to rebuild the single family dwelling.

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.

Lot size, frontage and side yard setbacks are not possible by any means given the original platted size did not conform to the zoning ordinance that was created after it was platted.

Front yards are possible and have been explored. Abiding by this requirement would make this single family dwelling significantly different than these urban adjacent lots.

BAR staff has requested, "We highly recommend looking at the streetscape of the block for design inspiration". BAR staff has also requested, "While BAR does not recommend slavishly copying what is there/historic, they do want new construction to blend into the community. It must fit in while at the same time not trying to fool the casual observer that it is an original building."

Yes, other plans have been explored but BAR wants the new dwelling to "blend in" with existing lots. In order to accomplish this we would need a front yard variance.

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

Please see attached aerial photos of neighboring lots & street scape.

*****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

B

A. Property Information

A1. 1117 Queen Street, Alexandria, VA 22314
Street Address

CL
Zone

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

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory*** 0
Other** 0

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'*** 0
Porches**
Balcony/Deck**
Lavatory*** 0
Other**
Other**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

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

Comments for Existing Gross Floor Area

Vacant land.

B1. **Total Gross**

B2. **Total Exclusions** 0

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory*** 171
Other**
Other**

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

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

C1. **Total Gross**

1902

C2. **Total Exclusions**

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

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

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

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

Signature:

Date:

Part B

1A.

1. LOT SIZE: This lot was platted at 2,000 SF over 100 years ago. The CL zoning allows single family dwellings but requires 5,000 SF which is not possible given this provision of the zoning ordinance was created after it was platted. We are requesting this variance because then the lot would be deemed unbuildable.
2. FRONTAGE: This lot was platted with roughly 20' of frontage. The CL zoning requires single family dwellings to have a minimum of 50 feet of frontage which is not possible given it was platted before the zoning ordinance had this requirement. We would request the frontage be equivalent to the platted size as requiring the 50' frontage would deem this lot unbuildable.
3. YARDS:
 - a. FRONT YARDS: CL zoning requires a minimum front yard of 20'. Although having a 20' front yard is required and possible, it would not fit in with the neighboring lots. We would request a 0' front yard, so the new dwelling matches neighboring lots and is uniform and consistent with the urban environment the lot is located in. Furthermore, BAR has requested the dwelling matches the streetscape and to do so would require the variance to allow for a 0' front yard.
 - b. SIDE SETBACK: CL requires a 1:3 setback ratio and a minimum of eight feet for side yards. The lot is roughly 20' wide. If two side yards of 8' are required, then the house would be 4' wide. When you take out walls, drywall, insulation and trim, the interior of the house would be 3' wide which is unlivable. We are requesting the side setbacks be 4' total which would match the existing urban streetscape from houses platted at this time.

1B.

If the variances were granted, the lot could be rebuilt by the owner and thus enjoy the use of their property. If the variances are not granted for Lot Size, Frontage and Side Yard Setbacks, then the rebuilding of the demolished single-family dwelling is not possible as the lot was platted before the zoning restrictions were adopted.

The Front Yard is achievable but the applicant, BAR staff and zoning staff all agree that it should look uniform with neighboring lots. The neighboring lots and this lot should be harmonious with one another and allowing this lot to mirror other lots is to everyone's advantage.

Dear Neighbor,

My name is Matt Gray and I have a contract to purchase a property located at 1117 Queen Street, Alexandria, VA 22314. You are receiving this notice to make you aware that we are requesting zoning variances in order to build a new single-family dwelling on the lot. We are asking for (4) variances that you should be aware of. **All (4) have been previously approved but we will need to modify the side yard setback by an additional 3.5' in order to accommodate changes in the architecture.**

Lot Size: The zoning ordinance requires that any single-family dwelling has a minimum lot size of 5,000 SF. This lot was platted over 100 years ago at 2,000 SF and can not comply with this requirement. **Previously approved in case BZA#2021-00002.**

Frontage: The zoning ordinance requires that any single-family dwelling has a minimum frontage of 50'. Our lot was platted over 100 years ago at roughly 20' so we are unable to achieve this 50' wide requirement. **Previously approved in case BZA#2021-00002.**

Front Yards: The zoning ordinance requires that any single-family dwelling shall provide a 20' front yard. Although this is possible, it does not match our adjacent neighbors. Thus, we are asking to match our neighbors at 0' frontage (essentially at the sidewalk face) so that our house blends in with adjacent neighbors. **Previously approved in case BZA#2021-00002.**

Side Yards: The zoning ordinance requires a minimum of 8' side yards. Since the whole yard is roughly 20' wide, you would then take out 16'. Our house would then be less than 4' wide which makes it inhabitable. We are requesting that we have a 4' side yard on one side and 0' side yard on the other. **Previously approved in case BZA#2021-00002. We are requesting a modification to extend the building an additional 3.5'.**

There was a house here before it was demolished. Since it was demolished, it is not possible for us to have a home here if the above variances were not granted and thus this hardship makes the lot unbuildable. We would greatly appreciate any support you could give us so we can rebuild our home here. Thank you for your consideration.

With regards,

Matt Gray

571-405-7671

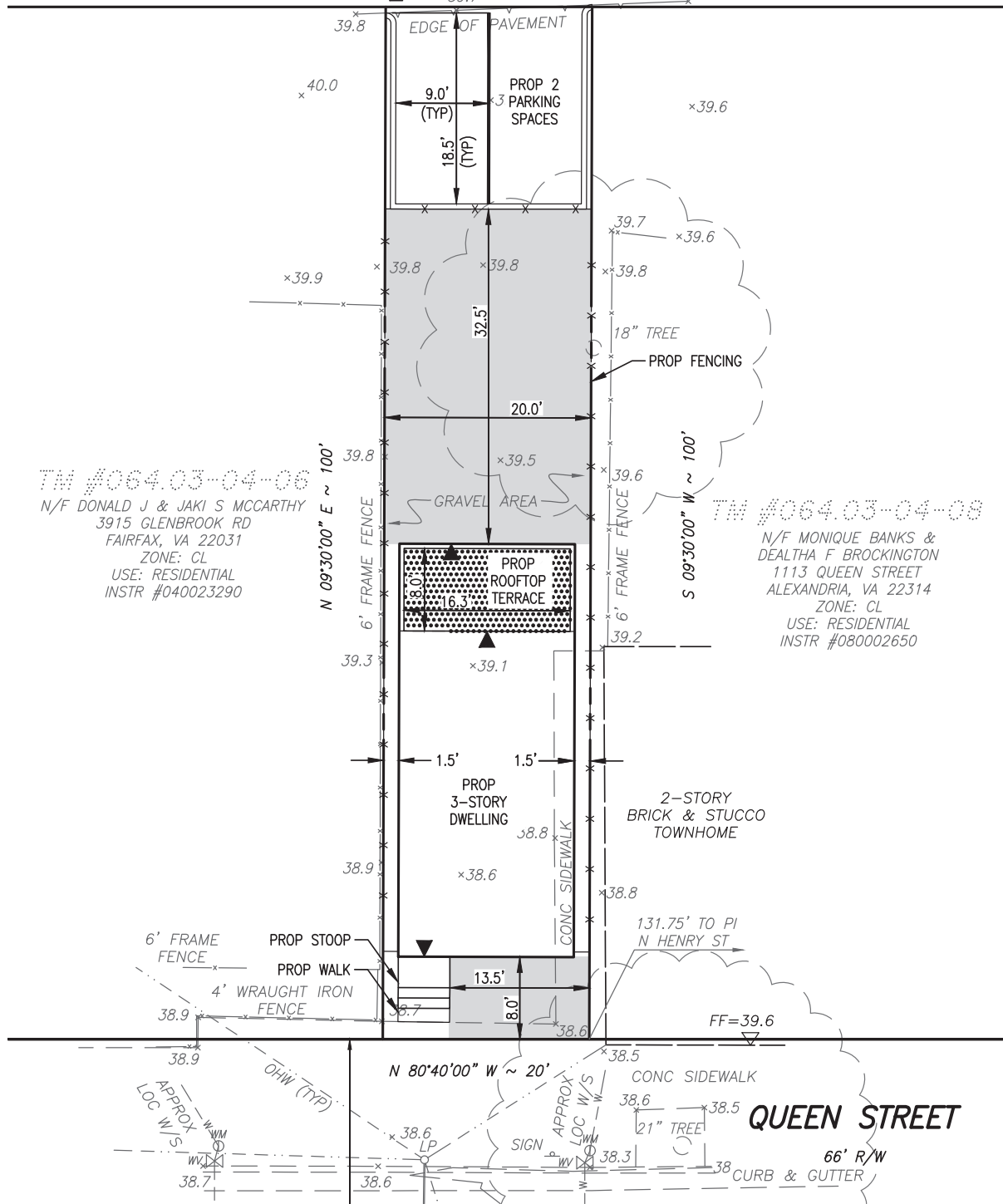
mgray@msg.properties

BENCHMARK #2
PK NAIL=39.72

N 80°40'00" W ~ 20'

YEATON ALLEY

39.5 10' WIDE



LEGEND:

- = GROUND LEVEL OPEN SPACE
758 SF = 0.0174 AC
- = ROOF TOP OPEN SPACE
130 SF = 0.0030 AC
- TOTAL OPEN SPACE = 888 SF = 0.0204 AC

PARKING AND OPEN SPACE EXHIBIT
SHOWING THE PROPERTY LOCATED AT
#1117 QUEEN STREET
INSTR #070013083
CITY OF ALEXANDRIA, VIRGINIA



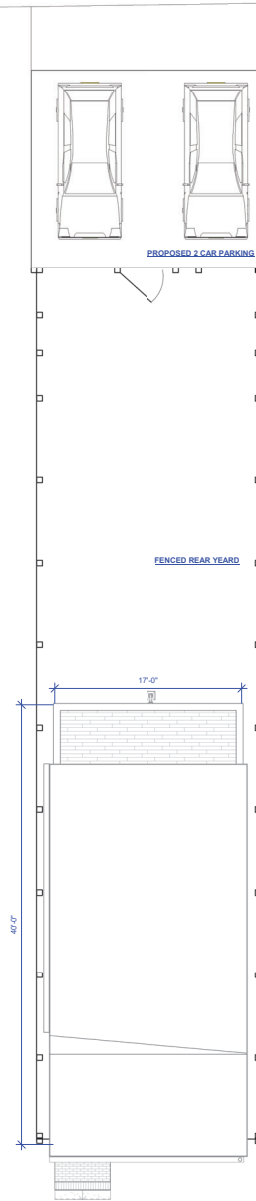
SCALE: 1" = 10'
DATE: SEPT 2021

OWNER: KATHY & ROBERT A BUNN
CLIENT: MATT GREY

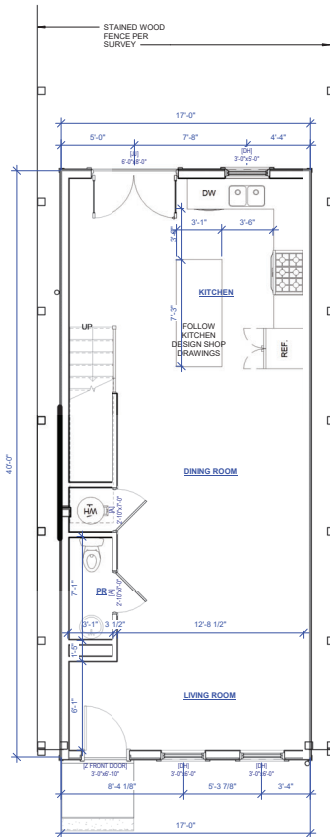
NOTES:
TAX ASSESSMENT MAP NUMBER: #064.03-04-07;
LOT AREA = 2,000 S.F. OR 0.0459 AC
INSTR #: 070013083
TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

RCFIELD
& ASSOCIATES, INC.

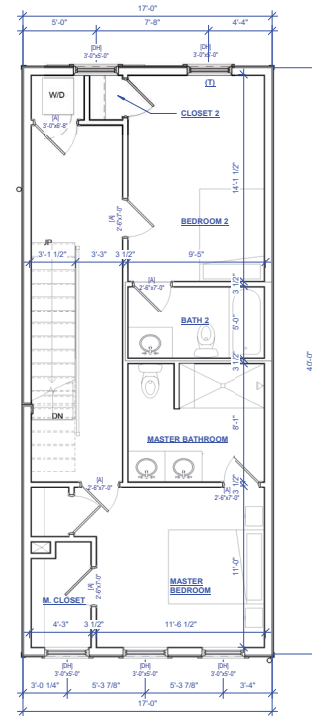
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422



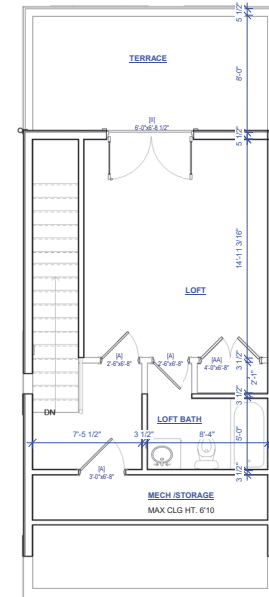
1 SITE PLAN
A101 3/16" = 1'-0"



2 FIRST FLOOR PLAN
A101 1/4" = 1'-0"



3 SECOND FLOOR PLAN
A101 1/4" = 1'-0"



4 LOFT
A101 1/4" = 1'-0"

GARAGE NOTES			
A. (1) LAYER OF 5/8" RATED GWB ALL WALLS AND STRUCTURAL ELEMENTS & (1) LAYER OF 5/8" RATED GWB @ CEILING.			
B. PROVIDE RATED WALLS AND CEILINGS TO ADJACENT LIVING SPACES			
ENERGY CONSERVATION AND REQUIRED INSULATION VALUES PER IRC			
ELEMENT	R-VALUE	U-VALUE	SHGC
WINDOWS/DOORS	R-38	0.30	0.35
CEILING	R-19		
WALLS (2X6 WOOD)	R-13		
WALLS (CONCRETE)	R-19		
FLOORS	R-20		
CANTILEVER FLOORS*			
*TO EXTERIOR & UNCONDITIONED SPACE, SPRAY FOAM CEILING CELL FOAM			
LEGEND			
(T) "T" INDICATES TEMPERED GLASS IN DOOR OR WINDOW.			

NOTE: REFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS

GENERAL NOTES	
A.	ALL EXTERIOR FRAMED WALLS TO BE 2X6 STUDS @ 16" O.C. U.N.O.
B.	ALL BEARING INTERIOR WALLS 2 X 6 @ 16" O.C. U.N.O.
C.	ALL INTERIOR FRAMED WALLS TO BE 2X4 STUDS @ 16" O.C. U.N.O.
D.	ALL BEARING WALLS TO BE 16" O.C. AND DBL. TOP PLATES U.N.O.
E.	ALL INTERIOR FRAMED WALLS W/ CASE OR POCKET DOORS TO BE 2X6 STUDS U.N.O.
F.	ALL FOUNDATION WALLS TO BE SIZED PER STRUCTURAL PLANS.
G.	ALL LUMBER EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED.
H.	ALL DIMENSIONS ARE TO ROUGH STUDS U.N.O.
I.	NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS & SITE CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.
J.	ALL EXTERIOR DOOR AND WINDOW ARE SHOWN ARE GENERIC AND MUST BE COORDINATED BY THE GENERAL CONTRACTOR AND MANUFACTURE SPECIFICATIONS.
K.	ALL 2X FRAME WALLS ADJACENT TO CONC. WALLS TO HAVE PT. SILLS PLATES AND ARE TO BE SET 1/2" OFF OF CONC. WALL.
L.	ALL RAILING TO BE INSTALLED PER IRC SECTION R311.5.6
M.	EXTERIOR HOSE BIBS (HBB) ARE TO BE FROST PROOF
N.	U.N.O. HEAD HEIGHT FOR ALL EXTERIOR WINDOWS 8'0" @ 1ST FLOOR & 2ND FLOOR AND 6'6" IN BASEMENT
O.	FOR ROUGH OPENINGS REFER TO DOOR WINDOW MANUFACTURER SPECS
P.	ALL 1ST FLOOR INTERIOR DOORS 8' TALL BASEMENT AND 2ND FLOOR ARE 6'6" TALL
Q.	UNO, FOLLOW MANUFACTURER'S GUIDELINES FOR TEMPERED GLASS IN WINDOWS
R.	ALL FINISHED AREAS OF BASEMENT TO RECEIVE R-15 BATT INSULATION IN EXTERIOR WALLS
S.	UNFINISHED AREAS TO RECEIVE FOIL FACED R-15 BATTS
T.	WATER PROOF WALLS MIN 6" ABOVE GRADE. UNO, PARGE WALLS MIN 12" BELOW GRADE, TYP



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MANASSAS VA 20109
(703) 420-8141
www.S2Rarchitects.com
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**NEW SINGLE
FAMILY HOME**
1117 QUEEN STREET
CITY OF ALEXANDRIA VA

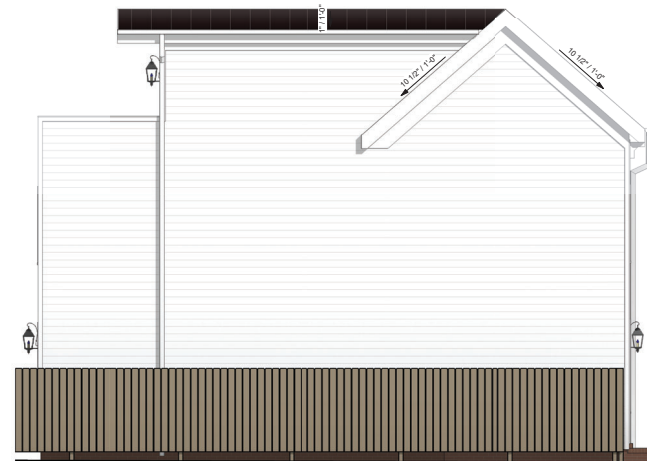
REVISION	DATE

9/1/21

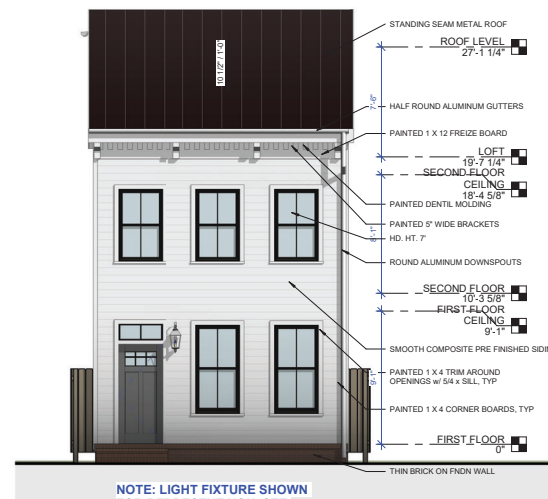
**FIRST SECOND
AND LOFT FLOOR
PLAN**

A101

ALNE BRICK
COLOR - KENILWORTH



2	WEST - ELEVATION
A200	1/4" = 1'-0"



1	SOUTH - ELEVATION
A200	1/4" = 1'-0"



**NORTH ELEVATION LIGHT
FIXTURE**
BLACK OUTDOOR LED
WALL LANTERN SCENCE

NOTE: LIGHT FIXTURE SHOWN FOR REPRESENTAION, SEE SPECS FOR EXACT MAKE AND MODEL

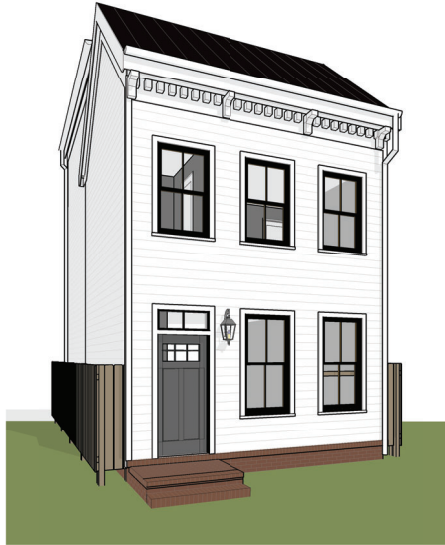


**NEW SINGLE
FAMILY HOME**

1117 QUEEN STREET
CITY OF ALEXANDRIA VA

**FRONT REAR
RIGHT & LEFT
ELEVATIONS**

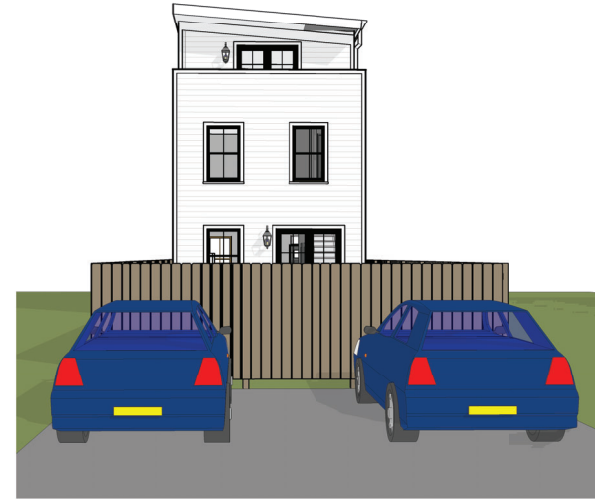
A200



1 SOUTH WEST VIEW
A201



2 NORTH WEST VIEW
A201



5 NORTH VIEW
A201



4 SOUTH EAST VIEW
A201



3 NORTH EAST VIEW
A201



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JD@S2RArchitects.com

**NEW SINGLE
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J21007

PROJECT NAME AND NUMBER

PROJECT #

SCALE

REVISION DATE

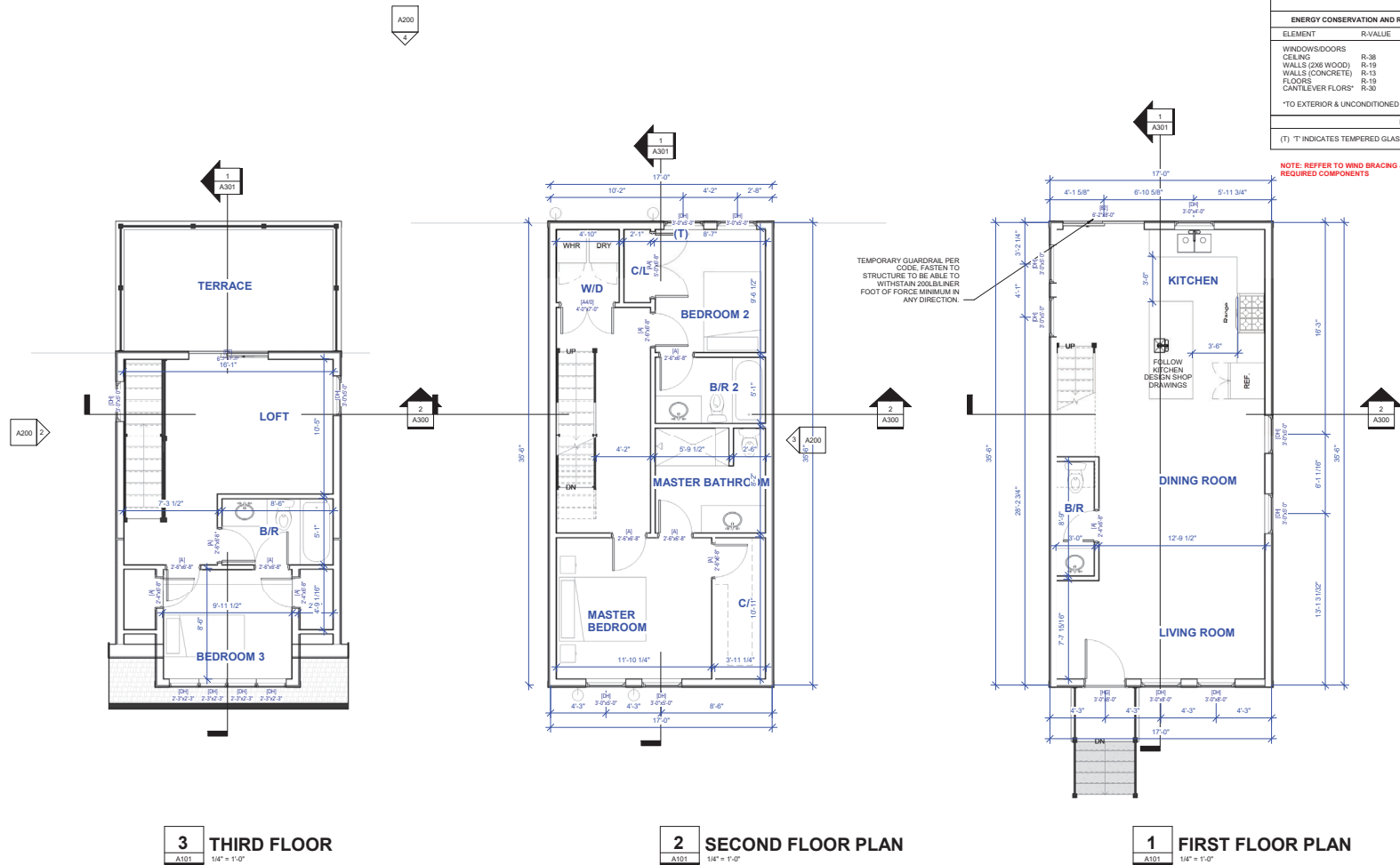
9/1/21

VIEWS

A201

SHEET TITLE

SHEET #



GENERAL NOTES			
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LEGEND			
(T) "T" INDICATES TEMPERED GLASS IN DOOR OR WINDOW.			

NOTE: REFER TO WIND BRACING & DETAILS FOR WIND BRACING AND REQUIRED COMPONENTS

Floor plans/elevations associated with previously approved BZA case.



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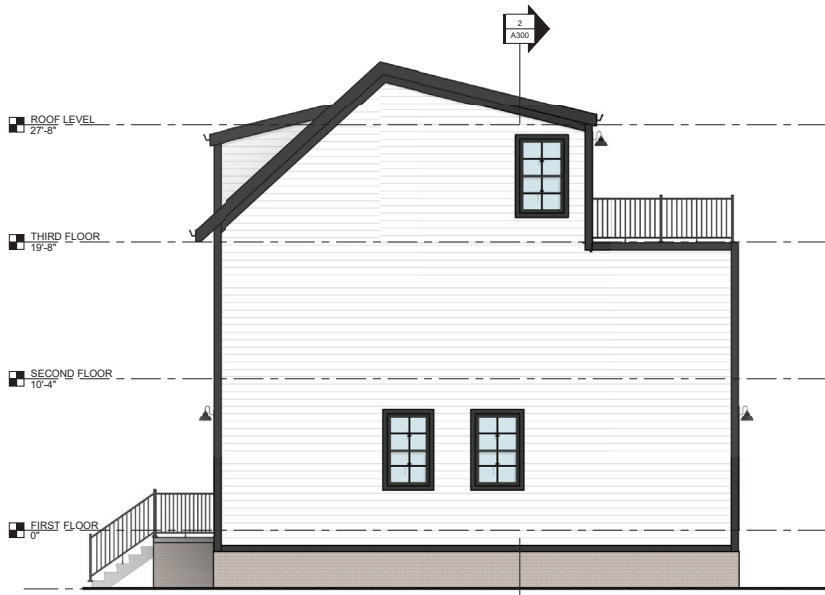
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ALEXANDRIA VA

REVISION DATE

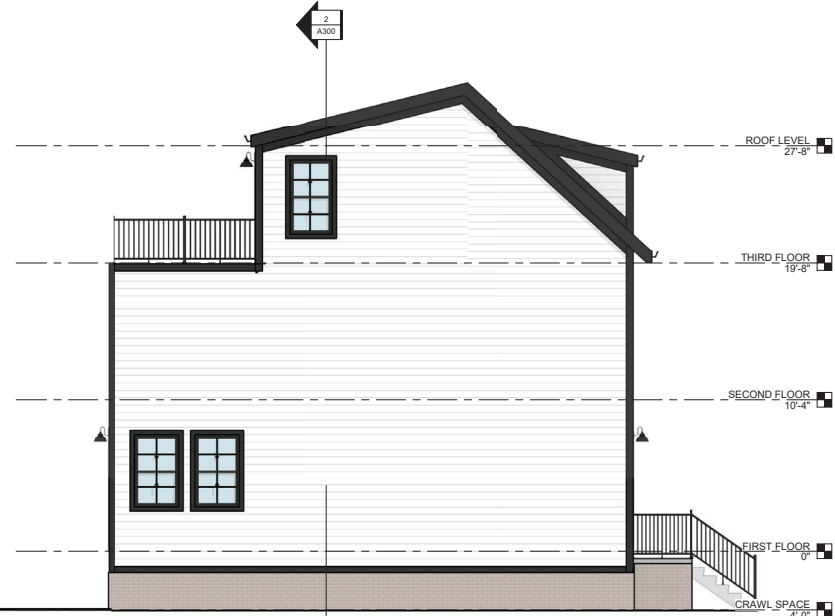
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FIRST SECOND AND THIRD FLOOR PLAN

A101



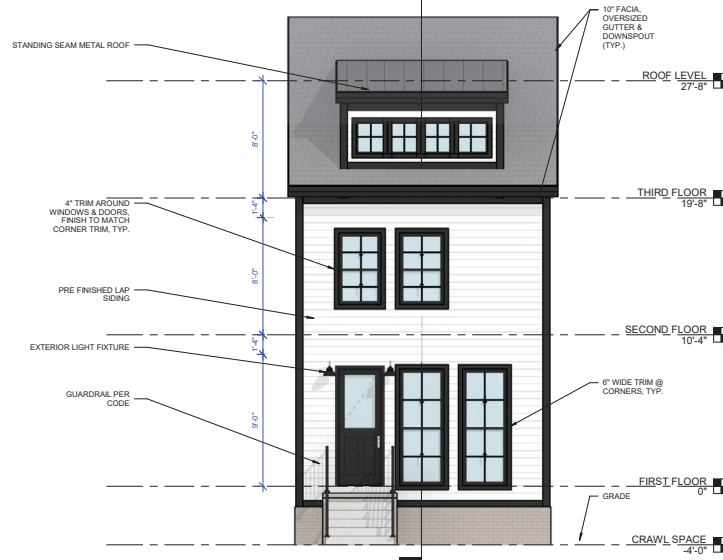
3 RIGHT - ELEVATION
A300 1/4" = 1'-0"



2 LEFT - ELEVATION
A300 1/4" = 1'-0"



4 REAR - ELEVATION
A300 1/4" = 1'-0"



1 FRONT - ELEVATION
A300 1/4" = 1'-0"

Floor plans/elevations associated with
previously approved BZA case.



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PROJECT #

REVISION	DATE
00/00/0000	

**FRONT REAR
RIGHT & LEFT
ELEVATIONS**

A200









