

Docket Item #2
BZA #2026-00007
Board of Zoning Appeals
June 8, 2026

ADDRESS: 20 WEST MYRTLE STREET
ZONE: R-5, RESIDENTIAL ZONE
APPLICANT: NATHAN YOUNG and REBECCA SPENCER

ISSUE: Special exception to construct a two-story rear addition in a required side yard.

ORDINANCE SECTION	SUBJECT	ORDINANCE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406 (A)(2)	Side Yard(East)	7.00 feet*	6.27 feet	0.73 feet

**Based on the proposed addition's height of 20.35 feet measured from average preconstruction grade to the roof eave facing the east side yard.*

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

If the Board decides to grant the requested special exception 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 and, setbacks prior final inspection. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.

I. Issue

The applicants propose to construct a two-story addition with basement at 20 West Myrtle Street. The addition will be located in the required east side yard approximately in line with the existing noncomplying east side wall and requires a special exception.



Figure 1: Subject Property

II. Background

The subject property is an interior lot of record with 42.33 feet of frontage facing West Myrtle Street, 100.00 feet along the east and west side property line and 42.33 feet along the south rear yard. According to Real Estate Assessment records, the property contains 4,233 square feet of lot area. The lot is a sub-standard lot of record with respect to lot size and lot width.

The lot is developed with a one and one-half story single unit dwelling. According to the Real Estate Assessment records, the structure was originally constructed in 1936. The dwelling is located 17.30 feet from the front property line facing West Myrtle Street, 5.70 feet from the east side property line, 6.40 feet from the west side property line and 53.60 feet from the rear yard property line to the south.

The following table provides zoning analysis of the subject property:

Zone	Required/Permitted	Existing	Proposed
Lot Area	5,000 sq. ft.	4,233 sq. ft	4,233 sq. ft
Lot Frontage	40.00 ft.	42.33 ft.	42.33 ft.
Lot Width	50.00 ft.	42.33 ft	42.33 ft
Front Yard	17.30 ft*	17.30 ft.	17.30 ft.
Side Yard (East)	7.00 ft.**	5.70 ft.	6.27 ft.
Side Yard (West)	7.00 ft. **	6.36 ft.	7.06 ft.
Rear Yard	21.30 ft.***	53.6 ft.	39.00 ft.
Floor Area Ratio (FAR)	1904.85 sq. ft.	796.80 sq. ft.	1656.80 sq. ft.

* Determined by contextual block face

**Based on the proposed addition height of 20.35 feet when measured from average preconstruction grade to the eaves of roof facing the east and west side yards.

***Based on the proposed addition's height of 21.30 feet when measured from the midpoint of the dormers facing the rear yard.

III. Description

The applicants propose to construct a two-story rear addition extending towards the south of the existing dwelling. The addition will total 421.00 square feet on the basement and the first-floor levels and 439.00 square feet on the second floor. The new addition will be located approximately in with the existing noncomplying east side wall, 6.27 feet from the east side property line, 7.06 from the west side property line, and 39.00 feet from the

rear property line. The addition will measure 20.35 feet in height when measured from the average preconstruction grade to the roof eave facing the east side property line and based on a setback ratio of 1:2, requires a setback of 7.00 feet. The applicants request a special exception of 0.73 feet.

The applicants also plan to construct an open rear deck in compliance with the zone regulations.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There was a variance (BZA#5313) previously granted on June 12, 1986 for the subject property to allow an air condition unit to be located in the required west side yard.

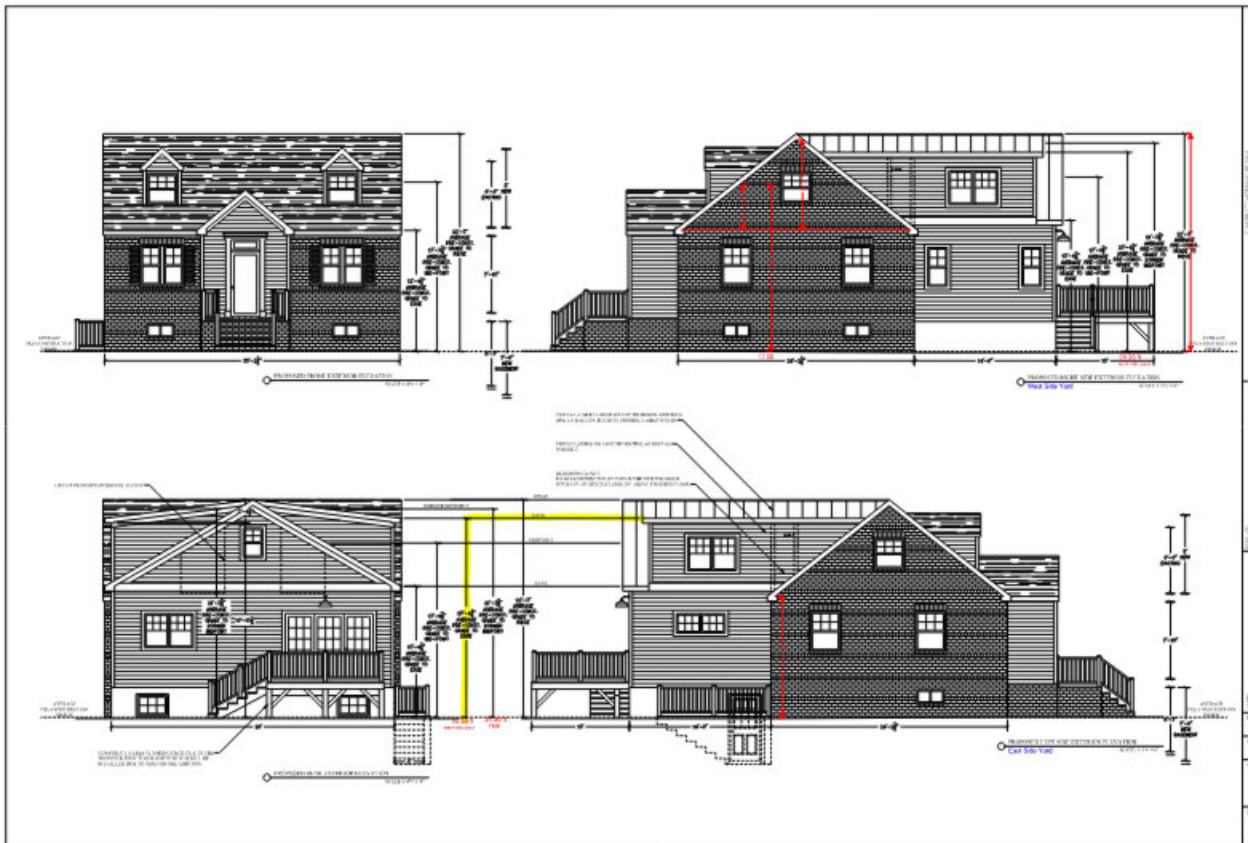


Figure 2: Existing House and Proposed Addition

IV. Master Plan/Zoning

The subject property is zoned R-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and is identified in the Rosemont Small Area Plan for residential use.

V. **Requested Special Exception:**

Side Yard 3-406(A)(2)

The R-5 zone requires a side yard based on a height to setback ratio of 1:3 with a minimum of 7.00 feet. Based on the proposed addition's height of 20.35 feet measured from average preconstruction grade to the roof eave facing the east side yard property line. The applicants request a special exception of 0.73 feet to allow the addition to be constructed 6.27 feet from the east side property line.

VI. **Noncomplying Structure/ Substandard Lot**

The existing lot at 20 West Myrtle Street is a substandard lot developed with a noncomplying structure with respect to the following:

Zone	Required	Existing	Noncompliance
Lot Size	5,000 sq. ft.	4,233 sq. ft	776 sq. ft.
Lot Width	50.00 ft.	42.33 ft.	7.67 ft.
Side Yard (East)	7.00 ft *	5.70	1.30 ft.
Side Yard (West)	7.00 ft. *	6.40 ft.	0.60 ft.

*Based on a height of 17.06 feet measured from average pre-construction grade to the midpoint of gable of existing house facing the east and west side yards.

VII. **Special Exceptions Standards**

A special exception is an approval that is based on the consistency of the proposal with the Zoning Ordinance but can only be approved by the City once certain criteria are met. Per Zoning Ordinance Section 11-1005(C) the BZA hears and decides applications for special exceptions and any application must meet the standards under Zoning Ordinance Section 11-1304. The criteria do not include considerations like the cost or financial hardship and are therefore inappropriate. The decisions of the BZA must be in conformance with the Zoning Ordinance; otherwise, they will be overturned by the courts. Thus, only the standards under Section 11-1300 can be considered in making a special exception decision. The Board of Zoning Appeals shall not grant a special exception unless it finds that the request meets all the special exception standards as follows:

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

The applicant proposes constructing a two-story addition approximately in line with the existing non-complying east side wall. The addition will be no closer to the east side property line than the existing dwelling. Many properties are substandard in this neighborhood with regard to lot size and lot width. Approval of the request would not be detrimental to the public, neighborhood or adjacent properties.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

While the proposed addition will be located in the required east side yard, the applicants have chosen to set the addition in slightly from the existing east side wall, thereby requiring less relief from the required setback. In addition, the most affected property to the east has a side yard mostly occupied by a driveway and they have a two-story rear addition that extends approximately the length of the proposed addition which is unlikely to negatively impact light or air to the east. The proposed addition is located completely on the subject property and would not increase traffic congestion, danger or the spread of fire, or endanger public safety.

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

The proposed addition will not alter the character of the area or zone. There are several properties in the area that have been expanded with similar rear additions and the area is characterized by multiple substandard lots that have homes constructed in the required side yards.

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

The neighborhood contains various types of houses, many with two-story additions. This proposal will be compatible with mass and scale of other homes in the neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

The substandard lot width along with the placement of the existing dwelling in both required side yards makes constructing an addition in compliance difficult. The proposal represents the most reasonable location on the lot to accommodate an addition given the constraints of the lot.

VIII. Staff Conclusion

In conclusion, staff **recommends approval** of the requested special exception because it meets all the standards for a special exception as outlined above.

Staff

Marlo J.W. Ford, AICP, Urban Planner, Land Use + Preservation Division

marlo.ford@alexandriava.gov

Mary Christesen, Principal Planner, Land Use + Preservation Division

mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, Land Use + Preservation Division

tony.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:

- R-1 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)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

C-1 A building permit is required.

Recreation (Arborist):

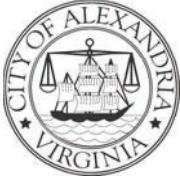
No comments received from this department

Historic Alexandria (Archaeology):

F-1 Historic maps indicate that this property remained vacant until a dwelling was built on it in the mid-20th century. The property could contain significant archaeological resources that pertain to the early to the mid-twentieth century in Del Ray.

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**

SPECIAL EXCEPTION FOR ADDITIONS

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

3-406 - Bulk and Open Space Regulations: Yard requirements.

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

PART A

1. **Applicant:** **Owner** **Contract Purchaser** **Agent**

Name Nathan Young

Address 20 W Myrtle St

Alexandria VA, 22301

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. **Property Location** 20 W Myrtle St, Alexandria VA, 22301

3. **Assessment Map #** 053.01 **Block** 3 **Lot** 17 **Zone** R5

4. **Legal Property Owner Name** YOUNG NATHAN CLARK AND SPENCER REBECCA

Address 20 W Myrtle St, Alexandria VA, 22301

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

	Name	Address	Percent of Ownership
1.	YOUNG, NATHAN CLARK	████████████████████	0%
2.	SPENCER, REBECCA	████████████████████	0%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 20 W Myrtle St (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.	YOUNG, NATHAN CLARK	████████████████████	50%
2.	SPENCER, REBECCA	████████████████████	50%
3.			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	YOUNG NATHAN CLARK	None	None
2.	SPENCER REBECCA	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.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

04-21-2026
Date

Nathan Young
Printed Name


Signature

5. Describe request briefly:

6. If the 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:

Nathan Young

Print Name



Signature

04-21-2026

Date

Telephone

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The special exception of 8.75 inches allows for maintaining as much of existing home structure as possible. If granted, this would prevent construction/alterations to the already non-complying, existing East wall and reduce the depth of proposed addition into the lot for creation of the proposed family room off the existing kitchen. Additionally, the other sides (West and South) of the proposed structure will entirely meet the zoning requirements and all sides attempt to minimally impact light, air flow, and neighborhood.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

Home owners do not anticipate any harm to adjoining properties. The proposed wall is further setback from adjoining property line than existing structure to the neighboring property (East) most affected by the proposal. There will be no changes to the front/sides of the existing structure and the proposed additional structure will be nested behind the existing house. The proposed addition does not sit as far back on the lot as either side neighbor and the rear addition is similar to many neighboring additions.

3. Explain how the proposed addition will affect the light and air to any

Home owners anticipate minimal adverse effects to adjoining properties. To reduce effects of proposed structure, the proposal is intentionally set not as far back into the lot and with walls narrower than existing structure. With the special exception wall, and the set-back compliant walls, the structure should minimally alter morning light for the West neighbor and evening light for East neighbor due to existing tree coverage across the three lots. The neighbor closest to the special exception would have minimal changes to light reaching the side of their house due to near total tree cover to the back and side of both houses. For the West neighbor near the proposed, set-back compliant wall, their house is fully covered in shade due to tree coverage and would also not experience light changes. The proposed addition is intentionally set not as far back in the lot as either neighbor's structure to minimally impact air flow to either property.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The proposed East wall is more compliant than existing structural walls and in line with the additions from neighbors to the East, North, Southeast and South. The proposed addition does not alter the pre-existing, street-facing view or either side of the existing structure. The proposed structure is nested entirely behind the existing structure.

5. How is the proposed construction similar to other buildings in the immediate area?

The proposed East wall is more compliant than existing structural walls and in line with the additions from neighbors to the East, North, Southeast and South. Many of the Cape Cod style homes have a variety of additions in the neighborhood that are similar, or greater in scope, to the proposed rear addition. The proposed addition does not impact the existing front or sides of the existing structure and the addition is nested behind the existing structure.

6. Explain how this plan represents the only reasonable location on the lot to

The proposal plans utilize as much of the pre-existing home as possible and attempts to minimize structure changes to the non-complying walls/structure. This proposal leverages an existing, exterior door as the transition from the existing structure to the addition and limits the number of changes to existing rooms. To maximize the impact of the additional square feet, the use of the special exception wall allows for the existing kitchen to remain as a separate room and for the creation of a family room right off of the kitchen. The special exception also allows for preservation of existing, 90 year-old tree in rear of lot.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes, the plans have been shown to the East neighbor who is directly facing the special exception wall. No, there have been no objections to the proposed special exception.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. Street Address R-5 Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="731.00"/>	Basement**	<input type="text" value="731.00"/>	B1. <input type="text" value="2,017.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text" value="778.00"/>	Stairways**	<input type="text" value="41.00"/>	B2. <input type="text" value="1,220.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="59.80"/>	Mechanical**	<input type="text" value="0.00"/>	B3. <input type="text" value="796.80"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7***	<input type="text" value="368.20"/>	<p>Comments for Existing Gross Floor Area</p> <div style="border: 1px solid gray; padding: 5px; min-height: 50px;"> <p>-80 SF Ext'g Shed -2nd FL is upper most floor in 1.5 story house</p> </div>
Attic	<input type="text" value="368.20"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	
Balcony/Deck	<input type="text" value="0.00"/>	Garage**	<input type="text" value="0.00"/>	
Garage	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
Other***	<input type="text" value="80.00"/>	Other***	<input type="text" value="80.00"/>	
B1. <u>Total Gross</u>	<input type="text" value="2,017.00"/>	B2. <u>Total Exclusions</u>	<input type="text" value="1,220.20"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text" value="421.00"/>	Basement**	<input type="text" value="421.00"/>	C1. <input type="text" value="1,281.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text" value="421.00"/>	Stairways**	<input type="text" value="0.00"/>	C2. <input type="text" value="421.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text" value="439.00"/>	Mechanical**	<input type="text" value="0.00"/>	C3. <input type="text" value="860.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text" value="0.00"/>	Attic less than 7***	<input type="text" value="0.00"/>	<p>Notes</p> <p>*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.</p> <p>** 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.</p> <p>*** 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.</p>
Attic	<input type="text" value="0.00"/>	Porches**	<input type="text" value="0.00"/>	
Porches	<input type="text" value="0.00"/>	Balcony/Deck**	<input type="text" value="0.00"/>	
Balcony/Deck	<input type="text" value="0.00"/>	Garage**	<input type="text" value="0.00"/>	
Garage	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
Other***	<input type="text" value="0.00"/>	Other***	<input type="text" value="0.00"/>	
C1. <u>Total Gross</u>	<input type="text" value="1,281.00"/>	C2. <u>Total Exclusions</u>	<input type="text" value="421.00"/>	

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

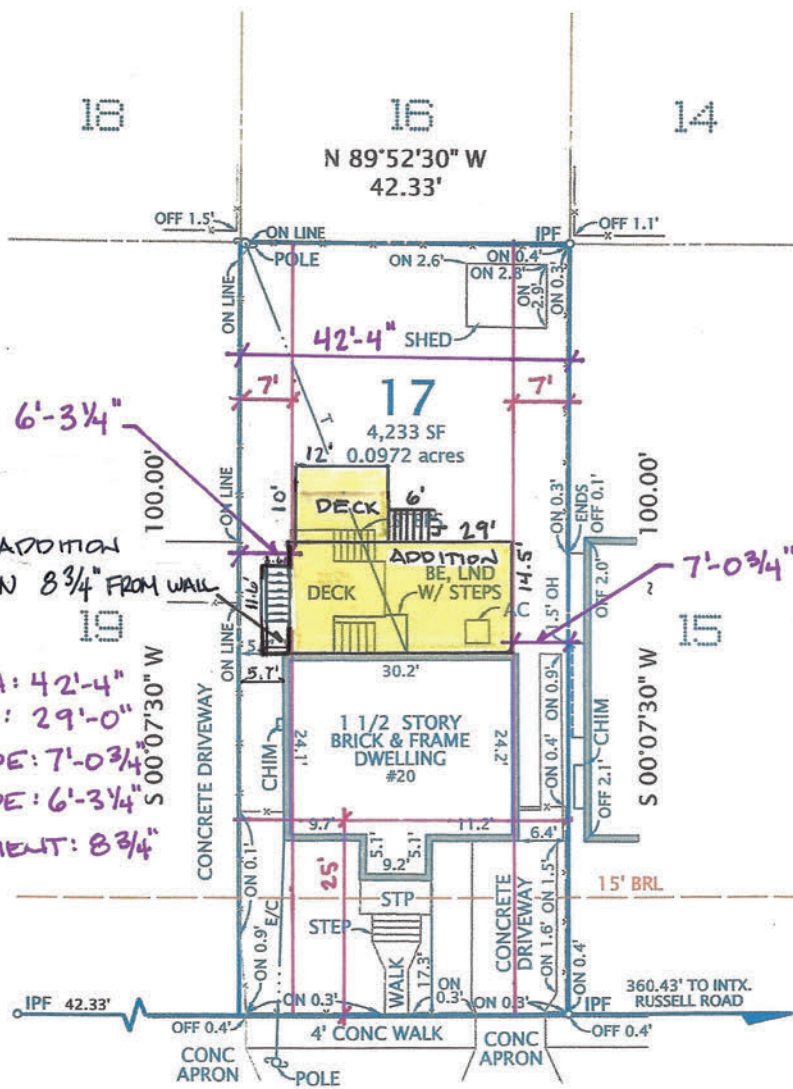
E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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

Signature: 13 Date: 04-21-2026

NOTES: 1. FENCES ARE FRAME.



PROPOSED ADDITION
WILL SET IN 8 3/4" FROM WALL

LOT WIDTH: 42'-4"
ADDITION: 29'-0"
WEST SIDE: 7'-0 3/4"
EAST SIDE: 6'-3 1/4"
ENCROACHMENT: 8 3/4"

S 89°52'30" E
42.33'
WEST MYRTLE STREET
40' WIDE

PLAT
SHOWING HOUSE LOCATION ON
LOT 17, BLOCK 3
TEMPLE PARK
(DEED BOOK 77, PAGE 172)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MARCH 13, 2023

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.



DOMINION SURVEYORS®

Ordered by:

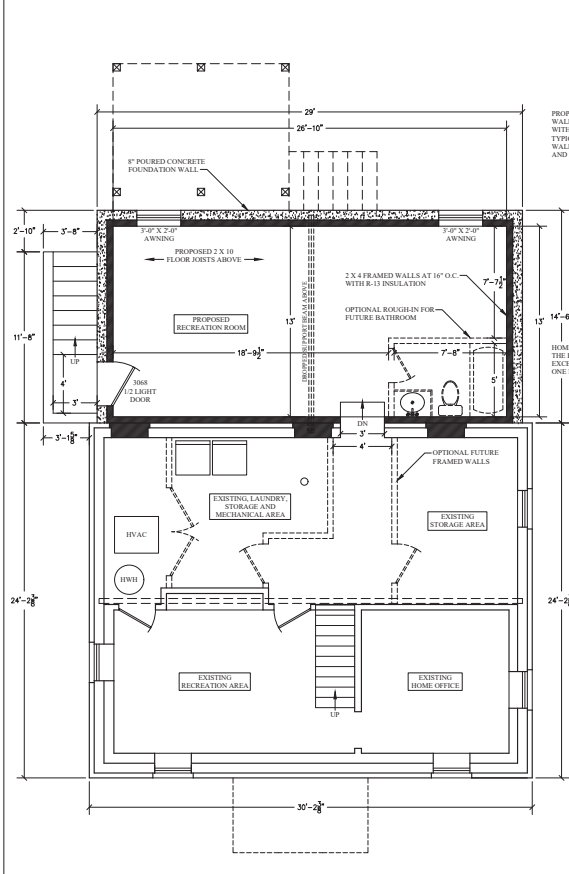
Monarch
TITLE, INC.®

675 N. Washington Street, Suite 435
Alexandria, Virginia 22314
Phone: 703-852-7700

DOMINION Surveyors Inc.®

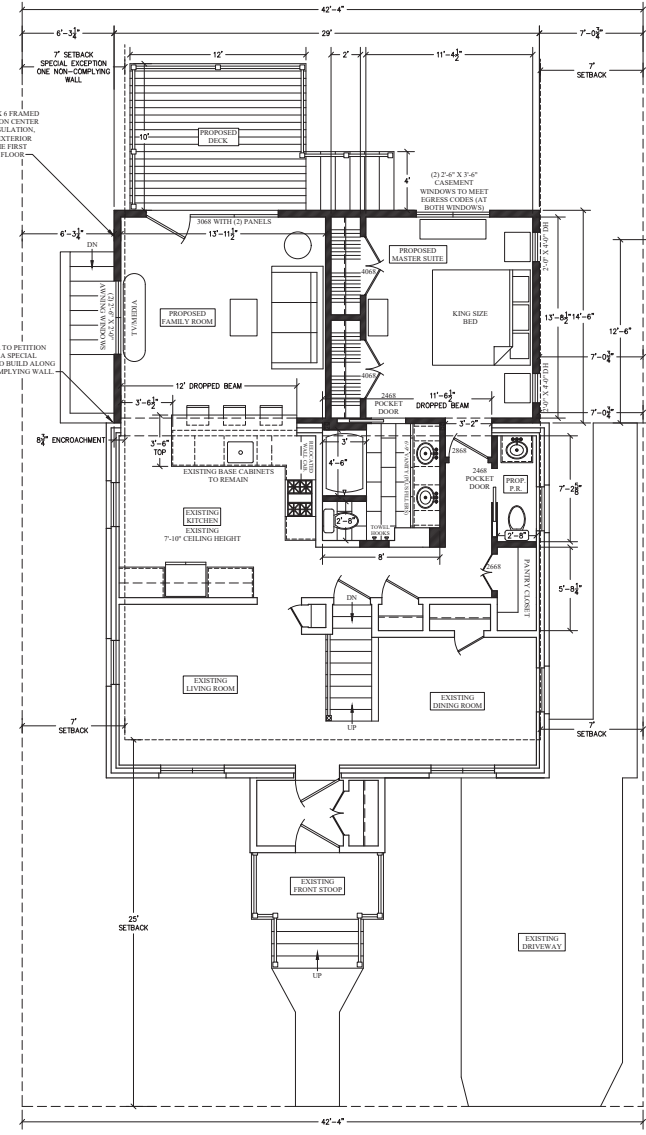
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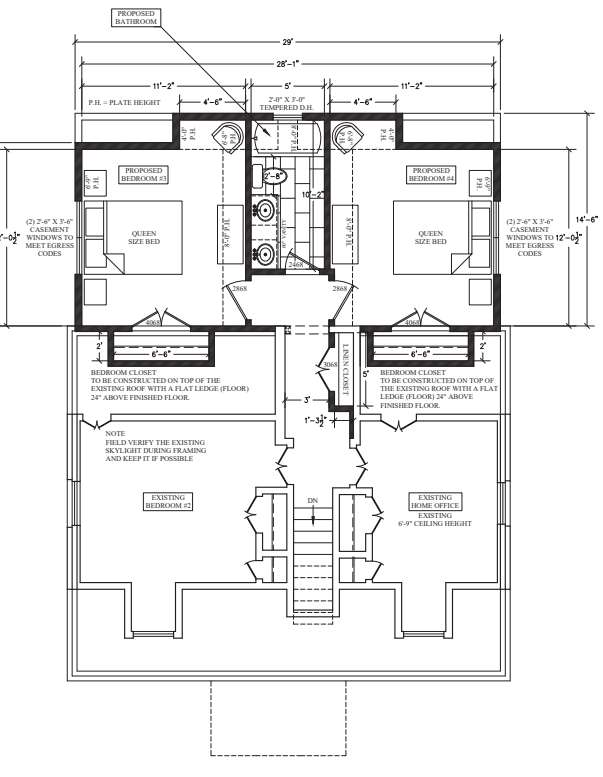


PROPOSED BASEMENT FLOOR PLAN-421 S F (NEW)
SCALE 1/4" = 1'-0"

- NOTES:
1. THE AVERAGE HEIGHT OF THE HOUSE IS 22'-3 1/2"
 2. THE AVERAGE MIDPOINT OF THE HEIGHT OF THE HOUSE IS 17'-1 1/4"
 3. THEREFORE, THE SIDE SETBACK IS A MINIMUM OF 7'-0", 1:3 RATIO OF MIDPOINT HEIGHT
 4. EXISTING BASEMENT: 731 S F
 5. EXISTING FIRST FLOOR: 778 S F
 6. EXISTING SECOND FLOOR: 428 S F (ONLY 59 S F ABOVE 7' CEILING HEIGHT)
 7. MAXIMUM ALLOWABLE FLOOR AREA: 1,968 S F
 8. EXISTING FLOOR AREA: 796 S F (INCLUDING EXCLUSIONS)
 9. ALLOWABLE ADDITIONAL TOTAL FLOOR AREA (FIRST AND SECOND FLOOR): 1,108 S F
 10. ADDITIONAL SQUARE FOOTAGE FOR FIRST AND SECOND FLOOR BEING ADDED: 860 S F
 11. THE ADDITIONAL 421 S F OF THE BASEMENT IS ALLOWABLE PER THE FAR CALCULATIONS



PROPOSED FIRST FLOOR PLAN-421 S F (NEW)
SCALE 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN-439 S F (NEW)
SCALE 1/4" = 1'-0"

CONSTRUCTION DRAWING RELEASE

THE BUILDER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE BUILDING OF THE CONSTRUCTION PROJECT. REGARDS TO THE PROVIDED COUNTY APPROVED SET OF CONSTRUCTION DRAWINGS, THE BUILDER OR GENERAL CONTRACTING COMPANY MUST CONTACT THE DESIGNER. CONTRACTING COMPANIES ARE NOT PERMITTED TO MAKE ANY CHANGES TO THE CONSTRUCTION DRAWINGS PRIOR TO ANY AND ALL EXEMPTIONS, CONTRACTS, PERMITS, OR ANY OTHER DOCUMENTS THAT MAY BE REQUIRED BY THE DESIGNER. ANY CHANGES TO THE CONSTRUCTION DRAWINGS THAT NEED TO BE MADE DURING CONSTRUCTION, BY THE DESIGNER FOR THE RESULT OF FIELD VERIFICATION, ARE CHANGED TO THE CONSTRUCTION DRAWINGS THAT NEED TO BE MADE DURING CONSTRUCTION. THE BUILDER OR GENERAL CONTRACTING COMPANY IS ALSO RESPONSIBLE FOR THE BUILDER OR GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL AND STATE BUILDING CODES. THE CUSTOMER CAN REQUEST THAT SERVICES TO BE PROVIDED BY THE DESIGNER UNDER A NEW CONTRACT.

DESIGNER:

CHRISTIE FOERBICH OF:
C. L. FOERBICH RESIDENTIAL DESIGN, INC
ALEXANDRIA, VIRGINIA 22301
703-777-8972

CLIENT:

THE SPENCER-YOUNG RESIDENCE
ALEXANDRIA, VIRGINIA 22301

DATE:

4/17/2026

SCALE:

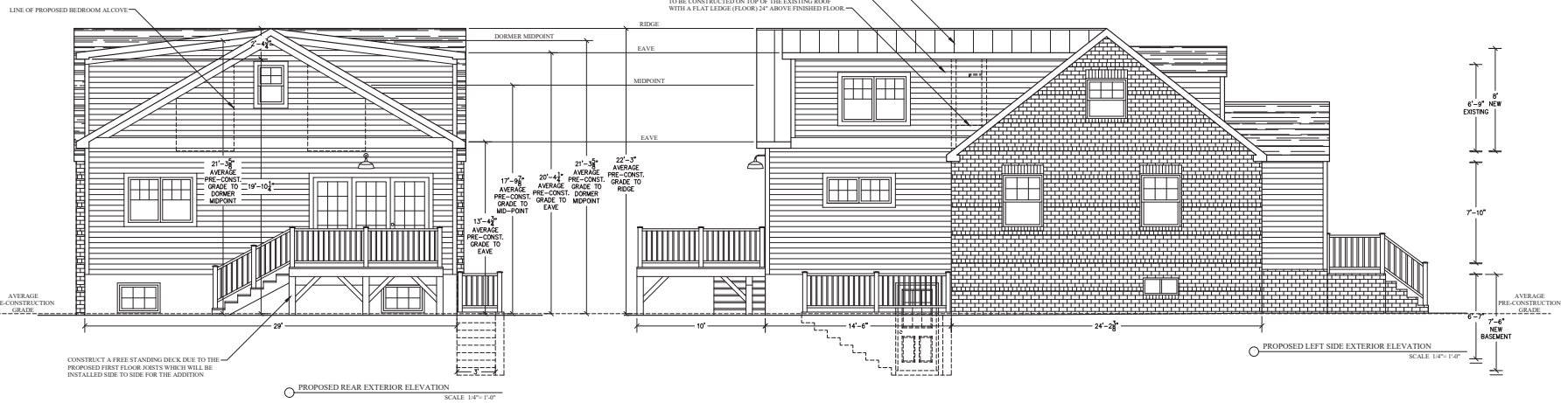
A5 SHOWN

SHEET TITLE:

PROPOSED FLOOR PLANS

SHEET NUMBER:

1 OF 2



INSTALL A METAL ROOF ON THE PROPOSED ADDITION
DUE TO THE LOW PITCH TO PROPERLY SHED WATER

INSTALL SIDING TO MATCH EXISTING AS BEST AS
POSSIBLE

BEDROOM CLOSET
TO BE CONSTRUCTED ON TOP OF THE EXISTING ROOF
WITH A FLAT LEDGE (FLOOR) 24" ABOVE FINISHED FLOOR

CONSTRUCTION DRAWING RELEASE
THE BUILDER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE BUILDER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE BUILDER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE BUILDER OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

DESIGNER:
CHRISTIE FOERBRIGHT OF:
FOERBRIGHT RESIDENTIAL DESIGN, INC
10001 WOODBRIDGE DRIVE
FAIRFAX, VIRGINIA 22030
703-777-8072

CLIENT:
THE SPENCER-YOUNG RESIDENCE
ALEXANDRIA, VIRGINIA 22301

DATE: 4/17/2026
SCALE: AS SHOWN
SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS
SHEET NUMBER: 2 OF 2

18 W. Myrtle St.
Alexandria, VA 22301

May 26, 2026

Board of Zoning Appeals
City of Alexandria
4850 Mark Center Dr.
Alexandria, VA 22311

Ref.: Proposed renovation of single-family home at 20 West Myrtle Street, 22301

To Whom it May Concern:

We are the owners and occupants of the home at 18 W. Myrtle St. situated immediately to the east of the referenced property that Becca Spencer and Nathan Young propose to renovate and expand.


Following a notice about a public hearing and consideration of a request for a Special Exception to construct an addition in the required side yard, we as the most affected neighbors wish to express our concurrence and support of the addition.

Nathan and Becca showed us the plans several weeks before the date of this letter and discussed the efforts to minimize impact on light and air to our property. The request sets back further than the existing wall and is acceptable by us.

We are available for contact by City staff as may be appropriate at [REDACTED]
(Elizabeth) and [REDACTED] (Mark).

With regards,


Mark D. Scheland


Elizabeth L. Scheland