

Docket Item #2
BZA CASE #2011-0016

Board of Zoning Appeals
December 8, 2011

ADDRESS: 2913 RICHMOND LANE
ZONE: R-8, RESIDENTIAL
APPLICANT: JAIME DAWSON, OWNER

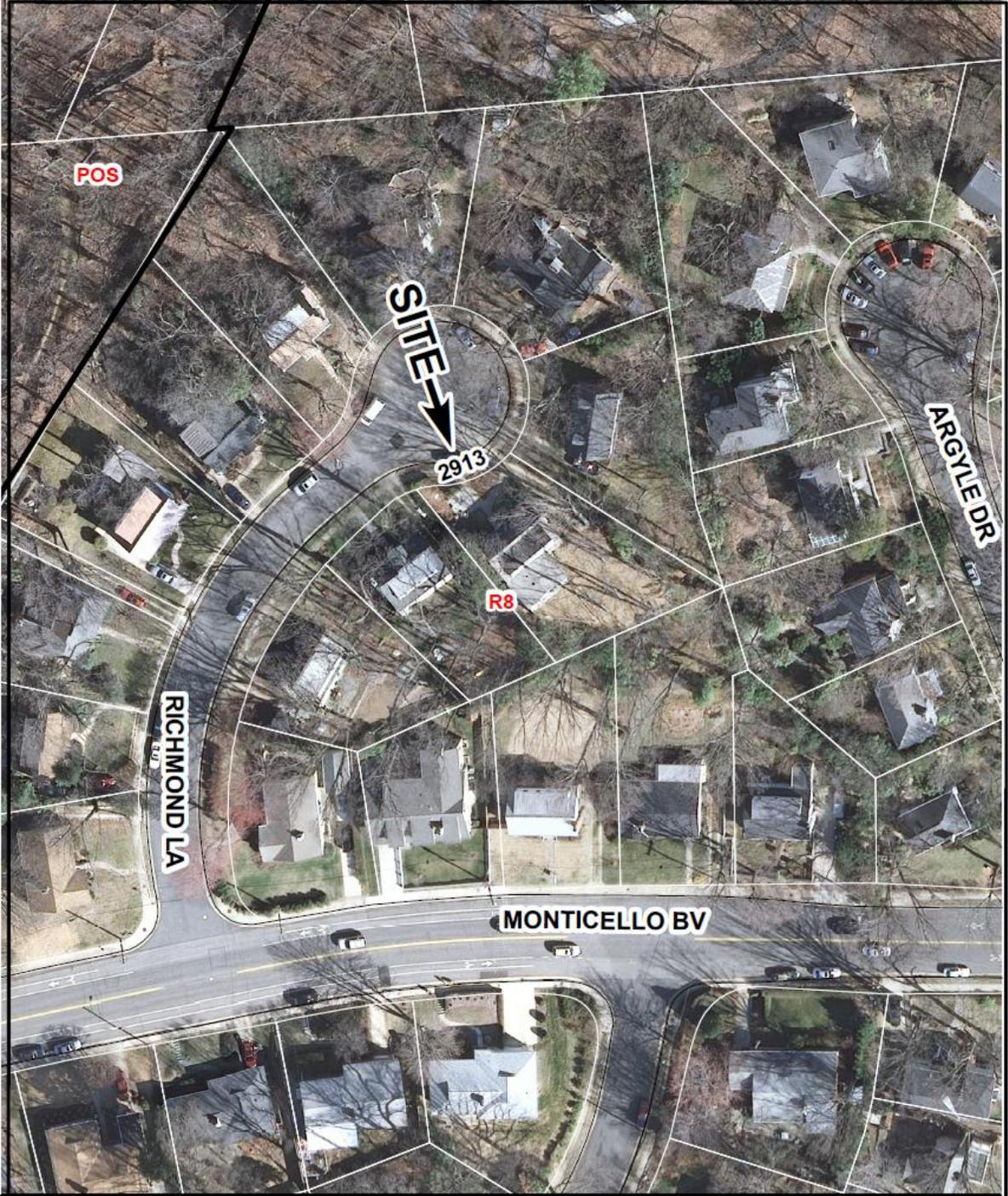
ISSUE: Special exception to construct a covered open front porch in the required front yard facing Richmond Lane.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	25.50 feet*	18.40 feet	7.10 feet

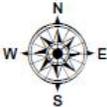
* Based on the average setback along Richmond Lane.

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 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 porch footprint and setbacks. 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.



BZA CASE #2011-0016 CONTEXT MAP



I. Issue

The applicants propose to construct an open front porch in the required front yard at 2913 Richmond Lane.

II. Background

The subject property is one lot of record with 59.90 feet of frontage facing Richmond Lane and depths of 141.84 feet along the east side property line and 127.49 feet along the west side property line. The property contains 9,046 square feet of lot area and is complying as to the minimum lot area and frontage for a single family dwelling lot in the R-8 zone. The lot is noncomplying as to the required lot width. The R-8 zone requires 65.00 feet of width at the front building wall. The subject property has 61.00 feet of lot width at the existing front building wall.

The property is currently developed with a single family dwelling located 26.40 feet the front property line, 7.90 feet from the west side property line, 15.10 feet from the east side property line and 38.00 feet from the rear property line. According to real estate records the dwelling was constructed in 1952.

III. Description

The applicants propose to construct a one-story open front porch measuring 8.00 feet in depth and 37.50 feet in length. The proposed porch will measure 9.75 feet in height measured to the eave facing the front yard and 13.50 feet in height measured to the highest portion of the roof that connects with the existing main dwelling roof. The proposed front porch will be located 18.40 feet from the front property line, 8.40 feet from the west side property line and 12.00 feet from the east side property line. The applicants must request a special exception to construct the front porch in the required front yard, based on the average setback of the blockface on Richmond Lane.

The applicants are also proposing to construct a shed dormer above the existing main dwelling. The dormer will be set back slightly from the existing front building wall and will comply with all required setbacks and the floor area ratio.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. The proposed porch meets the criteria under the infill regulations that allow 240 square feet of the total floor area of the porch to be excluded.

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 Area Plan for residential use.

V. Requested Special Exception:

7-2503(A) Front Yard

The applicants request a special exception of 7.10 feet from the required 25.50 feet, based on the average front setback along Richmond Lane, to construct the open porch in the required front yard.

VI. Noncomplying Structure/ Substandard Lot

The existing lot at 2913 Richmond Lane is noncomplying with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Width	65.00 feet	61.00 feet	4.00 feet

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

The proposed porch is architecturally compatible with the existing building, neighboring properties and neighborhood character. The roofline of the porch is in scale with the existing dwelling and be open. The second story dormer is located above the main building wall, not above the porch.

An inspection of the immediate and surrounding neighborhood revealed that there are many open front porches of similar mass and scale to the porch proposed by the applicants. Many of the houses in this cul-de-sac are being renovated and updated. It appears many of these projects are incorporating open porches and porticos. The proposed porch is in keeping with the character of the neighborhood and poses no detriment to any other property. The proposed porch will remain open; therefore it is unlikely to reduce light or air to other properties.

The subject property has an irregularly shaped lot with a curved front property line. Approximately half of the proposed front porch complies with the required front setback. The curve of the cul-de-sac makes creating a front porch along the entire front building wall in compliance with the setback impossible.

IX. Staff Analysis

Staff **recommends approval** of the requested special exception to construct an open front porch, because as described above, the porch is compatible with the existing dwelling and surrounding neighborhood and will not negatively impact other properties.

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. (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 all plans submitted for approvals. (T&ES)
- F-1 An approved grading plan will not be required for the proposed improvement based on the information provided. (T&ES)
- C-1 Any work from or within the public right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-2 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the 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. (5-6-224) (T&ES)
- C-3 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-4 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-5 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)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact David Lucia, at david.lucia@alexandriava.gov or 703-746-4268. (Code)
- C-1 Alterations to the existing structure and/or installation of equipment requires construction/alteration permits. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration as well as layouts and schematics of the architectural, footing/foundations and framing systems.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 The height of the porch above grade is not shown. If > 30" above finished grade porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC.

Recreation (Arborist):

- F-1 No specimen trees are affected.

Historic Alexandria (Archaeology):

F-1 The nineteenth-century house known as Echo Wood is located a short distance to the north from Richmond Lane on the top of an elevated terrace overlooking tributaries of Four Mile Run. Although the probability is small, outbuildings related to Echo Wood could be present in the subject lot. The landform also would have been potentially conducive for temporary prehistoric encampments or earlier historic activity that predates the Civil War. Therefore, there is a remote chance that the subject property contains information that could add to our understanding of Echo Wood farmstead or earlier eras of history in Alexandria.

R-1 The statements 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 or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

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.

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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:

7-2503(A)

1. Applicant: Owner Contract Purchaser Agent

Name JAIME M. DAWSON

Address 2913 RICHMOND LANE

ALEXANDRIA, VA 22305

Daytime Phone 703-823-2748

Email Address jaimermdawson@comcast.net

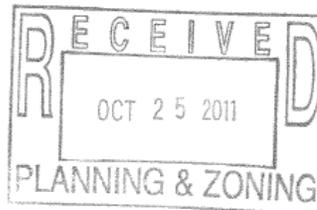
2. Property Location 2913 RICHMOND LANE / MONTICELLO PARK LOT 25
SEC 3A

3. Assessment Map # 02302 Block 06 Lot 32 Zone _____

4. Legal Property Owner Name STEPHEN P. & JAIME M. DAWSON & ROBERT K. & SUSAN L DAWSON

Address 2913 RICHMOND LANE

ALEXANDRIA, VA 22305



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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.	Jaime Dawson	2913 RICHMOND LN.	25%
2.	Jaime Dawson	2913 RICHMOND LN.	25%
3.	Bob + Susan Dawson	1214 Key Dr.	50%

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2913 RICHMOND (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.	Jaime Dawson	2913 RICHMOND LN.	25%
2.	Jaime Dawson	2913 RICHMOND LN.	25%
3.	Bob + Susan Dawson	1214 Key Dr.	50%

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.		
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.

10/22/11 JAIME DAWSON *[Signature]*
Date Printed Name Signature

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5. Describe request briefly :

REQUEST FOR SPECIAL EXCEPTION TO CONSTRUCT
NEW FRONT PORCH

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:

JAIME M. DAWSON
Print Name


Signature

703-823-2748
Telephone

10/24/2011
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 37'6" 38'
 - c. Length of porch deck 37'6"
 - d. Depth of overhang 8'4 1/2"
 - e. Distance of furthest projecting porch element from the front property line 18'4"
 - f. Overall height of porch from finished or existing grade 9'4"
 - g. Height of porch deck from finished or existing grade _____

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
LOT IS LOCATED ON CUL-DE-SAC AND SET-BACK VARIES OVER WIDTH OF LOT

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
NO, IT IS IN KEEPING WITH OTHER PORCHES IN THE NEIGHBORHOOD.

4. Explain how the proposed porch will affect the light and air to any adjacent property.
IT WILL NOT HAVE AN IMPACT

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, PLANS HAVE BEEN SHOWN AND ALL NEIGHBORS ARE SUPPORTIVE.

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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.

PLEASE SEE ATTACHED PLANS AND PICTURES
SHOWING ADJACENT PROPERTIES WITH
PORCHES. DESIGN AND CONSTRUCTION
WILL BE OF HIGH QUALITY AND CRAFTSMANSHIP.
THE FINISHED PORCH WILL BE COMPATIBLE
WITH OTHER COMPLETED PROJECTS/HOUSES
IN MANTICOLLO PARK.

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**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 2913 RICHMOND LANE Zone 28 (0.35)
 A2. 9046 x .35 = 3166
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1482	Basement**	1482
First Floor	1482	Stairways**	128
Second Floor	900 760	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5***	40
Total Gross*	3724	Total Exclusions	1650

B1. Existing Gross Floor Area *
3724 Sq. Ft.
 B2. Allowable Floor Exclusions**
1650 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2074 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	240*
Porches/Other	296	Attic less than 5***	
Total Gross*	296	Total Exclusions	240

C1. Proposed Gross Floor Area *
296 Sq. Ft.
 C2. Allowable Floor Exclusions**
240 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
56 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2130 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3166 Sq. Ft.

* MAX ALLOWED FAR
 EXCLUSION IS 240 sq

*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.

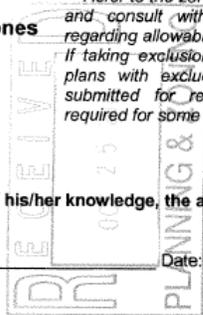
E. Open Space Calculations Required in RA & RB zones

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: 10/24/11



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Richmond Lane	Front Setback (feet from front property line)	
2900	26.5	
2904	35.5	
2908	38.2	
2912	26.5	
2916	21.7	
2920	20.6	
2924	28.3	
2928	27	
2917	25.4	
2913	Subject Property	
2909	27.5	
2905	19	
2901	19.88	
Total	306.88	Average= 25.5'