

Docket Item #2
BZA CASE #2011-0003

Board of Zoning Appeals
May 12, 2011

ADDRESS: 231 EAST SPRING STREET
ZONE: R-2-5, RESIDENTIAL
APPLICANT: STEPHEN AND JENNIFER KOENIG, OWNERS

ISSUE: Special exception to construct a one-story addition in the required west side yard

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(2)	Side Yard (west)	7.00 feet	3.00 feet	4.00 feet*

* Proposed roof eave facing the west side property line will project 15 inches, consistent with the existing roof overhang.

BOARD OF ZONING APPEALS ACTION OF MAY 12, 2011: On a motion to approve by Ms. Lewis, seconded by Mr. Goodale the special exception was approved by a vote of 5 to 0.

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

Speakers:

Jennifer Koenig, owner and Bob Larson, architect, made the presentation.

Michael Glerum, owner at 902 Ramsey Street, spoke in support.

Shawn Glerum, owner at 407 Thomas Street, spoke in support.

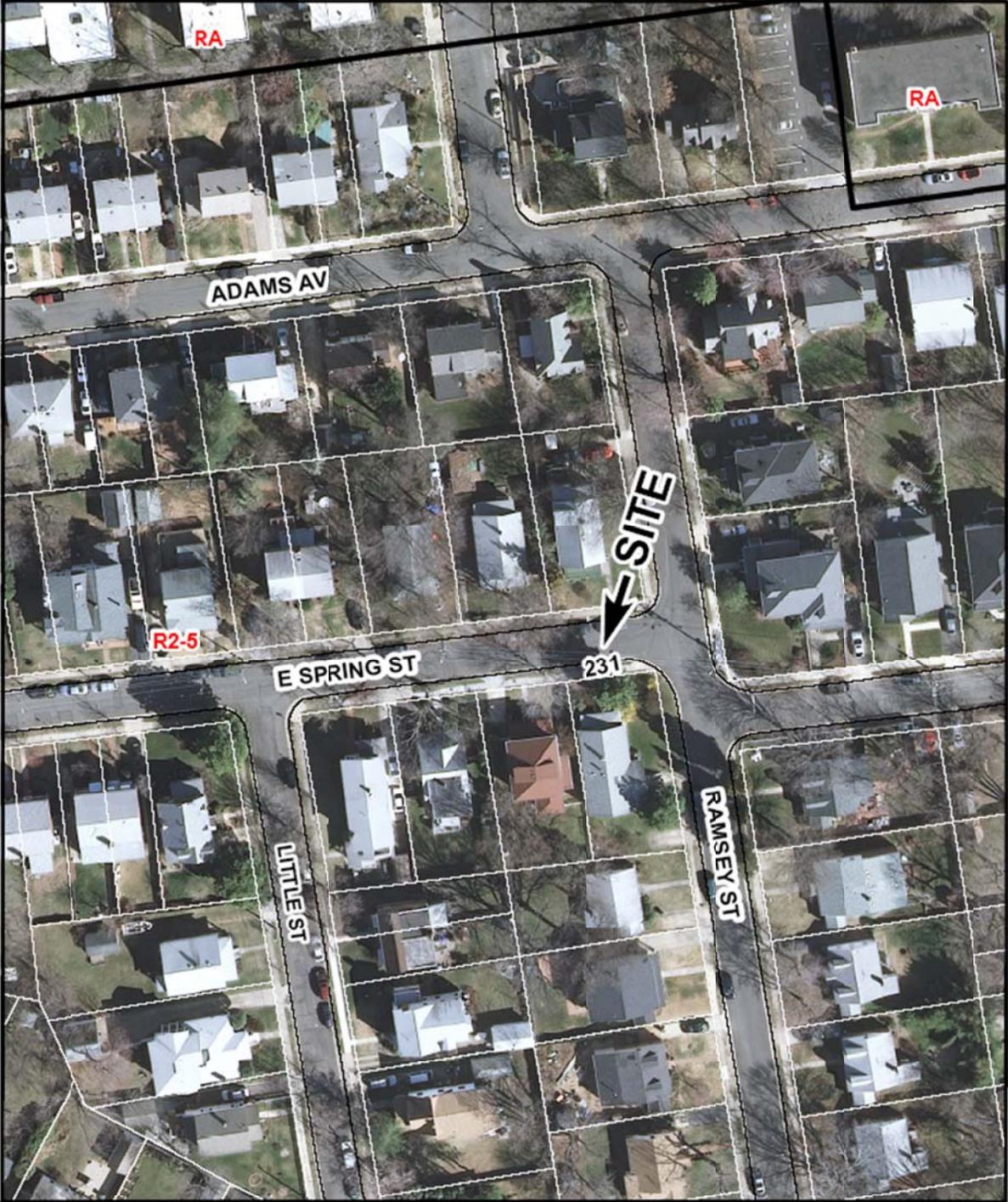
John Rizzmann, owner at 220 East Spring Street, spoke in support.

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 with the following condition 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

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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 #2011-0003 CONTEXT MAP



I. Issue

The applicants are proposing to construct a one-story addition at 231 East Spring Street. The proposed addition is set in approximately 1.00 foot from the existing west side wall of the dwelling and within the required west side yard.

II. Background

The subject property is one lot of record with 48.04 feet of frontage facing East Spring Street and 100.08 feet of frontage facing Ramsey Street. The property contains 5,000 square feet of lot area and is substandard for single family dwelling on a corner lot in the R-2-5 zone, where the minimum lot area is 6,500 square feet and minimum lot width is 65.00 feet. The property complies with the required 40.00 foot minimum lot frontage for an R-2-5 zoned single family corner lot.

The corner lot property is currently developed with a one-story single family dwelling with a covered screened porch located 18.60 feet from the front property line facing East Spring Street, 16.90 feet from the front property line facing Ramsey Street, 1.50 feet from the west side property line and 27.75 feet from the south side property line. On October 8, 1992, the Board of Zoning Appeals granted variances from the side yard, front yard and vision clearance requirements to construct a screened porch facing East Spring Street and a variance from the front yard requirement to construct the one-story vestibule addition 16.90 feet from the front property line facing Ramsey Street. According to real estate records the house was constructed in 1930.

III. Description

- 1) The applicants are proposing to construct a one-story addition 25.00 feet from the front property line facing Ramsey Street, 7.00 feet from the south side property line and 3.00 feet from the west side property line. The side addition measures 23.00 feet by 20.50 feet and totals approximately 472 square feet. The height of the addition is 22.00 feet to the roof ridge and 18.00 feet to the midpoint of the gable roof facing the south side property line. The eaves of the proposed addition will project no more than 15.00 inches from the building walls, consistent with the eaves of the existing dwelling, but 3.00 inches more than allowed by the zoning ordinance. The proposed eaves will project no closer to the west side property line than the existing noncomplying west building wall. The applicants request relief through the special exception to construct the addition with eaves greater than 12 inches in the required west side yard.
- 2) The applicants also propose to build two bay windows with eaves projecting no more than 12 inches. One bay will project into the non-required front yard facing Ramsey Street and the other bay will project into the required south side yard. As proposed, the bay windows and their eaves comply with section 7-202(A)(3) of the zoning ordinance, which regulates permitted obstructions in required yards.

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

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:

3-506(A)(2) Side Yards (west)

The applicants request a special exception of 4.00 feet from the required 7.00 feet to construct the one-story addition in the required west side yard.

VI. Noncomplying Structure/ Substandard Lot

The existing building at 231 East Spring Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (West)	7.00 feet	1.50 feet	5.50 feet
Lot Area	6,500 sq ft	5,000 sq ft	1,500 sq ft
Lot Width (East Spring Street)	65.00 ft	49.00 ft	16.00 ft

VII. 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 shall consider and weigh in making its determination to grant a special exception of the zoning regulations.

- 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.

VIII. Staff Conclusion

The applicants are proposing to construct a modest one-story addition on their substandard corner lot. Because it is a corner lot, the subject property has two restrictive front yards from which the applicant has sought relief in the past through the variance process. The applicants wish to add some additional living space. The existing west side wall of the dwelling is now located approximately 1.50 feet from the west side property line. The applicants will comply with all other yard requirements, but wish to continue the plane of the noncomplying west wall, set in one foot. The height of the addition is consistent with the height of the existing dwelling.

An inspection of the immediate and surrounding neighborhood revealed many homes have been expanded. The applicants' plan will preserve the original one-story bungalow configuration and will allow the applicant to maintain all living space on one level. The proposed addition is in keeping with the character of the neighborhood and complements the existing dwelling. It is unlikely that the proposed one-story addition will reduce light or air to any adjacent property as the existing dwelling immediately to the north and the proposed dwelling to the south are taller two-story dwellings.

Therefore, staff **recommends approval** of the requested special exception.

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 attached and 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)
- R-8 Construction of a new driveway entrance, or widening of an existing driveway entrance, requires separate application to; and approval from, the Department of Transportation and Environmental Services. (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
- 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 must 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 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-6 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 703-746-4109 or thomas.sciulli@alexandriava.gov.
- C-1 A building permit is required to be issued prior to the start of work
- C-2 The following information must accompany the written application for a building permit:
 - 1. Documentation of BZA approval
 - 2. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, The plans shall include all dimensions, construction details, room size and use, ceiling height, door and window opening dimensions. any mechanical, electric, and plumbing schematics.
- C-3 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended). See section R302.2 for *Townhouse* exception.

Recreation (Arborist):

- F-1 No trees are 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.

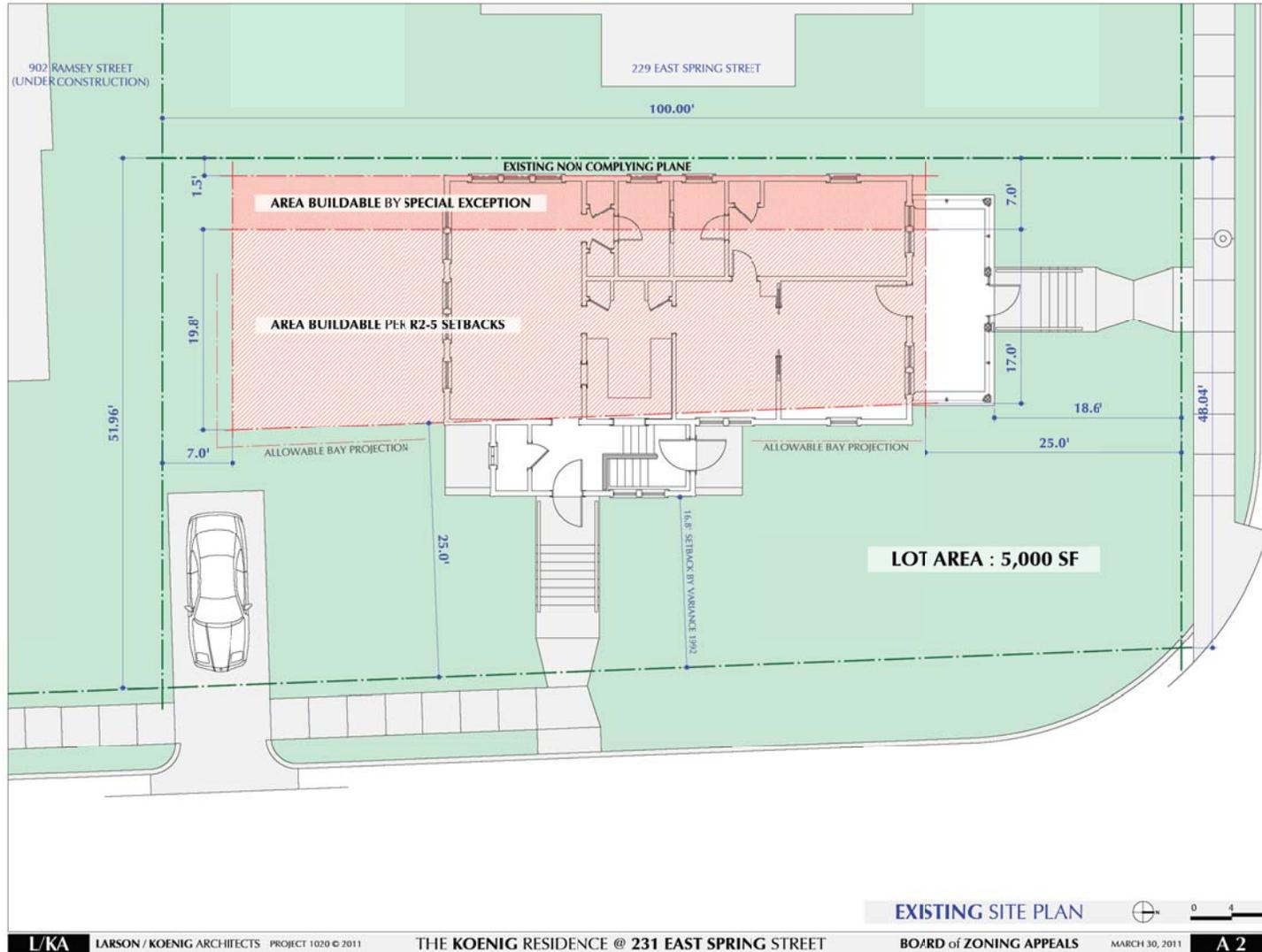


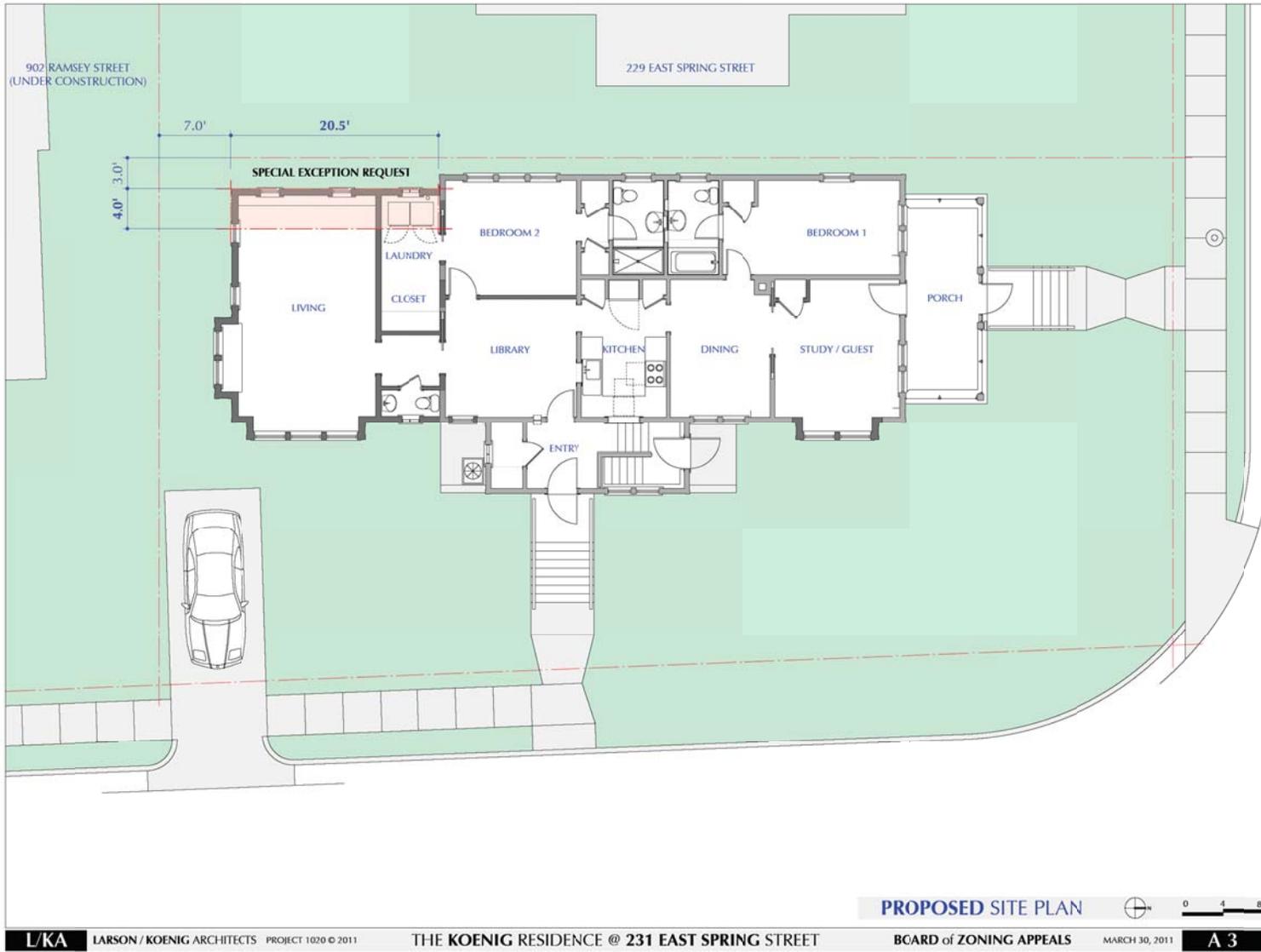
EXISTING VIEW WITH ADJACENT NEIGHBORS



Digital Model of 902 Ramsey Street by Glerum Design Group, Inc.

PROPOSED VIEW WITH ADJACENT NEIGHBORS







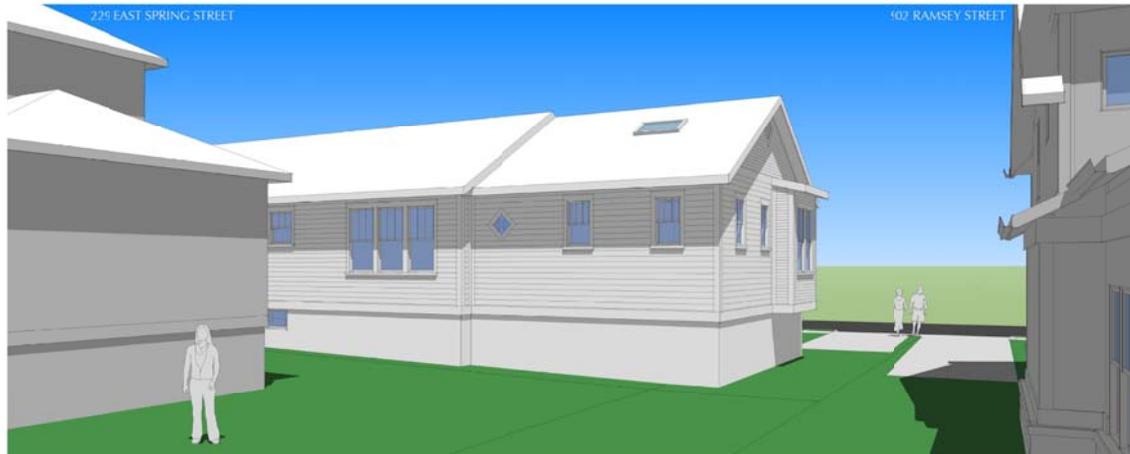
PROPOSED VIEW FROM THE INTERSECTION OF RAMSEY + EAST SPRING STREETS



PROPOSED VIEW FROM RAMSEY STREET



PROPOSED VIEW EAST SPRING STREET



PROPOSED VIEW FROM ADJACENT NEIGHBORS' REAR YARDS



HEIGHT OF BUILDINGS + EXISTING PHOTOGRAPHS

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**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
3.520 (A) (2) SIDE YARD minimum 7 feet.

PART A

1. Applicant: Owner Contract Purchaser Agent
 Name STEPHEN + JENNIFER KOENIG
 Address 231 EAST SPRING STREET
ALEXANDRIA, VA. 22301
 Daytime Phone 703.568.6211
 Email Address SWK@KARLHITECTS.COM
2. Property Location 231 EAST SPRING STREET
3. Assessment Map# 05202 Block 05 Lot 04 Zone R2.5
4. Legal Property Owner Name STEPHEN + JENNIFER
 Address 231 EAST SPRING STREET
ALEXANDRIA, VA. 22301



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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. STEPHEN KOENIG	231 E. SPRING ST.	50%
2. JENNIFER KOENIG	"	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 231 E. SPRING 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. STEPHEN KOENIG	231 E. SPRING ST.	50%
2. JENNIFER KOENIG	"	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. STEPHEN KOENIG	MEMBER, BOARD OF ZONING APPEALS	
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.

03.21.11 Date STEPHEN KOENIG Printed Name [Signature] Signature

MAR 31 2011

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Alexandria City Council

William Euille, Mayor
Kerry Donely, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Stewart Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

Board of Architectural Review

Old and Historic District

Thomas Hulfish, Chair
Oscar Fitzgerald, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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5. Describe request briefly:
SPECIAL EXCEPTION PER 11-1302(B) TO
CONSTRUCT A ONE STOREY ADDITION IN
THE REQUIRED SIDE YARD AT 231
EAST SPRING STREET.

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:

STEPHEN W. KOENIG
Print Name

[Signature]
Signature

703.528.6211
Telephone

03.31.11
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.

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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.

 PLEASE

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

 NONE

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

 ATTACHED .

BZA Case # 2011-0003

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

PLEASE

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

SEE

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

ATTACHED

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.

1. *Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.*
 This limited enlargement of our home will make possible a **second bedroom**, a guest **powder room**, and a master **bedroom closet** containing a washer / dryer. These are fundamental features that our 80 year old residence requires in order to function well now and into the future.
 The proposed addition will fulfil our desire and intention to maintain all living spaces on a **single level**.

2. *Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.*
 Rejuvenating our home as proposed will allow it to **continue to contribute** to the stability, value, and character of the neighborhood.

3. *Explain how the proposed addition will affect the light and air to any adjacent property.*
 The project is a **one storey addition to a one storey house**, adjacent to two storey residences. We believe there is no discernible negative impact on light and air to our neighbors.

4. *Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.*
 Our neighborhood is a comfortable and idiosyncratic amalgam of generally smaller homes from the early and mid 20th century. The proposed design respects and **retains the original one storey bungalow configuration**. It endeavors to modestly evolve the spaces and functions of our residence within the broad and flexible bungalow tradition.

5. *How is the proposed construction similar to other buildings in the immediate area?*
 Our residence was **originally very similar** to a number erected in the immediate area in the same time frame. Over the decades some have been **modified in small increments** (as ours has) while others have been transformed more substantially.
 It is also similar to much current construction in the sense that reducing energy consumption by improving the envelope (new cladding and insulation) and upgrading systems (heating / cooling / domestic hot water) are integral goals of this endeavor as well.

6. *Explain how this plan represents the only reasonable location on the lot to build the proposed addition.*
 This plan **utilizes the only available buildable area on the lot**, in its entirety. This extremely limited area, when combined with the relief requested, comprises the **most compact footprint** that will fulfill our functional requirements.
 The design respects both front yard setbacks, and utilizes the inner side wall as the 'existing non-complying plane'. In 1930 our 24' wide house was built on a 5,000 SF corner lot. Subsequent regulations mandated 6,000 SF, and setbacks defining a buildable area only 18' wide. Thus a **dwelling built according to the rules** at the time became a **non-complying structure on a substandard lot**.
 This constitutes a severe restriction on our ability to modestly improve our property. The design dilemma is **solvable only through** the considered review and relief mechanism of **the special exception**.
 We **explored an alternative** design involving upward expansion, and abandoned it due to cost and functional limitations. Proceeding with any variation of that approach **would have required variance or special exception** relief as well, due to the non-complying footprint of 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.*
 We have advised our nearest neighbors that we're planning a project of this scale and purpose, and plan to have detailed discussions with them over the plans in the immediate future. We will submit any indication of support as soon as we receive it.

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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 221 EAST SPRING STREET Zone R-2.5
 A2. 5,000 SF x .45 = 2,250 SF
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	919	Basement**	919
First Floor	1,203	Stairways**	50
Second Floor	-	Mechanical**	-
Third Floor	ATTIC 1,120	Porch/Garage**	-
Porches/Other*	157	Attic less than 5**	940
Total Gross*	3,459	Total Exclusions	1,909

B1. Existing Gross Floor Area* 3,459 Sq. Ft.
 B2. Allowable Floor Exclusions** 1,909 Sq. Ft.
 B3. Existing Floor Area minus Exclusions 1,550 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	505	Stairways**	-
Second Floor	-	Mechanical**	-
Third Floor	-	Porch/Garage**	-
Porches/Other	-	Attic less than 5**	-
Total Gross*	505	Total Exclusions	0

C1. Proposed Gross Floor Area* 505 Sq. Ft.
 C2. Allowable Floor Exclusions** 0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 505 Sq. Ft.
 (subtract C2 from C1)



D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,055 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2,250 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.

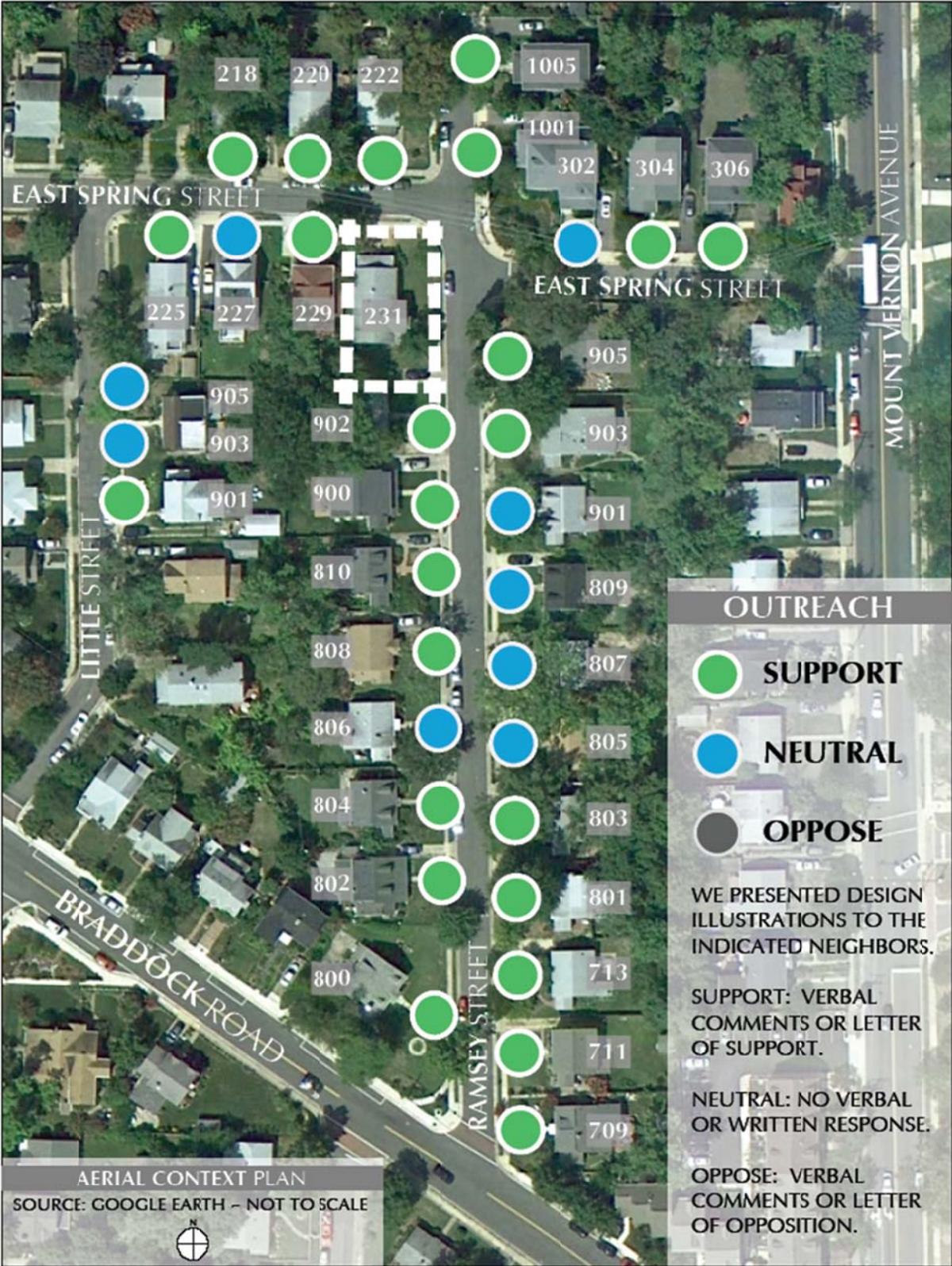
** Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

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: [Signature] Date: 04.01.11



April 12, 2011

City of Alexandria

Board of Zoning Appeals

Re: Addition to 231 East Spring Street, Alexandria, BZA Case 2011-003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with us. We support the project and encourage you to approve the special exception for the project.

We live immediately to the west of 231 East Spring Street at 229 East Spring, one of two adjoining properties. From our house and backyard, we will have a full view of the west elevation of the proposed addition.

We are both architects, and in that capacity we fully appreciate the scale and sensitivity of the design for the proposed project. The portion of the addition that falls under the "special exception" requirement is a minor extension toward our common property line. The difference between the "matter of right" construction and the "special exception" is negligible from our viewpoint. But the design still takes pains to maintain the modest height of the house, and to break down the overall length with stepbacks, window bays, and exterior material detailing.

As Alexandria residents, we understand the issues inherent in single family living in homes on small lots. It is a characteristic of Alexandria that we find actually contributes to the closeness of our neighborhood. We feel that the Koenigs' proposal is in the spirit of this successful community.

Sincerely,



Jill Gilliland, AIA



Mark Gilliland, AIA

229 East Spring Street

703-548-7077

(NEXT DOOR NEIGHBOR TO THE WEST)

From: Mike & Norma Glerum <mikeandnorma@klerum.net>
Subject: RE: Koenig Residence
Date: April 27, 2011 9:24:11 PM EDT
To: Koenig Stephen <swk@LKArchitects.com>

Stephen and Jennifer,

Thank you for sending us the info on your project.

We all think your project looks great!

We have no objections / questions and are happy to support your application both in writing and in person at the hearing.

Let us know if there is anything we can do to help you in any way.

Regards,

Norma and Mike

NORMA + MIKE GLERUM @ 902 PAINSET ST.
(NEXT DOOR NEIGHBOR TO THE SOUTH)

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

William Blonmen 4-21-2011
SIGNATURE

218 EAST SPRING ST
ADDRESS
ALEXANDRIA, VA 22301

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to 231 East Spring Street BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

220 E. SPRING ST, ALEXANDRIA, VA.
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

Charles Dickson
SIGNATURE

222 E Spring St.
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to 231 East Spring Street BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

Mr. + Mrs. Kenneth Jorgensen
SIGNATURE

225 E. Spring St, Alex, Va. 22301
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

Rafael P. Castillo 
SIGNATURE

306 E. Spring St
ADDRESS
Alexandria, VA 22301

April 9, 2011

City of Alexandria Board of Zoning Appeals

Subject: Addition to 231 East Spring Street BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

HR Kennedy W.O. King
SIGNATURE

1005 Ramsey St.
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

1001 Ramsey Street
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

 / DAVID D. CROSS
SIGNATURE

905 RAMSEY ST.
ADDRESS

April 9, 2011

City of Alexandria Board of Zoning Appeals

Subject: Addition to 231 East Spring Street BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

W support the project and encourage you to approve the special exception for the project.

Regards,

William H. Everard / Jean H. Everard
SIGNATURE

903 Ramsey Street
ADDRESS

04-19-2011

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE


ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

ANNE R. KUBELIK


ADDRESS

ALEX 22301

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to 231 East Spring Street BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE Nathan McKenzie, Charles Freeman

808 RAMSEY ST
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

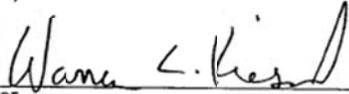
Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,



SIGNATURE



ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

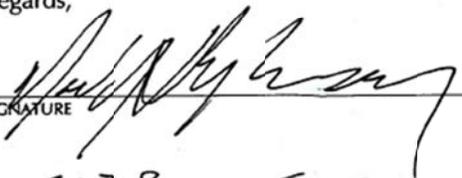
Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

803 Ramsay St
ADDRESS
Alex, VA 22301

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

802 Ramsey
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

801 Ramsey St.
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

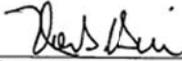
Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,



SIGNATURE

800 Ramsey St.

ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

Natalie S. Dubois
SIGNATURE

713 Ramsay St
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

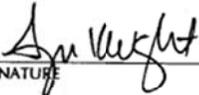
Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,



SIGNATURE



ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,

Wally and Joe Koenig
SIGNATURE

709 Ramsey St.
ADDRESS

April 9, 2011

City of Alexandria **Board of Zoning Appeals**

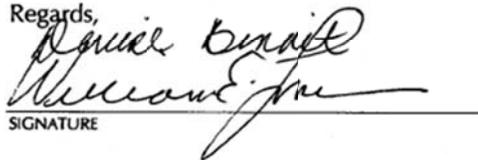
Subject: Addition to **231 East Spring Street** BZA Case 2011 - 0003

Members of the Board,

The Koenigs have shared the proposed design of the addition to their home with me.

I support the project and encourage you to approve the special exception for the project.

Regards,


SIGNATURE

901 LITTLE ST
ADDRESS
ALEXANDRIA, VA 22301