

Docket Item #2  
BZA CASE #2009-0002  
Board of Zoning Appeals  
March 12, 2008

**ADDRESS:** 615 CRESTWOOD DRIVE  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** ALEXANDRA AND VICTOR CASTRO

**ISSUE:** Special exception to construct a second story addition in the required north side yard.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard(north)	8.71 feet*	8.30 feet	0.41 feet

\*Based on a building height of 17.42 feet measured to the roof eave facing the north side property line.

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**BOARD OF ZONING APPEALS ACTION OF MARCH 12, 2009:** On a motion to approve by Mr. Lantzy, seconded by Ms. Lewis, 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.

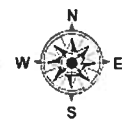
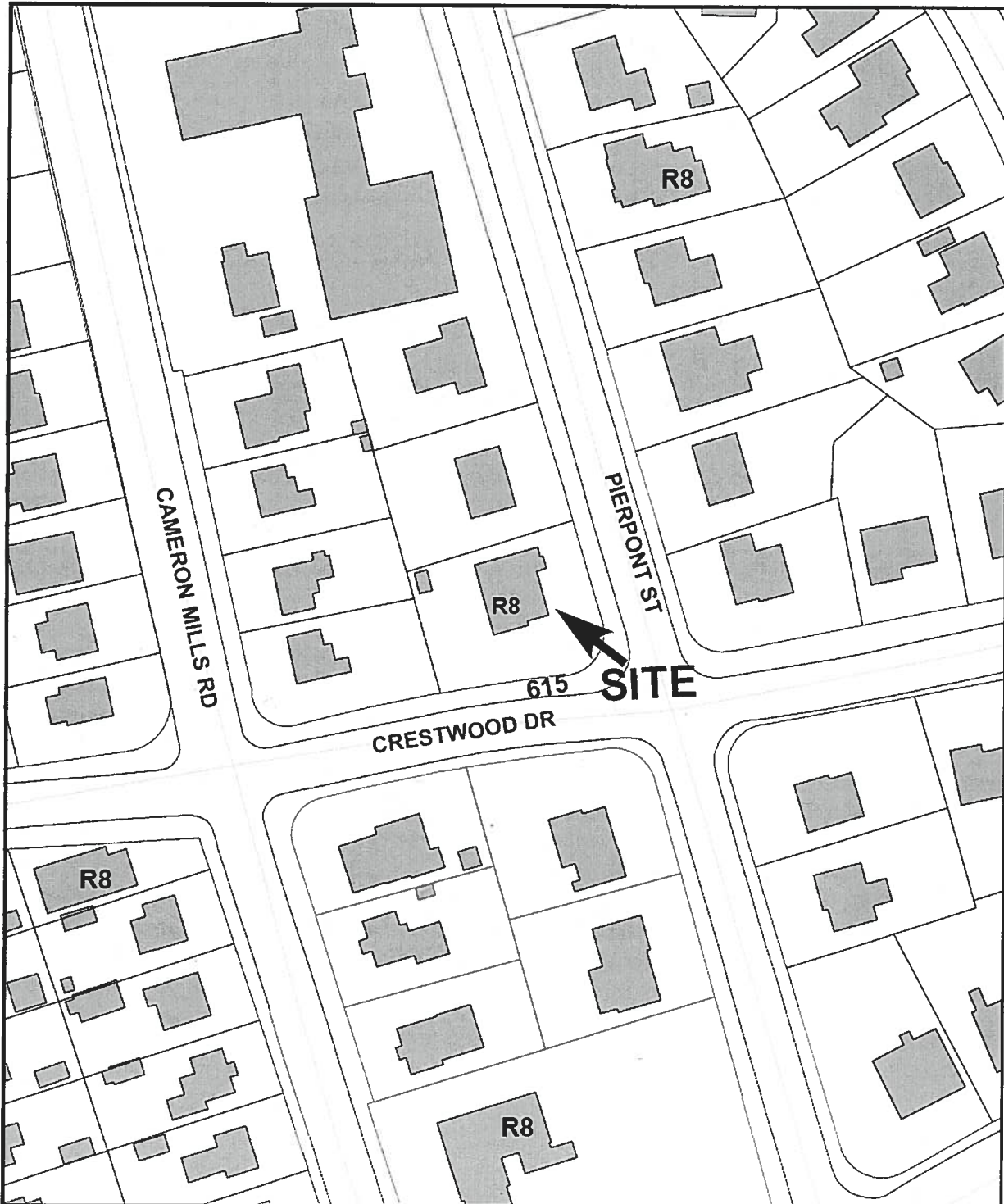
Speakers:

Alexandra Castro, owners, 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.

An approved grading plan may be required at the time of building permit application. If this application is approved the applicant must contact the Department of Transportation and Environmental Services prior to filing for a building permit. (Refer to Department comments at the end of this report for more detailed information.)



**I. Issue**

The applicants propose to 1) construct a covered open front portico and (2) a second-story addition at 615 Crestwood Drive. Only the second-story addition requires a special exception.

**II. Background**

The subject property, a corner lot, is one lot of record with 81.20 feet of frontage facing Crestwood Drive, 68.05 feet of frontage facing Pierpont Street and depths of 79.83 feet along the west side property line and 109.03 feet along the north side property line. The property contains 9,439 square feet of lot area. The subject property is complying as to the minimum lot area, width and frontages for a corner lot in the R-8 zone.

The lot is currently developed with a one and one-half story single family dwelling located 33.70 feet from the front property line facing Crestwood Drive, 30.40 feet from the front property line facing Pierpont Street, 8.30 feet from the north side property line and 40.60 feet from the west side property line. According to real estate assessment records the house was constructed in 1954.

**III. Description**

The applicants propose to construct a second-story addition above an existing one-story addition 30.40 feet from the front property line facing Pierpont Street, 8.30 feet from the north side property line and 50.00 feet from the west side property line. The proposed addition measures 28.66 feet by 10.25 feet, totaling 293.77 square feet. The addition will measure 17.42 feet in height when measured to the roof eave facing the north side yard. Therefore, the applicants must request a special exception of 0.41 feet to construct the addition in the required north side yard.

The applicants also propose to construct a covered open front portico over an existing stoop facing Pierpont Street. The proposed portico will be located 27.40 feet from the front property line facing Pierpont Street and will measure 3.00 feet by 7.75 feet with a 1.00 foot roof overhang. An open portico of this size is permitted to be located within the required front yard.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to separate 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-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in NorthRidge/Rosemont Small Area Plan for residential use.

V. **Requested Special Exception:**

3-306(A)(2) Side Yard (North)

The applicants request a special exception of 0.41 feet from the required 8.71 feet based on a building height of 17.42 feet measured to the eave of the roof of the proposed second-story addition facing the north side property line.

VI. **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 believes exists and thus warrants granting 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 proposed second-story addition is in keeping with the architecture of the existing dwelling and character of the surrounding neighborhood. The most affected dwelling to the north is located approximately 20.00 feet from the north side building wall. It is unlikely that the increased height of the proposed addition will negatively impact light and air to that property. This case is the type of modest expansion that the Board envisioned would be most appropriate to grant a special exception.

Staff **recommends approval** of the 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:

F-1 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 8-1-22(d) 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 than 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) 838-4318. 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>

R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 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)

Code Enforcement:

- C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-2 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-8 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be

provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.

Recreation (Arborist):

F-1 No trees are affected by this plan.

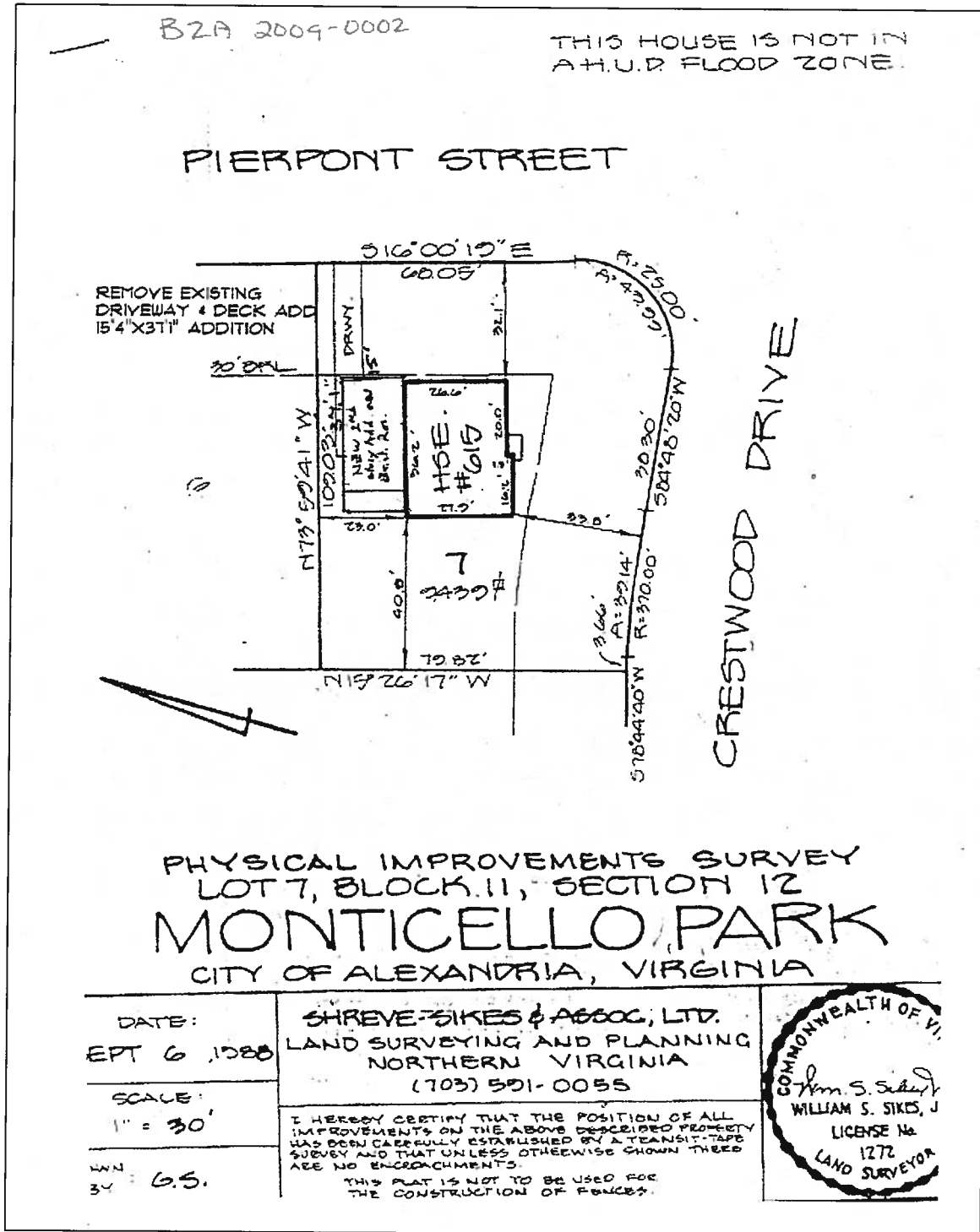
Historic Alexandria (Archaeology):

F-1 There is low potential for this project to disturb significant archaeological resources. 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.

IX. Images







**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

**BZA CASE #** 2009-0002

Section of zoning ordinance from which request for special exception is made:

3-306(A)(2) Side Yard - North

**PART A**

1. **Applicant:**  **Owner**  **Contract Purchaser**  
 Name Alexandra Castro  
 Address 1615 Crestwood Dr  
Alexandria, VA 22302 Daytime Phone 703 518 4460
2. **Property Location** 1615 Crestwood Dr, Alexandria VA 22302
3. **Assessment Map** 023.01 Block 04 Lot 29 Zone R-8
4. **Legal Property Owner:**  
 Name Alexandra & Victor Castro  
 Address 1615 Crestwood Dr  
Alexandria, VA 22302

5. Describe request briefly :

Build second story addition in-line with current building 8'4" from property line.

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:

Alexandra Castro
print name

[Signature]
signature

703 518 4460
telephone

1/26/09
date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B (SECTION 11-1304)**

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(please use additional paper where necessary)

1. How will the special exception for the proposed addition, if granted, address the applicant's needs?

Explain:

The proposed addition will contain 2 children's bedrooms, a bathroom, laundry room and storage closets.

2. Will the special exception, if granted, harm adjoining properties or impact the neighborhood in any way?

Explain:

Our property is located on a large corner lot consisting of 9439 sq.ft. The house closest to us on the North side is built 20 feet from the property line. The home to our West is built 50 feet from our joint property line. There will be structural or detrimental impact to the neighboring properties.

3. Will the proposed addition reduce or block light and air to adjacent property? Explain:

Our addition will not cause loss of light or shadow the adjacent properties. The house to our North is 20 feet from our property line and within that space is a 10 foot driveway that allows for ample light and air to circulate between buildings. The property to our West will not be impacted in any way. Their house is 50 feet from our common property line and ours is another 40 feet. Within that 90ft is our back yards, which is home to 5 trees and plantings.

4. How is the proposed construction compatible with other properties in the neighborhood and the character of the neighborhood as a whole? Explain:

Our neighborhood has numerous homes with 2 story additions. Our second floor design is in-line with the architecture of the house and neighborhood.

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

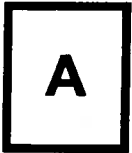
Most homes in our immediate area have some kind of addition ranging from porches to large 2 story additions. There are 4 homes within eyesight that have large 2 story additions.

6. Does this plan represent the only reasonable location on the lot to build the proposed addition? Explain:

This is the only reasonable location to build based on the current layout inside the home. We plan to build on top of an existing structure so there will be no loss of open/green space or negative impact on the neighborhood.

7. Has the applicant shown the proposed plans to the adjacent most affected property owners? Has any neighbor objected to the proposed special exception, or has any neighbor written a letter in support of the proposed special exception? If so, please attach the letter. Explain:

The plans have been seen by our immediate neighbors and we do not expect any objections.



## 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 015 Crestwood Dr Zone \_\_\_\_\_  
 A2. 9439 x .35 = 3303.65  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	504.98	Basement**	504.98
First Floor	1009.98	Stairways**	
Second Floor	504.99	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other <sup>Add</sup>	405.00	Attic less than 5'**	
<b>Total Gross *</b>	<b>2424.95</b>	<b>Total Exclusions</b>	<b>504.98</b>

B1. Existing Gross Floor Area \*  
2534.95 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
504.98 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions 2029.97 Sq. Ft.  
 (subtract B2 from B1)

110 = 2534.95

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor	405	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'**	
<b>Total Gross *</b>	<b>405</b>	<b>Total Exclusions</b>	

C1. Proposed Gross Floor Area \*  
405 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions 405 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2434.97 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 3303.65 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 on a lot, measured from exterior walls.

\*\*Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

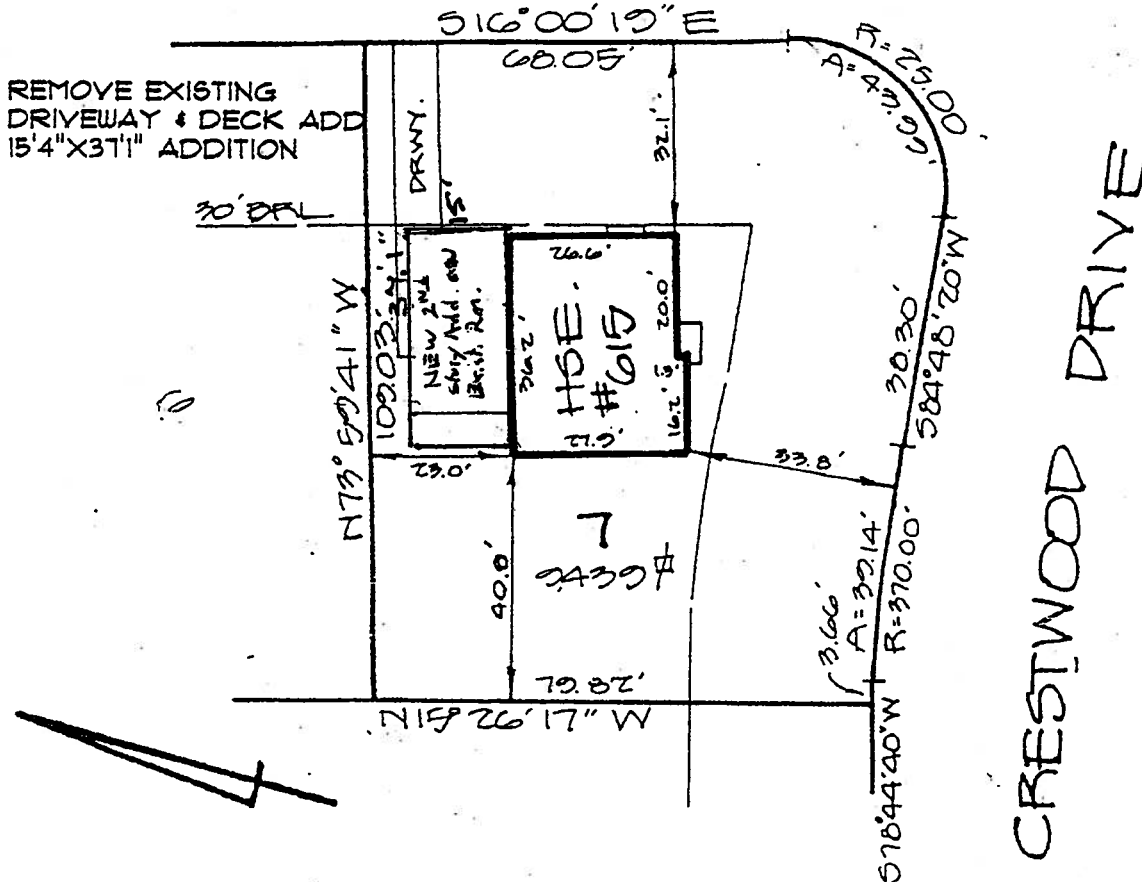
**F. Open Space Calculations Required in RA & RB zones**

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: 1/26/09

# PIERPONT STREET

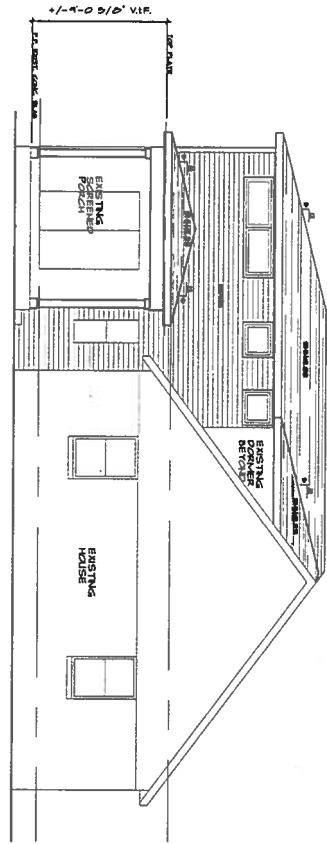


## PHYSICAL IMPROVEMENTS SURVEY LOT 7, BLOCK II, SECTION 12 MONTICELLO PARK CITY OF ALEXANDRIA, VIRGINIA

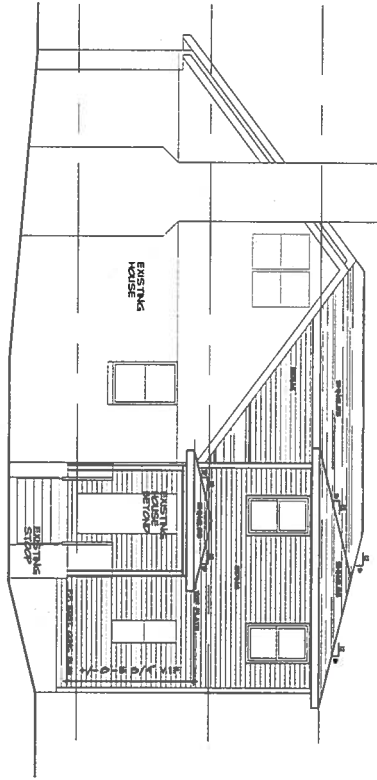
<p>DATE: EPT 6 1988</p>	<p><b>SHREVE-SIKES &amp; ASSOC, LTD.</b> LAND SURVEYING AND PLANNING NORTHERN VIRGINIA (703) 591-0055</p>	
<p>SCALE: 1" = 30'</p>	<p>I HEREBY CERTIFY THAT THE POSITION OF ALL IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY WAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.  THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.</p>	

WN BY: G.S.

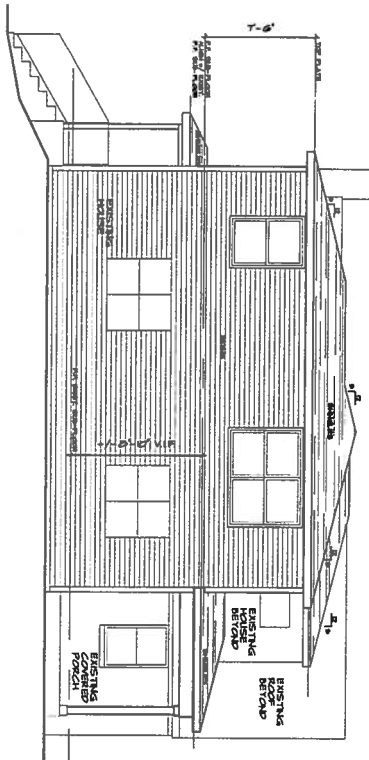




LEFT ELEVATION



EAST  
RIGHT ELEVATION



NORTH  
REAR ELEVATION

2

RC DRAFTING, INC.  
ROSS CLUMMINGS  
4000 WILLIAMSBURG COURT  
FAIRFAX, VA 22032  
703-552-7755

Project Number

THE CASTRO RESIDENCE  
615 CRESTWOOD DRIVE  
ALEXANDRIA, VIRGINIA 22302

ELEVATIONS

Date	06/25/02
Scale	AS NOTED
Drawn	S.W.L.

Doc#







BZA CASE #2009-0002  
615 CRESTWOOD DRIVE



West side





North side



BZA 2009-0002

THE COPY

2901 Cameron

615 Crestwood



1.15 FT SIDE



10/11 2004 0004 - tile copy

2904 Pleasant

transverse  
S15



EAST WOOD ST