

Docket Item #3 (Revised)
BZA CASE #2009-0003

Board of Zoning Appeals
March 12, 2009

ADDRESS: 1221 PRINCE STREET
ZONE: CL, COMMERCIAL
APPLICANT: MATT NEWTON, OWNER

ISSUE: Variance to construct a detached garage in the required east and west side yards and rear yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-106(A) (2) (a)	Side Yard (West)	8.00 ft	3.50 ft	4.50 ft
	Side Yard (East)	8.00 ft	0.33 ft	7.67 ft
	Rear Yard	9.33 ft*	7.33 ft**	2.00 ft

* Based on a building height to the eave line of the garage roof facing the rear property line.

** Applying 6.00 feet of the 12.00 feet wide rear alley facing the garage, plus 1.33 feet from the rear property line to the garage location, a total of 7.33 feet of rear yard setback is provided

BOARD OF ZONING APPEALS ACTION OF MARCH 12, 2009: On a motion to approve by Mr. Hubbard, seconded by Mr. Goodale, the variance was approved by a vote of 7 to 0.

Reason: The applicant demonstrated a legal hardship as outlined in the staff report.

Speakers:

Karen Becker, architect, made the presentation.

Staff **recommends approval** of the request because the applicant has 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

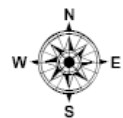
BZA CASE #2009-0003

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.



BZA CASE #2009-0003

3/12/2009



I. Issue

The applicants propose to build a detached one-car garage on an existing parking pad and non-required open space at the rear of the property at 1221 Prince Street. The proposed garage will be placed near the east side property line, 3.20 feet from the west side property line and 1.33 feet from the rear property line which abuts a 12.00 feet wide public alley. The proposed one-story garage totals 320 square feet.

II. Background

The subject property consists of one lot of record with 20.00 feet of frontage facing Prince Street, a depth of 104.35 feet and contains a lot area of 2,092 square feet. The property abuts a 12.00 feet wide public alley along the north rear property line. The subject property is substandard in lot area for a single-family lot. The minimum lot area required for a CL zoned single family lot is 5,000 square feet.

The property is developed with a two-story and one-story single family frame dwelling located on the front property line facing Prince Street, 0.20 feet from the west side property line and 0.90 feet from the east side property line. 1221 Prince Street is located within the boundaries of the locally designated Old and Historic Alexandria District. 1221 Prince Street appears on the 1885 Sanborn map but not the 1877 map, which indicates that the structure was built between 1877 and 1885.

Historic Sanborn maps indicate a one-story structure was previously located on the rear and side property lines. In 1941, a portion of the one-story building was reduced in width to allow open pedestrian access from the rear of the property to the public alley. At the time the applicants purchased the property the rear detached structure had been removed and an asphalt parking pad was installed where the structure previously stood.

III. Description

The proposed detached one-car garage measures 16.00 feet by 20.00 feet by 15.83 feet high to the top of the roof. Under the CL zone regulations half of the abutting rear alley can be applied to the rear yard setback. The proposed garage measures 9.33 feet in height to the eave line facing the rear north property line and 12.00 feet in height to the mid point of the gable roof ends facing the east and west side yard property lines. Applying 6.00 feet of the width of the abutting alley, plus 1.33 feet from the rear property line to the garage location, a total of 8.33 feet of rear yard setback is provided.

The new garage will be located 3.20 feet from the west side property line, 0.33 feet from the east side property line and 1.33 feet from the rear north property line. Based upon the garage location and building height, two side yard setbacks of 8.00 feet each is required and a 9.33 feet rear yard setback is required. The applicants request side yard variances of 4.80 feet and 7.67 feet respectively.

On a 20.00 feet wide lot two side yards totaling 16.00 feet will allow only a 4.00 foot wide structure to be built.

Open Space

The proposed one car garage will be constructed over an existing parking pad, a sidewalk and a narrow strip of open space facing the west property line. Although the existing sidewalk and open area on either side of the existing parking pad is open space, it is not technically open space as defined under the zoning regulations because the open space is not 8.00 feet or greater in width. The nonrequired open space in this case totals 171.95 square feet. If the proposed garage is built the amount of non required open space will be reduced by 68.80 square feet resulting in 103.15 square feet of non required open space located along the west side of the proposed garage.

Once the garage is built, existing and complying open space (open space that is 8.00 feet or wider) on the property will remain at 730 square feet. If the applicants were able to include the 103.15 square feet of nonrequired open space with the existing complying open space it would result in 833.15 square feet of total open space, less than four square feet shy of the 837 square feet of open space required for the lot (40 percent of the lot).

Board of Architectural Review staff have provide the following comments on the proposed garage. The proposed detached garage will have a front-facing gable roof, with a height of approximately 15'10" to the ridge of the roof. The drawings indicate that the garage will have traditional, colonial-revival appearance, with siding, two-over-two windows on the courtyard elevation, and a traditional carriage-house style door. The design and massing appears compatible and similar to other garages in the immediately adjacent area. In Staff's opinion, the design and massing appears appropriate and compatible to the existing historic house and its immediate neighbors. The design allows for the garage to be subordinate and read as an accessory building. The current proposal does not include a description of the materials proposed to be used for the garage, thus, Staff would caution the applicant to refer to the Design Guidelines related to new accessory structures for the appropriate materials prior to submitting for approval of a Certificate of Appropriateness.

Any changes to the exterior if the building that is visible from a public right-of-way, including but not limited to, new fences, lighting, garden walls, or any encapsulation or demolition on the exterior greater than 25 square feet, require approval by the Old and Historic Board of Architectural Review.

Upon completion of the garage, the property will continue to comply with floor area. There have been no variances previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned CL, commercial low and has been so zoned since 1992, and is identified in the Old Town Small Area Plan for residential land use.

V. Requested Variances

Section 4-106(A) (2) (a), Side Yard (East and West):

The CL zone requires a detached garage to provide two side yards of a minimum of 8.00 feet. The proposed garage will be located 0.33 feet from the east side property line and 3.20 feet from the west side property line. The applicant requests a variance of 7.67 feet and 4.80 feet respectively.

VI. Noncomplying structure

The existing building at 1221 Prince Street is a noncomplying structure with respect to the following:

<u>Side Yard</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
(East)	8.00 ft	0.90 ft	7.10 ft
(West)	8.00 ft	0.20 ft	7.80 ft
Lot Width	50.00 ft	20.00 ft	30.00 ft
Lot Size	5,000 sq ft	2,092 sq ft	2,908 sq ft
Open Space	837 sq ft	730 sq ft	107 sq ft

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.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.
- (2) The property's condition is not applicable to other property within the same zoning classification.
- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.

- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.
- (7) Strict application of the zoning ordinance will produce a hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

VIII. Applicant's Justification for Hardship

The property is located in the CL zone which requires a minimum a single-family lot to provide a lot width of 50 feet, a lot size of 5,000 square feet and two side yards of a minimum of 8.00 feet totaling 16.00 feet which renders the lot unbuildable. Applying the two side yards results in a 4.00 feet of lot width to build. Compliance with the rear yard setback will result in a loss of required open space making the existing open space more substandard. The applicants propose the smallest one car garage to meet their needs and consistent with the character of other garages along the rear alley.

IX. Staff Analysis

Strict application of the zoning ordinance does place an unreasonable restriction on the applicants to build a modest subordinate structure as proposed. Two side yard setbacks totaling 16.00 feet on a lot 20.00 feet wide is unreasonable. Staff also concurs that open space is extremely important particularly in the historic districts where open space plays an important function within a high density area and which also contributes to the historic character, maintains light and air to adjoining neighbors. The applicants propose to stay within the existing parking pad footprint and nonrequired open space instead of complying with the rear yard setback and loss of complying open space. The lot is currently substandard as to open space. Instead, the applicants request a modest trade to request relief of 1.00 foot rear yard setback without reducing complying open space further on the lot. If the applicants were able to include both the noncomplying and complying open space the property would be slightly below the open space requirement (a difference of less than 4 square feet). The staff believes the applicants are attempting to maintain as much open space on the lot while building a modest one-story accessory building.

The granting of the variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of the variance diminish or impair the value of adjoining properties or the neighborhood. The property's condition is applicable to other properties nearby. Based on historic Sanborn maps an outbuilding of one-story was previously located at the rear of the property as

BZA CASE #2009-0003

well as the adjoining properties on either side of 1221 Prince facing the public alley. Other garages and smaller structures are currently located along the public alley. The BAR staff state that the design and massing of the garage appears appropriate and compatible to the existing historic house and its immediate neighbors. The design allows for the garage to be subordinate and to read as an accessory building to the main house.

Based on the above reasons, staff believes a hardship has been demonstrated and therefore recommends **approval** of the 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:

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 storm water quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

Code Administration:

- 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 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 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-7 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 Tax records indicate that there were structures on this street face as early as 1810. The

BZA CASE #2009-0003

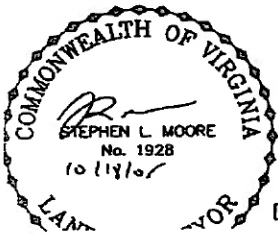
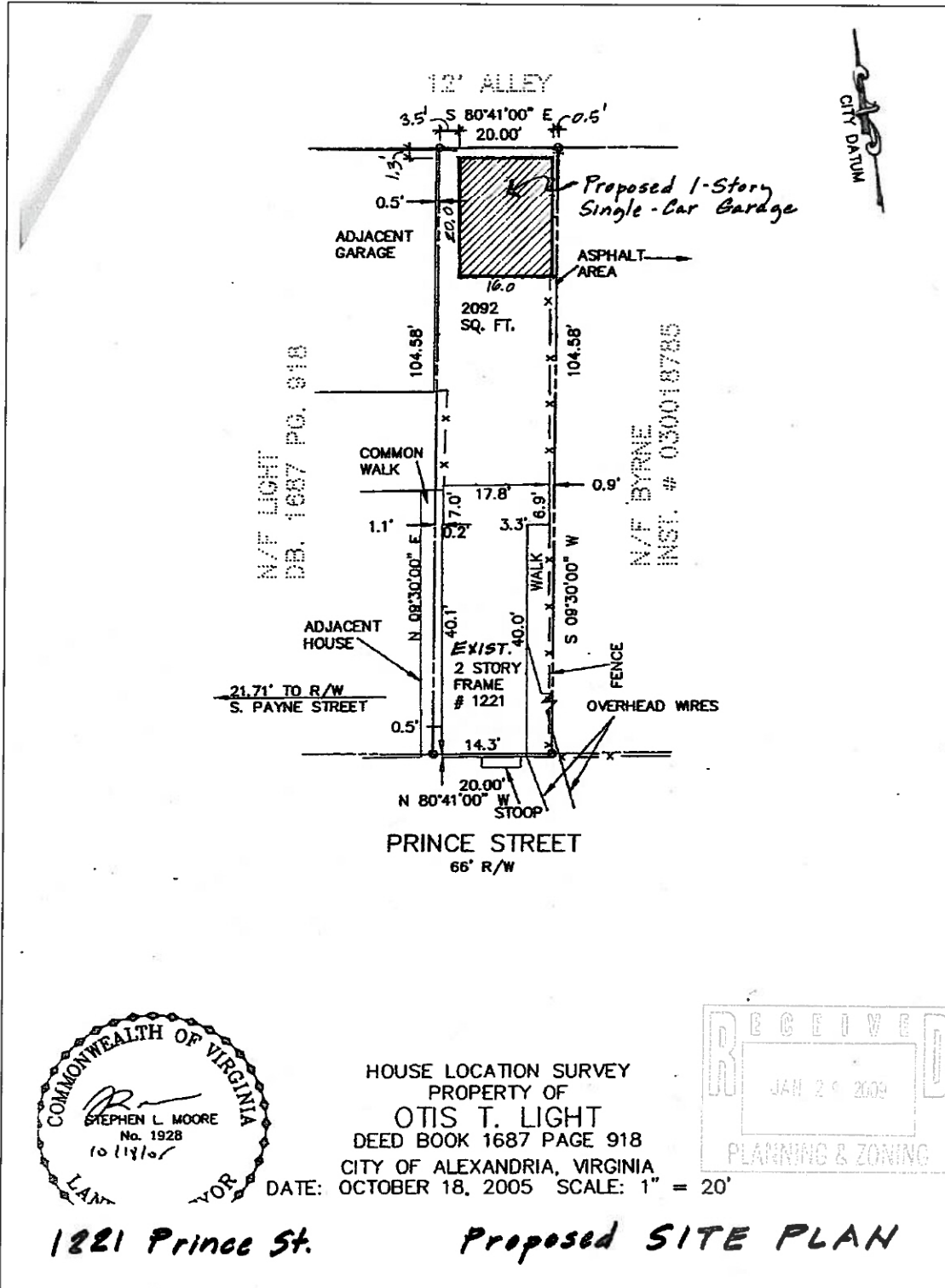
Sanborn map shows a house on this lot by 1885. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19th-century Alexandria.

- R-1* 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.
- R-2* The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

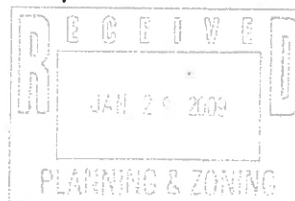
Other Requirements Brought to the Applicant's Attention:

- 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.

X. Images



HOUSE LOCATION SURVEY
 PROPERTY OF
 OTIS T. LIGHT
 DEED BOOK 1687 PAGE 918
 CITY OF ALEXANDRIA, VIRGINIA
 DATE: OCTOBER 18, 2005 SCALE: 1" = 20'



1221 Prince St.

Proposed SITE PLAN



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

BZA CASE # 2009-0003

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

4-106(A)(2)(a)

PART A

1. Applicant: Owner Contract Purchaser

Name Matt Newton

Address 1221 Prince St.

Alexandria, VA 22314 Daytime Phone 703-994-6783

2. Property Location 1221 Prince St. Alexandria, VA

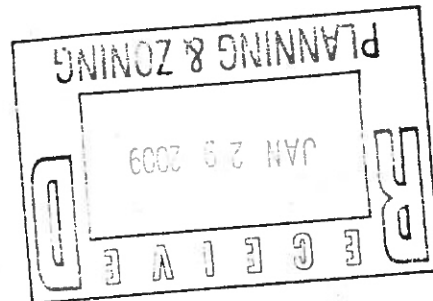
3. Assessment Map 074.01 Block 03 Lot 28 Zone CL

4. Legal Property Owner:

Name Matthew J. Newton and Jennifer Zakriski

Address 1221 Prince St.

Alexandria, VA 22314



5. Describe request briefly :

Request is for a variance for side and rear yard setback requirements in order to construct a single-car detached garage at rear of property.

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:

Becker Architects, PLLC
Karen Becker
print name

Karen S. Becker
signature

703-548-2253
telephone

Jan. 26, 2009
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.

PART B (SECTION 11-1102)

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

A legal 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 legal hardship having to do with specific conditions of the land.)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(please print clearly and use additional paper where necessary)

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

A. Will enforcement of the zoning ordinance amount to a confiscation of the property? Explain:

B. Will enforcement of the zoning ordinance prevent reasonable use of the property? Explain:

Yes. The property is located in the CL Zone which requires a minimum lot width of 50 ft. for single family dwellings and a minimum lot size of 5,000 sq. ft. The existing lot width for this property is 20 ft. wide at front and rear of property and the lot area is 2092 sq. ft.; both are well under the zoning requirements. The minimum 8 ft. sideyard setback requirement for both side yards for a single-family dwelling would render this property unbuildable, leaving only 4 ft. max in width in which to build if setbacks are applied. Compliance with the minimum 8 ft. rear yard setback requirement will result in a loss of required open space making the existing open space more substandard than it currently is.

2. Is this hardship unique to the property?

A. Is the hardship shared by other properties in the neighborhood? Explain:

The majority of the residential properties in this neighborhood are platted in the RM Zone in which there is no sideyard setback requirement for a lot (on record as of 2-10-53) that is less than 25ft. in width.

B. Does the situation or condition of the property (on which his application is based) apply generally to the other properties in the same zone? Explain:

No. The majority of the properties in this CL Zone are commercial in use and therefore have no setback or open space requirements. Of the few residential properties in this zone, the majority are attached townhouse structures which have no sideyard setback requirements. Also, there is no consistent lot size or shape in this zone.

3. Was the hardship caused by the applicant?

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

Yes.

B. Did the applicant apply the property without knowing of the hardship?

No.

C. How was the condition which creates the hardship first created?

The property was platted in the late 1800's, prior to the current Zoning Ordinance.

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

No, the applicant did not create the hardship.

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

A. Will the applicant's proposal be harmful in any way to any adjacent property?

No. This proposal is consistent with other accessory structures in the neighborhood.

B. Will it harm the value of adjacent and nearby properties?

No.

C. Has the applicant shown the proposed plans to the adjacent most affected property owner? Has that neighbor objected to the proposed variance, or has the neighbor written a letter in support of the proposed variance? If so, please attach the letter.

Applicant will show the proposed plans to the most affected property owner and attempt to obtain a letter of support prior to hearing date.

D. Will it change the character of the neighborhood?

No. Granting this variance will allow for the construction of a single car detached garage at the rear of the property which is consistent with several other properties on this block and in this neighborhood. The garage would be accessed by a public alley that abuts the rear of the property and serves as access to similar garages on adjacent properties.

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

None.

PART C

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

There are no alternate plans or solutions that would meet the needs of the property owner.



B

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 1221 Prince St. Zone CL
 A2. 2092 x .75 = 1569
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	-0-	Basement**	
First Floor	697	Stairways**	77
Second Floor	572	Mechanical**	22
Third Floor	113	Other** <i>closets, attics</i>	101
Porches/ Other		Total Exclusions	200
Total Gross *	1382		

B1. Existing Gross Floor Area *
1382 Sq. Ft.
 B2. Allowable Floor Exclusions**
200 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1182 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other	320	Total Exclusions	0
Total Gross *	320		

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

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1502 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1569 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

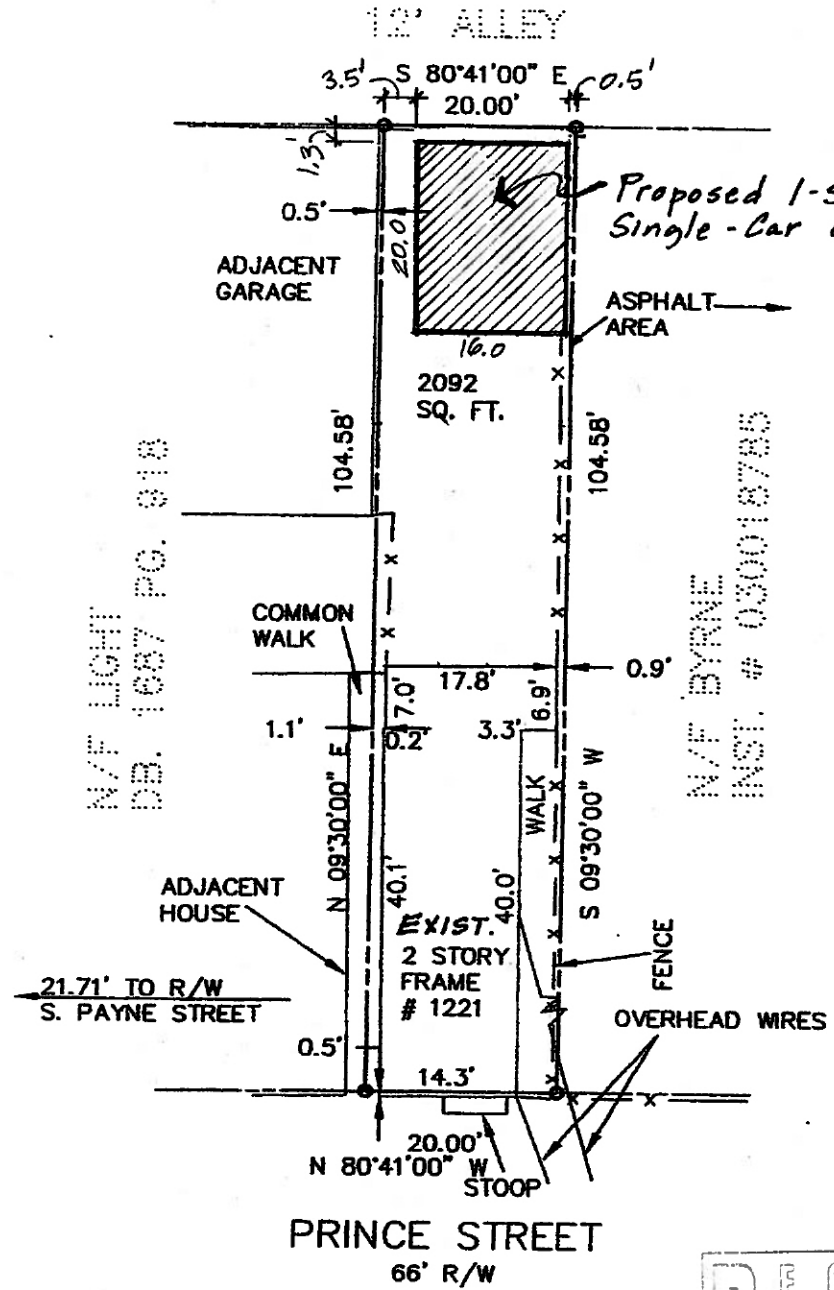
If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

Existing Open Space	730
Required Open Space	837
Proposed Open Space	730

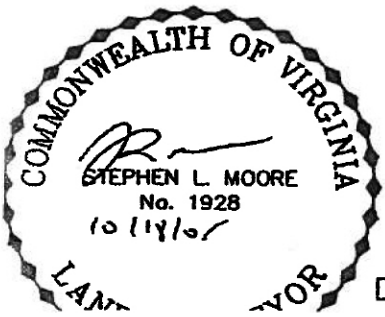
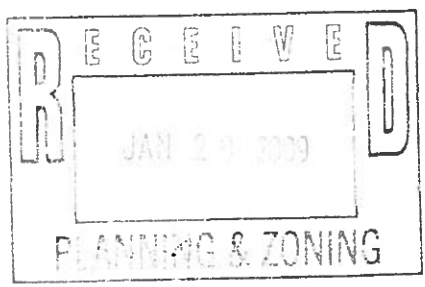
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Karen S. Becker Date: 1-26-09



N/F LIGHT
DB. 1687 PG. 918

N/F BYRNE
INST. # 030018785

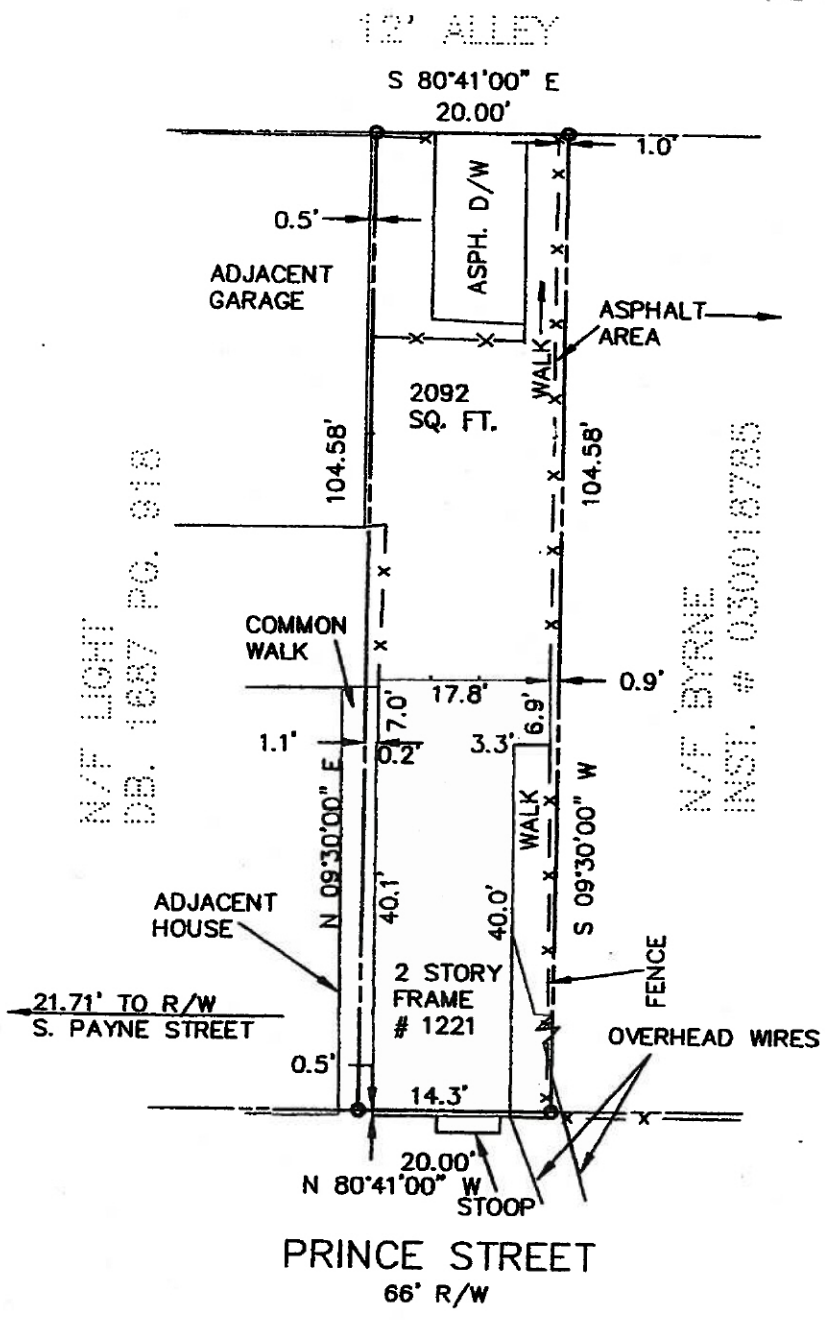


HOUSE LOCATION SURVEY
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1221 Prince St.

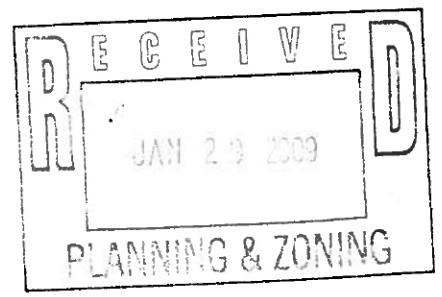
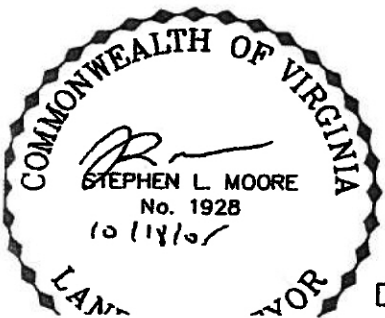
Proposed SITE PLAN

BZA 2009-0003
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N/F LIGHT
DB. 1687 PG. 918

N/F BYRNE
INST. # 030018785



HOUSE LOCATION SURVEY
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DEED BOOK 1687 PAGE 918
CITY OF ALEXANDRIA, VIRGINIA
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1221 Prince St.

Existing SITE PLAN

File copy

12' WIDE PUBLIC ALLEY

EXIST. 14" HIGH MASONRY WALL W/ 5 FT. HIGH FENCE ABOVE (TO BE REMOVED AT PROPOSED GARAGE LOCATION)

EXIST. MASONRY GARAGE AT 1223 PRINCE

14'-7"

21'-6"

EXIST. ASPHALT PARKING PAD

EXIST. CONCRETE WALKWAY

EXIST. 6 FT. HIGH FENCE

1223 PRINCE

1219 PRINCE

EXISTING PARKING PAD

1/4" = 1'-0"



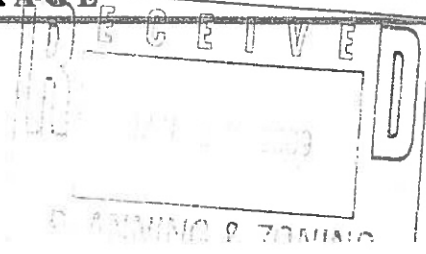
BECKER ARCHITECTS

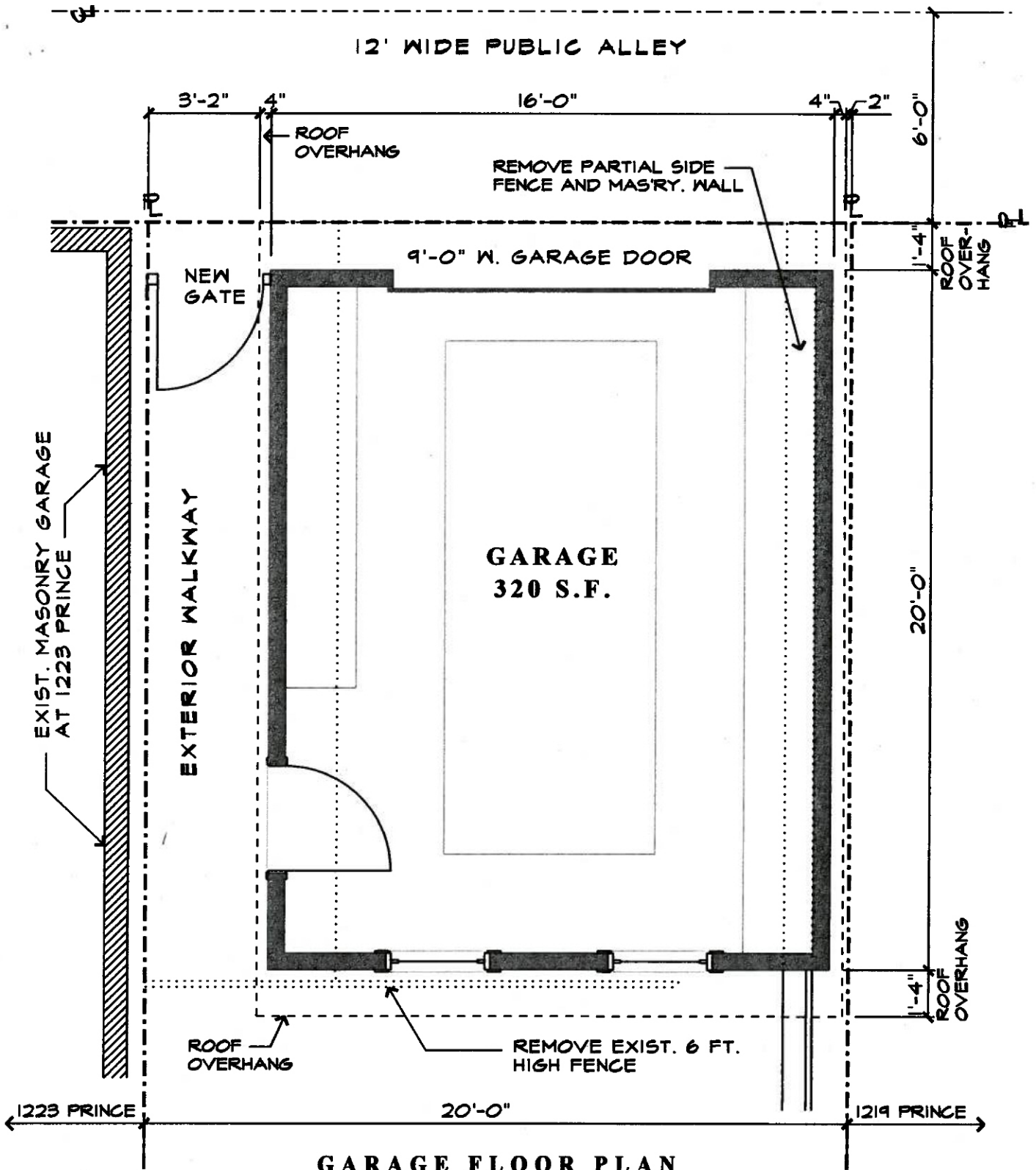
NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

JANUARY 26, 2009

806 GREEN STREET
ALEXANDRIA, VA 22314
703-548-2253





GARAGE FLOOR PLAN

1/4" = 1'-0"



BECKER
ARCHITECTS

NEWTON RESIDENCE GARAGE

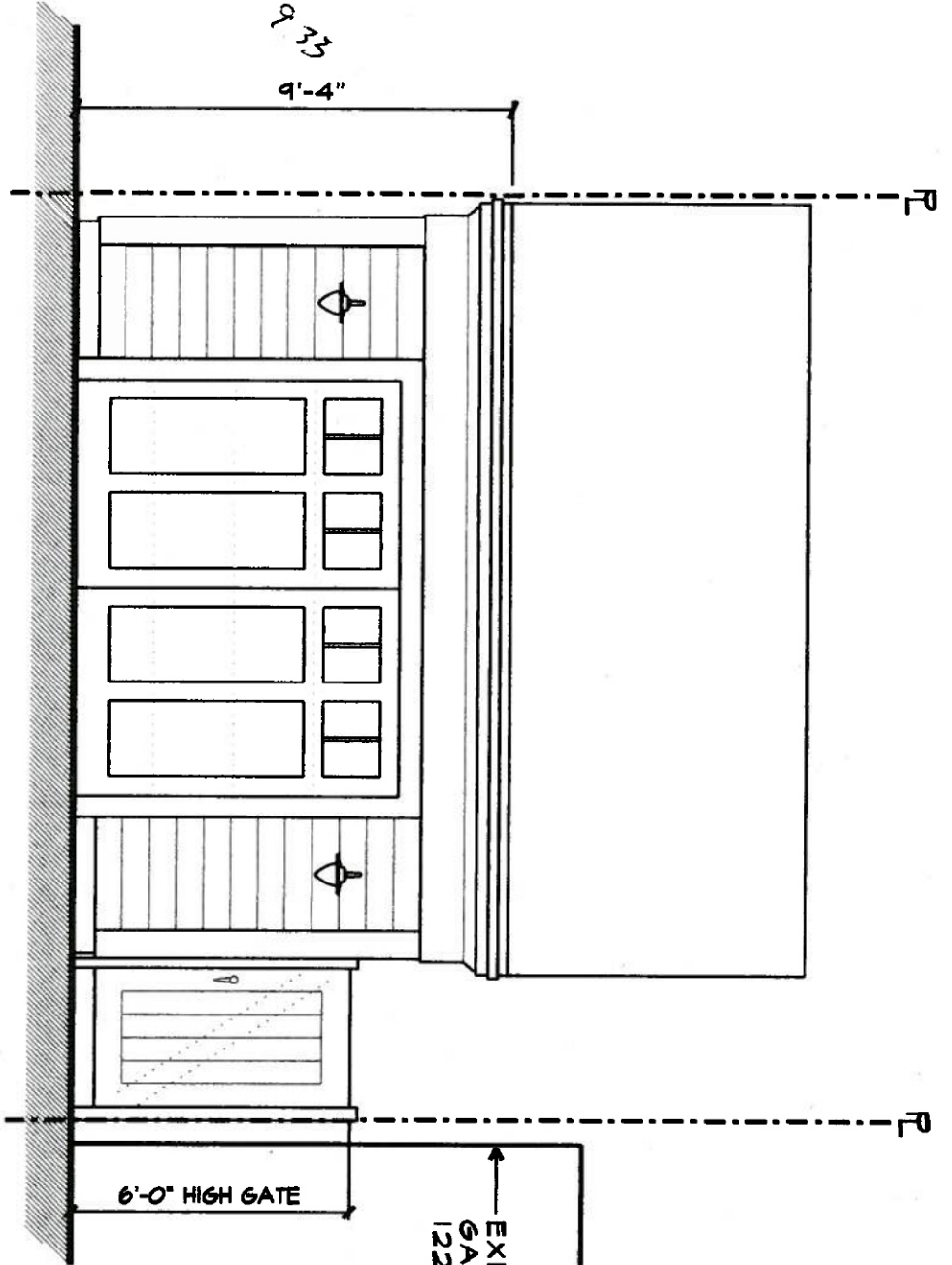
1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

JANUARY 26, 2009

806 GREEN STREET
ALEXANDRIA, VA 22314
703-548-2253

NEWTON RESIDENCE GARAGE
1221 PRINCE STREET
ALEXANDRIA, VIRGINIA
JANUARY 26, 2009

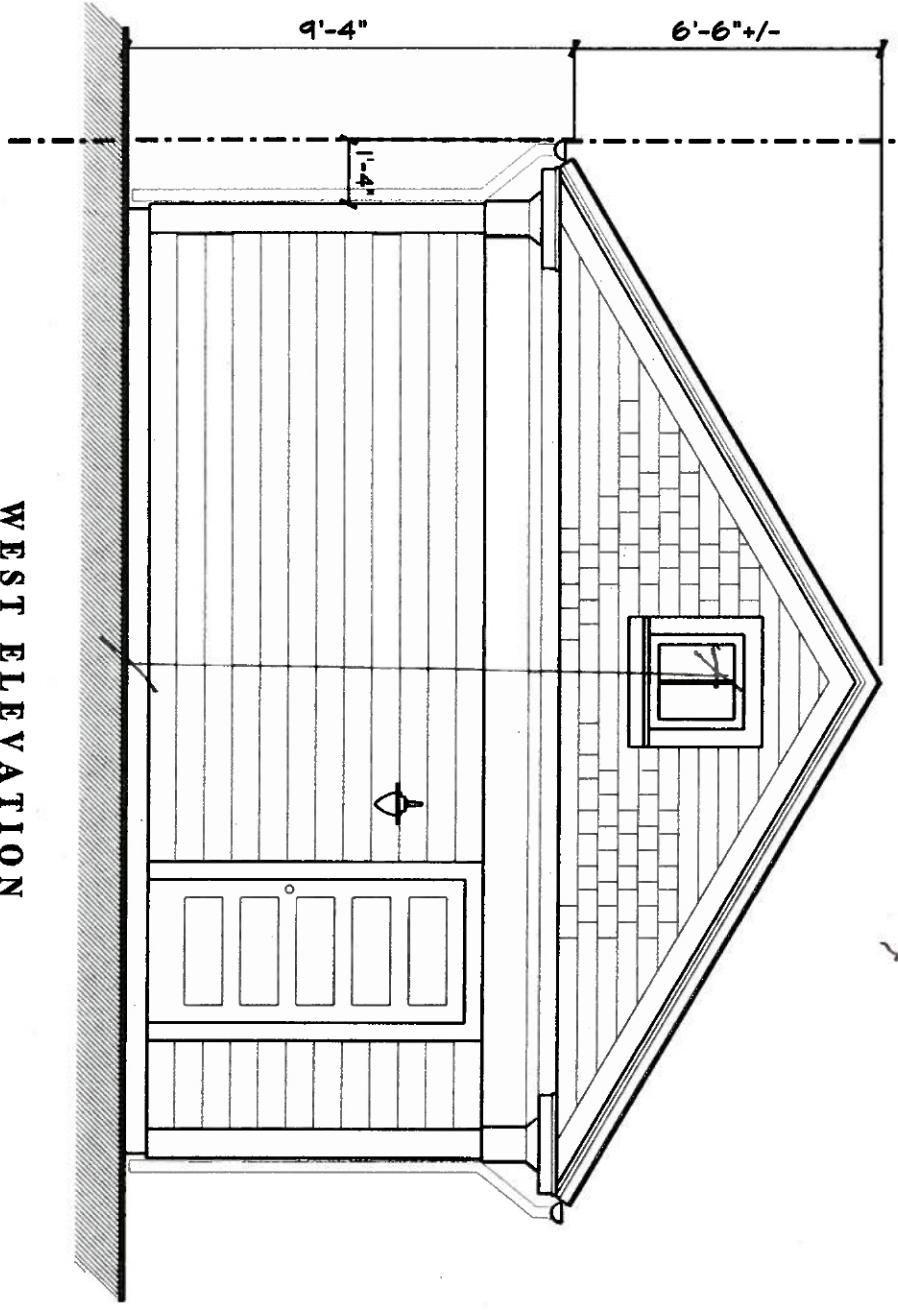
NORTH ELEVATION (FACING ALLEY)
1/4" = 1'-0"



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ALEXANDRIA, VA 22314
703-548-2253

12 FT. WIDE ALLEY



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

NEWTON RESIDENCE GARAGE

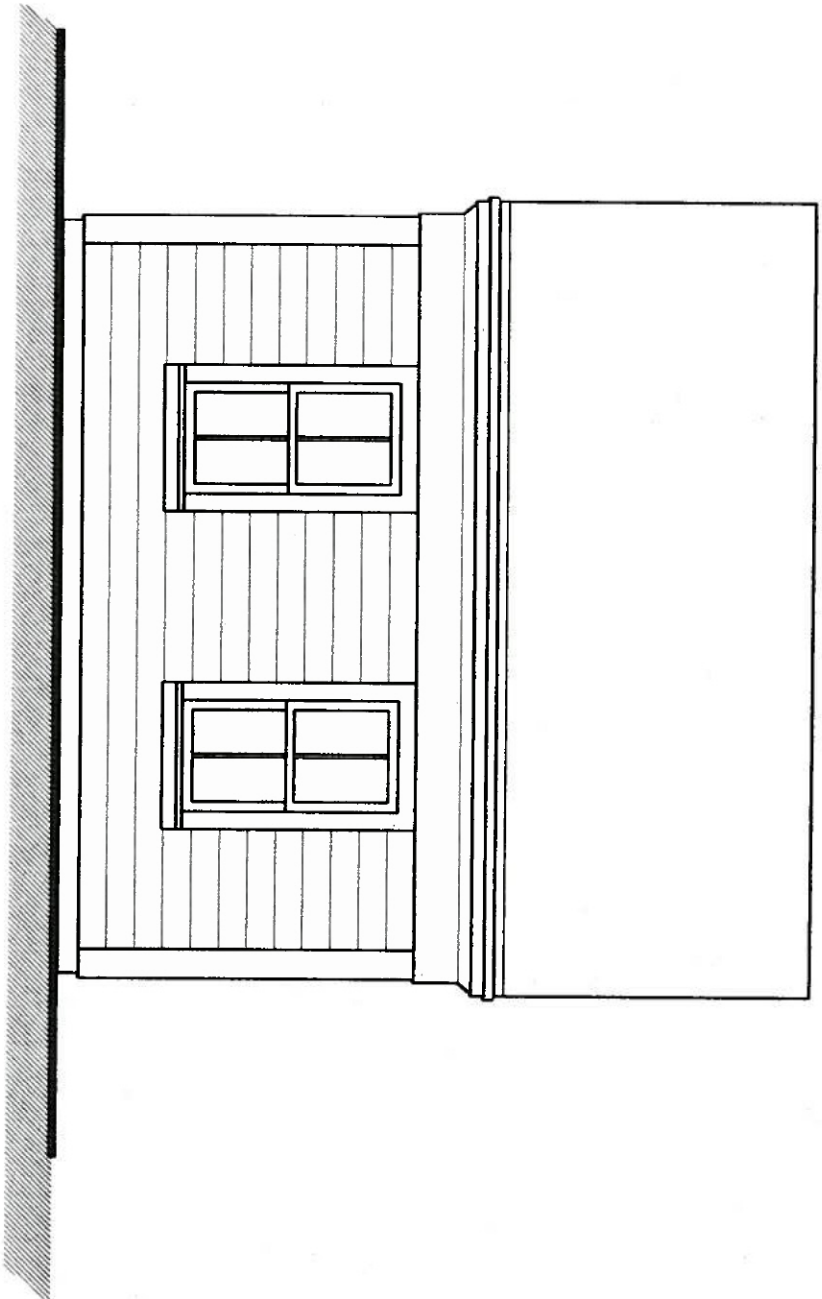
1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

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3.25
4 6.5 ft



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

NEWTON RESIDENCE GARAGE

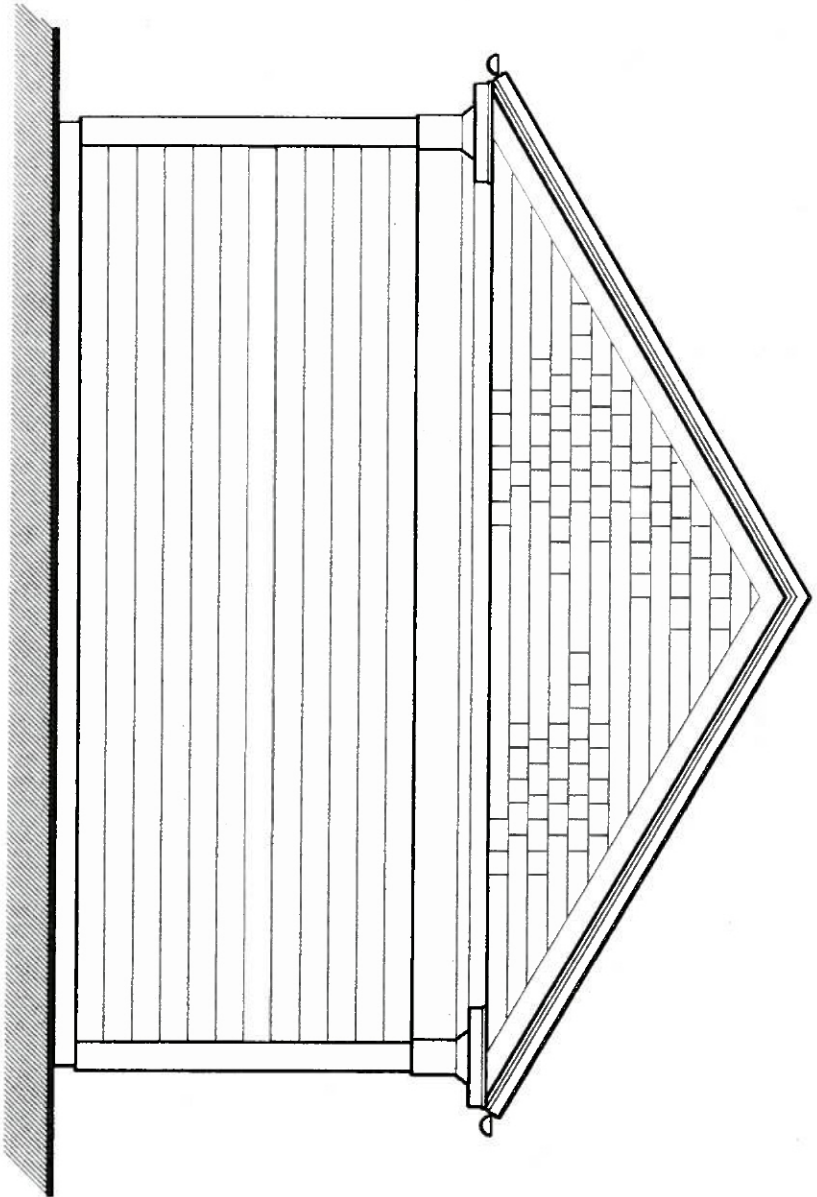
1221 PRINCE STREET
ALEXANDRIA, VIRGINIA

JANUARY 26, 2009

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NEWTON RESIDENCE GARAGE
1221 PRINCE STREET
ALEXANDRIA, VIRGINIA
JANUARY 26, 2009

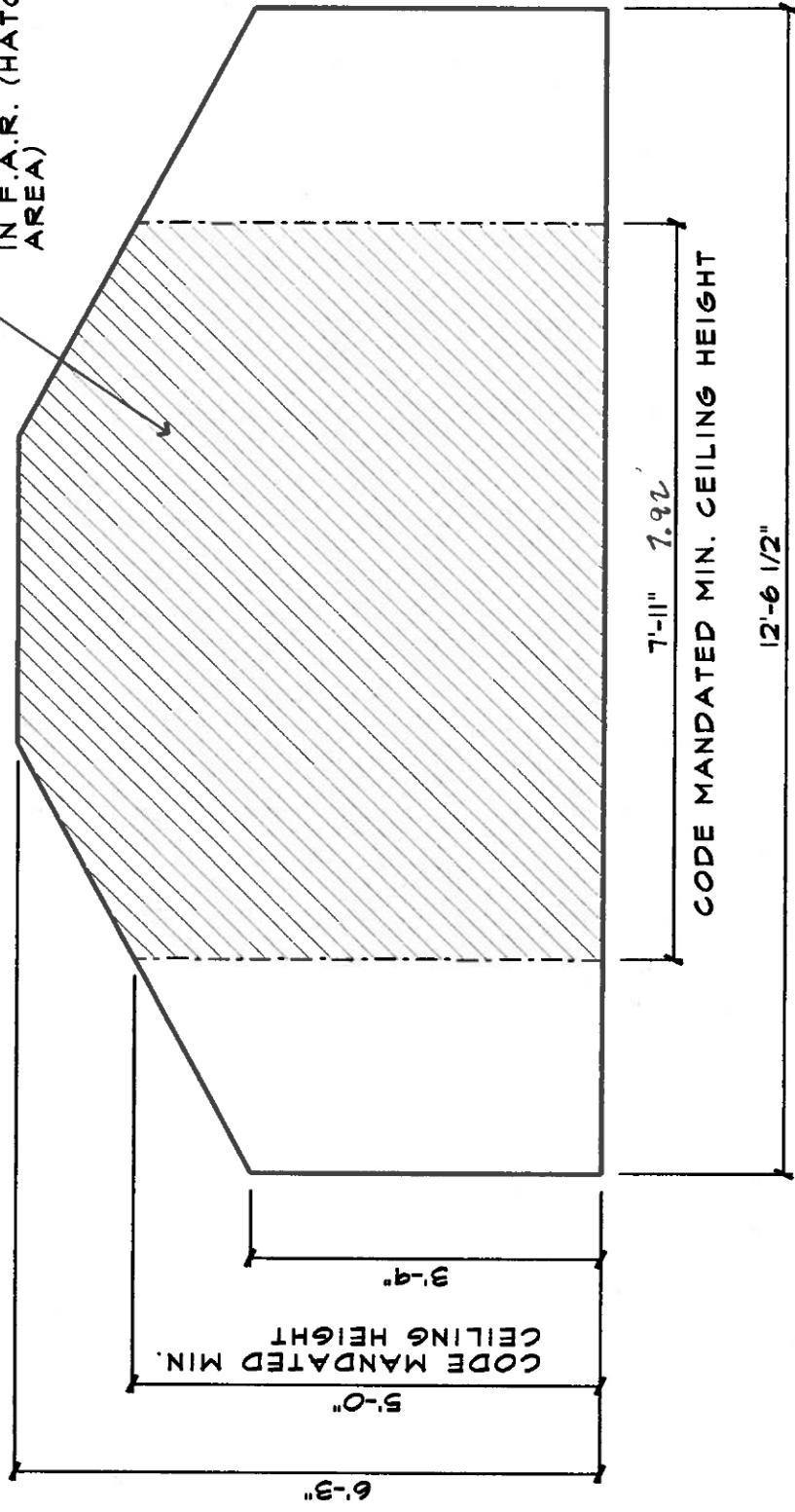


EAST ELEVATION
1/4" = 1'-0"

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703-548-2253

BZA 2009-0003
File Copy

AREA INCLUDED
IN F.A.R. (HATCHED
AREA)



EXISTING ATTIC SECTION

1/2" = 1'-0"

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703-548-2253



NEWTON RESIDENCE GARAGE

1221 PRINCE STREET
ALEXANDRIA, VIRGINIA
JANUARY 26, 2009

BZA 2009-0003



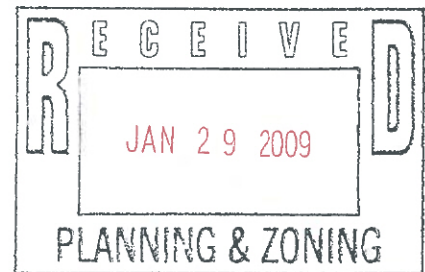
Open walkway between 1221 & 1219 Prince



South facades of 1221 & 1223 Prince



Front (South) facade of 1221 Prince St.



1221 PRINCE STREET ALEXANDRIA, VA



Rear (North) facade of 1221 Prince



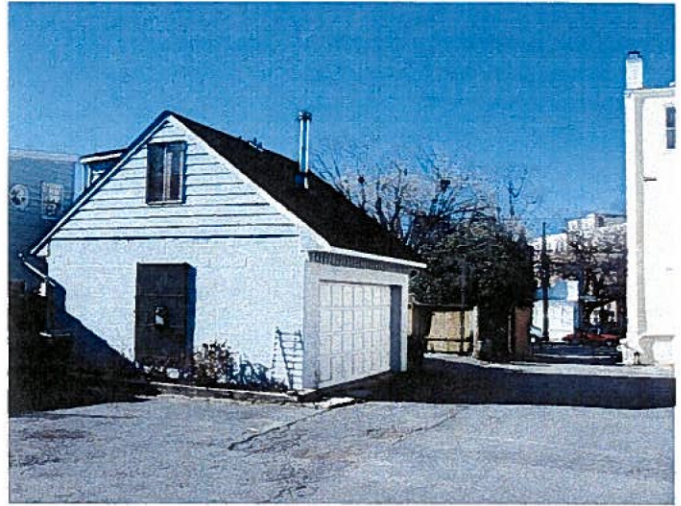
View of existing rear yard taken from alley



View of rear yard taken from rear of house (facing North)



View of rear alley from Payne St.



View of 1217 Prince St. garage taken from rear alley



View of 1221 parking pad and fence between 1221 & 1219



East facade of 1223 Prince garage abutting rear yard of 1221

1221 PRINCE STREET ALEXANDRIA, VA

BZA 2009-0003



Peter Leiberg/Alex
02/10/2009 01:24 PM

To Julie Fuerth/Alex@ALEX
cc
bcc

Subject Fw: zoning appeal - 1221 Prince Street

Hi Julie - Please add the documents to the bza file. tks. Peter

— Forwarded by Peter Leiberg/Alex on 02/10/2009 01:18 PM —



Matt Newton
<mn321@yahoo.com>
02/10/2009 11:22 AM

To peter.leiberg@alexandriava.gov
cc

Subject Re: zoning appeal - 1221 Prince Street

Peter,

We have filed a zoning variance request for the construction of a garage at the back of our property, to be heard at the 12 March hearing.

I recently acquired some Sanborn maps which show a structure at the back of the property. I attached the PDFs of the maps. I am hoping that showing that there was a structure at the back of the property provides a precedent and may assist us arguing the suitability of building a single car garage.

If it would help the argument, I would ask that the maps be placed into the file.

The maps show a structure across the full width of the property. It can be seen on the 1885, 1891, 1896, 1902, 1907, 1912, and the 1921 maps. There is also a structure shown on the 1941 map but it appears to be smaller. The structure disappears by the 1950s.

Please let me know if this is possible, or if I can provide any more information.

Thank you,
Matt Newton
1221 Prince Street
703-994-6783



1885 Sanborn Map.pdf

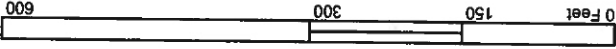


1891,1896,1902,1907 Sanborn Maps.pdf

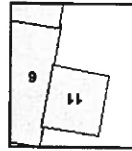


1912,1921,1941 Sanborn Maps.pdf

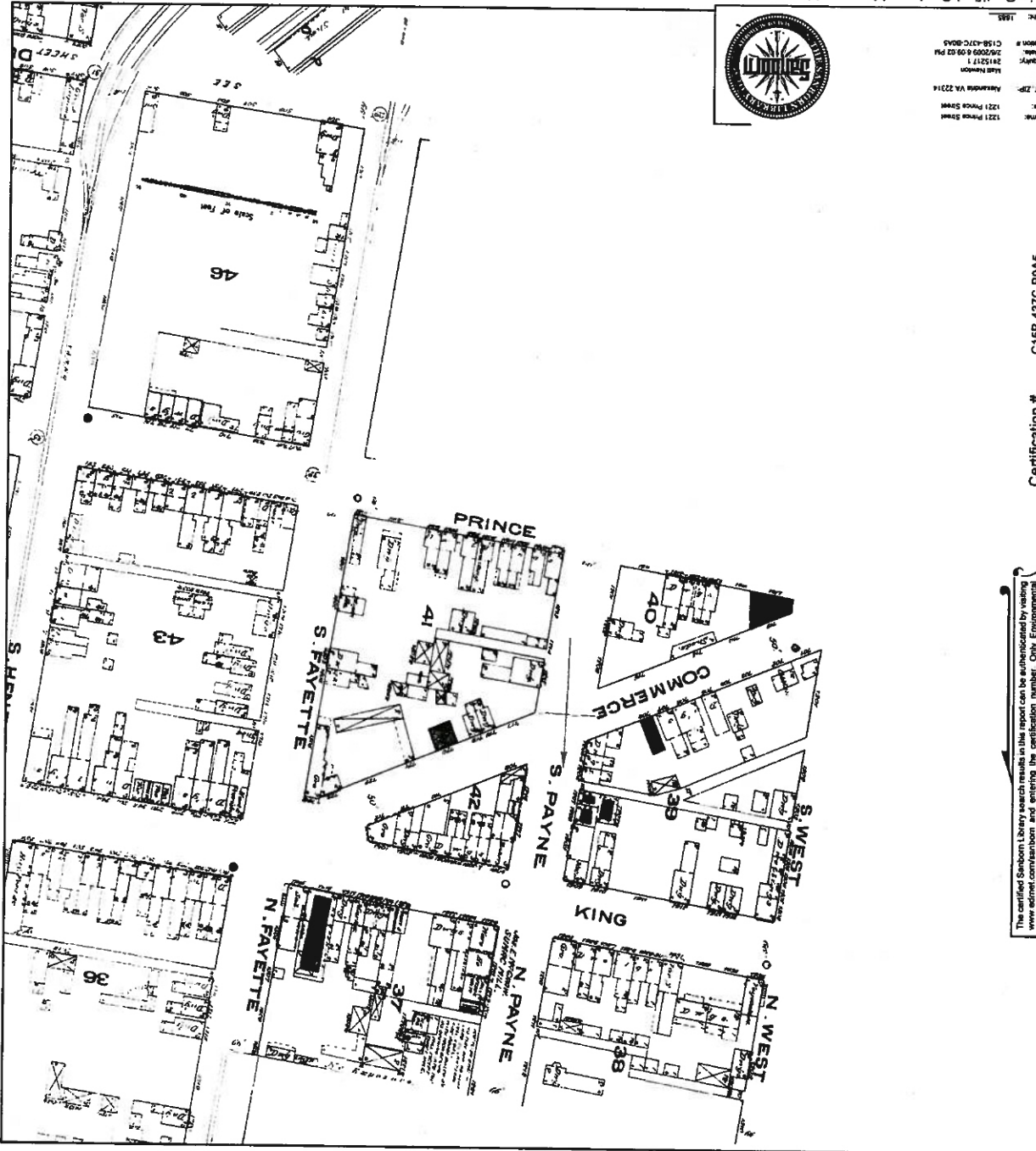
BZA BOO - BOO VZB



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(thumbnails on page 3).



Volume 1, Sheet 6
Volume 1, Sheet 11



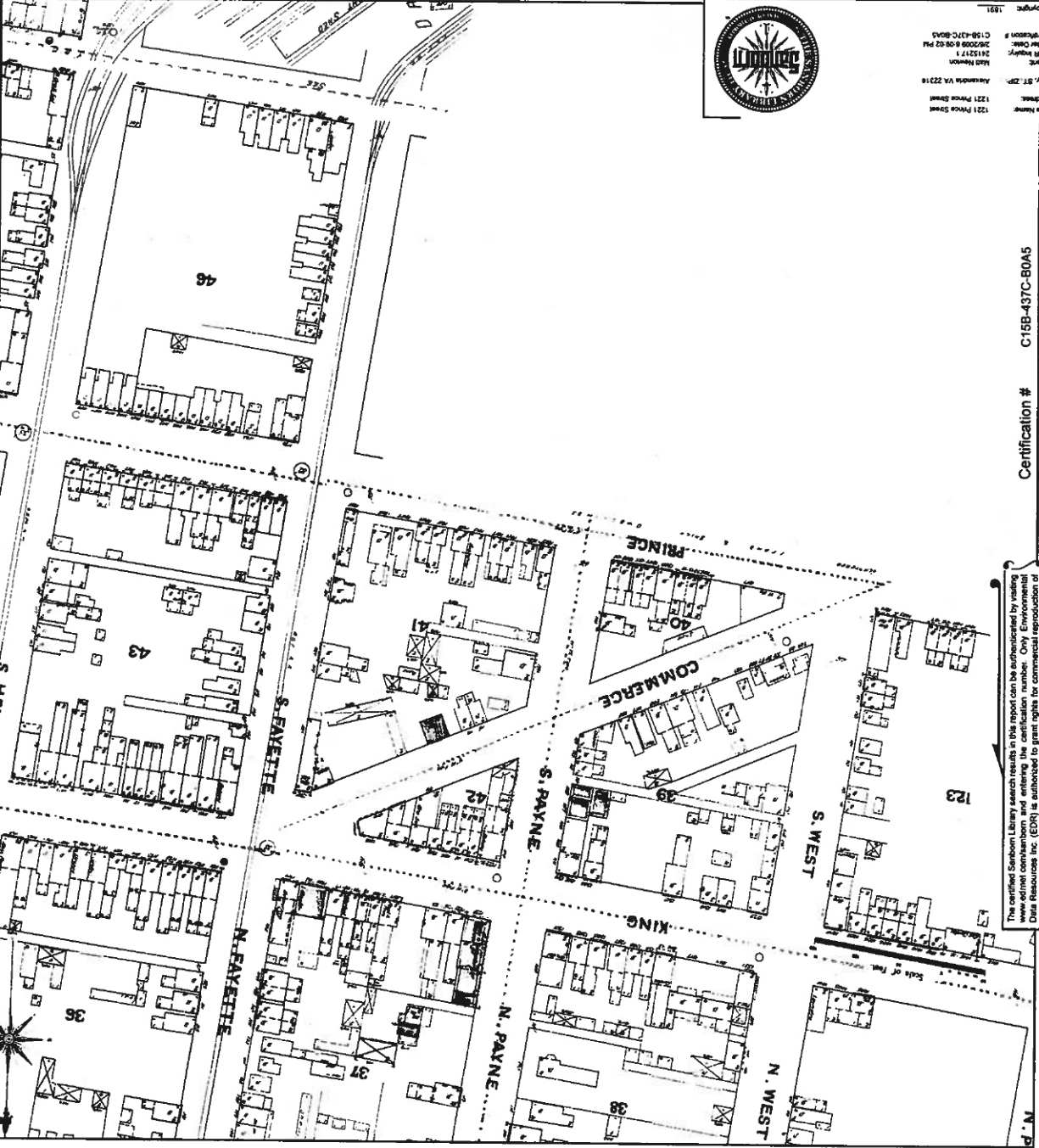
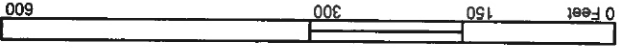
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Address: 1221 Prince Street
City, St, ZIP: Alexandria VA 22314
Date Acquired: 2/15/2011
Order Date: 2/6/2009 6:02 PM
Order # C15B-437C-BOA5
Copyright: 1885

Certification # C15B-437C-BOA5

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1885 Certified Sanborn Map

BZA 2009-0003



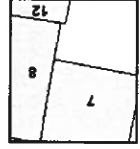
1891 Certified Sanborn Map



Sanborn
 1221 Prince Street
 Alexandria VA 22318
 City, ST, ZIP
 1221 Prince Street
 Alexandria VA 22318
 Order Date: 2/15/2009 8:08:02 PM
 Order # C-15B-437C-BOA5
 Copyright 1891

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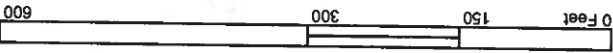
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Volume 1, Sheet 12
 Volume 1, Sheet 7
 Volume 1, Sheet 8

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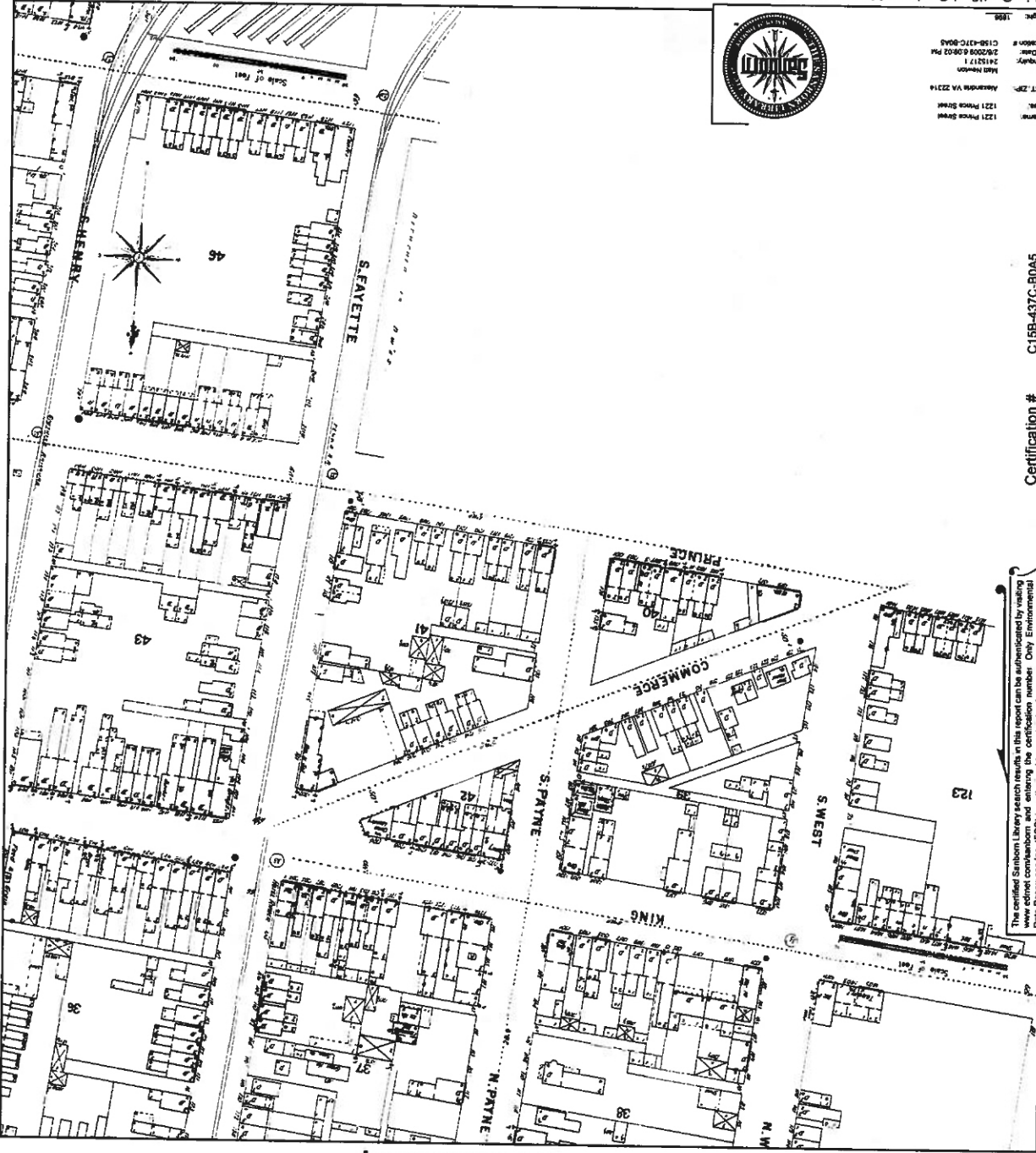
BZA 2009-0003



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Volume 1, Sheet 12
Volume 1, Sheet 13

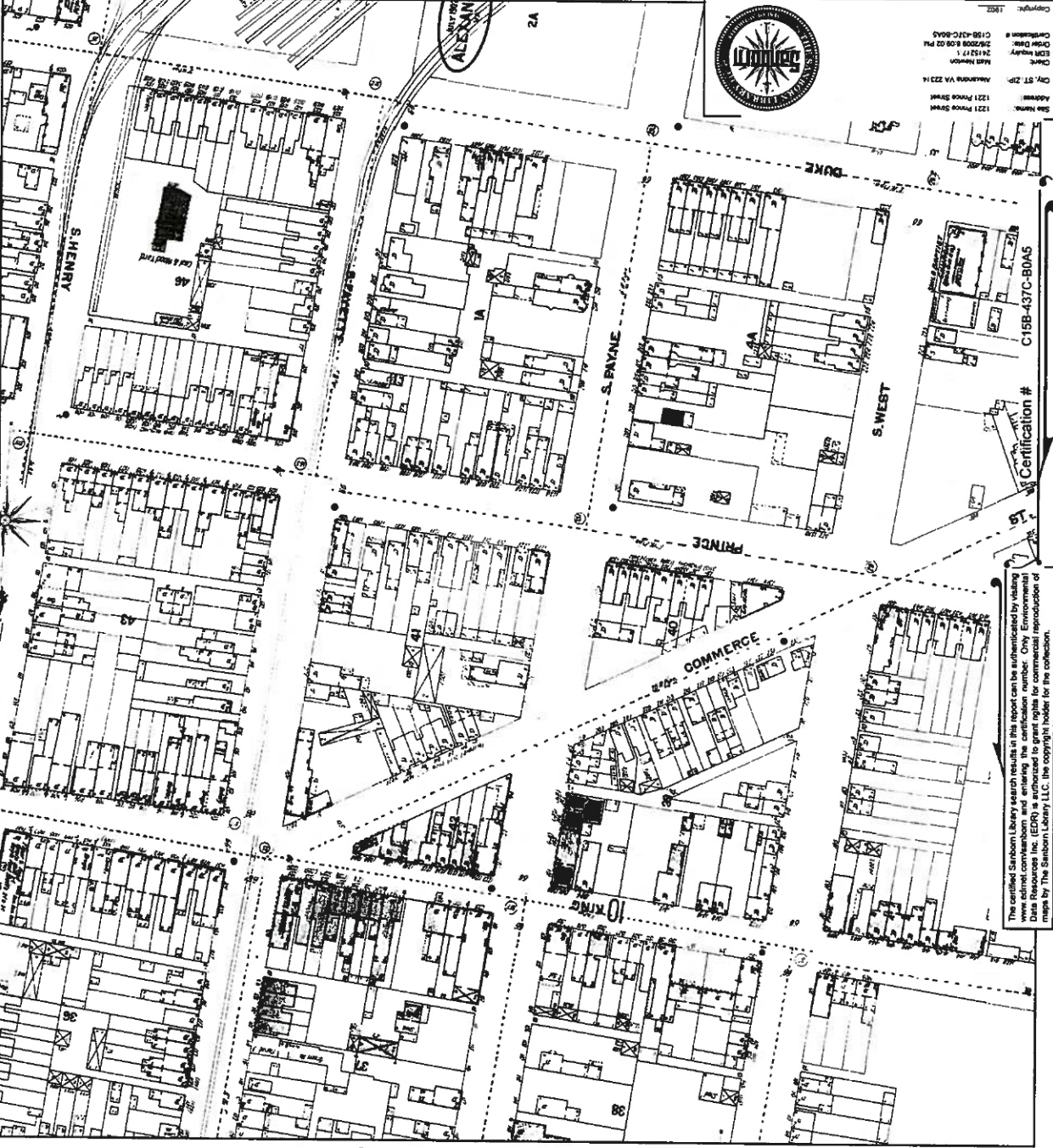
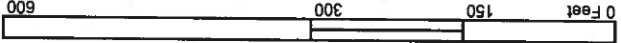


Site Name: 1221 Prince Street
Address: 1221 Prince Street
City: ST. ZEPHYRUS, VA 22314
Date: 2/8/2008 8:08:02 PM
Edition: 2415217
Certification #: C15B-437C-80A5

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Certification # C15B-437C-80A5

1896 Certified Sanborn Map



1902 Certified Sanborn Map



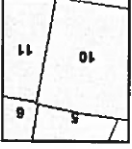
Sanborn
1221 Prince Street
Alexandria, VA 22314
City, St. ZIP
Map No. 2415217
Date 2/28/08 8:02 PM
Edition # C15B-437C-B0A5
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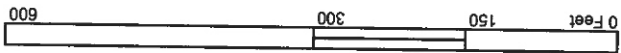
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This Certified Sanborn Map combines the following sheets

- Volume 1, Sheet 11
- Volume 1, Sheet 10
- Volume 1, Sheet 6
- Volume 1, Sheet 5

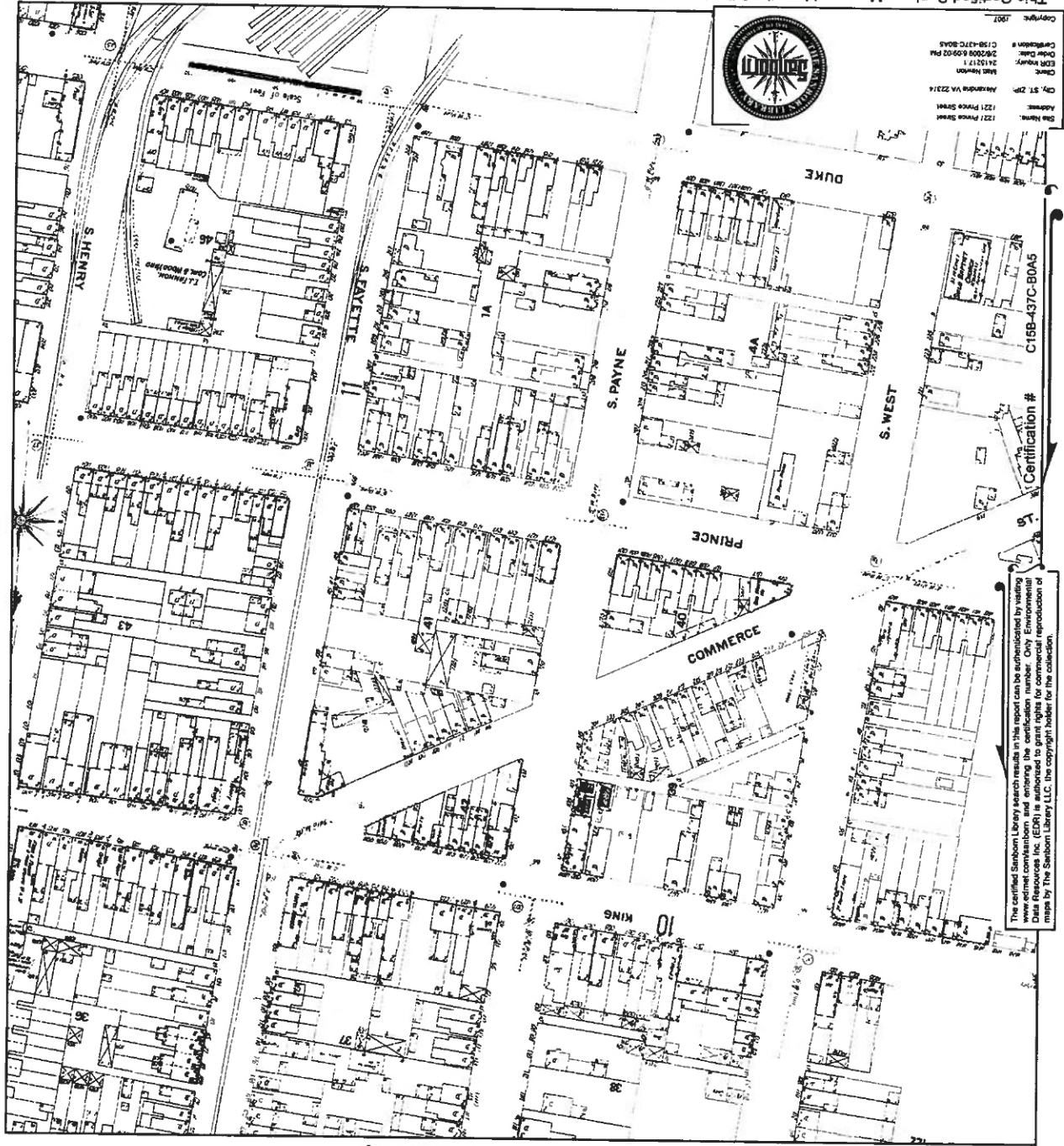
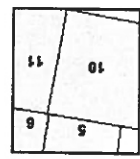


(thumbnails on page 3)



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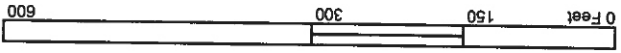
- Volume 1, Sheet 6
- Volume 1, Sheet 10
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- Volume 1, Sheet 5



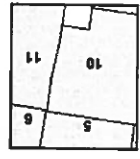
City, St. 2nd
 Alexandria VA 22314
 Edri Realty
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 Order Date: 2/8/2009 6:09:02 PM
 Certification # C15B-437C-BOA5
 Copyright: 1907

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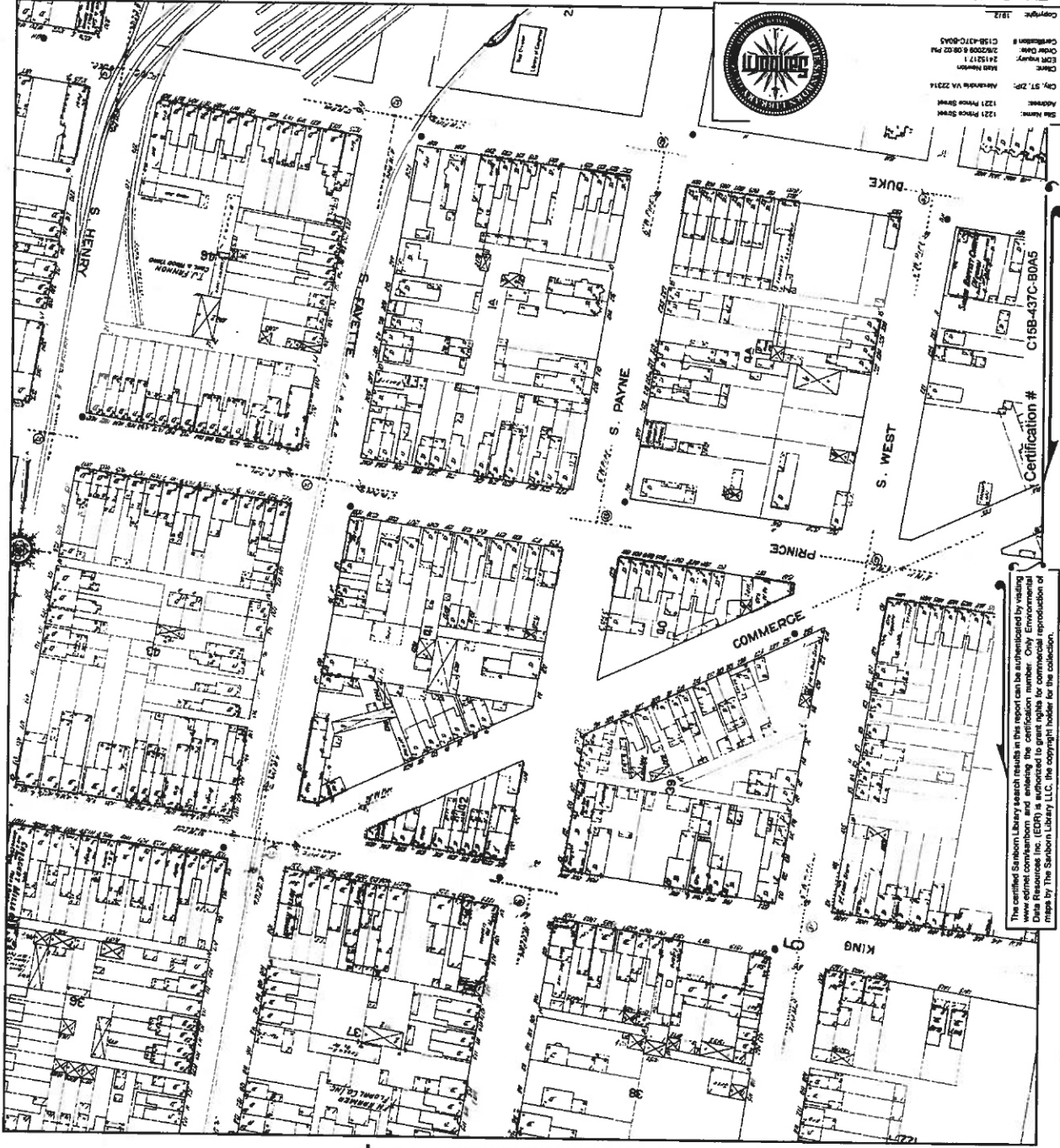
1907 Certified Sanborn Map



Volume 1, Sheet 5
Volume 1, Sheet 6
Volume 1, Sheet 10
Volume 1, Sheet 11



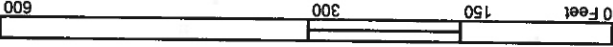
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Copyright 1912
City, ST. 21F
Address: 1221 Prince Street
Sta. Name: 1221 Prince Street
City: Richmond, VA 23214
Date: 2/15/11
Order Date: 2/27/09 8:02 PM
Certification # C15B-437C-B0A5

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1912 Certified Sanborn Map



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Volume 1, Sheet 3
Volume 1, Sheet 7
Volume 1, Sheet 8



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Address: 1221 Prince Street
City, ST, ZIP: Alexandria VA 22314
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Order Date: 2/26/09 8:08:22 PM
Certification #: C-15B-437C-B0A5
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1921 Certified Sanborn Map

1941 Certified Sanborn Map



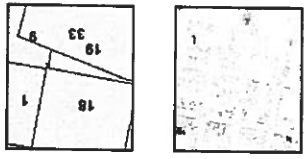
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Certification # C15B-437C-B04S

Sanborn Map
1221 Prince Street
Address:
City, St, ZIP:
Annandale VA 22014
Map Number:
2415217-1
Order Date:
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Order Number:
C15B-437C-B04S
Copyright: 1941



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Volume 1, Sheet 9
Volume 1, Sheet 18
Volume 1, Sheet 19
Volume 1, Sheet 33

