



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

1. Applicant: Owner Contract Purchaser Agent

Name KIM A. BEASLEY, ARCHITECT

Address 11 FORREST ST.

ALEXANDRIA, VA

Daytime Phone 703-965-7390

Email Address RKTECKIM@AOL.COM

2. Property Location 730 TIMBERBRANCH DR.

3. Assessment Map # 04201 Block 03 Lot 19 Zone R-8

4. Legal Property Owner Name BETH WILEY & SUSAN JASMIN

Address 730 TIMBERBRANCH DR.

ALEX. VA 22302



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. SUSAN V. JASMIN	730 TIMBERBRANCH DRIVE, ALEX. VA	50%
2. ELIZABETH F. WILEY	"	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 730 TIMBERBRANCH 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. SUSAN V. JASMIN	730 TIMBERBRANCH DR. ALEX, VA	50%
2. ELIZABETH F. WILEY	"	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.

5/2/12 KIM A. BEASLEY *Kim A. Beasley*
Date Printed Name Signature



City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314

License Number: 109388-2012

Account Number: 109388

Tax Period: 2012

Business Name: Beasley Architectural Group, LLC

Trade Name: BEASLEY ARCHITECTURAL GROUP, LLC

Business Location: 11 FORREST ST
Alexandria, VA 22305

License Classification(s): Professional Occupations/Businesses
9-071-004
Architect

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Beasley Architectural Group, LLC
11 FORREST ST
Alexandria, VA 22305

BZA Case # 2012-0009

5. Describe request briefly :

DEMOLISH EXIST. FRONT PORCH AND
CONSTR. NEW OPEN FRONT PORCH &
REQ'D FRONT YARD.

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.

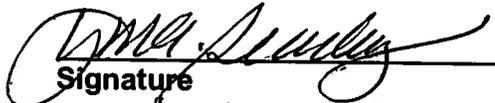
Applicant or Authorized Agent:

KIM A. BEASLEY

Print Name

703-965-7390

Telephone



Signature

5/2/12

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.

Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

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 7'-0"
 - b. Length of building wall where porch is to be built 40.1'
 - c. Length of porch deck 26'-8"
 - d. Depth of overhang 12"
 - e. Distance of furthest projecting porch element from the front property line 23.7'
 - f. Overall height of porch from finished or existing grade 12'-6"
 - g. Height of porch deck from finished or existing grade 8"

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

THE ORIGINAL HOME WAS CONSTRUCTED AT THE BLDG. RESTRICTION LINE AT THE TIME OF CONSTRUCTION. AN EXISTING FRONT PORCH EXTENDS 3.1' TOWARDS THE FRONT PROPERTY LINE. THIS PORCH WILL BE REPLACED WITH A MORE FUNCTIONAL, AESTHETIC PORCH.

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

THE PROPOSED PORCH WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES. THE PROPOSED DESIGN IS MUCH MORE COMPATIBLE WITH THE NEIGHBORHOOD.

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

THE PROPOSED PORCH WILL NOT ADVERSELY AFFECT LIGHT AND 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.

THE APPLICANT WILL BE SHARING THE PLANS WITH ADJACENT PROPERTY OWNERS AND ANTICIPATES LETTERS OF SUPPORT.

- 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.

THE FRONT PORTICO OF THE ADJACENT
PROPERTY TO THE WEST WAS DESIGNED
BY THE SAME ARCHITECT OF RECORD.
THE COLUMNS, BEAMS, CROWN MOULDING,
AND OVER ALL STYLE IS SIMILAR TO
THE PROPOSED PORCH.



REVISED

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 730 TIMBERBRANCH DRIVE Zone R-8
A2. 10870 x .35 = 3804.5
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Table with 2 main columns: Existing Gross Area and Allowable Exclusions. Rows include Basement GARAGE, First Floor, Second Floor, Third Floor FRONT PORCH, Porches/ Other, and Total Gross.

B1. Existing Gross Floor Area * 2417.5 Sq. Ft.
B2. Allowable Floor Exclusions** 238.6 Sq. Ft.
B3. Existing Floor Area minus Exclusions 2179 Sq. Ft. (subtract B2 from B1)

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

Table with 2 main columns: Proposed Gross Area and Allowable Exclusions. Rows include Basement, First Floor, Second Floor, Third Floor, Porches/ Other, and Total Gross.

C1. Proposed Gross Floor Area * 186.69 Sq. Ft.
C2. Allowable Floor Exclusions** 186.69 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 0 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2179 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3804.5 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 on 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.

F. Open Space Calculations Required in RA & RB zones

Table with 2 columns and 3 rows: 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: [Handwritten Signature] Date: 5/18/12



730 Timber Branch





725 Timber Branch



727 Timber Branch



726 Timber Branch



732 Timber Branch



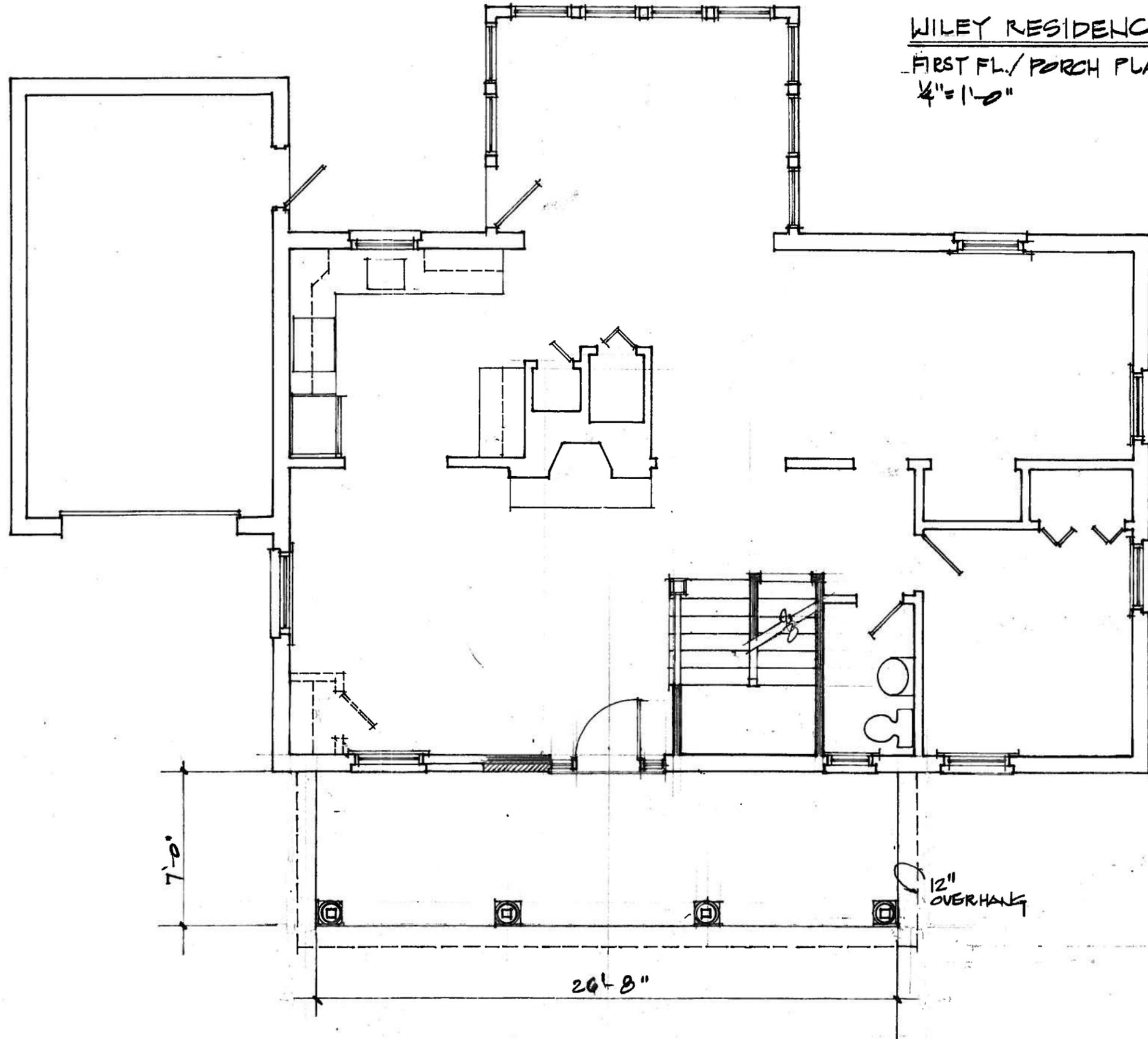
WILEY-JASMIN RESIDENCE

$\frac{1}{4}'' = 1'-0''$

REVISED



WILEY RESIDENCE
FIRST FL./PORCH PLAN
1/4" = 1'-0"





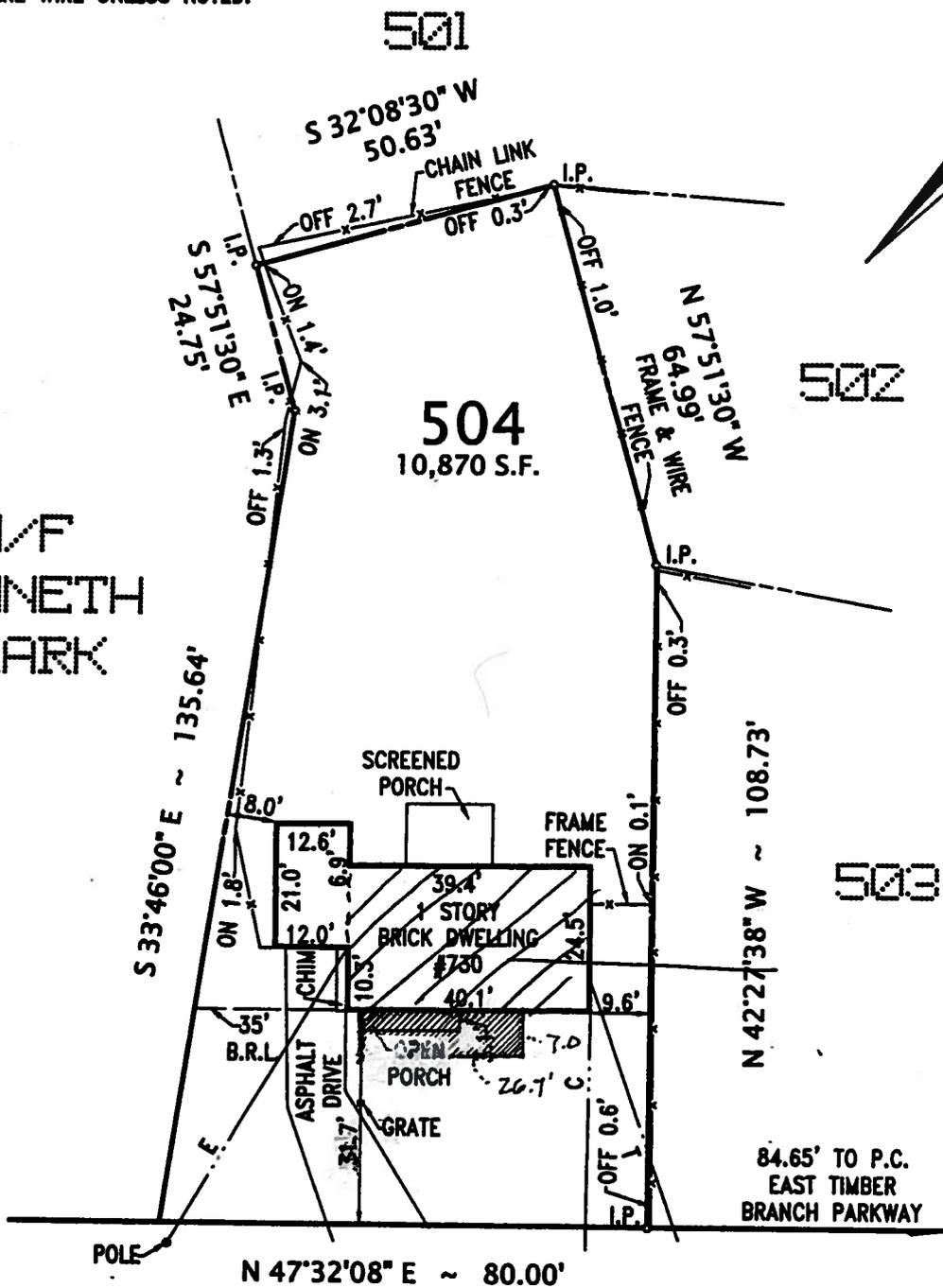
21.7' BUILDING HEIGHT FOR ZONING PURPOSES

AERIAL VIEW ~ POTENTIAL AVERAGE SETBACK

26.8' CALCULATED AVERAGE FRONT YARD SETBACK

NOTES : FENCES ARE WIRE UNLESS NOTED.

NF
KENNETH
CLARK



TIMBER BRANCH DRIVE

50' R/W

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 504, PART 2, BLOCK 1, SECTION 1
 SUBDIVISION OF LOT 15
BRADDOCK HEIGHTS
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 30' JULY 30, 2002



COPYRIGHT BY ALEXANDRIA SURVEYS INTERNATIONAL, LLC THE INFORMATION CONTAINED ON THIS DOCUMENT MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT PERMISSION IN WRITING FROM THE COPYRIGHT OWNER.

