

Docket Item #2
BZA CASE # 2012-0010

Board of Zoning Appeals
June 14, 2012

ADDRESS: 2505 VALLEY DRIVE
ZONE: R-8, RESIDENTIAL
APPLICANT: DANIEL REIFSNYDER AND KATHRYN CLAY, OWNERS, BY
BEVERLY BRUNETTI, ARCHITECT

ISSUE: Special exception to construct a covered open front porch and a variance to construct an enclosed vestibule within the porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-2503(A) Special Exception	Front Setback (Open Porch)	29.4 ft *	17.0 ft	12.4 ft
7-2503(A) Variance	Front Setback (Enclosed Vestibule)	29.4 ft *	21.4 ft	8.0 ft

* Based on the established setback of the east side of the block between Fordham Road and Summit Avenue.

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

Staff **recommends approval** of the requested special exception because the applicants meet the criteria for a special exception as outlined in the staff report.

If the Board decides to grant the requested special exception and/or variance the development must comply with the code requirements under the department comments and the applicant must submit a survey plat prepared by a licensed surveyor confirming building footprint and setbacks prior to the release of a Certificate of Occupancy. The special exception and/or 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 #2012-0010
2505 Valley Drive

06/14/12



I. Issue

The applicants propose to construct an open front porch and enclosed vestibule at the 2505 Valley Drive. The front porch requires a special exception and front vestibule requires a variance to be constructed in the required front yard.

II. Background

The subject property is one lot of record with 50.0 feet of frontage facing Valley Drive, 126.3 feet of depth along the north side property line, 126.8.0 feet of depth along the south side property line. The property contains 6,326 square feet of lot area. The property is substandard as to lot area and width for an R-8 zoned lot, where the minimum lot area is 8,000 square feet and the minimum lot width is 65.0 feet. The lot complies with the minimum lot frontage.

A two-story single-family dwelling occupies the property and is located 25.0 feet from the front property line facing Valley Drive, 9.3 feet from the north side property line, 10.6 feet from the south side property line and 68.0 feet from the rear property line. According to real estate assessment records, the house was constructed in 1962.

III. Description

The applicants propose the following improvements to their home:

- 1) Construct an open front porch 11.3 feet from the north side property line, 12.6 feet from the south side property line and 17.0 feet from the front property line facing Valley Drive. The front porch will measure 8.0 feet by 30.1 and total 240.8 square feet. The porch will measure 9.7 feet in height to the roof midpoint. The proposed porch will remain open with the exception of an enclosed vestibule described below. The proposed open front porch requires a special exception to be located in the required front yard.
- 2) Build an enclosed vestibule within the proposed open front porch footprint. The new vestibule will measure 3.6 feet by 11.6 feet, a total of 41.8 square feet. The vestibule will be located 20.6 feet from the north side property line, 21.9 feet from the south side property line and 21.4 feet from the front property line facing Valley Drive. The enclosed vestibule requires a variance to be constructed in the required front yard.

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 identified in the North Ridge/ Rosemont Small Area Plan for residential land use.

V. Requested Special Exception:

7-2503(A) Residential Front Setback

The applicants request a special exception of 12.4 feet to build a new open front porch located forward of the required 29.4 feet established front yard setback facing Valley Drive.

VI. Requested Variance

7-1001 Residential Front Setback

The applicants request a variance of 8.0 feet to construct an enclosed vestibule located forward of the required 29.4 feet established front yard setback facing Valley Drive.

VII. Noncomplying structure/ Substandard Lot

The existing building at 2505 Valley Drive is a noncomplying structure and a substandard lot with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard	29.4 ft*	25.0 ft	4.4 ft
Lot Area	8,000 sq ft	6,326 sq ft	1,674 sq ft
Lot Width	65.0 ft	50.0 ft	15.0 ft

*Based on the established front yard setback along Valley Drive between Fordham Road and Summit Avenue.

VIII. 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 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.
- 2) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 3) 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.

- 4) Whether approval of the special exception will alter the essential character of the area or zone.
- 5) Whether the proposal will be compatible with the development in the surrounding neighborhood.

IX. Staff analysis under standards 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 other extraordinary situation or condition of the specific property involved would effectively prohibit or unreasonably restrict the utilization of the property or would constitute a clearly demonstrable hardship, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- 2) The conditions upon which the petition for a variance is based are not applicable generally to other property within the same zoning classification;
- 3) The property was acquired in good faith and any hardship produced by the ordinance was not created by the owner of such property;
- 4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof;
- 5) The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public streets, or increase the danger of fire or the spread of fire, or endanger the public safety;
- 6) The variance, if granted, will not alter the essential character of the area or be a substantial detriment to adjacent property;
- 7) The strict application of this ordinance would produce undue hardship;
- 8) Such undue hardship is not shared generally by other properties in the same zone and vicinity; and

- 9) No other remedy exists whereby the same relief was, is or may be available from another approval body of the city as part of its review of a site plan or other development application.

X. Applicant's Justification for Hardship

The application states that the topography of the lot sloping from the front to the rear of the property and the narrowness of the property create a hardship and the strict application of the zoning ordinance will prevent the applicants from improving the appearance and functionality of the property.

XI. Staff Analysis and Conclusion

The one-story open porch is compatible with the character of the existing dwelling and the neighborhood. The modest design and size is in scale with the existing dwelling and will remain open. The proposed open porch will not appear to negatively impact the adjacent properties and in fact will enhance building design. Because the front porch is almost level with the front yard, staff suggests the applicants explore adding railings to delineate the porch from the front yard.

Staff **recommends approval** of the special exception for the open front porch.

Staff cannot support the enclosed vestibule. Upon completion of the new porch the front entrance will be covered providing protection from the elements. The purpose of the residential infill regulation regarding front setback is to limit building wall projections forward of the established front setback thereby creating a new front building block face. New porches are an exception because they are viewed to be a beneficial neighborhood element and because they are required to remain open. The new vestibule wall will be enclosed and will project forward of the existing front building wall and required setback. Because the construction of the enclosed vestibule will reduce the depth of the center of the porch to less than 5.0 feet, the center portion of the porch, 92 square feet, must be counted towards the floor area ratio. The intent of the infill regulations and the special exception process for front porches was to encourage and allow for the construction of front porches with the condition that they must remain open. The approval of the variance for the enclosed vestibule contradicts the intentions of the infill and special exception regulations by allowing a portion of the porch to be enclosed. Staff believes enforcement of the zoning regulations will not prohibit nor unduly restrict the applicants' use of their property. There is no special or extraordinary condition of the property that warrants granting of a variance to build the enclosed vestibule.

Staff **recommends denial** of the variance to construct the vestibule.

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 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-2 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-4 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F-1 Parcel is tagged as being located within a known Marine Clay Area. (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 A building permit and trade is required for this project. Five sets of *construction documents* that fully detail the construction as well as framing schematics 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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-5 A Certificate of Occupancy shall be obtained prior to any occupancy of the building or portion thereof per USBC 116.3 and 113.8.
- C-6 Electrical wiring methods and other electrical requirements must comply with the 2009 Virginia Residential Code.
- 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Recreation (Arborist):

- F-1 No specimen trees are affected.

Historic Alexandria (Archaeology):

- F-1 An archaeological site dating to the prehistoric period is located in close proximity to the 2505 Valley Drive lot. The site probably functioned as a temporary campsite; a place where prehistoric hunters and gatherers camped for a short period of time. Therefore, there is potential for the proposed project to unearth artifacts related to this site.

- R-1 The applicant should call Alexandria Archaeology (703.746.4399) if any prehistoric artifacts (chipped stone, pottery) are discovered during the course of the project. A City archaeologist will visit the site and records the finds.

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 building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

BZA Case # 2012-0010



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

SECTION 3-306(A)(1) FRONT YARD

PART A

1. Applicant: Owner Contract Purchaser Agent

Name BEVERLY BRUNETTI

Address 105 E UHLER AVE

ALEXANDRIA VA 22301

Daytime Phone 703-915-1896

Email Address bbrunetti@comcast.net

2. Property Location 2505 VALLEY DR

3. Assessment Map # 033.01 Block 01 Lot 13 Zone R-8

4. Legal Property Owner Name DANIEL REIFSNYDER OR

KATHRYN
CLAY

Address 2505 VALLEY DR

ALEXANDRIA 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.		
2.		
3.		

NA

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. DANIEL REIFSNYDER	2505 VALLEY DR	50%
2. KATHRYN CLAY	2505 VALLEY DR	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.		
2.		
3.		

NA

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.

64/14/2012 Date DANIEL ALAN REIFSNYDER Printed Name Daniel Alan Reifsnyder Signature

5. Describe request briefly :

SPECIAL EXCEPTION TO BUILD A COVERED FRONT PORCH 17 FEET FROM FRONT PROPERTY LINE & TO BUILD AN ENCLOSED VESTIBULE 21.3 FEET FROM THE FRONT PROPERTY LINE.

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. 115285

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:

BEVERLY BRUNETTI
Print Name

Beverly Brunetti
Signature

703-915-1896
Telephone

May 1, 2012
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 (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.

A clearly demonstrable hardship results from the topography of the lot on which the house is situated (it slopes steeply upward front to back) and from the narrow margins of the platted property.

Strict enforcement of the zoning ordinance will perpetuate this hardship, keeping applicants from improving the appearance and functionality of the property and thus adding value to the house and the neighborhood.

Denying applicant's request would serve no particular purpose -- the vestibule itself will have minimal visual impact because of its small size and because it will be located inside a new front porch addition.

2. Is this hardship unique to the property?

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

While other lots on the north side of Valley Drive also slope upward from front to back, the houses built on them are differently configured - their front entryways and living/dining rooms are situated higher up, above grade. Many of these properties have basements and garages where applicant's entryway and living/dining room are located. Applicant has no garage and no basement.

- 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.**

Other properties on the north side of Valley Drive also slope upward from front to back, but no other property has its front entry at grade or its living room/dining room below grade - other properties have garages or basements where applicant's living room and dining room are located.

- 3. Was the hardship caused by the applicant? *No***

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

The condition, which results from the steep, upward slope from front to back, predates construction of the house. Narrowness of the lot also contributes to the hardship, making it difficult to find other alternatives.

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

Applicant bought without an initial intention to add a vestibule and without actual knowledge of zoning restrictions in the area. In the decade since, the applicant has undertaken extensive work to improve the property. Applicant's proposal to add a front porch and small vestibule is the most recent of these efforts.

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

The lot on which the house sits slopes steeply upward from front to back and it is very narrow. These constraints required building the house as close as possible to the front property line and putting its first floor below grade.

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

No, the applicant did not create the problem. The topography of the lot created the hardship. Building on this lot required excavating a considerable portion of the hillside and nestling the house into it. To build even further back would have required even more massive excavation and prohibitive expense. Applicant did not build the house.

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.

Granting a variance will not be detrimental to the adjacent properties. In fact, it will improve the appearance of the house and likely add value to it. The vestibule will not block light and views because it will be at the basement/garage level of those properties. The vestibule will hardly be noticed inside the new front porch.

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

Granting a variance will enhance the appearance and functionality of the property, which will improve its value as well as the value of adjacent and nearby properties. It will add interest and character to the façade of the house, which is currently dull and flat.

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.

Yes, the applicant has shown the proposed plans to the most affected property owners, who have each written letters of support for the applicant's proposal. They affirm that applicant's proposal it will be a positive addition to the neighborhood.

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

Granting a variance will not change the character of the area because the proposed vestibule is in keeping with the style and architecture of the neighborhood.

5. **Is there any other administrative or procedural remedy to relieve the hardship?**

No, no other procedural or administrative remedy will relieve the hardship occasioned by the topography of the lot, its narrow margins and the location of the house, built as it was into the hillside with its front entryway and living/dining rooms below grade.

PART C

1. **Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.**

Applicant has worked with a number of architects over the years to develop a workable plan. Because of the conditions of the lot and the constraints described above, virtually every solution considered would require a variance. Applicant's proposal minimizes the visual impact of the proposed vestibule by situating it within a new porch and making it a part of this larger addition to the front façade of the house.



BZA 2012-0010

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 2505 VALLEY DRIVE Zone R 8

A2. 6326 x .35 = 2214.1
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1091.2	Basement**	1091.2
First Floor	1091.2	Stairways**	not taken
Second Floor	1091.2	Mechanical**	
Third Floor		Porch/Garage**	∅
Porches/Other	∅	Attic less than 5'**	370.7
Total Gross*		Total Exclusions	1461.9

B1. Existing Gross Floor Area *
3273.6 Sq. Ft.
B2. Allowable Floor Exclusions**
1461.9 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1811.7 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	141.7	Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	148
Porches/Other	199.1	Attic less than 5'**	
Total Gross*	240.8	Total Exclusions	148

C1. Proposed Gross Floor Area *
240.8 Sq. Ft.
C2. Allowable Floor Exclusions**
148.0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
92.8 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1904.5 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2214.1 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 Janice Alan Reynolds

Date: 04/14/2012



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

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

SECTION 3-306(A)(1) FRONT YARD

1. Applicant: Owner Contract Purchaser Agent

Name BEVERLY BRUNETTI BEVERLY THOMAS LLC

Address 105 E UHLER AVE

ALEXANDRIA VA 22301

Daytime Phone 703-915-1896

Email Address bbrunetti@comcast.net

2. Property Location 2505 VALLEY DR

3. Assessment Map # 03301 Block 01 Lot 13 Zone R-8

4. Legal Property Owner Name DANIEL REIFSNYDER OR ^{KATHRYN} CLAY

Address 2505 VALLEY DR

ALEXANDRIA VA 22302

5. Describe request briefly :

SPECIAL EXCEPTION TO BUILD A COVERED FRONT PORCH 17 FEET FROM FRONT PROPERTY LINE & TO BUILD AN ENCLOSED VESTIBULE 21.3 FEET FROM THE FRONT PROPERTY LINE.

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. 115285

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:

BEVERLY BRUNETTI
Print Name

703-915-1896
Telephone

Beverly Brunetti
Signature

May 1, 2012
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 8'-0"
 - b. Length of building wall where porch is to be built 34'-1"
 - c. Length of porch deck 30'-1"
 - d. Depth of overhang 1'-0"
 - e. Distance of furthest projecting porch element from the front property line
16'-0"
 - f. Overall height of porch from finished or existing grade 10'-9"
 - g. Height of porch deck from finished or existing grade 0" varies

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
THE EXIST HOUSE IS 25 FEET FROM THE FRONT PROPERTY LINE. IT IS BUILT INTO A STEEP HILLSIDE WHICH LIKELY PRECLUDED BUILDING IT FURTHER BACK ON THE LOT. THE FIRST FLOOR IS LARGELY BELOW GRADE.

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. OTHER HOMES ON THE STREET HAVE PORCHES. THIS PORCH WILL BE SUBSTANTIALLY CLOSER TO GRADE THAN THE HOUSES INCLUDED ON THE BLOCK FACE

4. Explain how the proposed porch will affect the light and air to any adjacent property.
THE PORCH WILL NOT BLOCK AIR OR LIGHT BECAUSE IT WILL BE LOCATED AT BASEMENT GARAGE LEVEL OF THE PROPERTY @ 2601 VALLEY. THE HOME AT 2501 VALLEY IS ORIENTED TOWARDS FORDHAM RD & IS APPROXIMATELY 60 FEET AWAY.

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.
APPLICANT IS IN THE PROCESS OF SHOWING PROPOSED PLANS TO THE MOST AFFECTED PROPERTY OWNERS AND BELIEVES THE NEIGHBORS WILL WRITE 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 curblineline). Photographs should be included as part of the evidence supporting this request.

SEE ATTACHED PHOTOS AND DRAWINGS.

THE PROPOSED PORCH WILL ADD CHARACTER AND INTEREST TO THE FRONT FACADE, WHICH IS OTHERWISE DULL AND FLAT. IT WILL BE IN KEEPING STYLISTICALLY & ARCHITECTURALLY WITH OTHER PORCHES & PORTICOS ON VALLEY DRIVE. THE APPLICANT SEEKS TO OPEN UP THE FRONT FACADE, REPLACING WINDOWS ON EITHER SIDE OF THE ENTRY WITH FRENCH DOORS AND RETAINING AN ENTRY DOOR WITH SIDELIGHTS TO ALLOW AS MUCH LIGHT AS POSSIBLE INTO THE LIVING ROOM & DINING ROOM ON THE FIRST FLOOR. THE PROPOSED PORCH WILL PROVIDE A MEASURE OF PRIVACY FOR THESE ADDITIONS

THE VESTIBULE DOES NOT EXCEED THE OLD 20' BRL



BZA 2012-0010

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 2505 VALLEY DRIVE Zone R 8

A2. 6326 x .35 = 2214.1
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1118.6	Basement**	1118.6
First Floor	1091.2	Stairways**	not taken
Second Floor	1091.2	Mechanical**	"
Third Floor		Porch/Garage**	∅
Porches/Other	∅	Attic less than 5***	370.7
Total Gross*	3301	Total Exclusions	1489.3

B1. Existing Gross Floor Area *
3301 Sq. Ft.
B2. Allowable Floor Exclusions**
1489.3 Sq. Ft.
B3. Existing Floor Area minus Exclusions
1811.7 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	41.7	Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	148
Porches/Other	199.1	Attic less than 5***	
Total Gross*	240.8	Total Exclusions	148

C1. Proposed Gross Floor Area *
240.8 Sq. Ft.
C2. Allowable Floor Exclusions**
148.0 Sq. Ft.
C3. Proposed Floor Area minus Exclusions
92.8 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1904.5 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2214.1 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

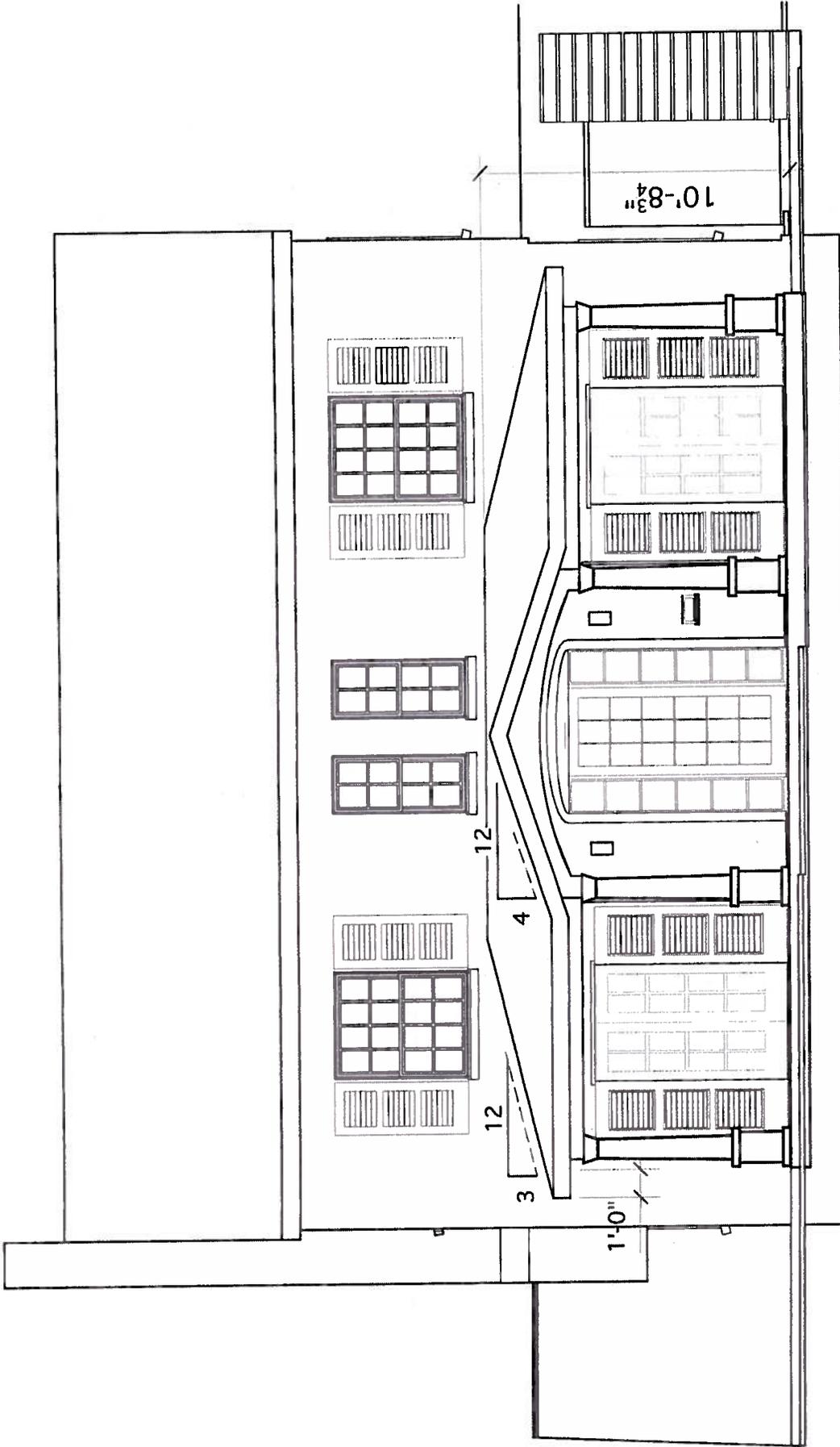
Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature Janice Alan Reynolds 23

Date: 04/14/2012

BZA 2012-0010



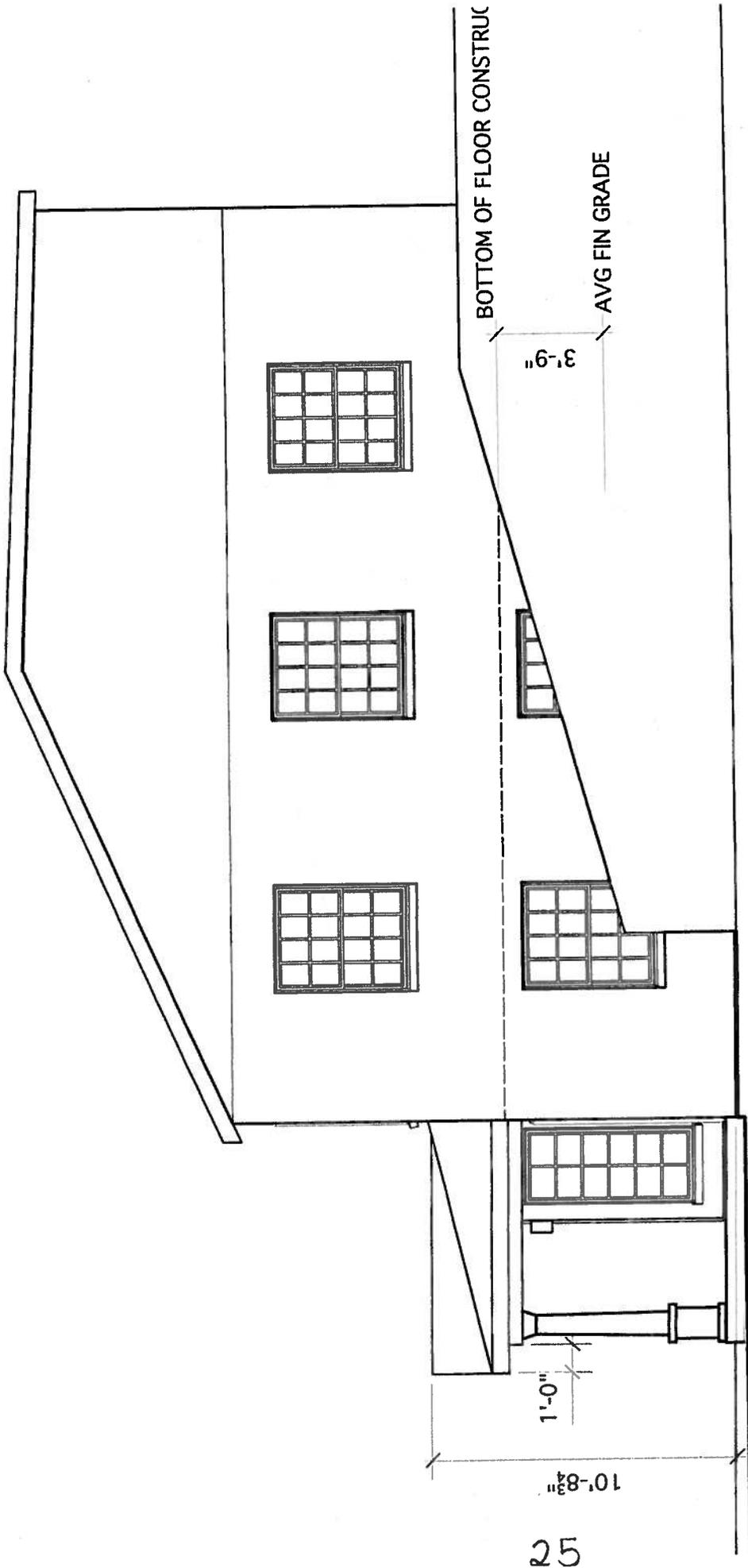
24

2 WEST ELEVATION
 3/16" = 1'-0"

RECEIVED
 MAY 2 2012
PLANNING & ZONING

2505 VALLEY DRIVE

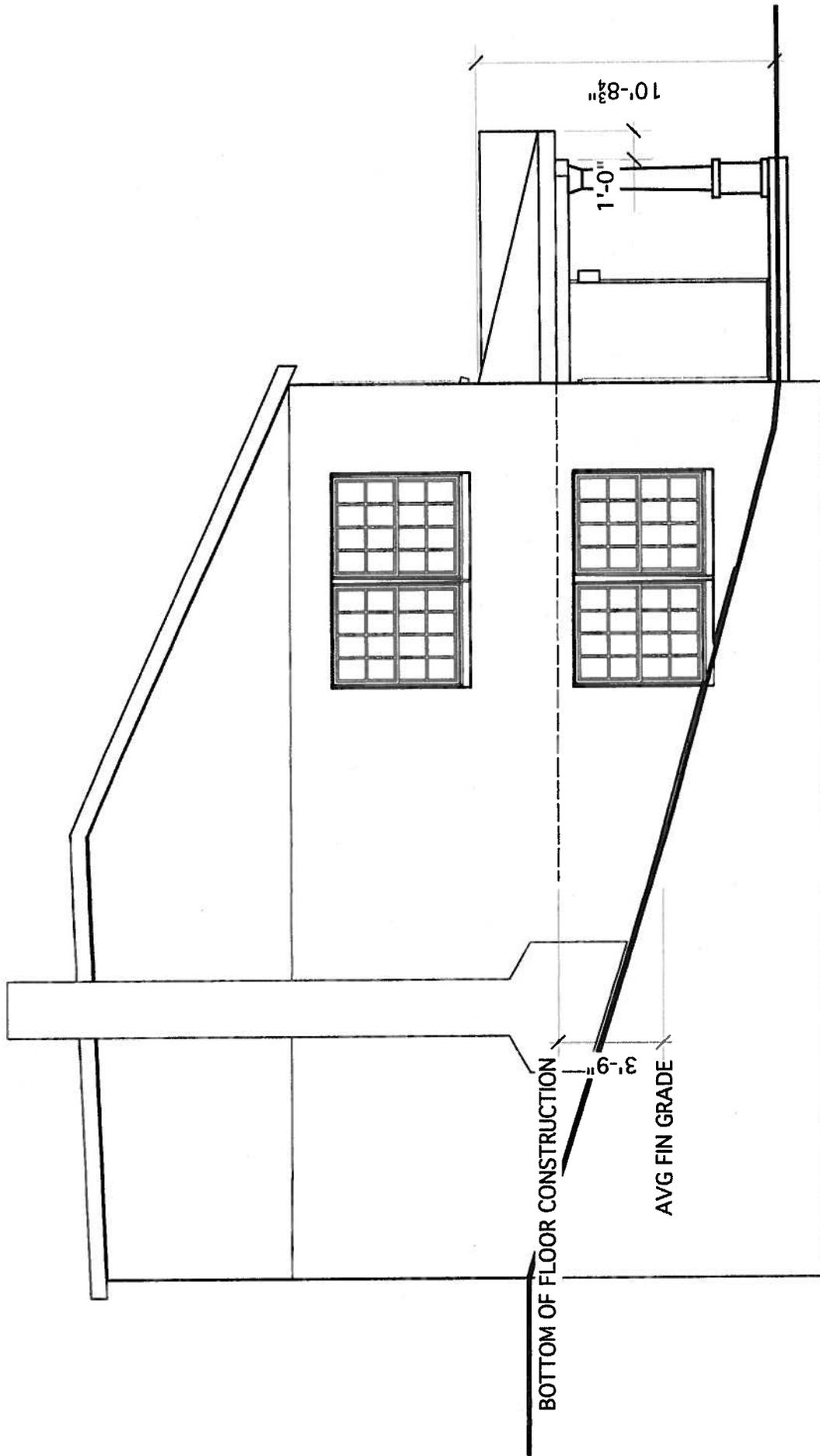
BZA 2012-0010



3 SOUTH ELEVATION
3/16" = 1'-0"

2505 VALLEY DRIVE

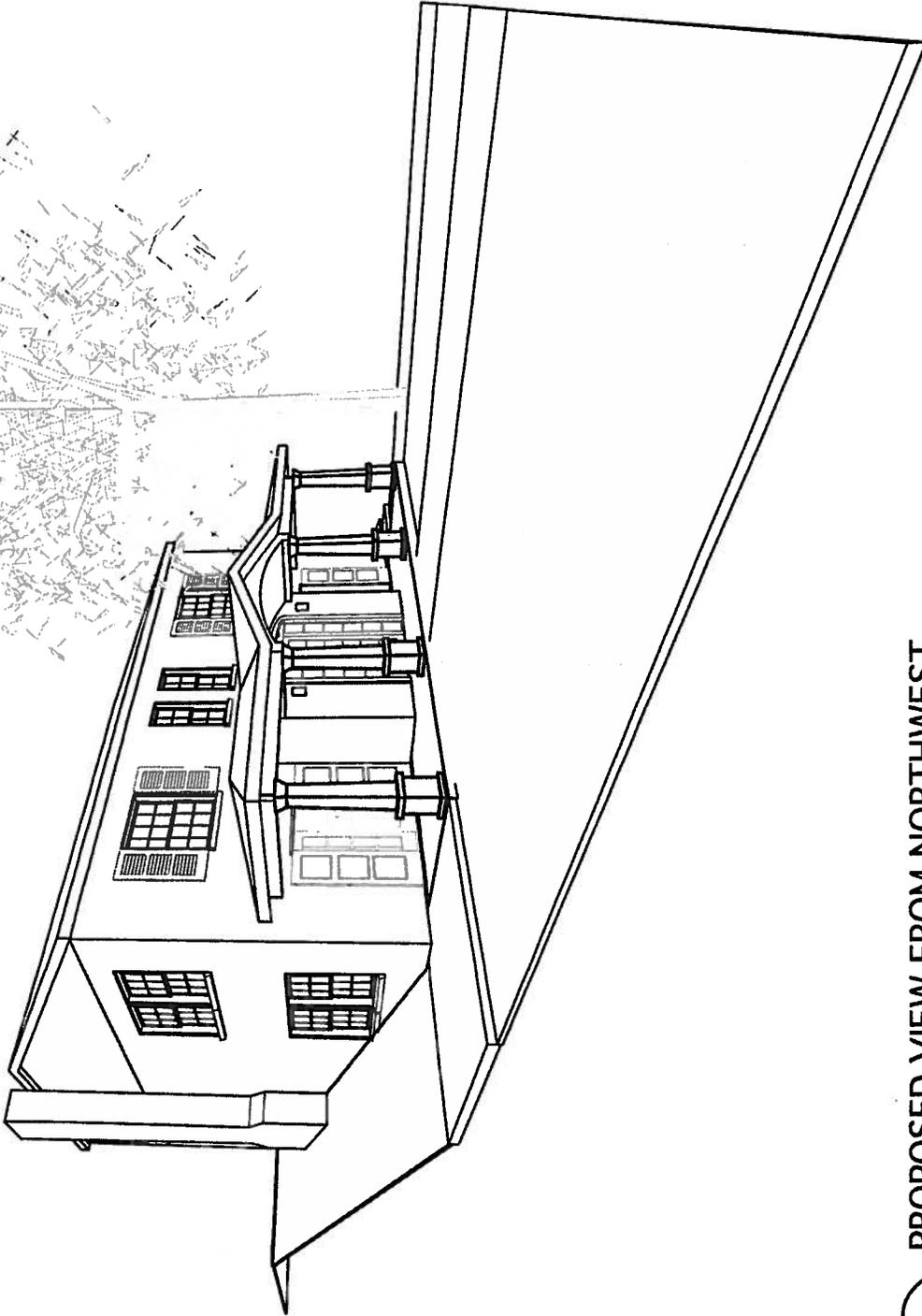
BZA 2012-0010



4 NORTH ELEVATION
3/16" = 1'-0"

2505 VALLEY DRIVE

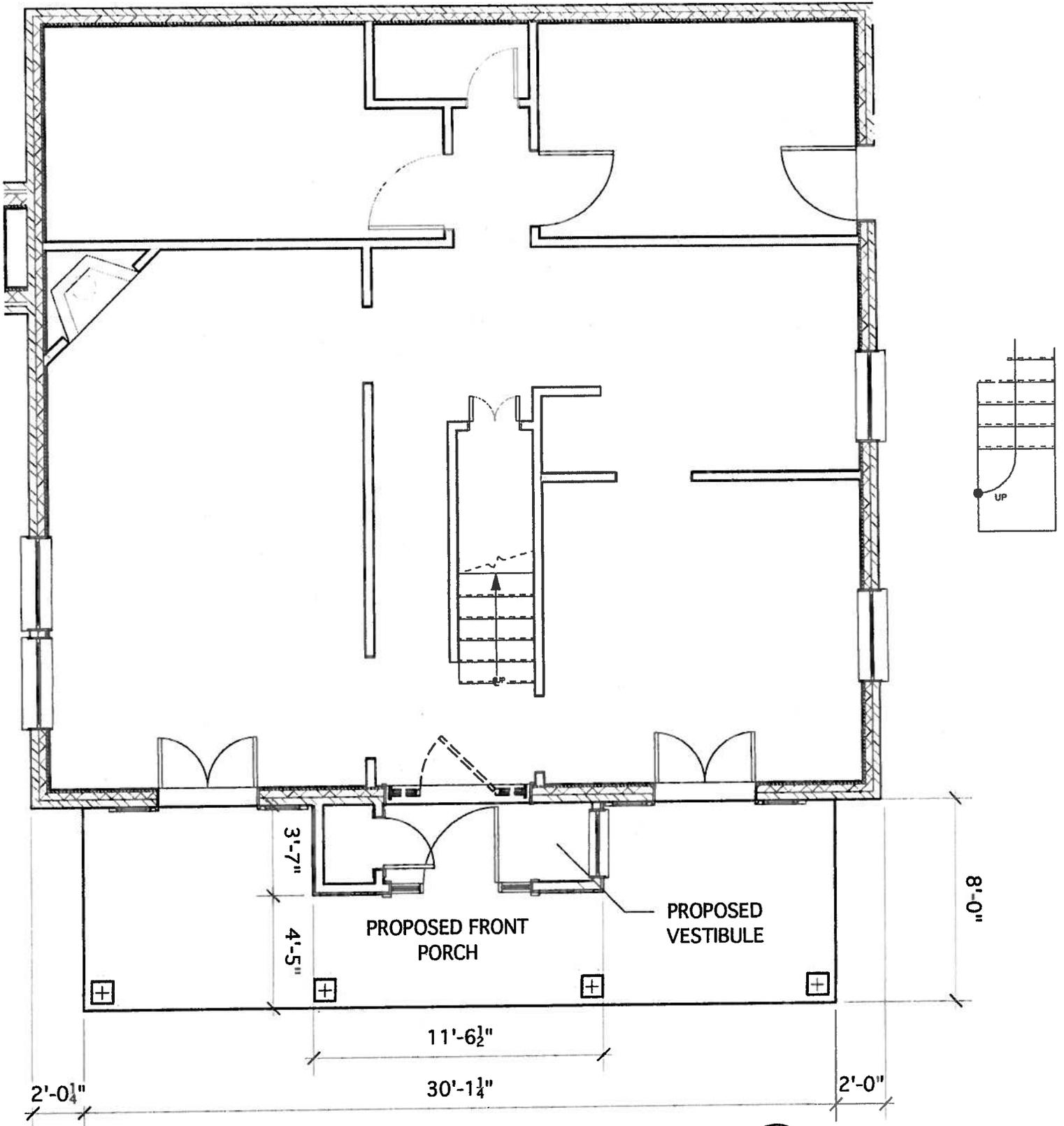
BZA 2012-0010



PROPOSED VIEW FROM NORTHWEST

5

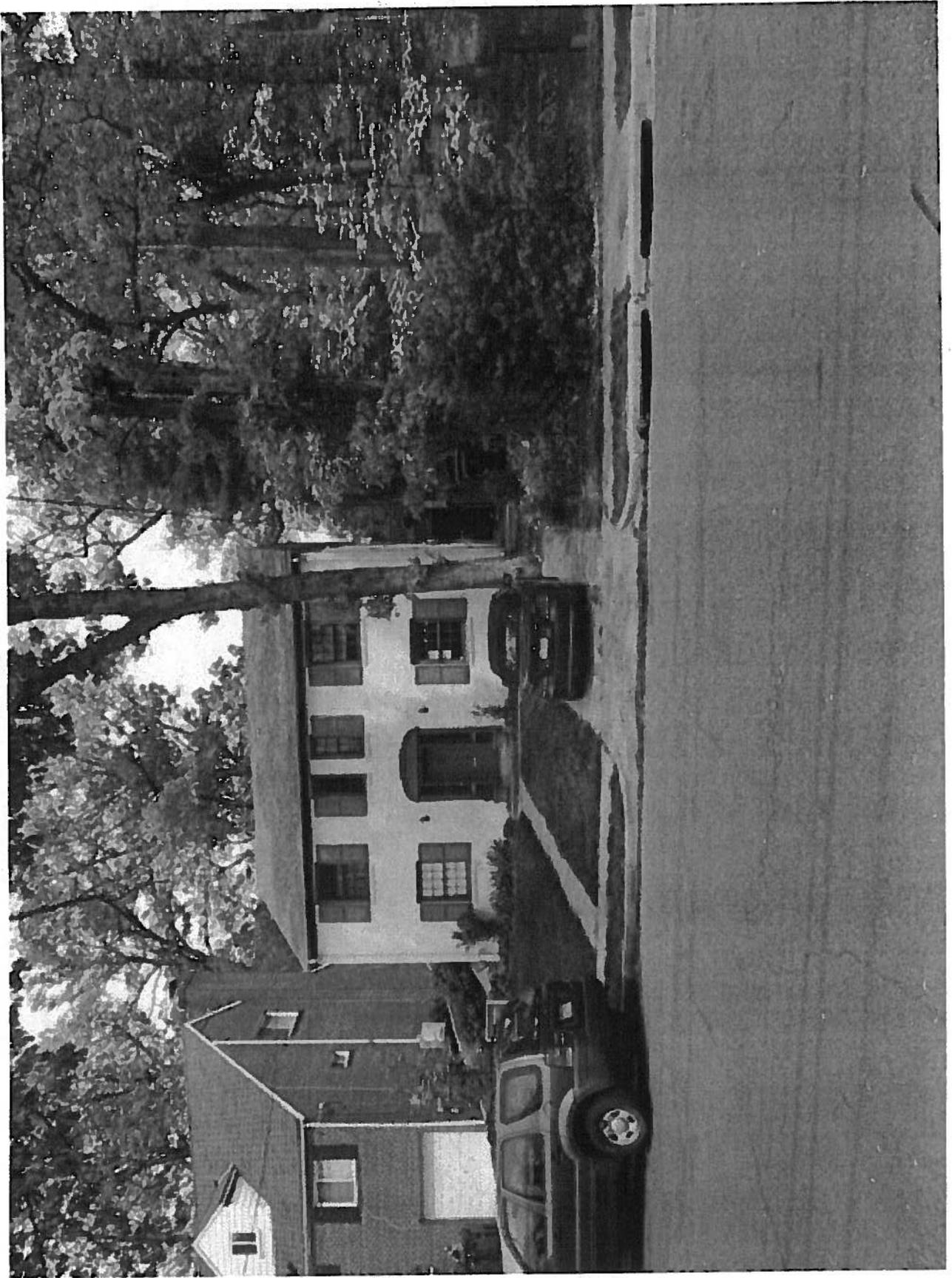
2505 VALLEY DRIVE



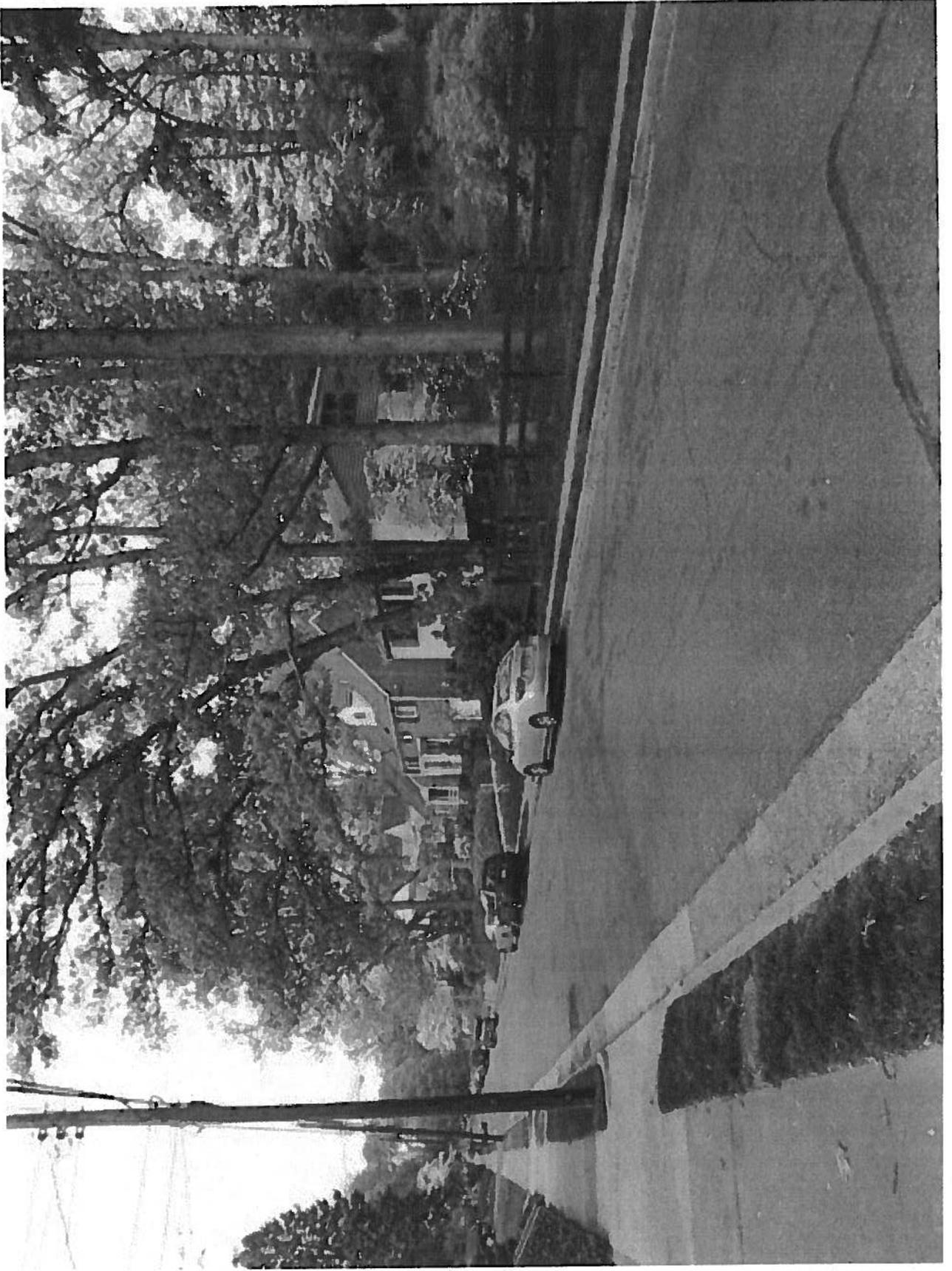
1 **GROUND FLOOR PLAN**
3/16" = 1'-0"

2505 VALLEY DRIVE

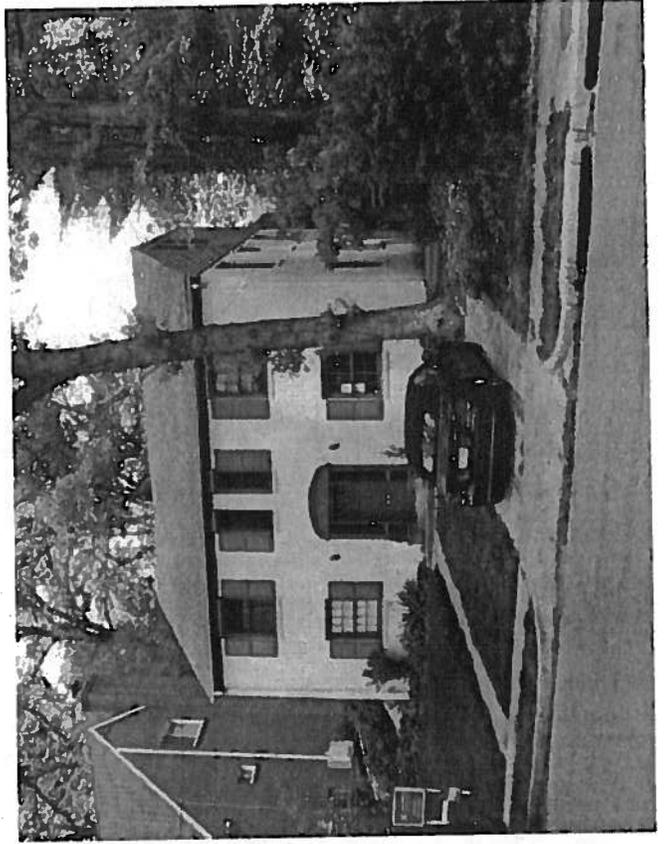
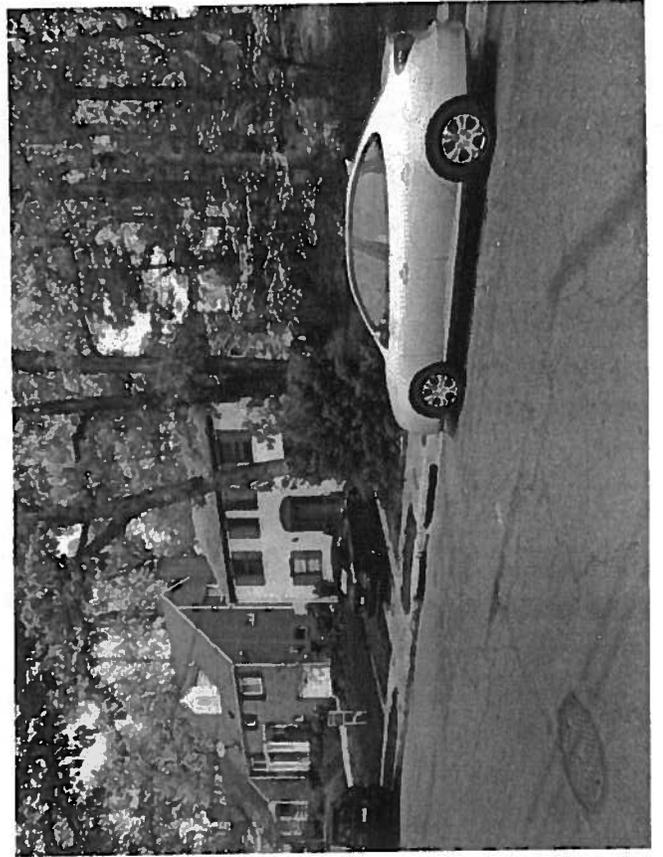
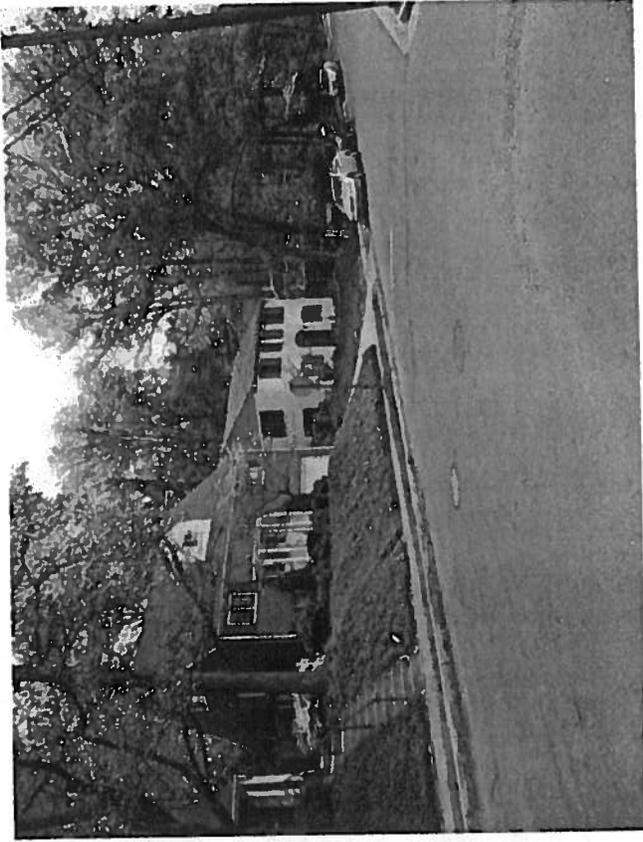
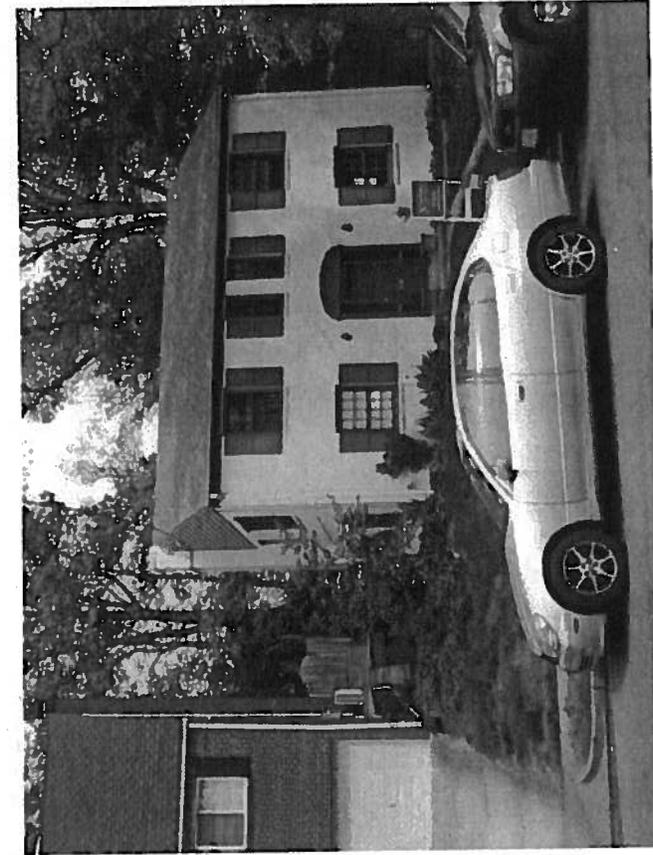
BZA 2012-0010



BZA 2012-0010



BZA 2012-0010



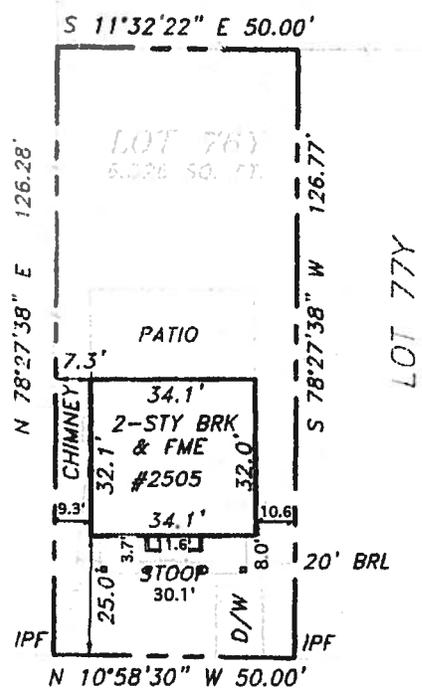
32A 2012-0010

THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. FENCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT TO BE USED FOR DETERMINATION OF PROPERTY LINES.



LOT 75

LOT 91A



66'± ± INTX DOGWOOD DR

VALLEY DRIVE

(50' WIDE)

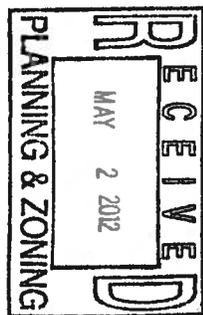
2505 VALLEY DRIVE

NOTES:

1. CURRENT OWNER: BARUCH A. AND KAREN FELLNER, D.B. 741 PG. 421.
2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY, MAP NO. 515519 0005 D.
3. BEARINGS BASED ON THE RECORD PLAT OF SECTION 2, BRADDOCK HEIGHTS, D.B. 155 PG. 566.
4. BRL: DENOTES BUILDING RESTRICTION LINE AS SHOWN ON SUBDIVISION PLAT.
5. IPF: DENOTES IRON PIPE FOUND.
6. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. MONUMENTATION HAS BEEN WAIVED BY REGULATION.



HOUSE AND IMPROVEMENT LOCATION SURVEY
LOT 76Y
SECTION 2
BRADDOCK
DEED BOOK 155 PAGE 566
CITY OF ALEXANDRIA, VIRGINIA



PREPARED FOR:



Suite 211
4620 Lee Highway
Arlington, Virginia 22207
703.522.3900

SCALE: 1"=30'
DATE: 08/11/01

DRAWN: SHL
CHECKED: LHS

LS₂PC
LAND SURVEYING SERVICES
7115 LEESBURG PIKE SUITE 214
FALLS CHURCH, VIRGINIA 22043
703-241-8516 • FAX • 703-241-8516

SITE PLAN
1" = 30'
6

2601 Valley Drive
Alexandria, VA 22302-2800

April 30, 2012

Mr. Mark Allen, Chair
Alexandria Board of Zoning Appeals
c/o Department of Planning and Zoning
City Hall - Room 2100
301 King Street
Alexandria, Virginia 22314

Dear Mr. Allen and Members of the Board:

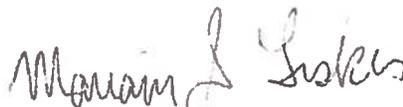
Mr. Daniel A. Reifsnyder and Dr. Kathryn G. Clay have shown us their proposal to build a porch addition and a small vestibule on the front of their house at 2505 Valley Drive, Alexandria, VA 22302.

We support their proposal and urge that the Board grant their request for a special exception to build the porch and for a variance to build the vestibule. We believe that both will add interest and character to the house and that they will have no detrimental impact on adjacent properties, including our own.

Sincerely yours,



Gary M. Lisker



Mariam S. Lisker



2504 Valley Drive
Alexandria, VA 22302-2800

April 25, 2012

Mr. Mark Allen, Chair
Alexandria Board of Zoning Appeals
c/o Department of Planning and Zoning
City Hall – Room 2100
301 King Street
Alexandria, Virginia 22314

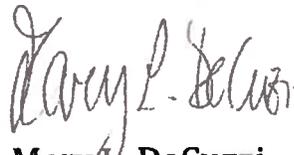
Dear Mr. Allen and Members of the Board:

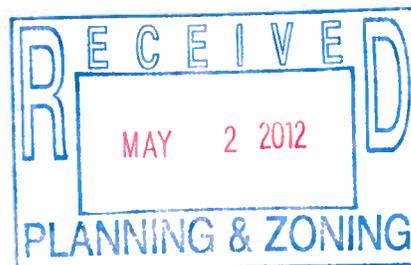
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Sincerely yours,


Robert J. Cook


Mary L. DeCuzzi



2506 Valley Drive
Alexandria, VA 22302-2800

April 25, 2012

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Alexandria Board of Zoning Appeals
c/o Department of Planning and Zoning
City Hall - Room 2100
301 King Street
Alexandria, Virginia 22314

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Sincerely yours,



Frans A. Heideman



Lisa F. Heideman

