Docket Item #1
BZA CASE #2011-0005

Board of Zoning Appeals
June 9, 2011

ADDRESS: 406 HIGHLAND PLACE
ZONE: R-5, RESIDENTIAL
APPLICANT: ROBERT BOTHWELL AND SHARON BENJAMIN-BOTHWELL, OWNERS

ISSUE: Variance to construct a one-story addition in the required front yard setback facing Braxton Place.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-2503(A)	Front Yard (Braxton Place)	27.16 ft *	4.58 feet	22.58 feet

* Based on the established front setback of the 5 houses along the northeast side of Braxton Place between Highland Place and Upland Place.

BOARD OF ZONING APPEALS ACTION OF JUNE 9, 2011: On a motion to approve by Mr. Zander, seconded by Mr. Koenig the variance was approved by a vote of 6 to 0.

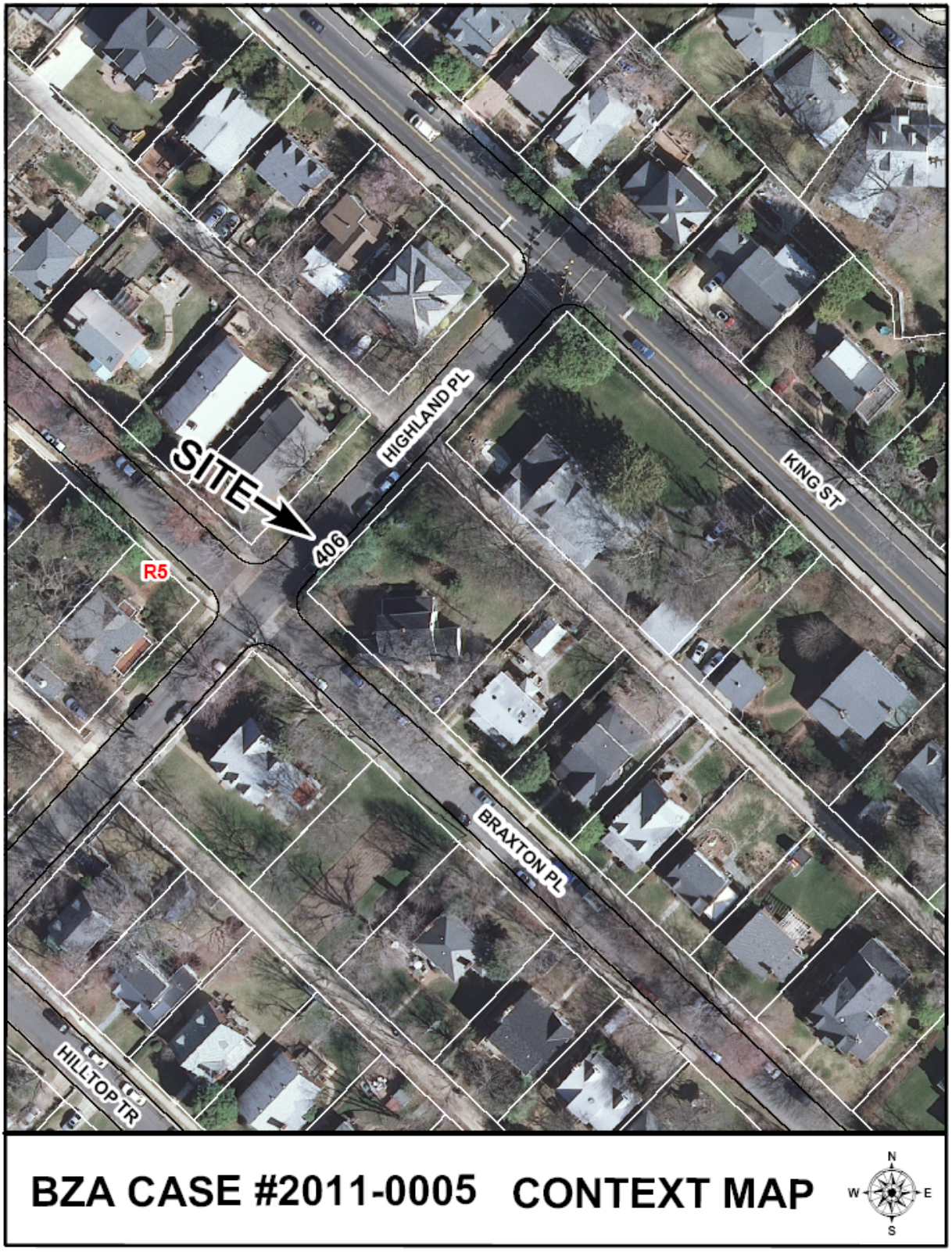
Reason: The application demonstrated a hardship due to the irregular location and position of the existing dwelling on the lot as outlined in the staff report.

Speakers:

Robert Bothwell and Sharon Benjamin-Bothwell, owners, made the presentation.

Staff **recommends approval** of the request because the applicants have demonstrated a hardship.

If the Board decides to grant the requested variance 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 variance must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.


SITE
406
HIGHLAND PL
KING ST
R5
BRAXTON PL
HILLTOP TR
BZA CASE #2011-0005 CONTEXT MAP
N
W
E
S

I. Issue

The applicants propose to construct a one story addition and a covered front portico at 406 Highland Place in the required front yard facing Braxton Place.

II. Background

The subject property, a corner lot, is one lot of record with 100.03 feet of frontage facing Highland Place and 100.00 feet of frontage facing Braxton Place. The property contains 10,123 square feet of lot area and complies with lot area, frontage and width for a single family dwelling on a corner lot in the R-5 zone.

The corner lot property is currently developed with a two-story single family dwelling with an open covered porch located 31.00 feet from the front property line facing Highland Place, encroaching 5.70 feet into the public-right of way facing Braxton Place, 17.20 feet from the southeast side property line and 51.50 feet from the northeast side property line which parallels Outlook Lane. City Council authorized the existing building encroachment with the final passage of Ordinance No. 2435 on February 12, 1980. According to real estate records the house was constructed in 1870.

III. Description

The applicants propose the following improvements to their home:

1) Construct a one-story addition 4.58 feet from the front property line facing Braxton Place and 18.50 feet from the southeast side property line. The addition measures 19.16 feet by 9.58 feet, totaling 183.55 square feet and will measure 9.50 feet in height from grade to the roof eave facing Braxton Place. The addition will accommodate a new kitchen. The applicants request a variance to construct the addition in the required front yard facing Braxton Place.

2) Build an open portico adjacent to the proposed kitchen facing Braxton Place, approximately 1.00 feet from the front property line facing Braxton Place. The proposed portico will measure 6.00 feet by 7.50 feet, a total of 45 square feet. The proposed open covered entry is a permitted obstruction in a required yard and is eligible to be excluded from floor area calculations.

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

IV. Master Plan/Zoning

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

V. Requested variances

Section7-2502(A) - Residential Front Setback

The applicants request a variance of 16.08 feet from the required 20.66 feet to construct the one-story addition in the required front yard facing Braxton Place, based on the established front setback along the northeast side of Braxton Place between Highland Place and Upland Place.

VI. Noncomplying structure

The existing building at 406 Highland Place is a noncomplying structure with respect to the following:

Regulation	Required	Existing	Noncompliance
Front Yard	27.16 feet *	(Encroaches into right-of-way)	27.16 feet

* Based on the established front setback for the 5 houses along the northeast side of Braxton Place between Highland Place and Upland Place.

VII. Staff analysis under criteria of section 11-1103

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

a. The particular physical surroundings, shape, topographical condition or other extraordinary situation or condition of the specific property involved would effectively prohibit or unreasonably restrict the utilization of the property or would constitute a clearly demonstrable hardship, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

b. The conditions upon which the petition for a variance is based are not applicable generally to other property within the same zoning classification;

c. The property was acquired in good faith and any hardship produced by the ordinance was not created by the owner of such property;

d. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof;

e. The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public streets, or increase the danger of fire or the spread of fire, or endanger the public safety;

f. The variance, if granted, will not alter the essential character of the area or be a substantial detriment to adjacent property;
g. The strict application of this ordinance would produce undue hardship;
h. Such undue hardship is not shared generally by other properties in the same zone and vicinity; and
i. No other remedy exists whereby the same relief was, is or may be available from another approval body of the city as part of its review of a site plan or other development application.

VIII. Applicant's Justification for Hardship

The applicants state that the position of the existing house on the lot creates a hardship. The applicants desire to construct a new kitchen and the propose location is the only acceptable location that will not damage the historic front façade facing Highland Place.

IX. Staff Analysis

Staff agrees that the irregular location and position of the existing dwelling on the lot, as well as the historic nature of the house facing Highland Place combine to create a hardship for the applicants. While there is significant buildable area on the lot, the location as proposed is the only reasonable location that will not detract from the historic character of the building facing Highland Place. There are no other homes in the immediate neighborhood similarly situated on a lot as the applicant's home.

The proposed addition is modest in nature and does not project any farther than the existing southwest wing of the dwelling. The proposed one-story addition will not alter the character of the neighborhood and is unlikely to negatively impact light or air to the adjacent property.

For the reasons set forth above, staff **recommends approval** of the requested variance.

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)

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 Applicant shall contact the Site Plan Coordinator at (703) 746-4064 regarding an Encroachment Agreement required for portion of the existing dwelling that is within the public right-of-way. (T&ES)

F2. An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time.
In summary, City Code Section 5-6-224 requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home;
- construction of an addition to an existing home where either
  - the addition exceeds the area of the existing building footprint by 100% or more;
  - or, the construction of the addition results in less that 50% of the existing first floor exterior walls, in their entirety, remaining;
- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. **http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf**

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 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)

<u>Code Administration:</u>

C-1 A building permit is required to be issued prior to the start of any work

C-2 Five sets of scaled drawings sealed by a design professional licensed in the Commonwealth are required to be submitted with the permit application.

C-3 At a minimum the plans shall show the size and use of the new addition. Foundation and framing details. Door and window openings, ceiling height.

Recreation (Arborist):
F-1 No specimen trees are affected by this plan.

Historic Alexandria (Archaeology):

Finding

This lot is near the location of Fort Dahlgren, built by the Union during the Civil War to protect against an invasion of Confederate forces coming east on King Street. There were also several Union Army encampments in the vicinity. Historical maps from 1878 and 1894 show structures in the vicinity of this property, and the current building on the lot is registered as a historical structure with the Virginia Department of Historic Resources (100-0166-000). The property therefore has the potential to yield resources that could provide insight into military activities during the Civil War and domestic activities in the post-war years.

Recommendations

1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, Utilities and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

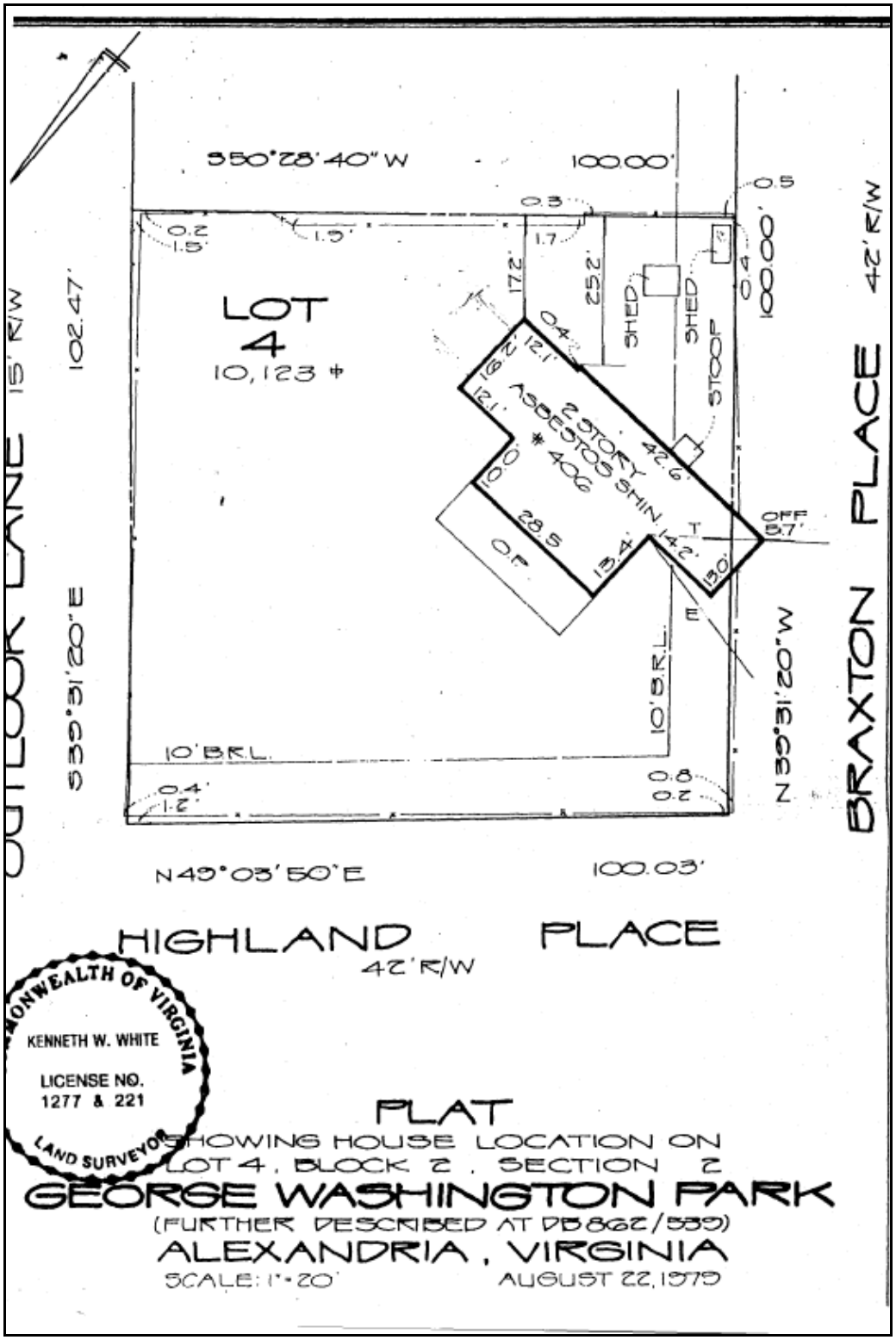
a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall call Alexandria Archaeology (703/838-4399) two weeks before the starting date of any ground disturbance so that an inspection schedule for city archaeologists can be arranged.

c. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Other Requirements Brought to the Applicant's Attention (Planning and Zoning):
C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

X. Images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OFF
BRAXTON PLACE
42' R/W
OUTLOOK LANE
15' R/W
S39°31'20"E
102.47'
N39°31'20"W
100.00'
10' B.R.L.
N49°03'50"E
100.03'
HIGHLAND PLACE
42' R/W
COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO.
1277 & 221
LAND SURVEYOR
PLAT
SHOWING HOUSE LOCATION ON
LOT 4, BLOCK 2, SECTION 2
GEORGE WASHINGTON PARK
(FURTHER DESCRIBED AT DB 862/539)
ALEXANDRIA, VIRGINIA
SCALE: 1"=20'
AUGUST 22, 1979

4 NORTH ELEVATION

1 SOUTH ELEVATION @ PROPOSED ADDITION

3 SOUTH ELEVATION @ PROPOSED ADDITION

2 SOUTH ELEVATION @ PROPOSED ADDITION

santos ARCHITECTURE
2850 South Quincy Street #6293 Arlington VA 22206
T 202.870.1499
F 703.685.0770
E ruben@santosarchitecture.com

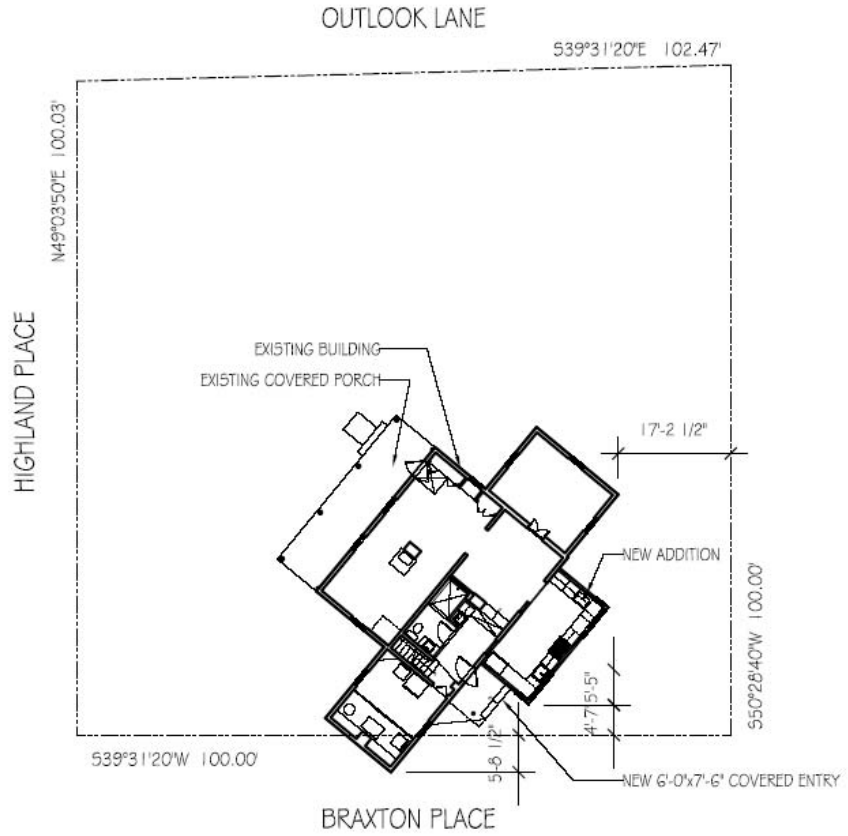
BZA VARIANCE APPLICATION

bothwell residence

406 Highland Place | Alexandria, VA 22301

photos
date 04.27.11
scale n/a

a0



1 PROPOSED SITEPLAN
1:20

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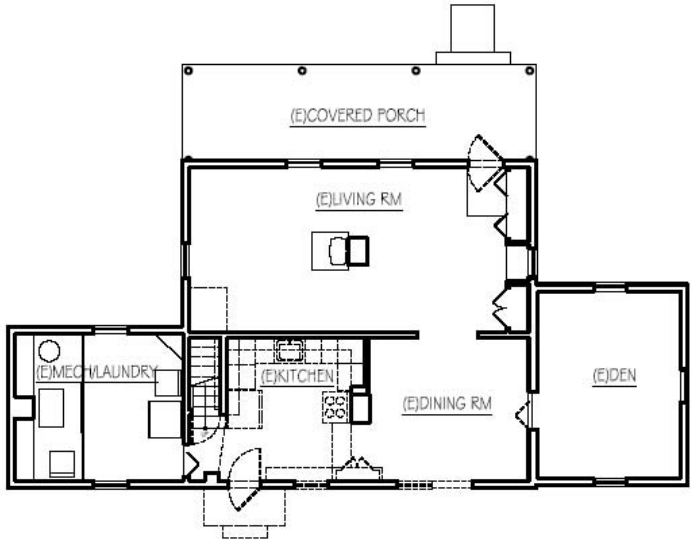
proposed siteplan
date 04.27.11
scale 1:20
a1



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

NORTH

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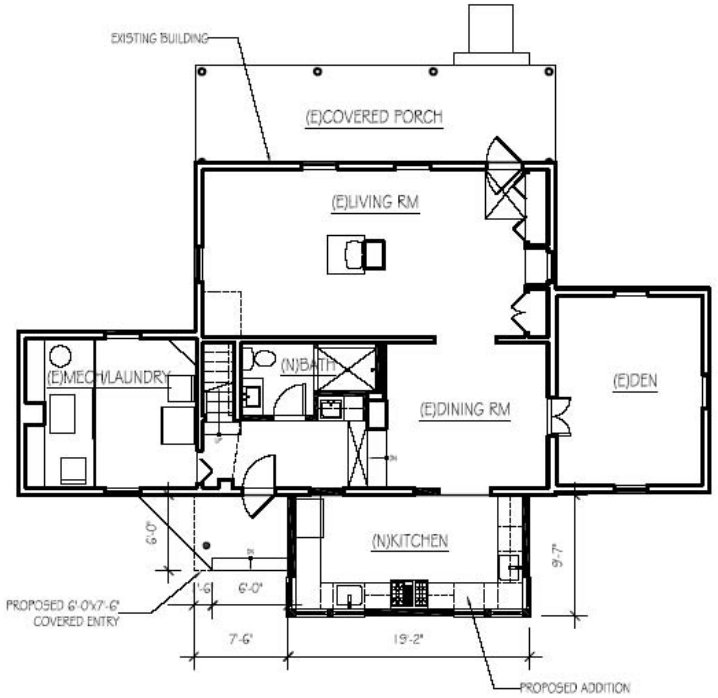
existing first floor plan
date 04.27.11
scale 1/8"=1'-0"
a2.1



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

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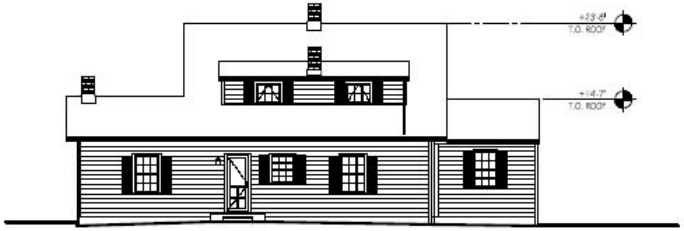
proposed first floor plan
date 04.27.11
scale 1/8"=1'-0"
a2.2

4 EXISTING EAST ELEVATION
1/16" = 1'-0"

1 EXISTING NORTH ELEVATION
1/16" = 1'-0"

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



2 EXISTING SOUTH ELEVATION
1/16" = 1'-0"

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bothwell residence
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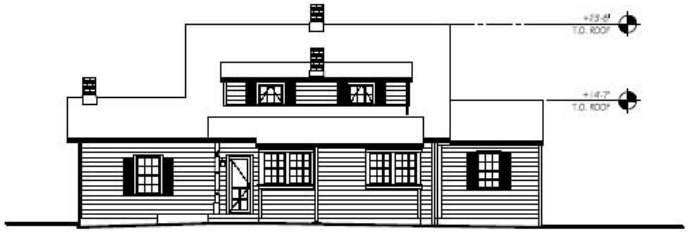
existing exterior elevations
date 04.27.11
scale 1/16"=1'-0"
a3.1

4 PROPOSED EAST ELEVATION
1/16" = 1'-0"

1 PROPOSED NORTH ELEVATION
1/16" = 1'-0"

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



2 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

SA santos ARCHITECTURE
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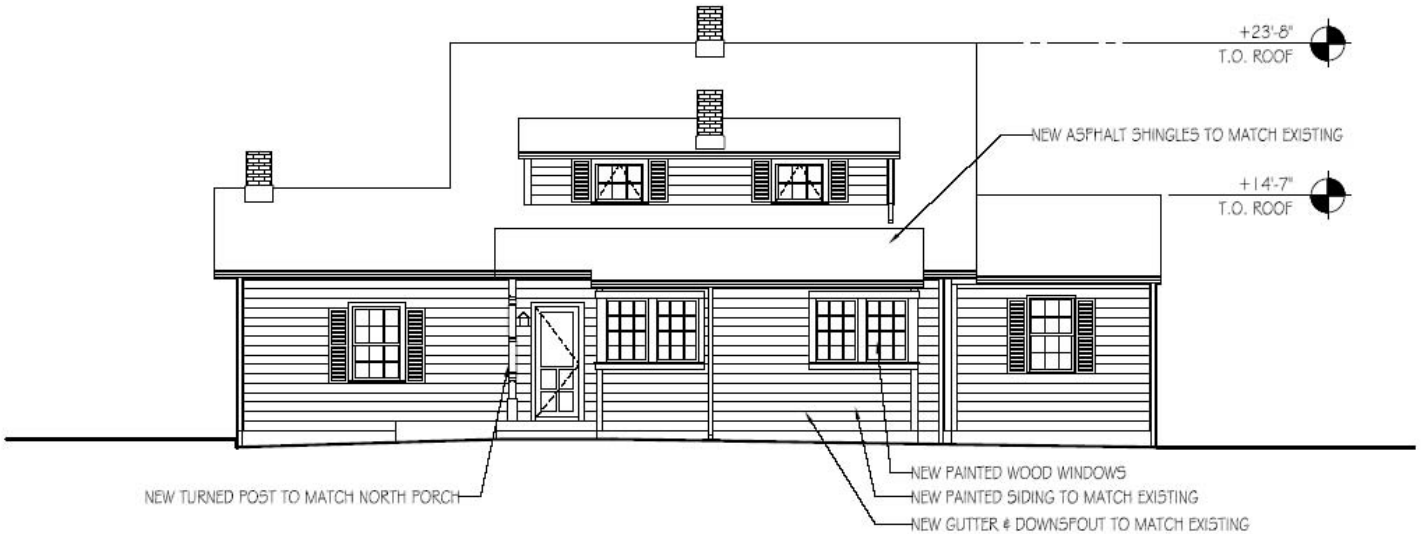
proposed exterior elevations
date 04.27.11
scale 1/16"=1'-0"
a3.2



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

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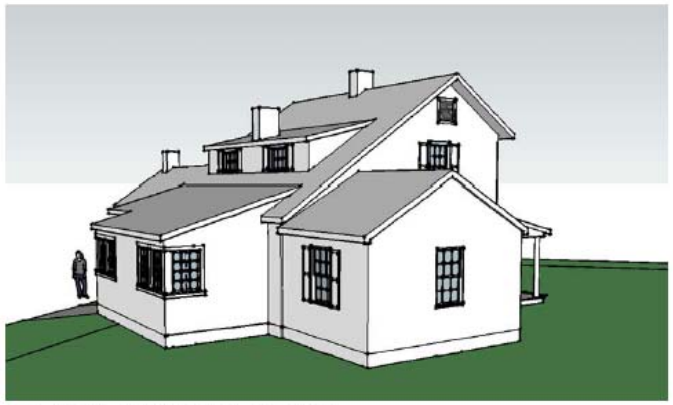
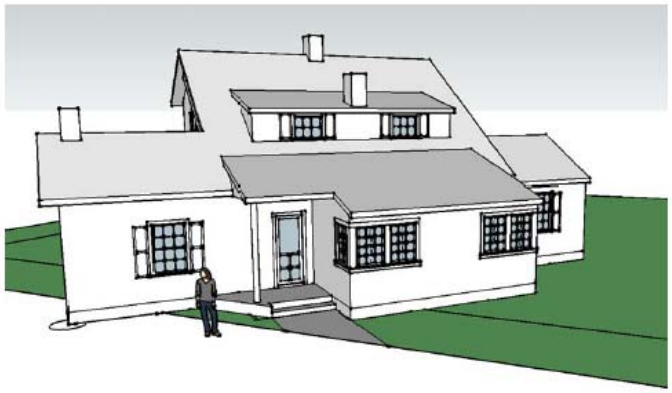
proposed exterior elevations
date 04.27.11
scale 1/8"=1'-0"
a3.3



4 EAST @ PROPOSED ADDITION



1 SOUTH @ PROPOSED ADDITION

3 SOUTH @ PROPOSED ADDITION

2 SOUTH @ PROPOSED ADDITION

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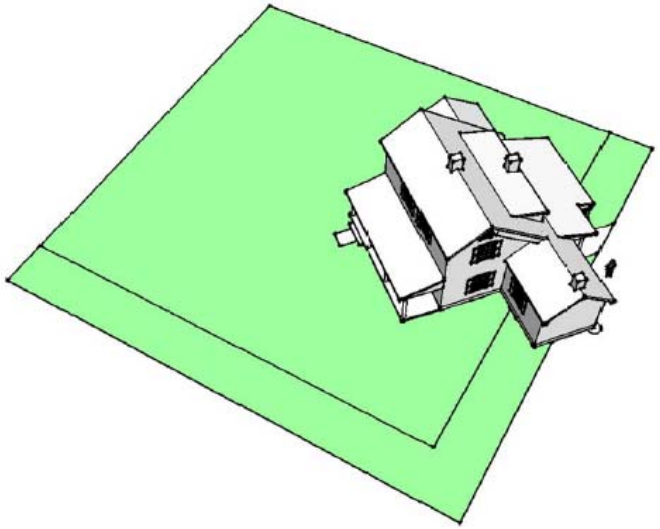
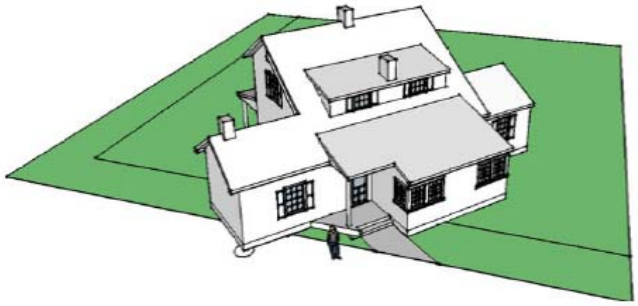
model views
date 04.27.11
scale n/a
a4.1



2 NORTH AERIAL VIEW



1 SOUTH AERIAL VIEW

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model views
date 04.27.11
scale n/a
a4.2

BZA Case # 2011-0005

APPLICATION
BOARD OF ZONING APPEALS

VARIANCE

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

_____

_____

_____

PART A

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

   Name Robert + Sharon Bothwell

   Address 406 Highland Place

   Alex. 22301

   Daytime Phone 703-836-4857

   Email Address sharonb@sharonbenjamin.com

2. **Property Location** 406 Highland Place

3. **Assessment Map #** 5204 **Block** 06 **Lot** 11 **Zone** R-5

4. **Legal Property Owner Name** Robert O. Bothwell and Sharon Benjamin-Bothwell

   Address Same as above

RECEIVED
APR 28 2011
PLANNING & ZONING

BZA 2011-0005

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. Robert O Bothwell	406 Highland Pl	100%
2. Sharon Benjamin-Bothwell	same	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Robert O. Bothwell	406 Highland Pl	100%
2. Sharon Benjamin-Bothwell	same	100%
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 the12-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.

4/27/11 — Date

Robert O Bothwell — Printed Name

Robert O. Bothwell — Signature

BZA 2011-0005

Alexandria City Council
Kerry Donely
William Euille
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Board of Zoning Appeals
Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review
Parker-Gray District
William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Planning Commission
H. Stewart Dunn
Donna Fossum
Jesse Jennings
John Komoroske
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Architectural Review
Old and Historic District
Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Updated 7/27/2010

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.

BZA Case # 2011-0005

5. **Describe request briefly:**
Add. Construct one story addition in the required front yard facing Braxton Pl.

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:

Robert O. Bothwell
Print Name

Robert O Bothwell
Signature

703-836-4857
Telephone

4/27/11
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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PART B (SECTION 11-1102)

NOTE: The Board of Zoning Appeals may grant a variance only if the applicant can clearly demonstrate a hardship. A demonstrated hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A demonstrated hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a hardship having to do with specific conditions of the land.)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please **print clearly** and use additional pages where necessary.)

1. **Does strict application of the zoning ordinance to the subject property result in a hardship to the owner?** (Answer A or B).

   A. **Explain how enforcement of the zoning ordinance will amount to a clearly demonstrable hardship.**

The house is deeply offset on the lot and the City Council granted a variance when we purchased the house for part of the house. We need to add on to the house but can only add on in this direction without destroying or harming the historic front fascade of this 150 y.o. farmhouse

See Appendix for additional information

   B. **Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.**

2. **Is this hardship unique to the property?**

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

No other houses in the neighborhood are sited like ours.

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B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

This does not apply to any other houses

3. Was the hardship caused by the applicant?

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

We did not cause the hardship; condition existed since neighborhood was designed around the house.

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

We knew of hardship & City granted relief in the form of a permanent easement.

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

When George Washington Park neighborhood was designed.

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

Set back rules were different in the early 1900's.

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4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

No, we believe that the variance will improve property values on adjacent neighbors by improving the street scape & fascade of the house.
front

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

Values should go up because of the creation of a more gracious yard and entrance on Braxton Place

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter or submit at the time of the hearing.

Applicant will show proposed plans to most affected property owners.

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

As one of the original houses on Shooters Hill still standing, we believe that continued care of this house will enhance the character of the neighborhood. We propose a modest addition in scale with the house & footprints of neighboring houses.

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

PART C

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

Please see attached

BZA 2011-0005

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 406 Highland Place Alexandria, VA 22301 Zone R5

A2. 10,123 sf (*Total Lot Area*) x 0.45 (*Floor Area Ratio Allowed by Zone*) = 4,555 sf (*Maximum Allowable Floor Area*)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	0	Basement**	
First Floor	1,135 sf	Stairways**	
Second Floor	610 sf	Mechanical**	
Third Floor	n/a	Porch/Garage**	
Porches/Other	220 sf	Attic less than 5'**	
Total Gross*	1,965 sf	**Total Exclusions**	

B1. Existing Gross Floor Area * _____ Sq. Ft.
B2. Allowable Floor Exclusions** _____ Sq. Ft.
B3. Existing Floor Area minus Exclusions _____ 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	185 sf	Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other	54 sf	Attic less than 5'**	
Total Gross*	239 sf	**Total Exclusions**	

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,204 sf Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 4,555 sf Sq. Ft.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

**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.

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

Signature: _____ Date: 04/27/2011

Ruben Santos

13

Appendix A
406 Highland Place Alexandria, VA
Bothwell Application to the Board of Zoning Appeals
VARIANCE
Part B – Expanded Responses

1. A. As noted, the house is deeply offset on the lot – to the Southeast corner. This condition was created when the subdivision grid for George Washington Park was designed in approximately 1906. The house predates the subdivision by at least 50 years. The Southwest corner of the house extends past the current property line by approximately 5'-8". The front façade of the house – which faces toward the corner of Highland Place and Outlook Lane, retains its historic character and proportions. The side of the house which faces Braxton Place was the original back of the house but now serves as a second "front." This side of the house was altered with a dormer in the early 1900's.

   To add on to the house without destroying the historic charm of the front façade means adding on to the side of the house facing Braxton Place – and this creates the hardship.

   B. The original house location on the site does not allow the same setbacks as provided to the adjacent properties along Braxton Place which are similarly located on their respective properties. The prevailing average setback for the five houses on our block that are closest to the curb is 27.16 feet.

2.
   A. No other houses in the neighborhood share this hardship as an examination of the aerial shots of the block and neighborhood reveal. The house is unique in age and orientation.
   B. This situation does not apply to any other properties in the neighborhood that we can see. Driving around the neighborhood, all the other houses are located more centrally on the individual lots drawn when the property was subdivided into George Washington Park.

3.
   A. The applicant did not cause this hardship; the condition has basically existed since the neighborhood street grid was designed around the house.
   B. We did know of the hardship when the property was purchased because to clear the title to the property the Alexandria City Council passed a variance allowing the current encroachment at the Southwest corner of the house.
   C. George Washington Park was designed in about 1906 and we've attached a copy of one of the original 1908 plats of the neighborhood showing the property and the orientation of the house.
   D. The encroachment has existed since about 1906 but the hardship emerged only with evolving zoning rules developed for the common good by the City of Alexandria. This is an unusual case.

4.

A. We are requesting a variance for encroachment that basically follows the setback line already established in the earlier relief granted by City Council. Although we would have preferred a slightly larger addition, by keeping the sightline from the street on the same plane as the existing house, we have minimized visual disruption and in fact believe that the proposed addition will add value to neighboring properties by bringing the "back" of the house more in line with community standards for front entrances. See below.

B. The proposed addition will add visual interest to this façade of the house by interrupting what is currently a very long, flat façade. The addition, designed in keeping with the historic flavor of the house is modest but has several benefits – to accommodate the addition, and reorient this side of the house into serving as a "second front" we will remove a chain-link fence and move a garden shed to deeper on the property. For the neighbors to the east of us (517 Braxton Place) these changes, will, we believe, enhance their front yard. For the neighbors across the street at 521 Braxton Place) the addition will provide similar benefits.

C. We have shown the plans to the neighbors most affected and they are supportive as seen in the attached letters. We've talked with all the neighbors and shown them the drawings.

D. The proposed variance may enhance the character of the neighborhood – the fence along the back of the property currently isolates the house from the street scape. The proposed addition will make the house somewhat friendlier in relation to and better integrated with the street and neighbors on Braxton Place. While not replicating the period details of the house, the proposed addition has been designed to support the sense of the house as a place with historic roots.

5. See application

PART C

1. We have considered many other plans and solutions proposed by three other architects to avoid seeking this variance. We have considered adding a new wing on the Northeast corner of the house but this would radically change the front façade. While it had many advantages, this idea was unacceptable because we were afraid the charm of the front porch would be lost.

   We considered, and had designed, a bath off the Southeast corner of the house, but to accommodate this we anticipated needing (under today's setback rules) a variance for this addition. In addition to requiring new sewer lines and taps into the City sewer, we also thought that this proposal was not especially advantageous for the neighbors at 517 Braxton Place and didn't help tie the house to the street by improving the entrance off Braxton Place.

We had preliminary plans drawn that would reconfigure the downstairs of the house within the existing footprint of the house. This would require repurposing the living room into the kitchen.

We have been struggling since 1987 to figure out how to add on to the house without requesting this variance. With the help of a very skilled, young architect, Ruben Santos, we were finally able to conceptualize a modest addition to meet our needs without changing the basic line of encroachment on the setback on Braxton Place.
We love the house and its historic character. In 1993 we had a young woman research the history of the house and the surrounding area for us. She had grown up in the house, and living here had piqued in her a lifelong passion for historic homes. She was working on a graduate degree in Architectural History. Her findings about the house are attached.

517 Braxton Place
Alexandria, VA 22301

May 18, 2011

Peter Leiberg
Zoning Administrator
Zoning & Land Use Services
301 King Street
Room 2100
Alexandria, VA 22314

Dear Mr. Leiberg,

Our neighbors at 406 Highland Place, Bob and Sharon Bothwell, have asked us to write to let you know that they have informed us that they are requesting a variance from the City of Alexandria to add a modest addition on the back of their house facing Braxton Place.

We have talked with the Bothwells and reviewed their plans, and we have no objection to such a variance being granted.

Thank you for your consideration. Should you wish to discuss this with us, please feel free to contact us at 571-278-8972.

Sincerely,

Chad & Christina Sarchio

BZA 2011-0005

Mrs. Michael Klesius
518 Braxton Place
Alexandria, Va., 22301-2702

703-836-1777

May 20, 2011

Peter Leiberg
Zoning Administrator
Zoning & Land Use Services
301 King Street
Room 2100
Alexandria, VA 22314

Dear Peter Leiberg:

Our neighbors at 406 Highland Place, Bob and Sharon Bothwell, have asked us to write to let you know that they have informed us that they are requesting a variance from the City of Alexandria to add a modest addition on the back of their house facing Braxton Place.

We have talked with the Bothwells and/or reviewed their plans and have no objections to such a variance being granted.

Thank you for your consideration,

Judy and Mike Klesius

BZA 2011-0005

Peter Leiberg
Zoning Administrator
Zoning & Land Use Services
301 King Street
Room 2100
Alexandria, VA 22314

Dear Peter Leiberg:

Our neighbors at 406 Highland Place, Bob and Sharon Bothwell, have asked us to write to let you know that they have informed us that they are requesting a variance from the City of Alexandria to add a modest addition on the back of their house facing Braxton Place.

We have talked with the Bothwells and reviewed their plans and have no objections to such a variance being granted.

Thank you for your consideration,

James C Daley
2500 King Street
Alexandria, VA 22301

James C Daley

RECEIVED
MAY 20 2011
PLANNING & ZONING

BZA 2011-0005

JOHN & Paulette KORNS

2416 KING STREET
ALEXANDRIA, VA 22301-2730
703-836-4734/202-452-7939
Cell 703-627-4143

May 27, 2011

Peter Leiberg
Zoning Administrator
Zoning & Land Use Services
301 King Street
Room 2100
Alexandria, VA 22314

Dear Sir:

Our neighbors at 406 Highland Place, Bob and Sharon Bothwell, have asked that Paulette and I write to let you know that they have informed us that they are requesting a variance from the City of Alexandria to add a modest addition on the back of their house, facing Braxton Place.

We have talked with the Bothwells about this, and we have no objections to such a variance being granted.

Thank you for your consideration.

If you have any questions regarding this letter, please contact me at my office, 202-452-7939 or on my cell phone, 703-627-4143.

Thank you.

Sincerely,

John H. Korns

Cc: Bob and Sharon Bothwell

BZA 2011-0005

May 16, 2011

RECEIVED
MAY 26 2011
PLANNING & ZONING

Peter Leiberg
Zoning Administrator
Zoning and Land Use Services
301 King Street
Room 2100
Alexandria, VA 22314

Dear Sir:

Bob and Sharon Bothwell, our neighbors at 406 Highland Place, have informed us that they are requesting a variance from the City of Alexandria to add a modest addition on the back of their house facing Braxton Place.

My wife, Shirley, and I reside across the street from the Bothwells at 601 Braxton Place. We have discussed this project with them, including their request for a variance. We have no objections to such a variance being granted.

Thank you for your consideration.

Robert L Harris/Shirley V. Harris

BZA 2011-0005

May 24, 2011

Peter Leiberg
Zoning Administrator
Zoning & Land Use Service
301 King Street
Room 2100
Alexandria, Va. 22314

Dear Peter Leiberg:

Our neighbors at 406 Highland Place, Bob and Sharon Bothwell, have asked us to write to let you know that they have informed us that they are requesting a variance from the City of Alexandria to add a modest addition on the back of their house facing Braxton Place.

We have talked with the Bothwells and /or reviewed their plans and have no objections to such a variance being granted.

Thank you for your Consideration,

Rich Winkler
Cristina M. Winkler

Rich & Cristina Winkler
600 Braxton Place
Alexandria, Va. 22301