BZA Case # 2012-0015

APPLICATION
BOARD OF ZONING APPEALS
SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
WE REQUEST A SPECIAL EXCEPTION OF THE 7'-0" SIDE YARD SETBACK REGULATION IN THE R-5 ZONE TO ALLOW US TO ALLIGN A NEW ADDITION AT THE REAR OF THE HOME AND THE ADDITION OF A SECOND FLOOR ABOVE THE EXISTING FOOTPRINT OF THE HOME. WE REQUEST A SPECIAL EXCEPTION OF THE 25' FRONT YARD SET BACK IN THE SAME R-2-5 ZONE TO ALLOW FRONT PORCH ROOF MODIFICATIONS AND TO ALLOW THE SECOND FLOOR ADDITION TO BE BUILT OVER THE FRONT WALL, THE HOME CURRENTLY

PART A

1. **Applicant:** [ ] Owner [ ] Contract Purchaser [W] Agent

   Name GAVER NICHOLS, ARCHITECT

   Address P.O. Box 2921

   ALEXANDRIA, VIRGINIA 22301

   Daytime Phone 703-836-5209

   Email Address gnarchitec@aol.com

2. **Property Location** 103 West Nelson Avenue Alexandria, Va. 22301

3. **Assessment Map #** 043.03 **Block** 02 **Lot** 12 **Zone** R5

4. **Legal Property Owner Name** ROSE SANCHEZ-CANETE & WENDY SMITH.

   Address 103 W. NELSON AVENUE

   ALEXANDRIA, VIRGINIA 22301

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AUG - 1 2012
PLANNING & ZONING

BZA Case # 2012-0015

5. **Describe request briefly:**
WE REQUEST A SPECIAL EXCEPTION TO THE EAST SIDE YARD REQUIREMENTS AND THE SOUTH-FRONT YARD SETBACK REQUIREMENTS TO ALLOW US TO CONSTRUCT ADDITIONS TO THE EXISTING HOME. BOTH SETBACKS ARE NOW - NON COMPLYING. WE SIT IN THE R-5 ZONE.

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:

SAVER NICHOLS ARCHITECT	Saver Nichols AIA
Print Name	**Signature**
703-836-5209	7/31/12
Telephone	**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.

BZA Case # 2012-0015

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.**

THE APPLICANT WISHES TO UPDATE & ENLARGE AN EXISTING, ONE STORY HOME IN THE R-5 ZONE. WE WISH TO ADD AN ADDITION TO THE REAR OF THE HOME AND TO BUILD UPON THE ORIGINAL FOOT PRINT (1 STORY) PORTION. BOTH THE EAST SIDE YARD AND SOUTH FRONT YARDS ARE NON COMPLYING. THE UPDATED WORK WILL ALLOW THE OWNERS TO PROVIDE FOR THEIR FAMILY TODAY AND FOR MULTIGENERATIONAL NEEDS IN THE FUTURE.

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

THE PROPOSAL AS DESIGNED WILL NOT HARM NEIGHBOR PROPERTIES. THE LOT IS OVERLY LARGE FOR THE AREA AND THE PROPOSAL MEETS F.A.R. REGULATIONS. THE DESIGN IS COMPATIBLE WITH THE ORIGINAL CHARACTER OF THE NEIGHBORHOOD.

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

WE PROPOSE TO BUILD ABOVE THE EXIST. FOOTPRINT. OUR ADDITIONS WILL EXTEND TO THE REAR AND BE IN SCALE WITH HOMES TO THE EAST SIDE & WEST SIDE. LIGHT AND AIR WILL NOT BE AFFECTED

BZA Case # 2012-0015

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

THE NEIGHBORHOOD CONTAINS MANY ORIGINAL SEARS CATALOG HOMES. WE ARE KEEPING OUR DESIGNS IN THE BASIC STYLE AND MASSING OF THE 4 SQUARES NEAR BY. OUR DESIGN HAS A HIP ROOF - THE ORIGINAL HOME HAS A HIP ROOF. THIS ROOF TYPE ALLOWS LIGHT AND AIR TO MOVE AROUND OUR BUILDING.

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

WE ARE PROPOSING A WOOD FRAME STRUCTURE W/ HARDI PLANK OR SHINGLE SIDING - (VINYL IS ANOTHER OPTION.) OUR WINDOWS ARE DOUBLE HUNG. WE MATCH THE EXISTING HOUSING TYPES AND CONSTRUCTION TYPES.

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

THE ORIGINAL HOME IS NON COMPLYING IN BOTH FRONT & SIDE YARD SETBACKS. IT IS REASONABLE & COST EFFECTIVE TO BUILD OVER THE EXISTING FOOTPRINT AND TO ALIGN WALLS IN THE FRONT & SIDE OF THE HOME.

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.**

BY THE ZONING HEARING WE WILL HAVE MET W/ NEIGHBORS AND HOPE TO HAVE LETTERS OF SUPPORT.

BZA 2012-0015

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 103 WEST NELSON AVENUE Zone R-5

A2. 6500 (Total Lot Area) x .45 (Floor Area Ratio Allowed by Zone) = 2925 (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	405	Basement**	405
First Floor	676	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Porch/Garage**	157
Porches/Other	157	Attic less than 5'**	0
Total Gross*	1238	**Total Exclusions**	562

B1. Existing Gross Floor Area * 1238 Sq. Ft.
B2. Allowable Floor Exclusions** 562 Sq. Ft.
B3. Existing Floor Area minus Exclusions 676 Sq. Ft.
(subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	714	Basement**	714
First Floor	714	Stairways**	126
Second Floor	1392	Mechanical**	0
Third Floor	0	Porch/Garage**	0
Porches/Other	81	Attic less than 5'**	0
Total Gross*	2901	**Total Exclusions**	840

C1. Proposed Gross Floor Area * 2901 Sq. Ft.
C2. Allowable Floor Exclusions** 840 Sq. Ft.
C3. Proposed Floor Area minus Exclusions 2061 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2737 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2925 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 (Section2-145(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	NA
Required Open Space	NA
Proposed Open Space	NA

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

11

Signature: Ellen Nichols AIA Date: 7/31/12

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

EAST ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION
1/4" = 1'-0"

A1

PROPOSED ELEVATIONS
1/4" = 1'-0"

GAVER NICHOLS ARCHITECT
p.o. box 7401 alexandria, va 22307 703.836.8096

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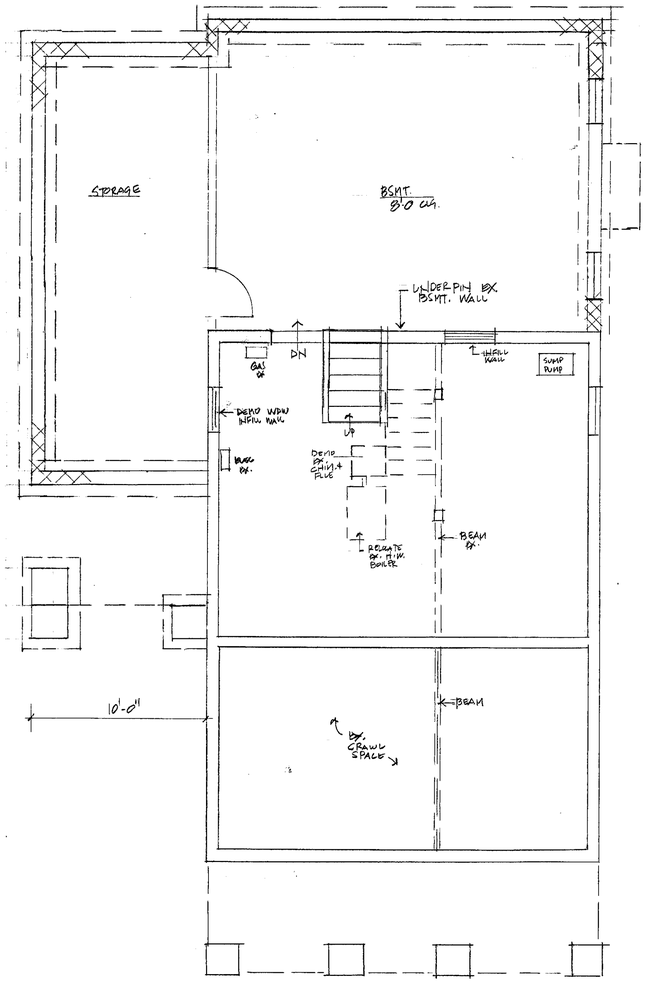
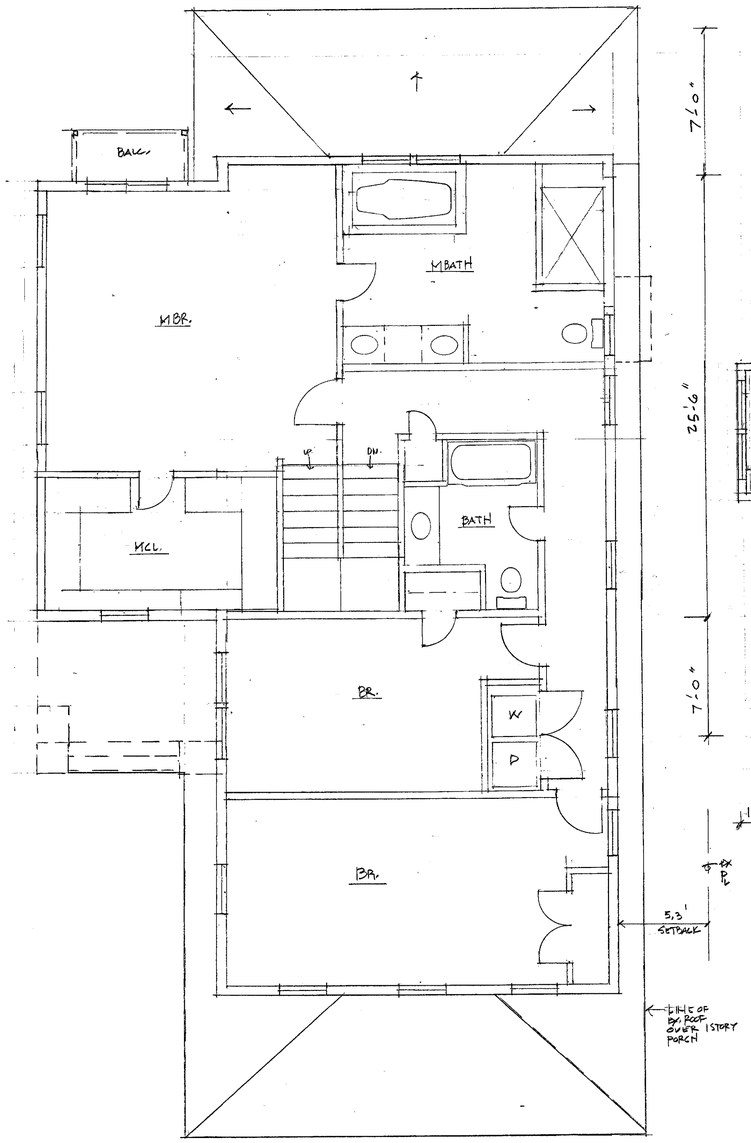
103 WEST NELSON AVENUE

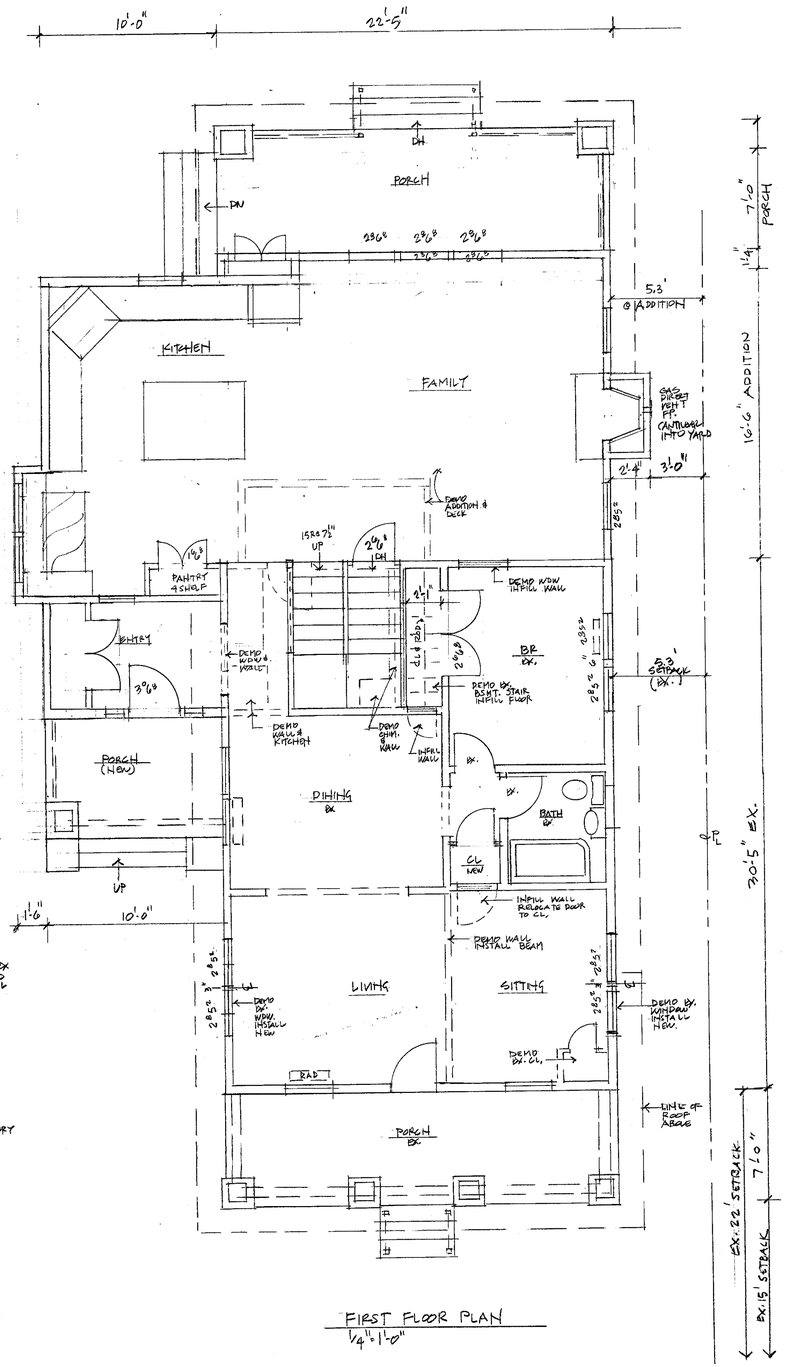
Alexandria, Virginia



BASEMENT/FOUNDATION PLAN
1/4"=1'-0"



SECOND FLOOR PLAN
1/4"=1'-0"



FIRST FLOOR PLAN
1/4"=1'-0"

A2

PLANS
1/4"=1'-0"

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703.836.4666 FAX 703.836.5650

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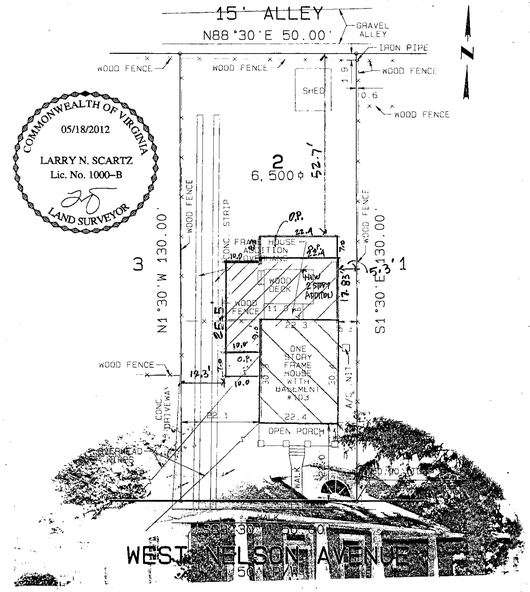
103 WEST NELSON AVENUE

Alexandria, Virginia

SITE DATA



COMMONWEALTH OF VIRGINIA
05/18/2012
LARRY N. SCARTZ
Lic. No. 1000-B
LAND SURVEYOR

KEY

NEW WORK 2 STORY ADDITION

NEW WORK ABOVE EAST HOUSE

PHYSICAL IMPROVEMENTS SURVEY
BLOCK
NORTH-WEST ALEXANDRIA IMPROVEMENT CO.
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: MAY 18, 2012

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP

SCARTZ SURVEYS
LARRY N. SCARTZ — LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR — FAX (703) 494-3330
WOODBRIDGE, VIRGINIA — LARRY.SCARTZ@SCARTZ.COM

JOB# 20120544

ZONING DATA

ZONING CLASSSIFICATION:	R-5
F.A.R.	.45 × LOT SIZE 6500 x' .45 = 2925 ϕ ALLOWED PROPOSED
LOT SIZE:	6500 ϕ
OPEN SPACE REQUIRED:	N/A
OPEN SPACE PROPOSED:	N/A
FRONT YARD SETBACK:	25' REQ. 22' PROP. @ NEW ADDITION/SOUTH WALL 22' EXIST AT HOUSE 15' EX. @ PORCH.
REAR YARD SETBACK:	PROPOSED 22' AT NEW SOUTH WALL ADDITION 1.1 OR MIN 7' PROPOSED 52.7'
SIDE YARD SETBACK	1:3 OR 7' MIN. 5.3' PROPOSED AT EAST 12.3' PROP @ WEST.
HEIGHT.	PROPOSED: 21'-6" AT TOP OF GUTTER @ NEW ADDITION
PARKING	2 OFF STREET SPACES EXIST.
ZONING VARIANCE DATA	ZONING VARIANCE REQUESTED TO ALLOW NEW ADDITION AT REAR OF HOUSE
B.A.R. DATA	N/A

INDEX TO DRAWINGS

A2 INDEX TO DRAWINGS ZONING & CODE DATA

GAVER NICHOLS ARCHITECT

GEOFFREY GAVER, RICHARD A. NICHOLS ARCHITECT
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF GAVER NICHOLS ARCHITECT. THESE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, UNLESS PREVIOUSLY AGREED TO IN WRITING BY GAVER NICHOLS ARCHITECT. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS SHALL BE AT THE SOLE RISK AND LIABILITY OF THE PERSON OR ENTITY USING THEM.

CHESAPEAKE BAY PRESERVATION ACT

CODE DATA

BUILDING CODE	IRC- 2009
JURISDICTION (CITY, COUNTY):	ALEXANDRIA, VIRGINIA
APPLICABLE CODE:	IRC- 2009
OCCUPANCY CLASSIFICATION:	RESIDENTIAL SINGLE FAMILY
CONSTRUCTION TYPE:	5B

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
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F. Open Space Calculations Required in RA & RB zones

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Required Open Space	N/A
Proposed Open Space	N/A

*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.

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

Signature: Geoffrey Nichols AIA Date: 7/29/12

MODEL ENERGY CODE

Virginia Energy Code

TRADE-OFF WORKSHEET
Compliance by Whole House Performance Approach

Builder Name: _____ Date: _____
Address: _____
Submitted By: _____ Phone No: _____
Building Address: _____
Legal Description: Lot _____ Section: _____ County: _____
General Building Description: _____

YOUR HOUSE	Insulation R-Value	A Area	System R_0-Value	R=¼ U=¼ UA
ROOF/CEILING (Description)				
1. Flat Ceiling (attic)		A	/R_0	=
2. Cathedral Ceiling		A	/R_0	=
3. Skylights		A	/R_0	=
4. Floor Cantilever		A	/R_0	=
Subtotals:		A		[5]
GROSS WALL Include basement wall area (exp) less than 50% below grade and all basements windows and doors				
6. Opaque Wall		A	/R_0	=
7. Opaque Wall		A	/R_0	=
8. Opaque Wall		A	/R_0	=
9. Floor Bands		A	/R_0	=
10. Door		A	/R_0	=
11. Door		A	/R_0	=
12. Door		A	/R_0	=
13. Window		A	/R_0	=
14. Window		A	/R_0	=
15. Basement Window		A	/R_0	=
16. Other		A	/R_0	=
Subtotals (Gross Wall)		A		[17]
FOUNDATION/FLOOR				
18. Slab Insulation	(P=D)		/R	[19]
Perim (P) (feet)				
Depth (D) (feet)				
20. Floor over Unheated Space		A	/R_0	[21]
22. Crawl Space Wall		A	/R_0	[23]
24. Basement Wall (Opaque area of basement walls 50% or more below grade)		A	/R_0	[25]
TOTAL UA				
UA FROM INSULATION TO BE INSTALLED:				
Lines [5] + [17] + [19] + [21] + [23] + [25]				[Line 26]

CODE HOUSE (Chapter 5 Standard)			
HDD _____			UA
ROOF/CEILING			
Max U_0			
A (Total Area)	x		
Max UA Allowed	=		B.
GROSS WALL			
(To obtain UA for door and window area on your house, just the "system" R- or U-value provided by the manufacturer for the entire window or door assembly. To get UA, multiply the total area of the rough openings (A) by the U-value, or divide the area by the system R-value.)			
Max U_0 *			
A (Total Area)	x		
Max UA Allowed	=		D.
FOUNDATION/FLOOR			
A _____ /R _____	=UA	_____	F.
A _____ xU_0 _____	=UA	_____	H.
A _____ xU _____		_____	J.
A _____ xU _____		_____	L.
TOTAL UA			
MAX UA:			
Lines B + D + F + H + J + L	=		[Line M]

Line 26 (Your House Total) must be less than or equal to line M (Code House Total).

Ec1

EXISTING CONDITIONS
PHOTOGRAPHS

GAVER
NICHOLS
ARCHITECT
p.o. box 2921 alexandria, va 22301 703.836.5209

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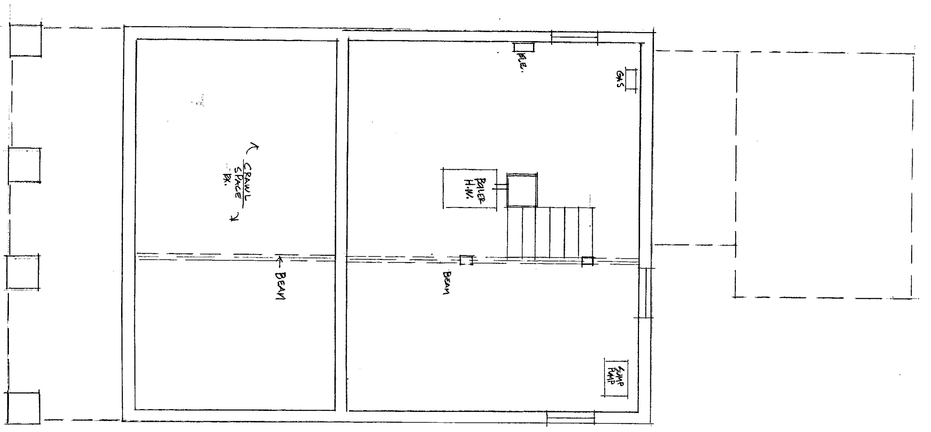
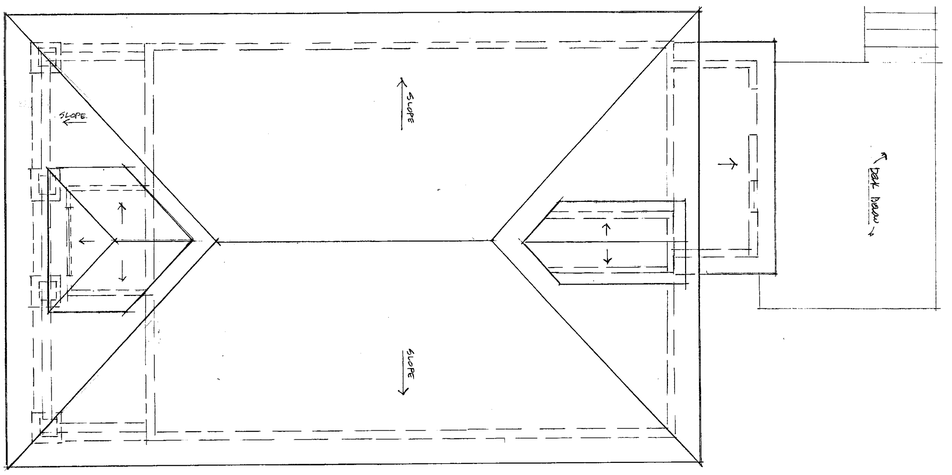
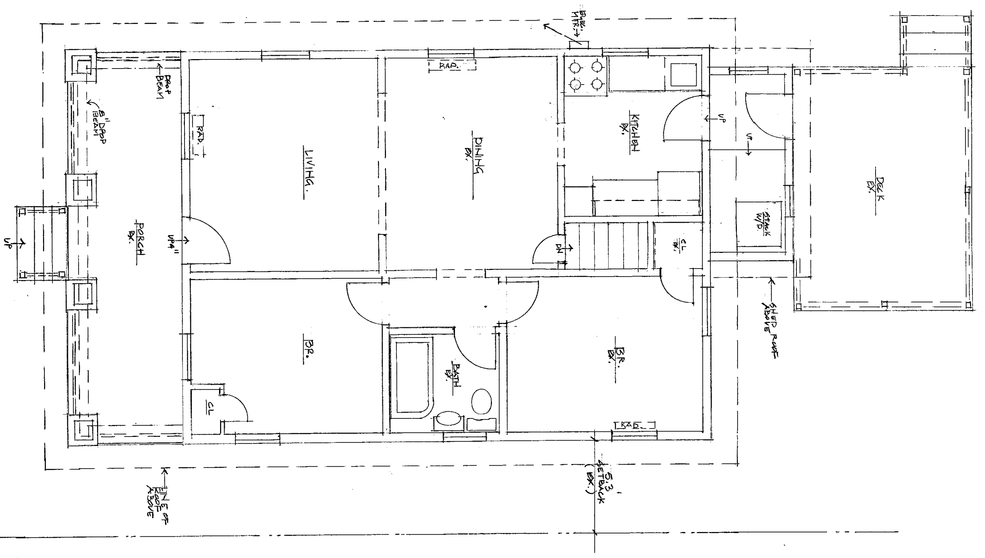
103 WEST NELSON AVENUE
Alexandria, Virginia



BASEMENT PLAN
1/4"=1'-0"



ROOF PLAN
1/4"=1'-0"



FIRST FLOOR PLAN (BASEMENT)
1/4"=1'-0"

103 WEST NELSON AVENUE

Alexandria, Virginia

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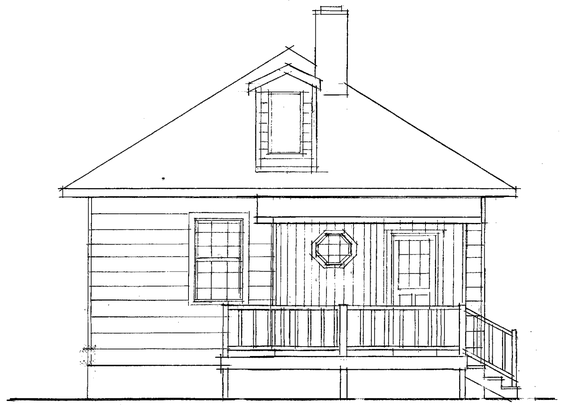
GAVER NICHOLS ARCHITECT
p.o. box 2521 alexandria, va 22301 703.836.8200

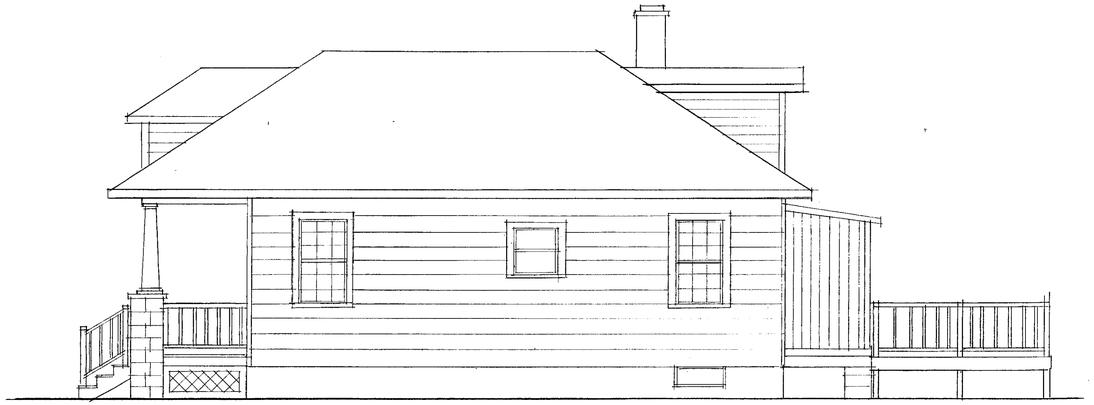
EXISTING CONDITIONS
FLOOR PLANS
1/4"=1'-0"

Ec3

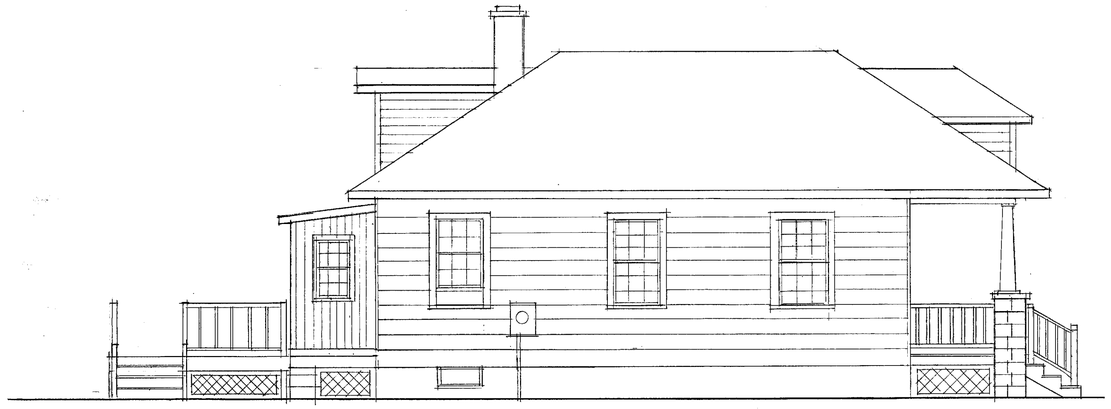
BZA2012-0015



NORTH ELEVATION
1/4"=1'-0" (EXISTING)



EAST ELEVATION
1/4"=1'-0" (EXISTING)



WEST ELEVATION
1/4"=1'-0" (EXISTING)

SOUTH ELEVATION
1/4"=1'-0" (EXISTING)

Ec4

EXISTING CONDITIONS
ELEVATIONS
1/4"=1'-0"

GAVER NICHOLS ARCHITECT
p.o. box 7207 alexandria, va 22307 703.836.4206

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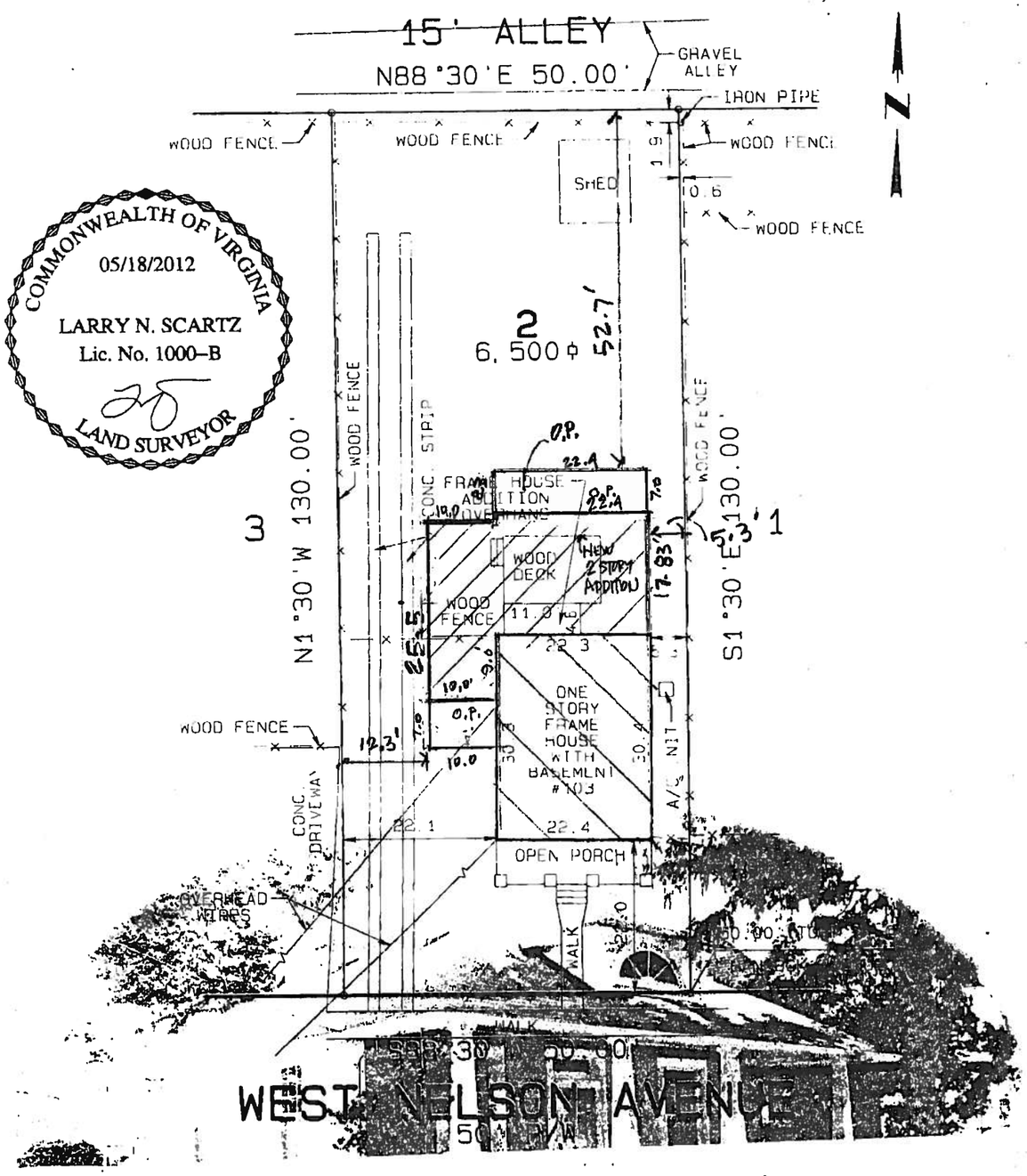
103 WEST NELSON AVENUE
Alexandria, Virginia

SITE DATA



KEY

= NEW WORK 2 STORY ADDITION

= NEW WORK ABOVE EXIST HOUSE

PHYSICAL IMPROVEMENTS SURVEY

LOT 2 BLOCK 1

NORTH-WEST ALEXANDRIA IMPROVEMENT CO.

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: MAY 18, 2012

NO TITLE REPORT FURNISHED

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP

SCARTZ SURVEYS
LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBRIDGE, VIRGINIA
LOCAL (703) 494-4181
FAX (703) 494-3330
LARRY SCARTZ@SCARTZ.COM

JOB# 20120544

CHESAPEAKE BAY PRESERVATION ACT