

Docket Item #1
BZA CASE #2010-0012

Board of Zoning Appeals
May 13, 2010

ADDRESS: 2805 RIDGE ROAD DRIVE
ZONE: R-8, RESIDENTIAL
APPLICANT: MARGARET CANALE, OWNER

ISSUE: Special exception to construct a covered open front porch 27.10 feet from the front property line facing Ridge Road Drive.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-1002	Front Yard	34.96 feet*	27.10 feet	6.18 feet

* based on average prevailing setback for houses along the block face

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception with the condition that the applicant select a single architectural style that will be consistent with other alterations to the building and work with staff to finalize the design of the porch and alterations prior to submission of the building permit.

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. 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 applicant proposes to construct an open covered front porch, at the property located at 2805 Ridge Road Drive. The front porch requires a special exception.

II. Background

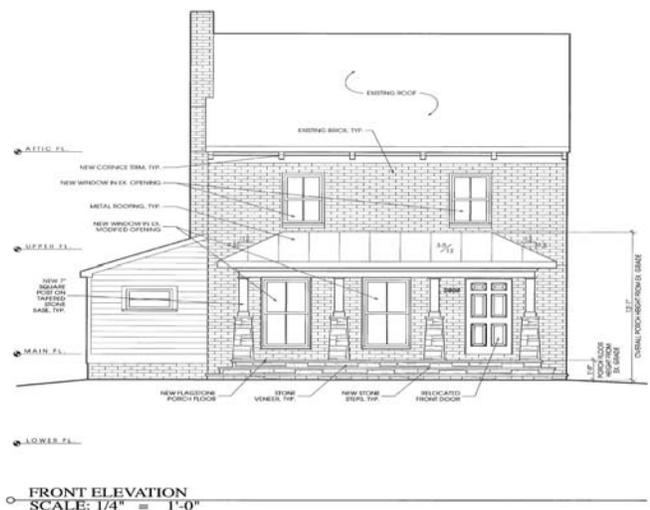
The subject property is one lot of record with 50.00 feet of frontage facing Ridge Road Drive, and a depth of 126.81 feet along the north side property line and 127.30 on the south side property line. The property contains 6,353 square feet of lot area. A two-story single-family dwelling currently occupies the property. The existing house is 5.80 feet from the north side property line, 12.60 feet from the south side property line and is located 35.10 feet from the front property line facing Ridge Road Drive. According to real estate assessment records, the house was constructed in 1935.



III. Description

The new porch will extend 20.25 feet across a portion of the main front building wall and project 8.00 feet from the building face towards Ridge Road Drive. The new porch totals 162.00 square feet and is deductible floor area under the City’s adopted Infill Regulations. The proposed porch will be located 27.10 feet at the closest point to the front property line facing Ridge Road Drive and approximately 13.70 feet from the north side property line. The average front yard setback along the Ridge Road Drive on the same side as the applicant’s property is 34.96 feet.

The applicant’s home is located 35.10 feet from the front property line facing Ridge Road Lane (1.68 feet behind average front setback). The applicant requests a special exception of 6.18 feet to construct the front porch forward of the average front setback. The proposed porch will not be closer than 15.00 feet to the front property line as specified under the special exception rules.



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

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge/Rosemont Small Area Plan for residential use.

V. Requested Special Exception:

7-1002 Residential Front Setback

The applicant requests a special exception of 6.18 feet to build a new open front porch located forward of the required 34.96 feet average front yard setback.

VI. Noncomplying Structure/ Substandard Lot

The existing dwelling at 2805 Ridge Road Drive is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Size	8,000 sq. ft.	6,353 sq. ft	1,647 sq. ft.
Lot Width	65.00 ft.	50.00 ft.	15.00 ft.
Side Yard (north)	8.00 ft.	5.80 ft.	2.20 ft.
Front Setback	34.96 ft.	35.10 ft.	-0.14 ft.

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the 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.
- 3) Whether approval of the special exception will alter the essential character of the area or zone.

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

VIII. Staff Analysis

Staff finds that the proposed porch meets the standards listed in Section 11-1304 to warrant the granting of a special exception, however, the architecture style must be revised to meet the requirement delineated in Section 11-1302(C)(2) that “The applicant for a ground level covered front porch shall demonstrate by clear and convincing evidence that the porch is compatible with the existing building.”

The two story brick, side gable home was originally constructed in 1935, according to Alexandria real estate records, in a simple Colonial Revival Style. Character defining features of this style are a symmetrical, three bay body with center entry; six-over-six lite double hung windows with shutters; and a pedimented front door surround. The applicant proposes to alter the style of the house but without utilizing a single, clearly defined architectural style. The relocated front door is shown with six panels, which is typical of the Federal or Georgian styles of the late 18th or early 19th century. The six new brackets shown at the cornice and two-over-two windows are late 19th century Victorian Period details. The half-height, square porch columns sitting on a battered stone base are typical of the Craftsman period of the early 20th century. (*A Field Guide to American Houses*, McAlester)

While the overall proportions of the proposed hip roof porch can be appropriate to any of these three periods, staff believes it would be a more harmonious design if the applicant selected a single architectural style and used it throughout.

IX. Staff Conclusion

Staff recommends approval of the special exception to construct a covered open front porch with the condition that the applicant select a single architectural style that will be consistent with other alterations to the building and work with staff to finalize the design of the porch and alterations prior to submission of the building permit.

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the special exception is approved the following additional comments apply.

Transportation and Environmental Services:

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R7. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F1. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, 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;

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- 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) 838-4318. 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>**

- 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:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-3 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

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- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Recreation (Arborist):

- F-1 There are no trees affected by the proposed variance.

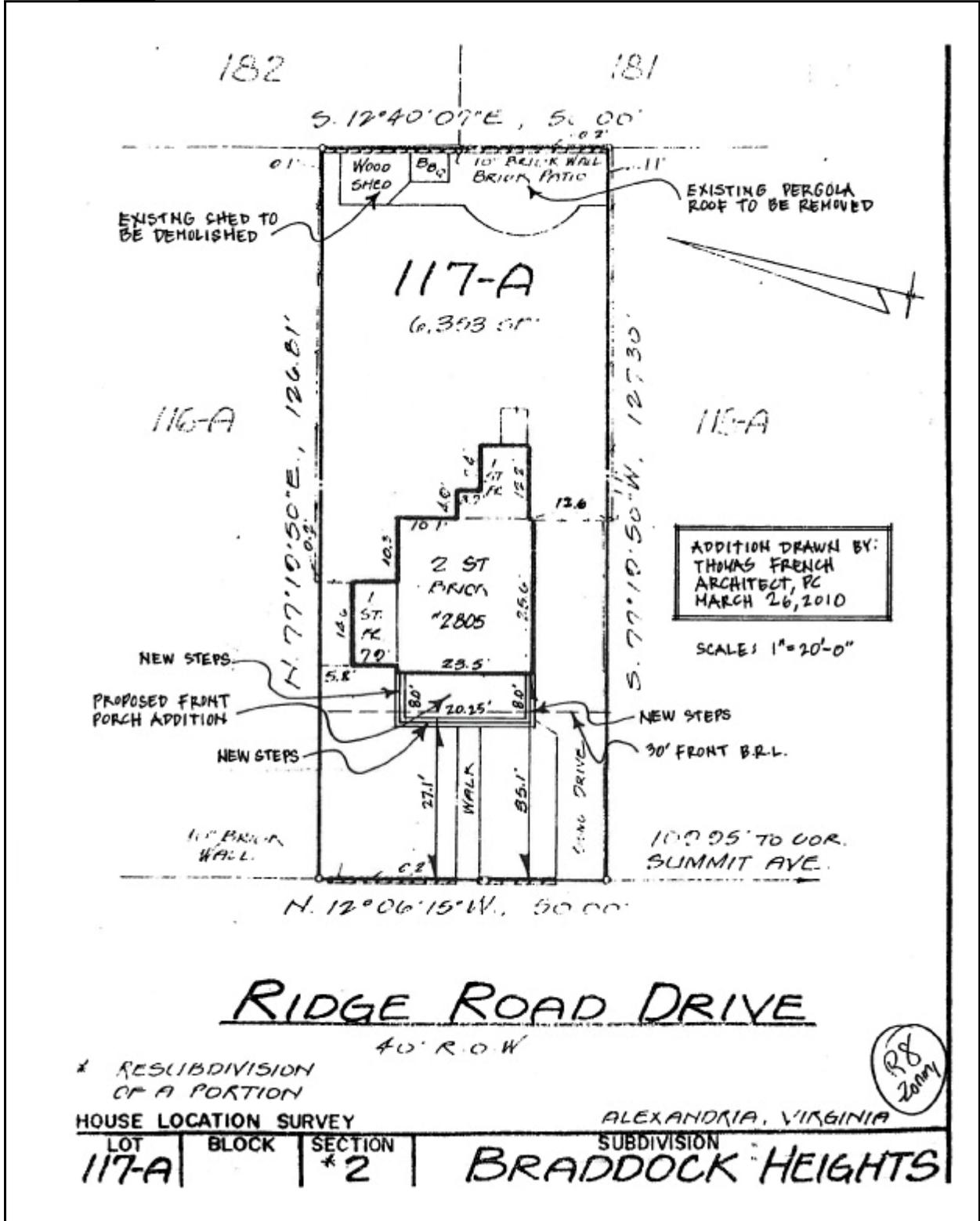
Historic Alexandria (Archaeology):

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

X. Images





2805 Ridge Road Drive



2812 Ridge Road Drive



2703 Ridge Road Drive



2707 Ridge Road Drive



2700 Ridge Road Drive



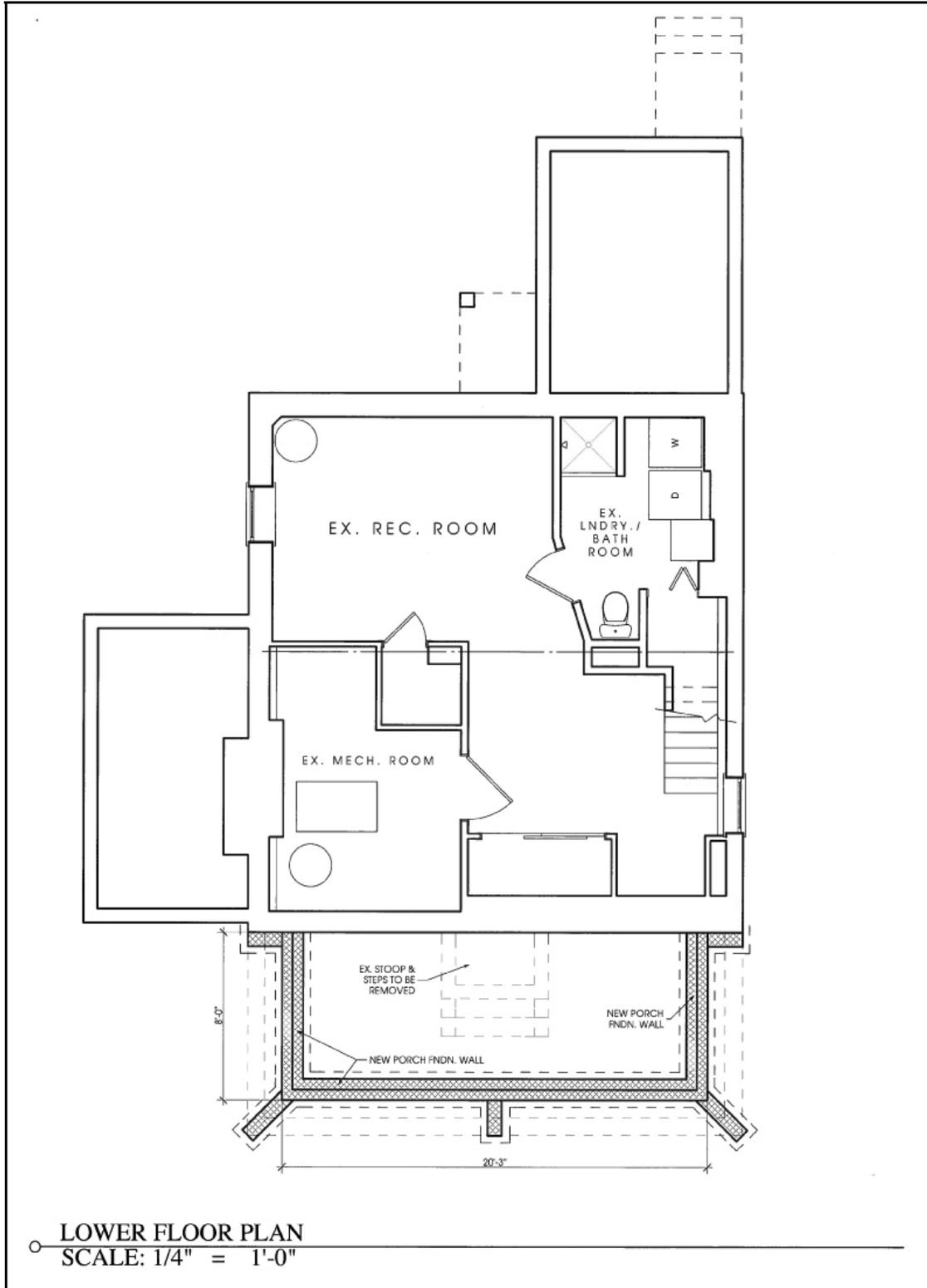
2800 Ridge Road Drive

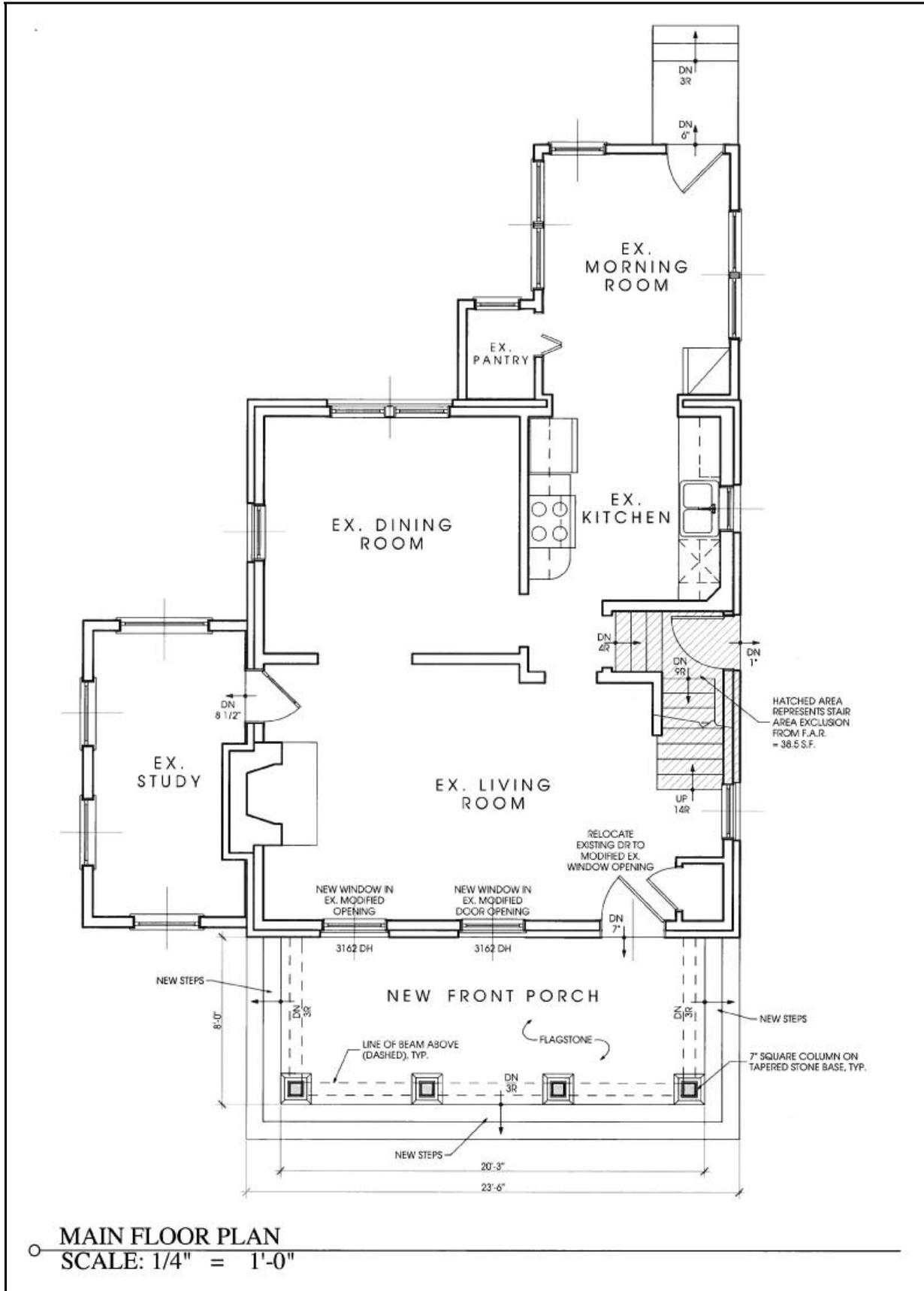


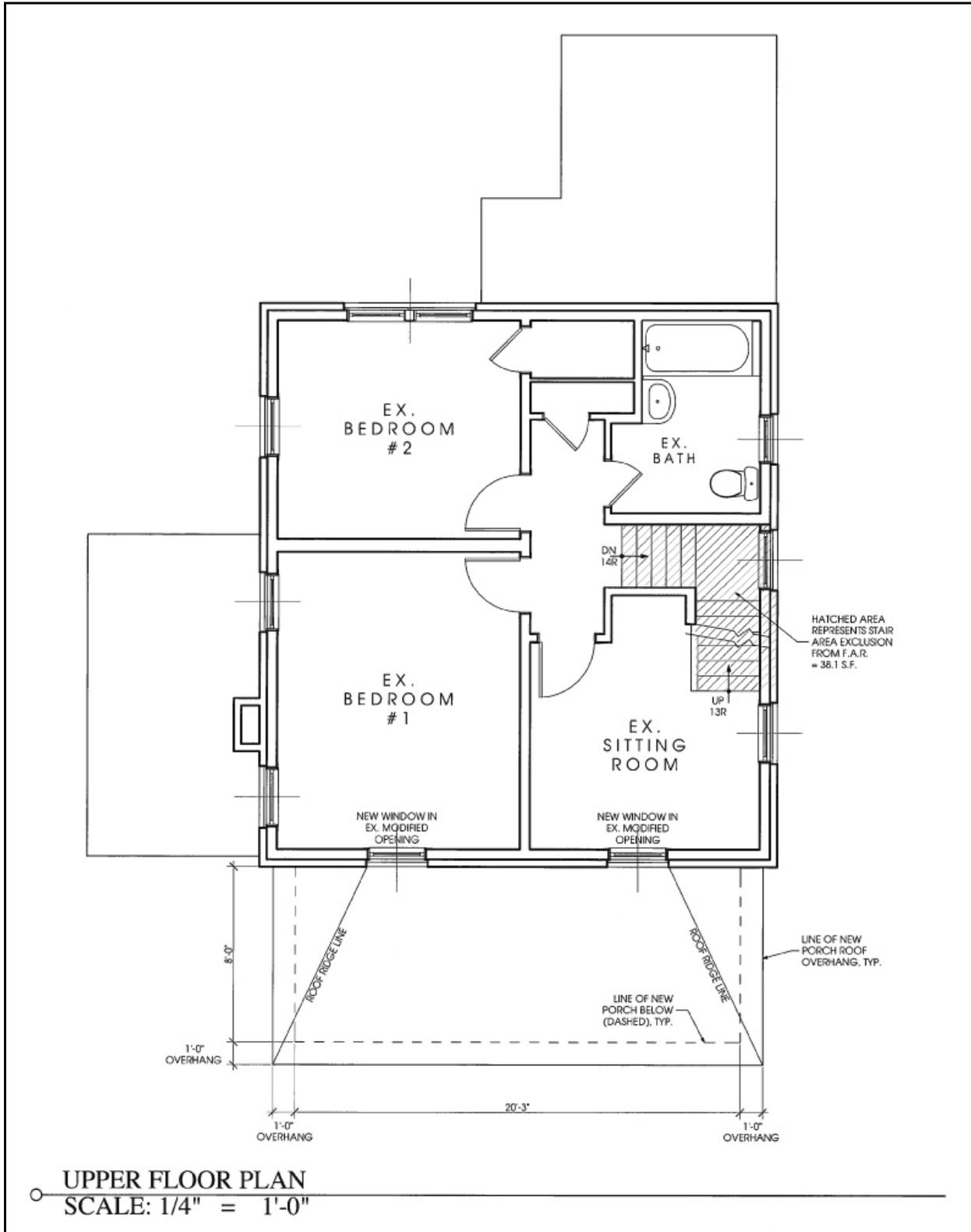
2808 Ridge Road Drive

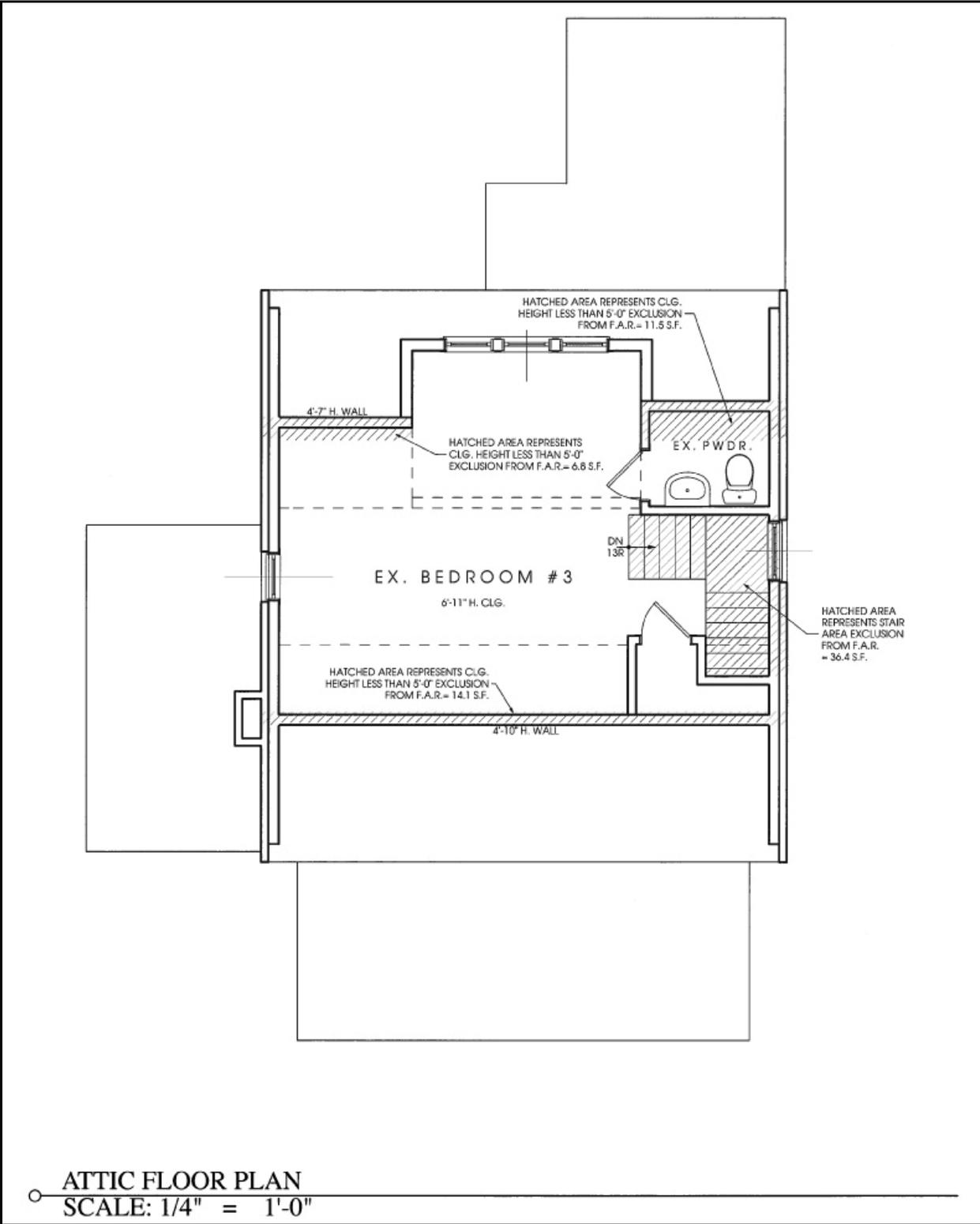


2809 Ridge Road Drive

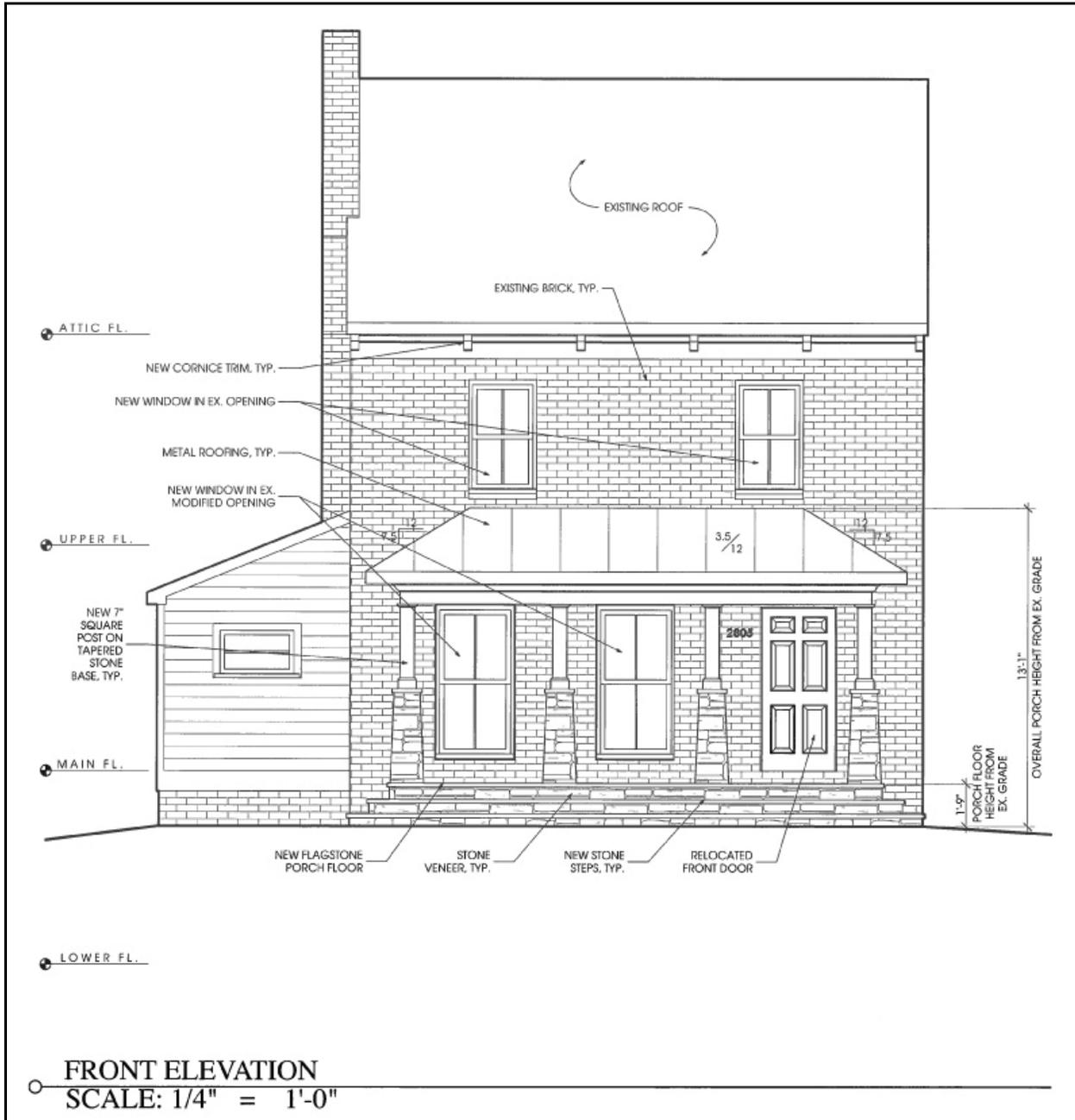








ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"





○ FRONT VIEW OF EXISTING



○ FRONT VIEW WITH NEW PORCH

File Copy

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**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

3-306(A)(1) Front yard. 8' min use shall provided.
Front yard of at least 30 feet

1. Applicant: Owner Contract Purchaser Agent

Name Margaret Canale

Address 2505 Ridge Road Drive
Alexandria Va 22302

Daytime Phone 703 405 0102

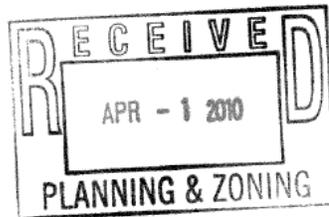
Email Address margcanale@yahoo.com

2. Property Location 2505 Ridge Road Drive

3. Assessment Map # 033.03 Block 14 Lot 25 Zone R5

4. Legal Property Owner Name Listed Margaret M + Randall S. Broch - now sole

Address 2505 Ridge Road Drive
Alexandria Va 22302
legal owner
upon death
of
husband



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5. Describe request briefly :

Request of special exception to add front porch
to property to enhance

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:

Margaret Claude
Print Name

[Signature]
Signature

703 405 0102
Telephone

3/3/10
Date

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).

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PART B (SECTIONS 11-1302(C) and 11-1304)

APPLICANT MUST COMPLETE THE FOLLOWING:
(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 8.0'
 - b. Length of building wall where porch is to be built 23.5'
 - c. Length of porch deck 20.75'
 - d. Depth of overhang 1.0'
 - e. Distance of furthest projecting porch element from the front property line 25.43' from property line to Front Step
 - f. Overall height of porch from finished or existing grade 13.65'
 - g. Height of porch deck from finished or existing grade 1.75'

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.

This is a new
Armoire was tested to design concept to enhance livability for occupant
but also be neighborly and friendly. Some adjacent structures closer to
the porch than proposed but wanted to keep this one smaller but functional
and in keeping with the neighborhood

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

Do not will not

4. Explain how the proposed porch will affect the light and air to any adjacent property.

It will not affect light or air to adjacent properties

5. 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 but limited so far however no objections

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6. **The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.**

Part of the design concept was to create a functional entranceway to this house that was esthetically pleasing and fit within the context of the neighborhood. I believe Thomas French more than achieved that. Cognizant that a special exception would be required this structure replaces masonry planters and steps that were built in the 30s and 60s. Currently, the planters come out 4 feet from the wall and will be replaced a neighborhood friendly structure that also allows occupants and guests to escape the elements when entering the home.

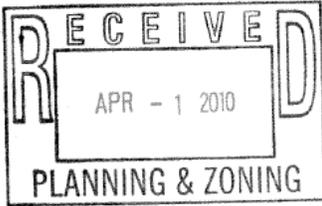
Attached are several photos from the neighborhood. 5 photos are from my block which includes 11 houses. 3 photos are from the next block down. The newest additional tend to have porches of similar nature to my own.

Recent construction. All photos from 2700 and 2800 block of Ridge Road Drive.
2812 – Stone pillars. Height: 12.4' Length: 28' Depth: 7.6'. Closest distance to the curb is 23.3.
2703 – Much larger than mine but with similar, seamed metal roof. Height: 11' Length: 41' Depth: 9.3'.
2707 – Greater depth, with brickwork base. Height: 14' Length: 25.6' Depth: 12.9 from front steps.
2700 - Height: 13' Length: 20.6' Depth: 10.4' from front step.

Older or original entranceways
2800 - Height: 14' Length: 20' Depth: 7'
2808 - Height: 12.5' Length: 6.9' Depth: 6'.
2809 - Height: 11.5' Length: 7.7' Depth: 6.6'.

I believe the requested entrance of 13.08 inches height, 20.25' length, and 8' deep, fits within the prevailing designs already in place.

Please see attached photos.



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A



DEPARTMENT OF PLANNING AND ZONING
 FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
 SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 2805 Ridge Road Dr, Alexandria Va Zone RB
 A2. 6353 x 0.35 = 2223.55
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	602.3	Basement**	602.3
First Floor	853.7	Stairways**	25.5 + 35.1 + 36.4 = 113.0
Second Floor	602.3	Mechanical**	0.0
Third Floor	367.6	Porch/Garage**	0.0
Porches/Other	0.0	Attic less than 5**	6.8 + 11.3 + 14.1 = 32.4
Total Gross*	2425.9	Total Exclusions	747.7

B1. Existing Gross Floor Area *
2425.9 Sq. Ft.
 B2. Allowable Floor Exclusions**
747.7 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1678.2 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0.0	Basement**	0.0
First Floor	0.0	Stairways**	0.0
Second Floor	0.0	Mechanical**	0.0
Third Floor	0.0	Porch/Garage**	162.0
Porches/Other	162.0	Attic less than 5**	0.0
Total Gross*	162.0	Total Exclusions	162.0

C1. Proposed Gross Floor Area *
162.0 Sq. Ft.
 C2. Allowable Floor Exclusions**
162.0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
0.0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1678.2 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2223.55 Sq. Ft.

*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.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: [Signature] Date: 26 Mar 10



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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 ten 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.	Margaret M. Canale	2805 Ridge Rd Dr	0%
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 2805 Ridge Rd Dr (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.	Margaret M. Canale	2805 Ridge Rd	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.

	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.			<input type="radio"/>
2.			
3.			

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

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.

4/1/10
Date

Margaret Canale
Printed Name

Signature