

Docket Item #1
BZA CASE # 2012-0007

Board of Zoning Appeals
May 10, 2012

ADDRESS: 14 ROSECREST AVENUE
ZONE: R-5, RESIDENTIAL
APPLICANT: DAN AND JILL ROGERS BY FRANK CHU, ARCHITECT

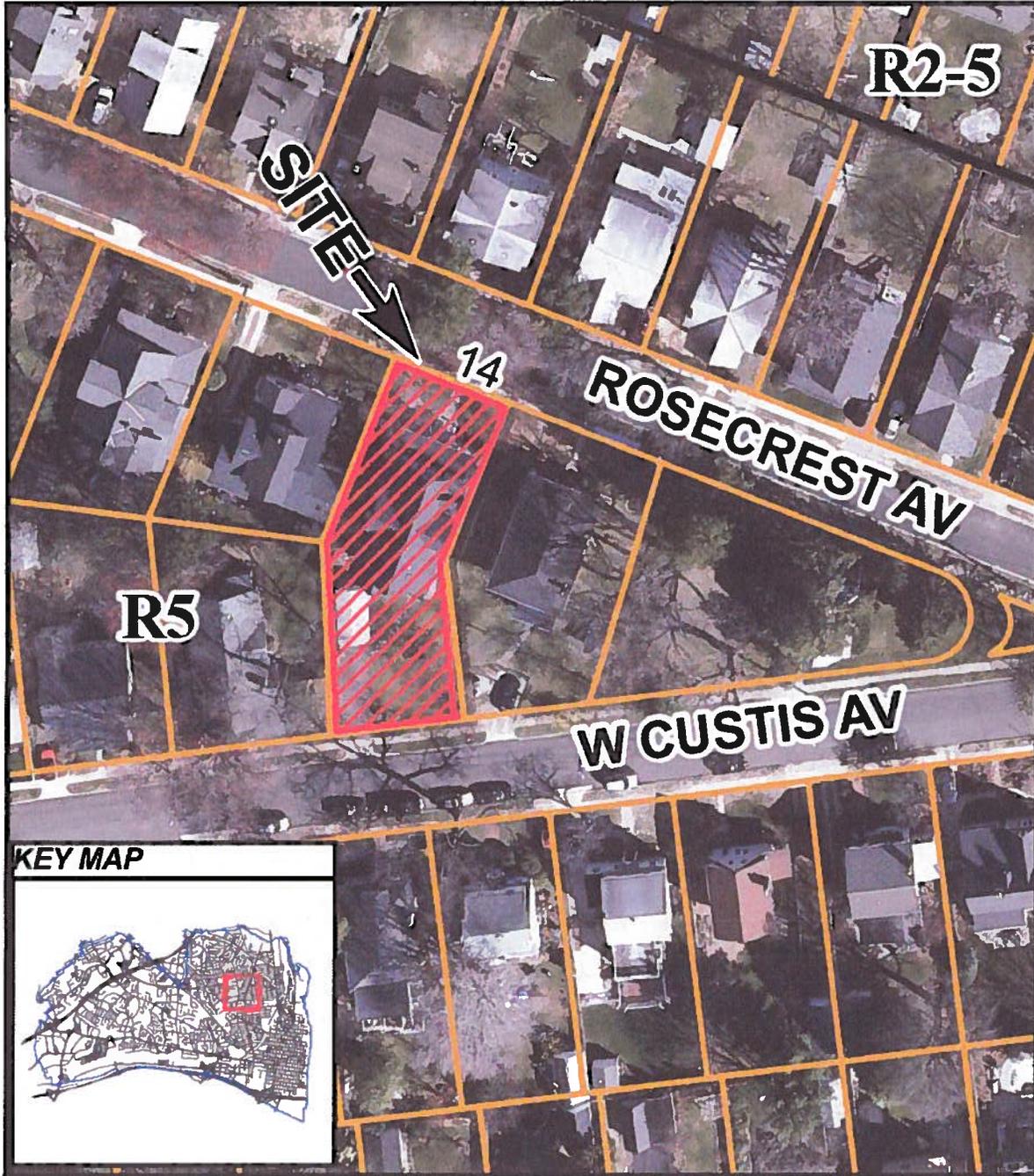
ISSUE: Variance to replace an existing noncomplying detached garage and construct a larger detached garage in the required west side yard setback.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-406(A)(2)	Side Yard (West)	7.00 ft	1.50 ft	5.50 ft

Staff **recommends denial** of the requested variance because the applicants have not demonstrated a hardship.

Alternatively, staff **recommends approval** if the applicants build a detached garage 250 square feet and 11.50 feet in height at the location shown on the submitted survey, because a through lot should not be treated differently to an interior lot that is allowed to build a similar size garage to within one foot of a side property line.

If the Board decides to grant the requested variance either for the large or smaller size garage the development must comply with the code requirements under the department comments and the applicants 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 variance 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 #2012-0007
14 Rosecrest Avenue

05/10/12



I. Issue

The applicants request a variance to replace an existing noncomplying detached garage at the rear of their dwelling located at 14 Rosecrest Avenue, but facing West Custis Avenue and construct a larger detached garage in the required west side yard setback.

II. Background

The subject property, a through lot, is one lot of record with 50.00 feet of frontage on Rosecrest Avenue, 50.00 feet of frontage on West Custis Avenue and has a total lot area of 7,632 square feet. A one and one-half story single-family dwelling with a basement is located 20.00 feet from the front property lines facing Rosecrest Avenue and 62.00 feet from the front property line facing West Custis Avenue. The east side of the property has a linear length of 135.90 feet and the west side property has a linear length of 161.47 feet. A detached one car garage 11.00 feet by 20.00 feet is located at the back of the house, 1.50 feet from the west side property line, 8.00 feet from the rear wall of the house and 41.00 feet to the front property facing West Custis Avenue. According to real estate assessment records, the house was constructed in 1922.

III. Description

The applicants' propose demolish a smaller one car garage and construct a larger detached garage forward of the current garage location. The new garage location is to enable the applicants to provide more rear yard for their family and allow the new garage to comply with the required front yard setback of 25.00 feet facing West Custis Avenue.

The larger detached one-car garage is located behind the building restriction line (BRL) a private covenant established for the subject lot under the original subdivision approval. The replacement garage, although forward of the existing garage location will continue to be located 1.50 feet from the west side property line as does the existing smaller garage.

The replacement detached garage measures 14.00 feet by 24.00 feet for a total of 336 square feet. The garage height is 11.50 feet to the midpoint of the roof and approximately 14.00 feet to the roof ridge. The new garage will be located 29.00 feet from the front property line facing West Custis Avenue) and 1.50 feet from the west side property line. The replacement garage height of 11.50 feet is consistent with the garage height established under the infill regulations. However the footprint and area of the new garage is larger (336 square feet) than allowed under the adopted infill regulations (250 square feet).

The new garage if built will continue to comply with the R-5 floor area requirements (FAR computations sheet attached). The adopted infill regulations allow a 250 square feet detached garage built on a lot between 5,000 square feet to 8,000 square feet to be deducted from floor area. A garage of this size is allowed to be placed within 1.00 feet of the side property line.

The following table reflects the differences in size, dimensions and height of the existing garage, the new replacement garage and an allowed detached garage under the residential infill regulations.

	<u>Width</u>	<u>Depth</u>	<u>Floor Area</u>	<u>Height</u>
1. Existing Garage	11.00 ft	20.00 ft	220 sq ft	10.00 ft

2. Proposed Garage	14.00 ft	24.00 ft	336 sq ft	11.50 ft
3. Infill Garage	12.50 ft	20.00 ft	250 sq ft	11.50 ft
Difference Between 2 and 3	+1.50 ft	4.00 ft	86 sq ft	same

The subject property is located within the Town of Potomac Historic District and is listed as a non-contributing resource, likely because the house was constructed after the period of significance of the National Register nomination.

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

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 identified in the Potomac West Small Area Plan for a residential land use.

V. Requested variance

Section 3-406(A)(2) Side Yard:

To place the detached garage 1.50 feet from the west side property line. The required setback is 7.00 feet. The applicants request a variance of 5.50 feet from the required west side yard property line.

VI. Noncomplying structure

The existing garage at 14 Rosecrest Avenue is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (West)	7.00 ft	1.50 ft	5.50 ft

VII. Staff analysis under criteria of section 11-1103

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.
- (2) The property's condition is not applicable to other property within the same zoning classification.
- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.
- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.
- (7) Strict application of the zoning ordinance will produce a hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

VIII. Applicant's Justification for Hardship

The subject property is a through lot (a lot with two front setbacks facing two public streets) that is angular in shape along the side property lines which combined contributes to a hardship (irregular shaped lot consisting of two front yards that apply more restrictive setbacks than an interior lot which only one front yard and last, a through lot does not qualify to build a detached garage without obtaining variance relief). The applicants feel that the front yard facing West Custis Avenue acts more like a rear yard for the property. Because the property is a through lot the a larger garage cannot be built without obtaining a variance and property does not qualify under the infill regulations to

build a detached garage up to the side yard particularly on a through lot. More restrictive requirements are placed on a through lot than on an interior or corner lot.

IX. Staff Conclusion

The subject property is irregular in shape and must address two front yard setbacks generally not the norm for the majority of the lots in the City. Combined these characteristics create a hardship to build a detached garage consistent with the adopted infill regulations. The area behind the house acts as a rear yard for the subject property rather than a front yard. The shape of the lot makes locating any structure on the property challenging because the front yard facing West Custis Avenue is set at an angle, thereby reducing end of the property line. Staff finds that height; location, style and materials proposed for the replacement garage are appropriate and compatible with the character of the neighborhood and will complement the architecture of the main house. Staff however believes the appropriate size for a detached garage on a 7,000 square foot lot should be limited to a 250 square foot garage as outlined in the residential infill regulations. A through lot of this size should be offered the same application for a detached garage afforded to an interior lot of comparable size. Alternatively, the applicants can repair the existing garage simply with a building permit.

Staff recommends denial of the variance for the larger garage as proposed. The size of garage proposed can be placed in compliance with the 7.00 side yard setbacks and 25.00 feet front yard setback facing West Custis Avenue without the need of a variance.

Alternatively, if the applicants propose to build a new detached garage totaling 250 square feet as prescribed by the adopted infill regulations, staff recommends approval of the variance because the structure is consistent with the intent of the zoning regulations and no precedent will be established.

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 plans shall comply with requirements of City Code Section 5-6-224 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-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 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)
- R-5 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)
- R-6 The building permit must be approved and issued prior to the issuance of any permit for demolition. (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)

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 Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-3 New construction must comply with the 2009 edition of the Uniform Statewide Building Code (USBC).
- C-4 Electrical wiring methods and other electrical requirements must comply with Virginia Residential Code and NFPA 70, 2008
- C-5 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-6 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-7 All exterior walls shall comply with Table R302.1 of the 2009 USBC. 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-9 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-10 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-11 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Recreation (Arborist):

- F-1 No city trees or specimen trees affected by this plan.

Historic Alexandria (Archaeology):

1. Call Alexandria Archaeology (703.746.4399) immediately if historic structural remains or concentrations of artifacts are found.
2. Allow no metal detecting on the property without authorization from Alexandria Archaeology.

Other Requirements Brought to the Applicant's Attention (Planning and Zoning):

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

BZA Case # 2012-0017



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:
3-406 Bulk & open space regulations (A) 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 Frank Chu (Heffner Architects)

Address 604 Montgomery St

Alexandria, VA

Daytime Phone 703-549-7766 ext 132

Email Address fchu@heffnerarch.com

2. Property Location 14 Rosecrest Ave

3. Assessment Map # 034.01 Block 2 Lot 3&part Zone R-5
-09-07 of 4

4. Legal Property Owner Name Dan & Jill Rogers

Address 14 Rosecrest Ave, Alexandria, VA



8/10

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. DAN ROGERS	14 ROSECREST AVE ALEXANDRIA, VA	50%
2. JILL ROGERS	14 ROSECREST AVE ALEXANDRIA, VA	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 14 Rosecrest Ave _____ (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. Dan Rogers	14 Rosecrest Ave Alexandria, VA	50%
2. Jill Rogers	14 Rosecrest Ave Alexandria, VA	50%
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. N/A		
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.

3/26/12
Date

Frank Chu (Heffner Architects)
Printed Name


Signature

5. Describe request briefly:

The applicant proposes to demolish an existing single car garage in disrepair and rebuild a larger single car garage with storage above.

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:

Frank Chu
(Heffner Architects)

Print Name

703-549-7766 ext 132

Telephone



Signature

3/26/12

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.

PART B (SECTION 11-1102)

NOTE: The Board of Zoning Appeals may grant a variance only if the applicant can clearly demonstrate a hardship. A demonstrated hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A demonstrated hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a hardship having to do with specific conditions of the land.)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please print clearly and use additional pages where necessary.)

1. Does strict application of the zoning ordinance to the subject property result in a hardship to the owner? (Answer A or B).

A. Explain how enforcement of the zoning ordinance will amount to a clearly demonstrable hardship.

The irregular shape and it's definition as a through lot precludes the ability to construct a detached garage per allowances in the City of Alexandria's infill regulations. The proposed garage would be constructed at the same side yard setback as the existing garage and would be well within the 25 ft front yard setback from Custis Ave.

B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.

Section 3-406 states that the side yard setback ratio is 1:3 with a minimum of seven feet. Conforming to these regulations would place the garage in considerable encroachment into the backyard, thus impeding the use of the backyard. The proposed garage is to be built at the same sideyard distance as the existing garage to be removed.

2. Is this hardship unique to the property?

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

The property located at 29 Rosecrest shares a similar hardship. It is also a through lot with a detached structure that encroaches into the side yard setback requirements

B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

3. Was the hardship caused by the applicant?

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

Yes

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

Yes

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

The hardship is inherent to the nature of the lot and the subsequent zoning restrictions.

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

No

4. Will the variance, if granted, be harmful to others?

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

There is no known detriment to the adjacent properties. There are several properties on both Rosecrest and Custis Avenues that are not through lots and have rear detached garages that are very close to the side yard property lines

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

The proposed variance will not adversely affect the value of the adjacent and nearby properties. It will most likely enhance property values. The proposed garage is to use similar materials and detailing to the existing house.

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter or submit at the time of the hearing.

The home owners have shared the design drawings and discussed the proposed project with all surrounding neighbors

D. Explain how the proposed variance will change the character of the neighborhood.

The rear of this through lot is completely visible from Custis Ave. The existing garage has fallen into a state of disrepair and the proposed garage will provide a much more attractive elevation due to architectural detailing to match the existing house.

AS



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 14 Rosecrest Ave Zone R-5
 A2. $\frac{7632 \text{ sq ft}}{\text{Total Lot Area}} \times \frac{.45}{\text{Floor Area Ratio Allowed by Zone}} = \frac{3434.4 \text{ sq ft}}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1107	Basement**	1107
First Floor	1529	Stairways**	93
Second Floor	1260	Mechanical**	15
Third Floor	n/a	Porch/Garage**	529.4
Porches/Other	529.4	Attic less than 5**	n/a
Total Gross*	4425.4	Total Exclusions	1744.4

B1. Existing Gross Floor Area *
 $\frac{4425.4}{\text{Sq. Ft.}}$
 B2. Allowable Floor Exclusions**
 $\frac{1744.4}{\text{Sq. Ft.}}$
 B3. Existing Floor Area minus Exclusions
 $\frac{2681}{\text{Sq. Ft.}}$
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	n/a	Basement**	n/a
First Floor	336	Stairways**	n/a
Second Floor	n/a	Mechanical**	n/a
Third Floor	n/a	Porch/Garage**	n/a
Porches/Other	144	Attic less than 5**	144
Total Gross*	480	Total Exclusions	144

C1. Proposed Gross Floor Area *
 $\frac{480}{\text{Sq. Ft.}}$
 C2. Allowable Floor Exclusions**
 $\frac{144}{\text{Sq. Ft.}}$
 C3. Proposed Floor Area minus Exclusions
 $\frac{336}{\text{Sq. Ft.}}$
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) $\frac{3017}{\text{Sq. Ft.}}$
 D2. Total Floor Area Allowed by Zone (A2) $\frac{3434.4}{\text{Sq. Ft.}}$

*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: Frank Chiu - HEFFNER ARCHITECTS Date: 03.27.12
 (FRANK CHIU)

Roger's Residence
14 Rosecrest Avenue



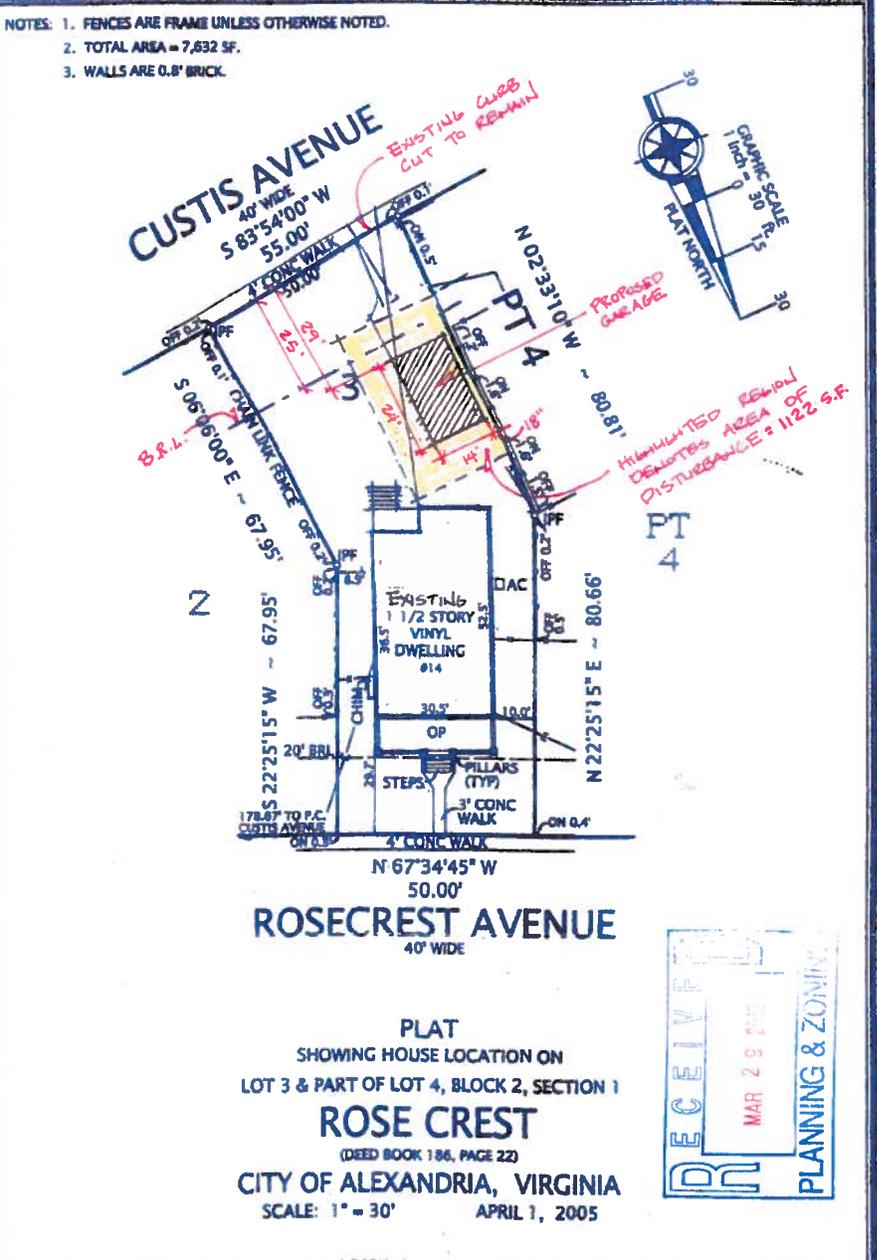
View from Custis Avenue (1)



View from Custis Avenue (2)



3/27/12



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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.



CASE NAME:
BARZILAI - ROGERS
LAND, CLARK, CARROLL
MENDELSON & BLAIR, P.C.

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

CASE NAME: ROGERS

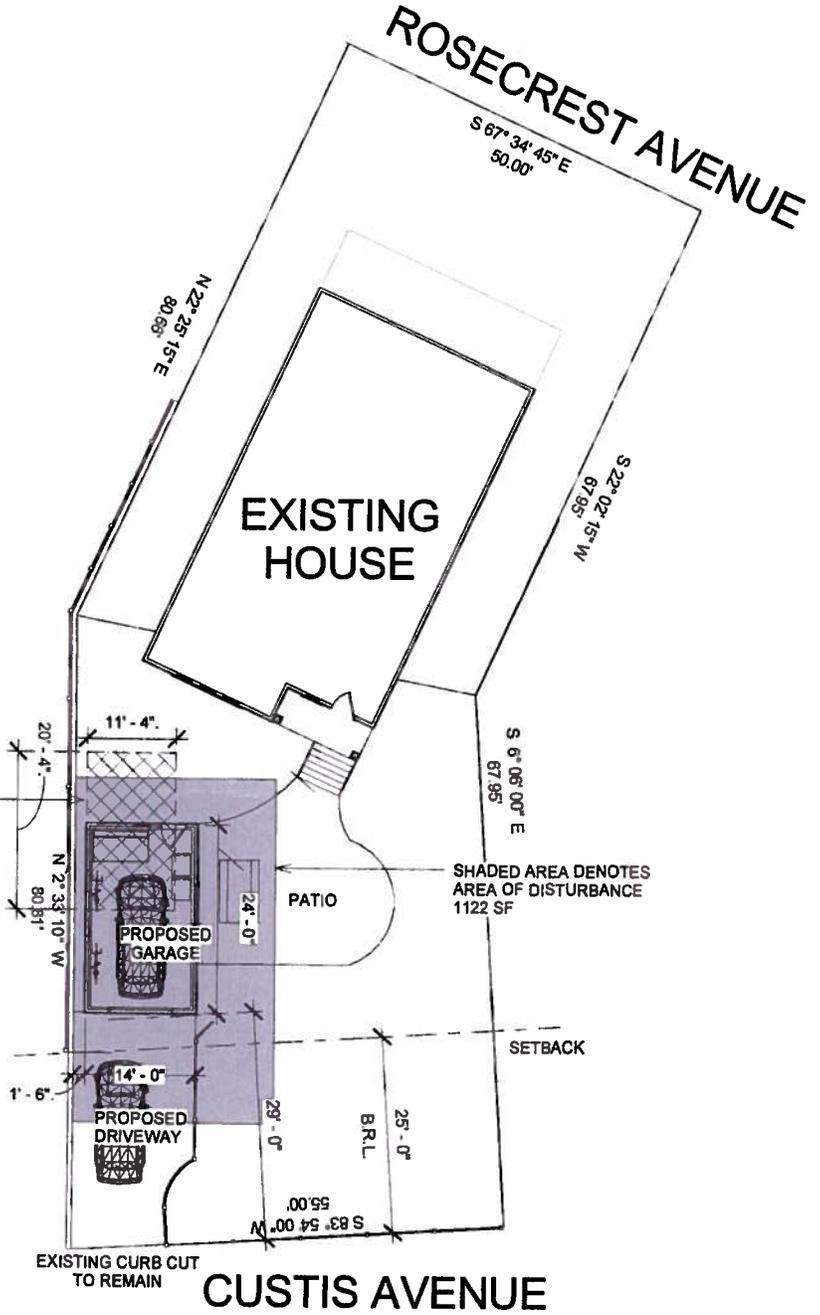
CASE NO: 03-086

#50325007

1 ARCHITECTURAL SITE PLAN.
 1/16" = 1'-0"

CROSS-HATCHED AREA DENOTES
 EXISTING GARAGE TO BE
 REMOVED

SHADED AREA DENOTES
 AREA OF DISTURBANCE
 1122 SF



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RECEIVED
 Fire Copy
 BZA 2012-0007

ROGERS RESIDENCE

14 Rosecrest Avenue
 Alexandria, VA 22301

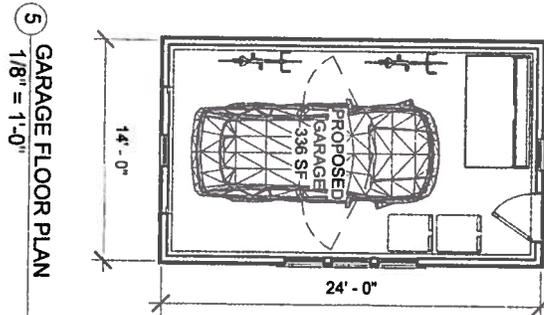
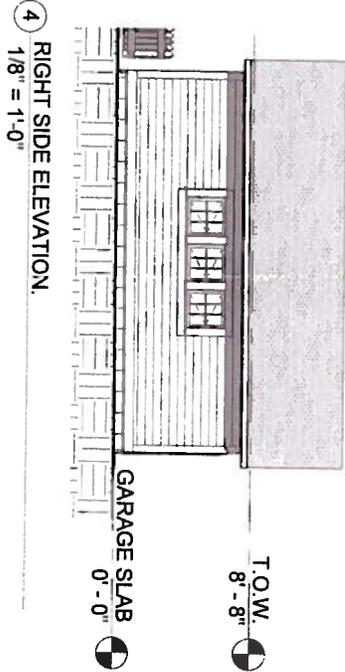
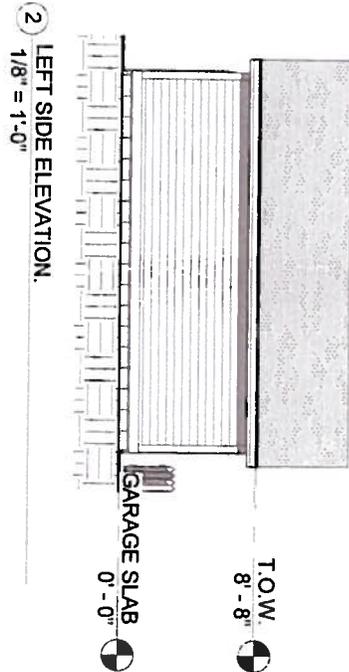
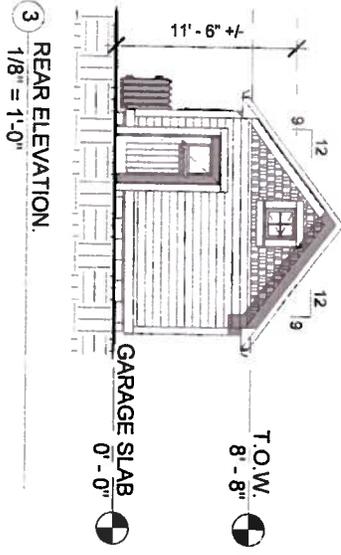
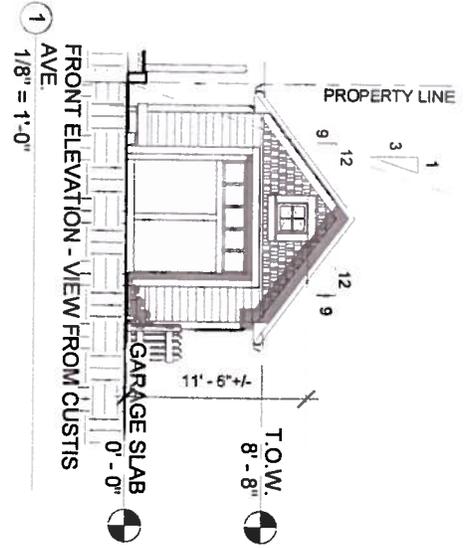
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03/22/1
 ARCHITECTURAL
 SITE PLAN

V-1

BZA 2012-0007



RECEIVED
APR 12 2012
PLANNING & ZONING

© 2012 HEFFNER ARCHITECTS PC

REVISED

ROGERS RESIDENCE

14 Rosecrest Avenue
Alexandria, VA 22301

21



03/22/12
FLOOR PLAN &
ELEVATIONS

V-2

25 April 2012

Dan and Jill Rogers
14 Rosecrest Avenue
Alexandria, VA 22301

Subject: City of Alexandria Board of Zoning Appeals Application for Variance Request

Dear Dan and Jill:

As a resident of Alexandria, I am writing to express full support in the anticipated decision to re-build a garage on your lot.

I understand through our discussion and by viewing the drawing plans provided, that based on similar lots in our area, the proposed garage falls within the character of our Del Ray neighborhood.

I also understand that the structure will not be harmful, unsightly, or become a visual hindrance. In fact, I feel that the new structure will have a positive effect on home values in the neighborhood.

Sincerely,



Steven Bezman
12 Rosecrest Avenue
Alexandria, VA 22301

25 April 2012

Dan and Jill Rogers
14 Rosecrest Avenue
Alexandria, VA 22301

Subject: City of Alexandria Board of Zoning Appeals Application for Variance Request

Dear Dan and Jill:

As a resident of Alexandria, I am writing to express full support in the anticipated decision to re-build a garage on your lot.

I understand through our discussion and by viewing the drawing plans provided, that based on similar lots in our area, the proposed garage falls within the character of our Del Ray neighborhood.

I also understand that the structure will not be harmful, unsightly, or become a visual hindrance. In fact, I feel that the new structure will have a positive effect on home values in the neighborhood.

Sincerely,

Handwritten signatures of Steven Eck and Cynthia Knott. The signature for Steven Eck is on the left, and the signature for Cynthia Knott is on the right, written in cursive.

Steven Eck
Cynthia Knott
20 W. Custis Avenue
Alexandria, VA 22301

25 April 2012

Dan and Jill Rogers
14 Rosecrest Avenue
Alexandria, VA 22301

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Sincerely,

Sherell Sterling
Igor Vorobyov
16 W. Custis Avenue
Alexandria, VA 22301

Sherell Sterling / Igor Vorobyov

25/04/2012

25 April 2012

Dan and Jill Rogers
14 Rosecrest Avenue
Alexandria, VA 22301

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Sincerely,



Nick Garrito
Susan Garrito
16 Rosecrest Avenue
Alexandria, VA 22301

25 April 2012

Dan and Jill Rogers
14 Rosecrest Avenue
Alexandria, VA 22301

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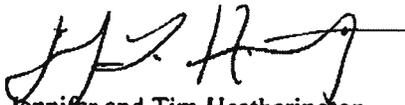
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Sincerely,



Jennifer and Tim Heatherington
19 Rosecrest Avenue
Alexandria, VA 22301

25 April 2012

Dan and Jill Rogers
14 Rosecrest Avenue
Alexandria, VA 22301

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Sincerely,



Denise R. McGann
18 W. Custis Avenue
Alexandria, VA 22301

703-299-3881