

Docket Item #1
BZA CASE #2011-0004

Board of Zoning Appeals
May 12, 2011

ADDRESS: 6 FORREST STREET
ZONE: R-2-5, RESIDENTIAL
APPLICANT: FFC PROPERTIES, LLC BY RICHARD SENNETT II, CONTRACTOR

ISSUE: Special exception to construct a covered open front porch in the required front yard facing Forrest Street.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard	20.28 feet*	16.00 feet	4.28 feet

*Based on the average prevailing front setback facing Forrest Street

BOARD OF ZONING APPEALS ACTION OF MAY 12, 2011: On a motion to approve by Mr. Goodale, seconded by Mr. Zander the special exception was approved by a vote of 6 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Richard C. Sennett, contractor, made the presentation.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception, it must comply with the code requirements under the department comments and the applicant 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 special exception 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 CASE #2011-0004 CONTEXT MAP



I. Issue

The applicant proposes to construct an open covered front porch at 6 Forrest Street. The front porch requires a special exception.

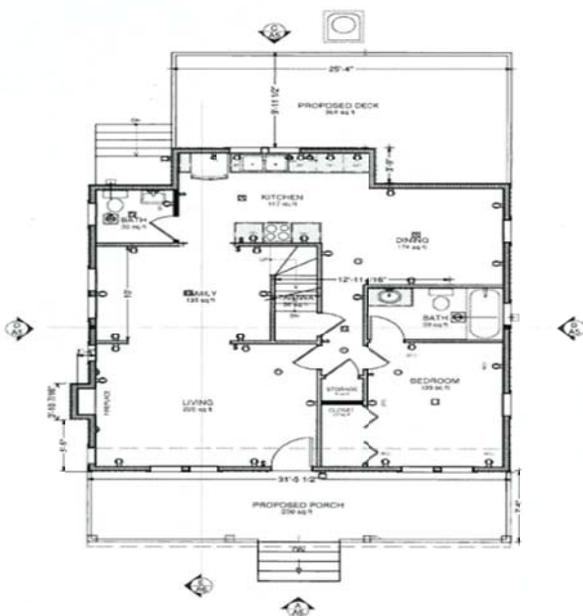
II. Background

The subject property is one lot of record with 50.00 feet of frontage facing Forrest Street, a depth of 102.46 along the east and west side property line. The property contains 5,120 square feet of lot area. A one and one-half story single family dwelling occupies the property and is located 23.60 feet from the front property line facing Forrest Street, 7.20 feet from the west side property line and 9.70 feet from the east side property line. According to real estate assessment records the house was constructed in 1935.



III. Description

The proposed porch will extend 32.10 feet across the front of the main building facade and project 7.50 feet from the building towards Forrest Street. The new porch will total 239.97 square feet and is considered deductible floor area under the City’s Infill regulations. The proposed porch will be located 16.00 feet at the closest point to the front property line facing Forrest Street. The applicants’ home is located 23.60 feet from the front property line facing Forrest Street (3.32 feet behind the average prevailing front setback). The applicant requests a special exception of 4.28 feet to construct the front porch forward of the average front setback.



PROPOSED FLOOR PLAN



Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

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

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the Potomac West Small Area Plan for residential land use.

V. Requested Special Exception:

7-2503(A) Residential Front Setback

The applicants request a special exception of 4.28 feet to build a new open front porch located forward of the required 20.28 feet average front yard setback.

VI. Special Exceptions Standards

Per section 11-1304, of the zoning ordinance, 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 which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed. In making its determination, the board shall consider and weigh the following issues as applicable.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 2) 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.
- 3) Whether approval of the special exception will alter the essential character of the area or zone.
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.
- 5) 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.

VII. Staff Conclusion

The one-story open porch is in keeping with the architecture and character of the existing dwelling and similar renovations within the neighborhood. There are many similar front porches in the immediate neighborhood. The design and modest size of the porch is compatible with character of the neighborhood block and generally complements the home's architecture. The proposed open porch does not appear to negatively impact the adjacent properties and in fact will enhance the neighborhood streetscape. Staff recommends approval of the special exception to construct a covered, open, one-story, front porch.

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 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 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-7 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,

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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 following comments are for 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 Thomas Sciulli, Plan Review Supervisor at 703-746-4190 or thomas.sciulli@alexandriava.gov.

- C-1 A building permit is required to be issued prior to the start of work.
- C-2 Five sets of sealed drawings are required to accompany the application for the building permit.
- C-3 The plans shall show, at a minimum, deck size, height above grade, material, framing details, footing/foundation details, railing height, any stairs and/or roof detail.

Recreation (Arborist):

F-1 There are no trees affected by this plan.

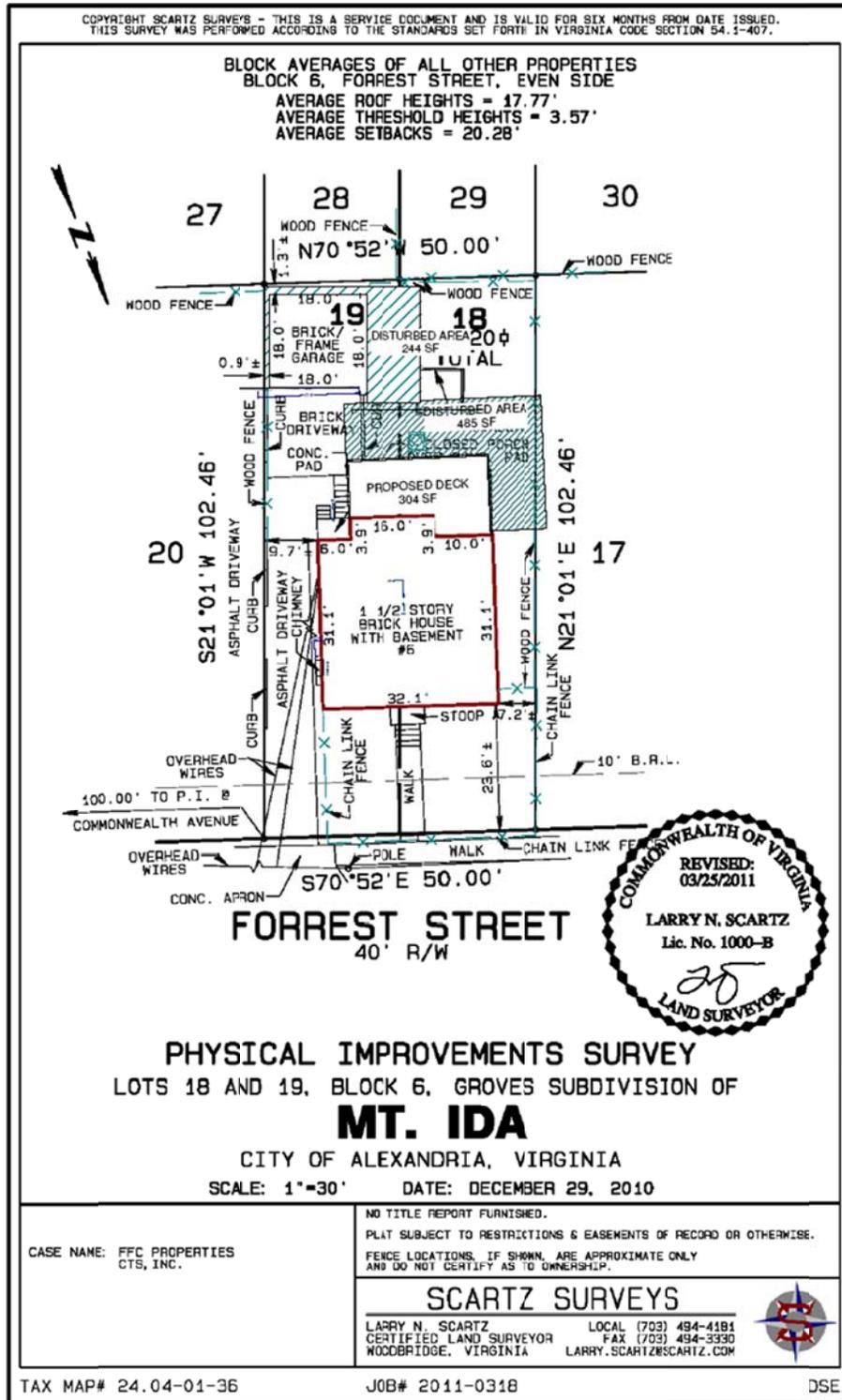
Historic Alexandria (Archaeology):

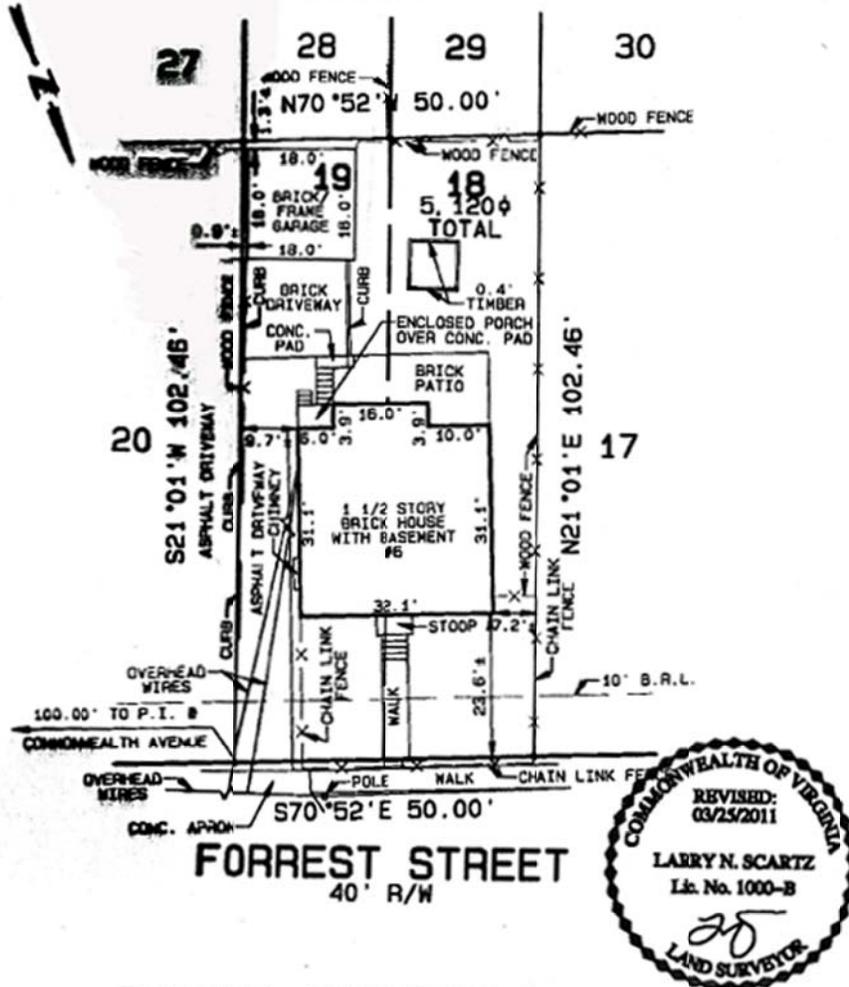
F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Other Requirements Brought to the Applicant's Attention:

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.

VIII. Images





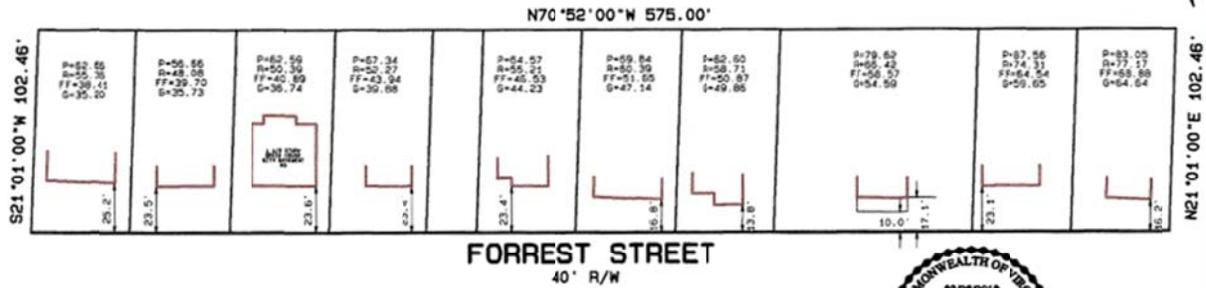
PHYSICAL IMPROVEMENTS SURVEY
LOTS 18 AND 19, BLOCK 6, GROVES SUBDIVISION OF

MT. IDA

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' DATE: DECEMBER 29, 2010

BLOCK AVERAGES OF ALL OTHER PROPERTIES
 BLOCK 6, FORREST STREET, EVEN SIDE
 AVERAGE ROOF HEIGHTS=17.77'
 AVERAGE THRESHOLD HEIGHTS=3.57'
 AVERAGE SETBACKS=20.28'



PLAT SKETCH
 SETBACKS, ROOF HEIGHTS AND THRESHOLD HEIGHTS
 LOTS 1-23, BLOCK 6, GROVES SUBDIVISION OF
MT. IDA
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1"=40' DATE: MARCH 25, 2011

CASE NAME: ROCK BENNETT CIS, INC.	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) 694-4181 FAX (703) 694-3530 LARRY.SCARTZ@SCARTZ.COM

Blockface Average Front Setback Survey

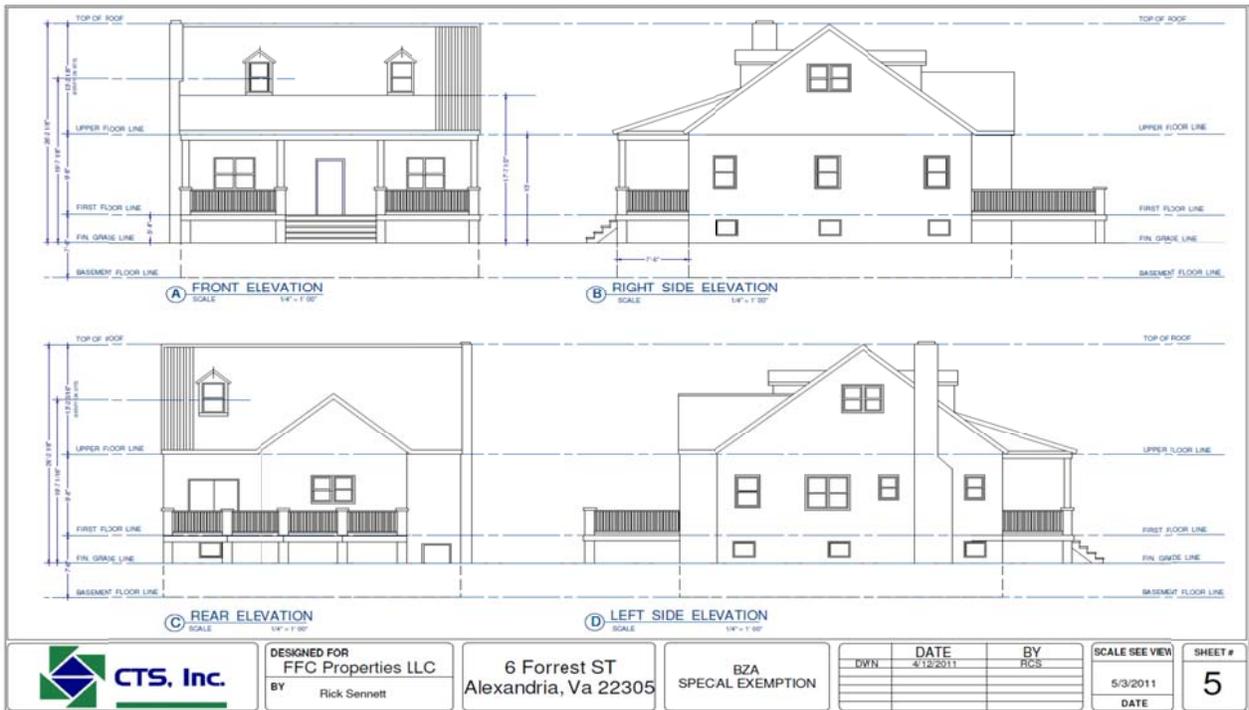
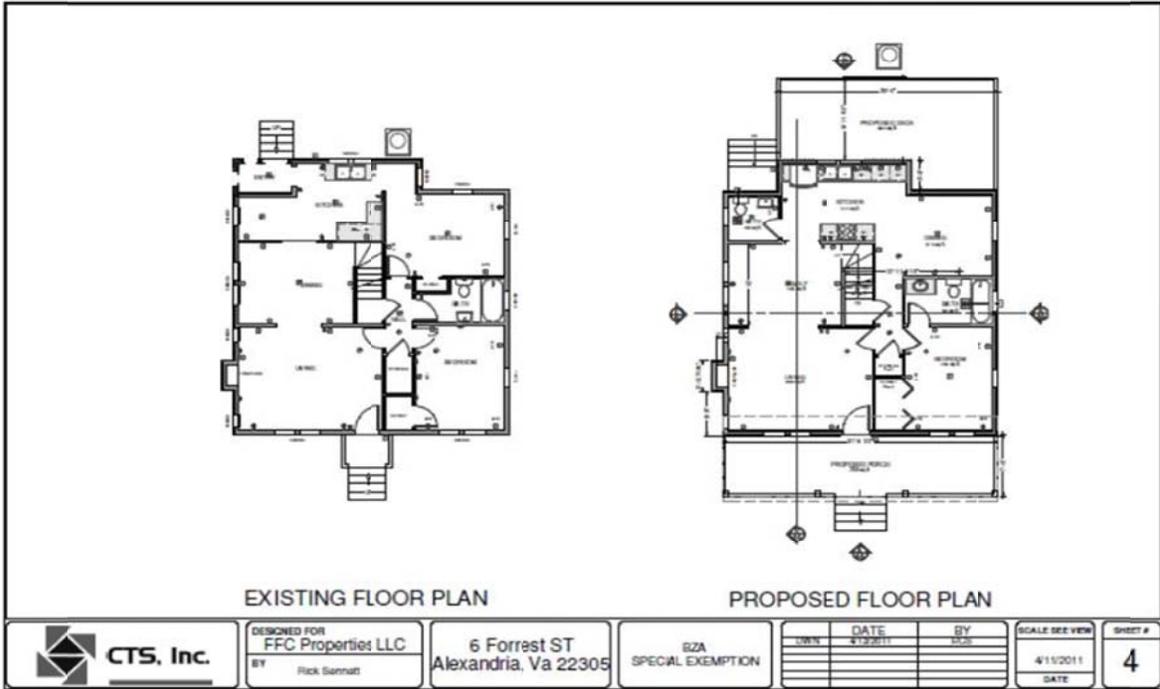
4 Forrest St. 6 Forrest St. 8 Forrest St.

7 Forrest St. 5 Forrest St. 3 Forrest St.

	DESIGNED FOR FFC Properties LLC	6 Forrest ST Alexandria, Va 22305	BZA SPECIAL EXEMPTION	DATE	BY	SCALE SEE VIEW	SHEET #
	BY			DATE	BY	DATE	
	Rick Sennett			4/12/2011	RSB	4/11/2011	2

Street View

	DESIGNED FOR FFC Properties LLC	6 Forrest ST Alexandria, Va 22305	BZA SPECIAL EXEMPTION	DATE	BY	SCALE SEE VIEW	SHEET #
	BY			DATE	BY	DATE	
	Rick Sennett			4/12/2011	RSB	4/11/2011	3



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**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 Richard C Sennett II

Address 7405 Alban Station Ct

A-107

Daytime Phone 703-455-5520

Email Address rick@ctsincva.com

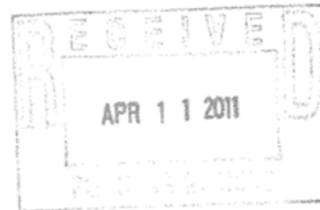
2. Property Location 6 Forrest ST

3. Assessment Map # 024.04 Block 01 Lot 36 Zone _____

4. Legal Property Owner Name FFC PROPERTIES LLC

Address 17090 QUAIL CREEK CIR

HAMILTON VA 20158



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5. Describe request briefly :

Special exception to construct a covered open porch in the required front yard facing Forrest St

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:

Richard C Sennett II

Print Name



Signature

73-455-5520

Telephone

4/12/2011

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).

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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 7'6"
 - b. Length of building wall where porch is to be built 31' - 5 1/2"
 - c. Length of porch deck 31' - 5 1/2"
 - d. Depth of overhang 6"
 - e. Distance of furthest projecting porch element from the front property line 13'
 - f. Overall height of porch from finished or existing grade 17' - 7"
 - g. Height of porch deck from finished or existing grade 3' - 4"

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

n/a

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

Should not be detrimental to adjacent properties or neighborhood

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

Should not effect properties adversely.

- 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.

Not as of this time

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 6 Forrest St. Zone R2-5
 A2. $\frac{5120}{\text{Total Lot Area}} \times \frac{.45}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2304}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	998.31	Basement**	998.31
First Floor	1060.71	Stairways**	66
Second Floor	671	Mechanical**	
Garage	324	Porch/Garage**	
Rear Porch	30	Attic less than 5***	
Total Gross*	3084.02	Total Exclusions	1064.31

B1. Existing Gross Floor Area *
 $\frac{3084.02}{}$ Sq. Ft.
 B2. Allowable Floor Exclusions**
 $\frac{1064.31}{}$ Sq. Ft.
 B3. Existing Floor Area minus Exclusions
 $\frac{2019.71}{}$ 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		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	239.97
Porches/Other	239.97	Attic less than 5***	
Total Gross*		Total Exclusions	

C1. Proposed Gross Floor Area *
 $\frac{239.97}{}$ Sq. Ft.
 C2. Allowable Floor Exclusions**
 $\frac{239.97}{}$ Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
 $\frac{0}{}$ Sq. Ft.
 (subtract C2 from C1)

*Assuming the porch does not exceed 7.628' in depth or reduce front yard to less than 15'

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) $\frac{2019.71}{}$ Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) $\frac{2304}{}$ 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.

R/V

4/12/2011

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.	FPC Properties LLC	17090 QUAIL CREEK CIR, HAMILTON VA 20158	100%
2.	Brian K Fowler	17090 QUAIL CREEK CIR, HAMILTON VA 20158	
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 6 Forrest St (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.	FPC Properties LLC	17090 QUAIL CREEK CIR, HAMILTON VA 20158	100%
2.	Brian K Fowler	17090 QUAIL CREEK CIR, HAMILTON VA 20158	
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.	FPC Properties LLC	None	100%
2.	Brian K Fowler	None	
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.

4/12/2011

Date

Richard C Sennet II

Printed Name


Signature