



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:  
3-306 (A)  
\_\_\_\_\_  
\_\_\_\_\_

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Jim Rill, Rill Architects P.C.

Address 4833 Rugby Ave #501  
Bethesda, MD 20814

Daytime Phone 301-656-4166

Email Address jrill@rillarchitects.com

2. Property Location 205 Uhler Terrace

3. Assessment Map # 024.03-10-14 Block 13 Lot 540 Zone R-8

4. Legal Property Owner Name Schofield Lisa Marie and Sweeney Lynn A

Address 205 Uhler Terrace  
Alexandria VA



**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.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 205 Uhler Terrace (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. Lisa M. Schofield	205 Uhler Terrace	100% Joint
2. Lynn A. Sweeney	" " "	100% Joint
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.

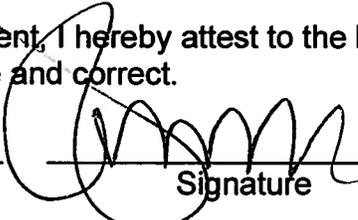
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
3.		

**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.

7-31-12  
Date

Jim Rill  
Printed Name

  
Signature

5. Describe request briefly:

Special Exception to construct a two-story  
addition in the required side yard on Uhler Terrace.

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. *Applicant's agent is registered architect.*

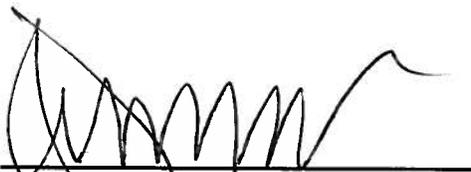
[ ] No — Said agent shall be required to obtain a business prior to filing application.

**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:**

Jim Rill  
**Print Name**

301-656-4166  
**Telephone**

  
**Signature**

7-31-12  
**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** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

*See attached page.*

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

- 3. Explain how the proposed addition will affect the light and air to any adjacent property.**

**Application Part B (Section 11-1304)****1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The applicants wish to modernize their kitchen and main bedroom in order to improve the value and enjoyment of their property. The applicants have worked with an architect to develop a solution which is sensitive to the character of the house and surrounding neighborhood.

**2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

The property to the west will be minimally affected, though not harmed, as described under question #3. Other properties are not directly affected. The impact on the neighborhood will be small, in that the addition will be consistent in style with the existing house.

**3. Explain how the proposed addition will affect the light and air to any adjacent property.**

The exception will have minimal impact on the property to the west. The second floor wall is only 18 inches closer to the property line than the same wall in a design that would not require a special exception. The first floor wall of that elevation is in compliance and is unchanged, as is the rearward extent of the addition.

**4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

The proposed addition is conscientiously in the style of the existing house, which is an early twentieth century craftsman bungalow. This style is seen widely across Del Ray and in adjoining Alexandria neighborhoods.

**5. How is the proposed construction similar to other buildings in the immediate area?**

The proposed construction is in the craftsman style. The details include stucco walls; wide, flat casings at openings; deep overhangs; and tapered columns. The addition is intended to blend seamlessly with the existing house.

**6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.**

The proposed addition is an extension of the existing shape of the house. It is the simplest and most economical solution to add space to the house.

**7. 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 plans have not been shared as of this time, and we do not have letters to attach.



## 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 205 Uhler Terrace Zone R-8  
 A2. 6900 x 0.35 = 2415  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area*		Allowable Exclusions	
Basement	935	Basement**	935
First Floor	1014	Stairways**	74 <del>110</del>
Second Floor	829	Mechanical**	25
Third Floor	—	Porch/Garage**	221
Porches/Other	221	Attic less than 5***	22
<b>Total Gross*</b>	<b>2999</b>	<b>Total Exclusions</b>	<b>1277</b>

B1. Existing Gross Floor Area \*  
2999 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
1277 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
1722 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	731	Basement**	731
First Floor	569	Stairways**	21
Second Floor	276	Mechanical**	135
Third Floor	—	Porch/Garage**	333
Porches/Other	333	Attic less than 5***	—
<b>Total Gross*</b>	<b>1909</b>	<b>Total Exclusions</b>	<b>1220</b>

C1. Proposed Gross Floor Area \*  
1909 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
1220 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions  
689 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2411 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2415 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:  Date: 7-31-12

Rill  
Architects

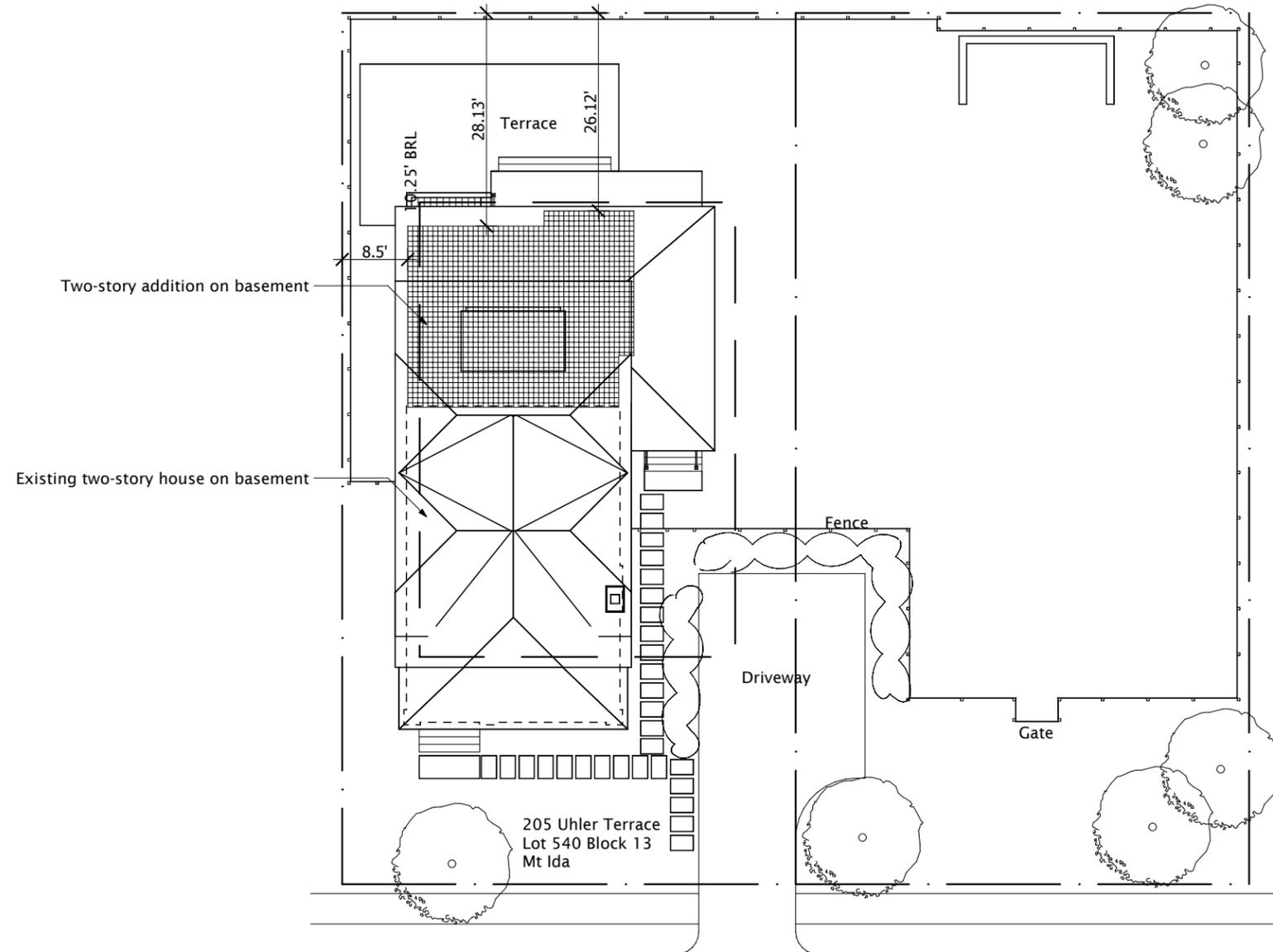
4833 Rugby Avenue, Suite 501  
Bethesda, Maryland 20814  
(P) 301.656.4166 (F) 301.656.4266

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Schofield-Sweeney  
Addition

205 Uhler Terrace  
Alexandria, Virginia 22301

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30 JULY 2012



*Uhler Terrace*

Site Plan

1" = 20'

A1

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Schofield-Sweeney Addition

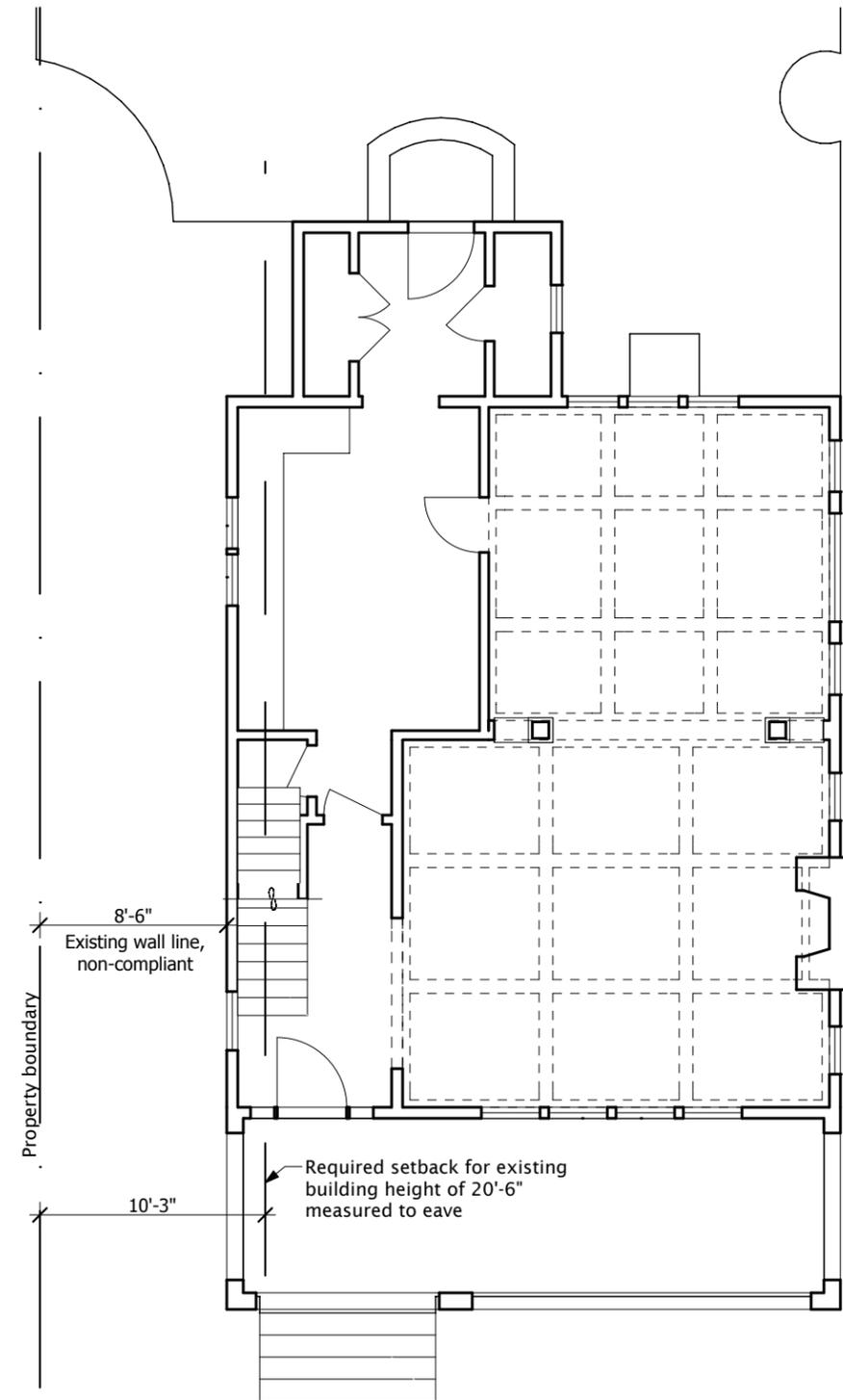
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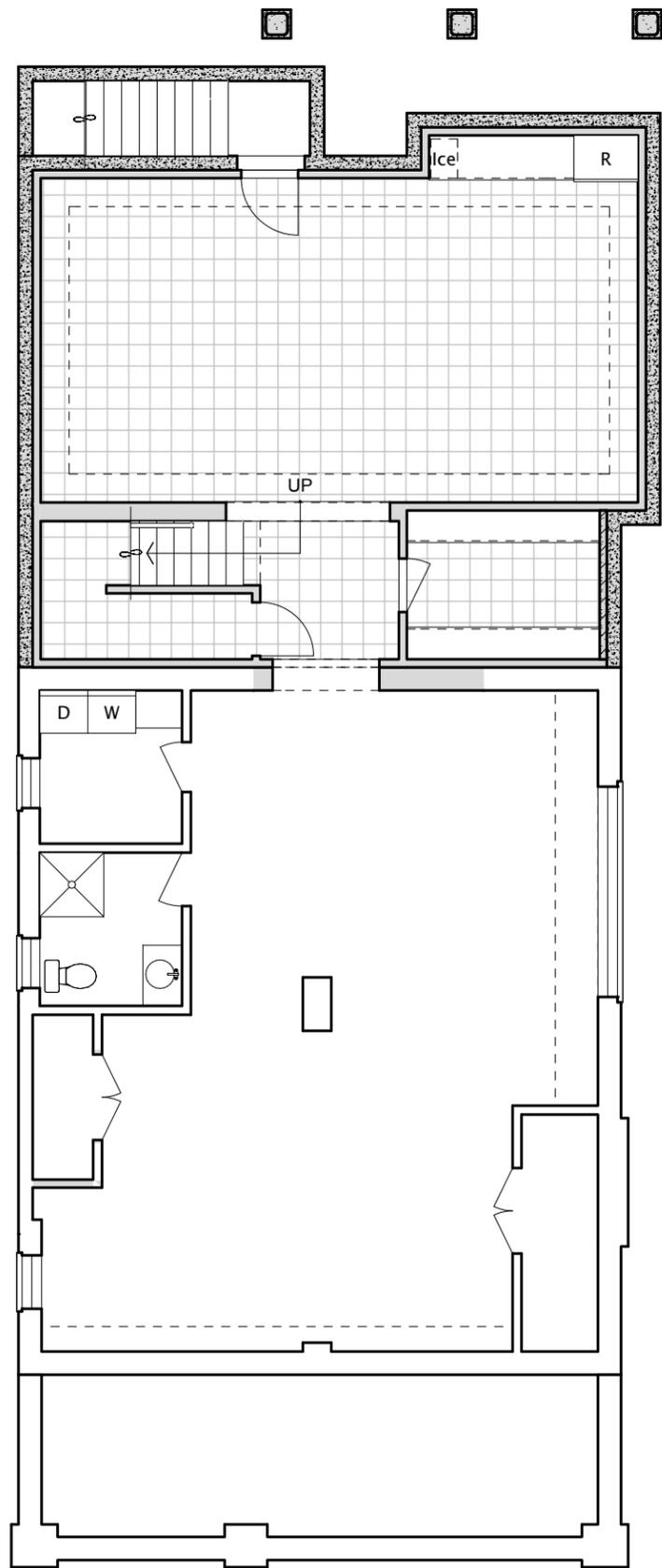
A2



Existing West Elevation  
1/8" = 1'-0"

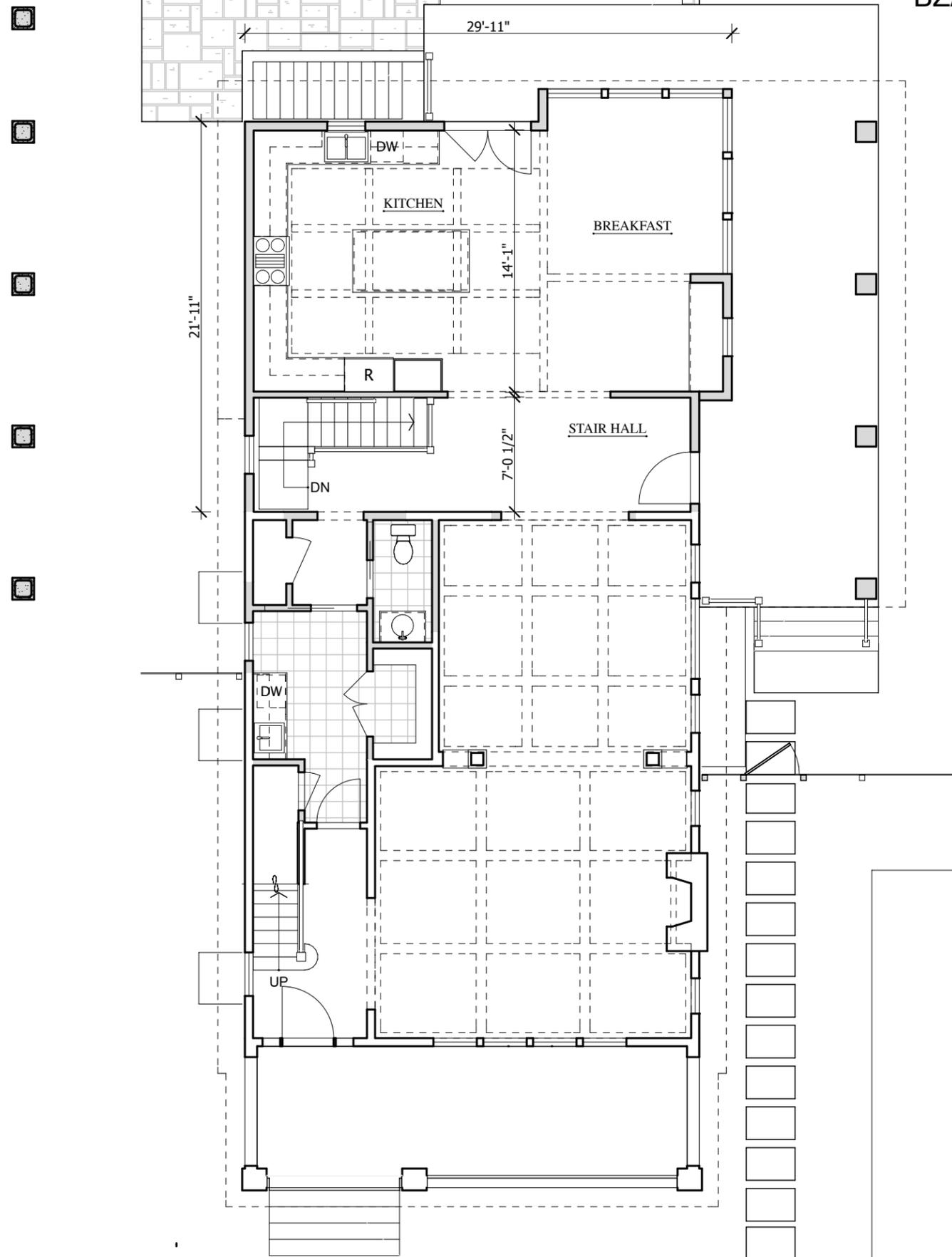


First Floor Existing Plan  
1/8" = 1'-0"



**Basement Plan**

1/8" = 1'-0"



**1st Floor Plan**

1/8" = 1'-0"

BZA #2012-0014

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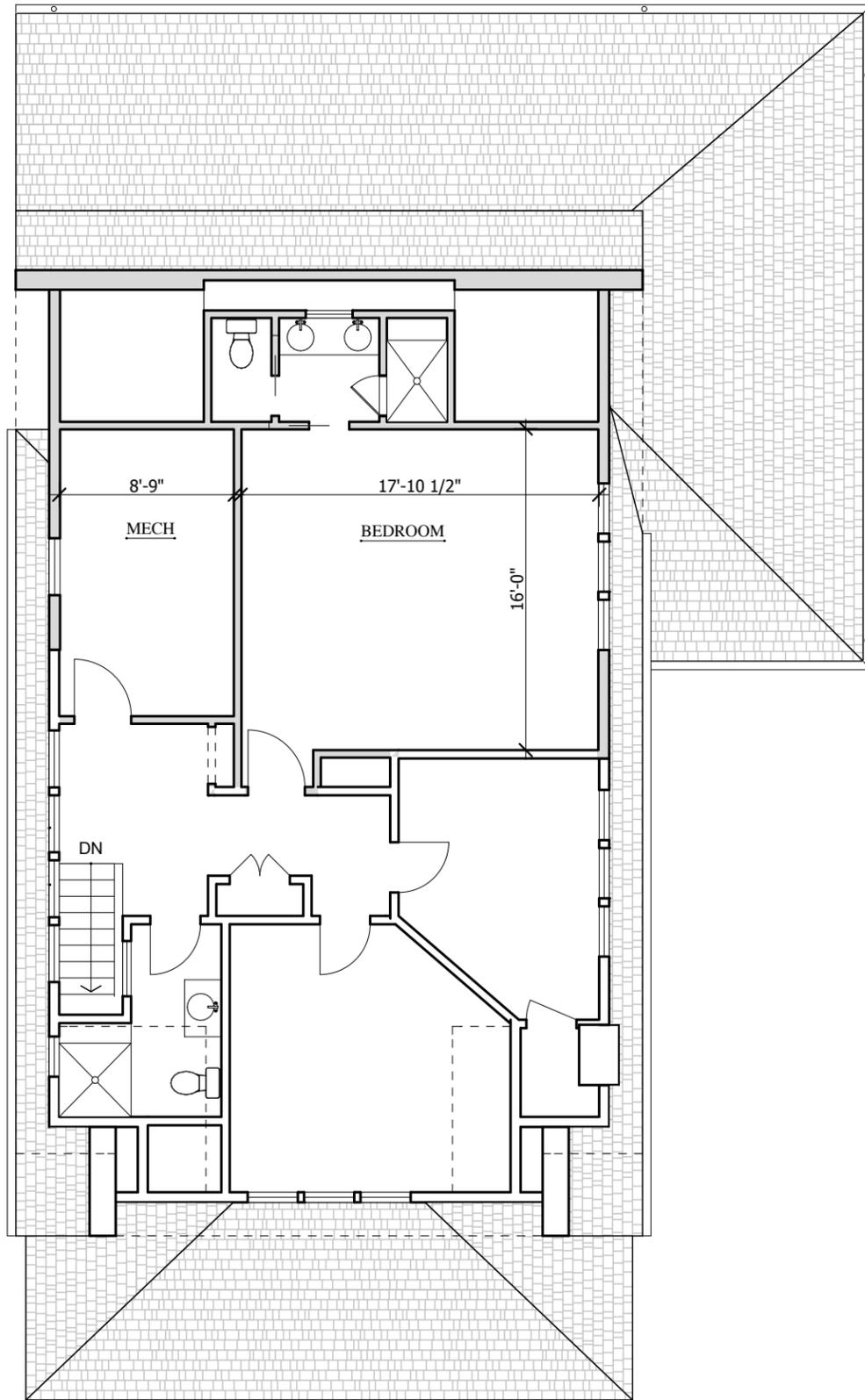
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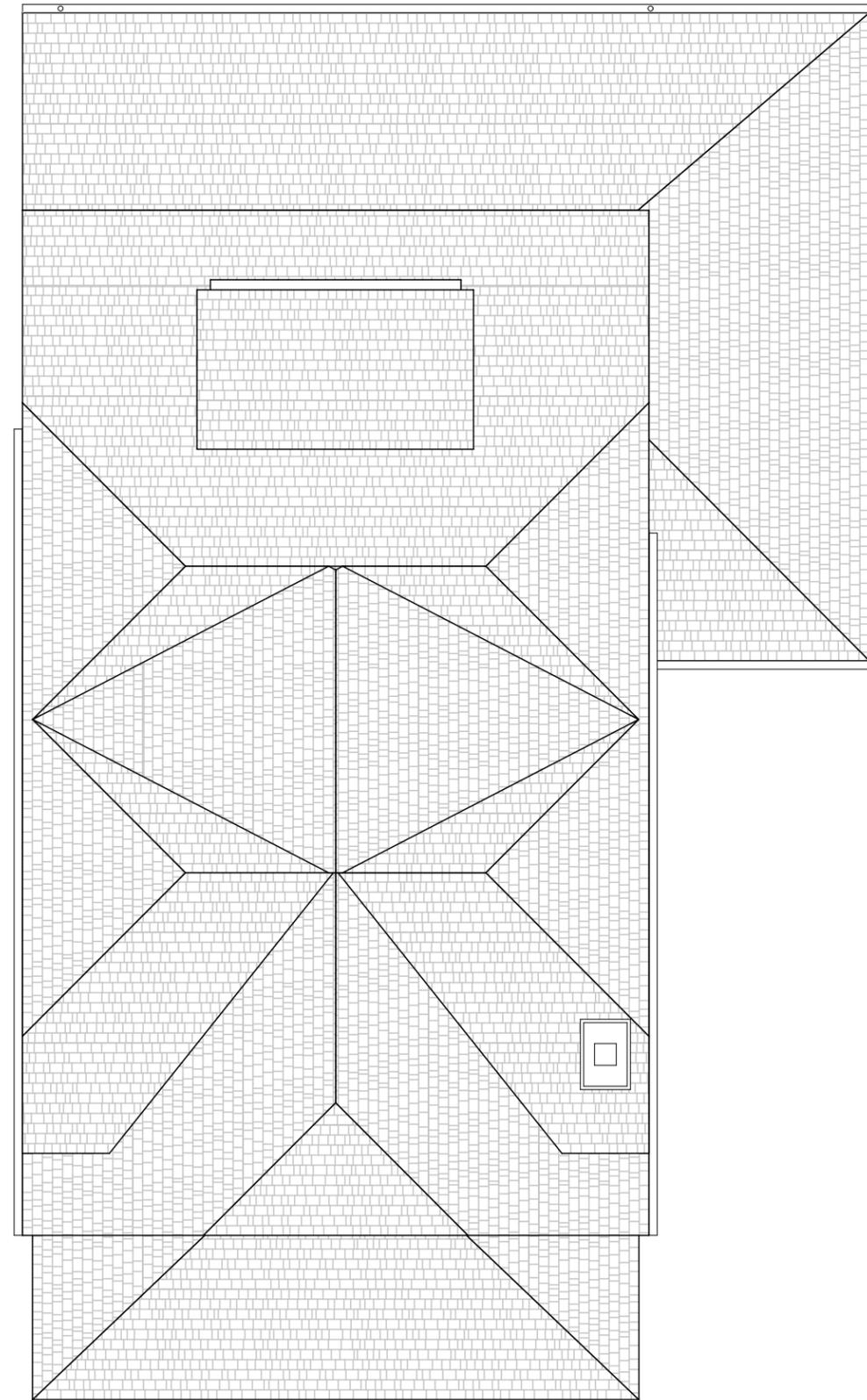
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2nd Floor Plan  
1/8" = 1'-0"



Roof Plan  
1/8" = 1'-0"

**A4**

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Front Elevation

1/8" = 1'-0"



Right Elevation

1/8" = 1'-0"

Schofield-Sweeney  
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Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"

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Schofield-Sweeney  
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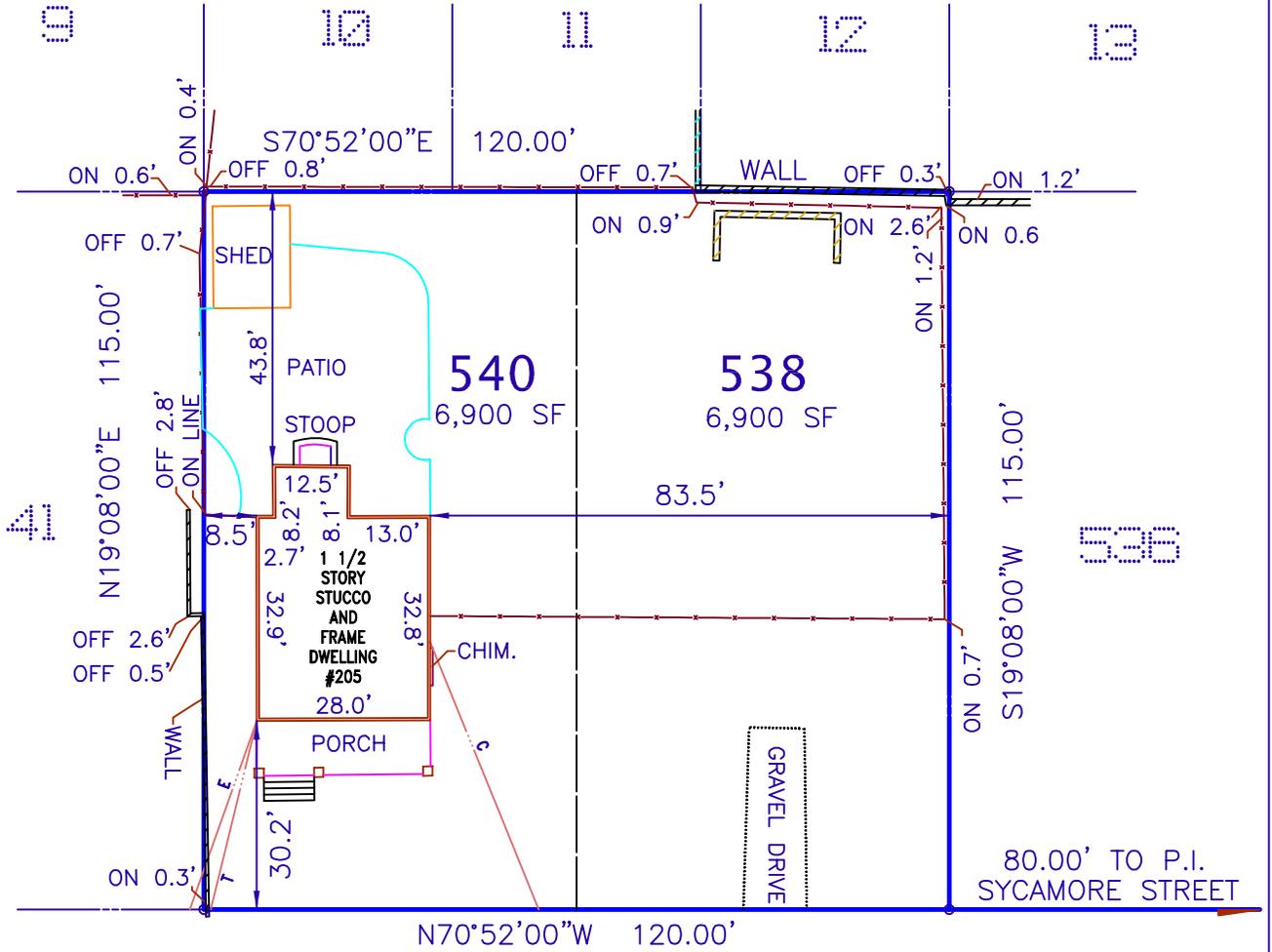
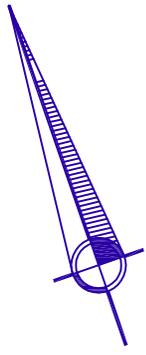


Schofield-Sweeney  
Addition

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A8



**WEST UHLER TERRACE**

40' R/W

**PLAT**

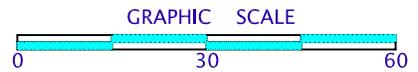
SHOWING HOUSE LOCATION ON  
LOT 538 & 540 BLOCK 13

**MT IDA**

**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 30'      JULY 19, 2012

CASE NAME:



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.  
BOUNDARY SURVEY NOT PERFORMED.  
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY:

RILL ARCHITECTS

**ALEXANDRIA SURVEYS, LLC**

3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030  
TEL. NO. 703-660-6615 FAX NO. 703-768-7764



205 Uhler Terrace Rear

BZA #2012-0014



205 Uhler Terrace East

BZA #2012-0014



205 Uhler Terrace Front

BZA #2012-0014



205 Uhler Terrace West

BZA #2012-0014