

Docket Item # 1  
BZA CASE #2009-0012

Board of Zoning Appeals  
July 9, 2009

**ADDRESS:** 905 CRESTWOOD DRIVE  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** STEVEN GORDON AND HALEY CRITTENDEN GORDON,  
OWNERS

**ISSUE:** Special exception to construct a covered open porch in the required front yard facing Crestwood Drive.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-1002	Front Yard	29.50 feet	22.80 feet	6.70 feet

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\* Based on the average front yard setback along the 900 block of Crestwood Drive.

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**BOARD OF ZONING APPEALS ACTION OF JULY 9, 2009:** On a motion to approve by Ms. Lewis, seconded by Mr. Allen, the special exception was approved by a vote of 5 to 0.

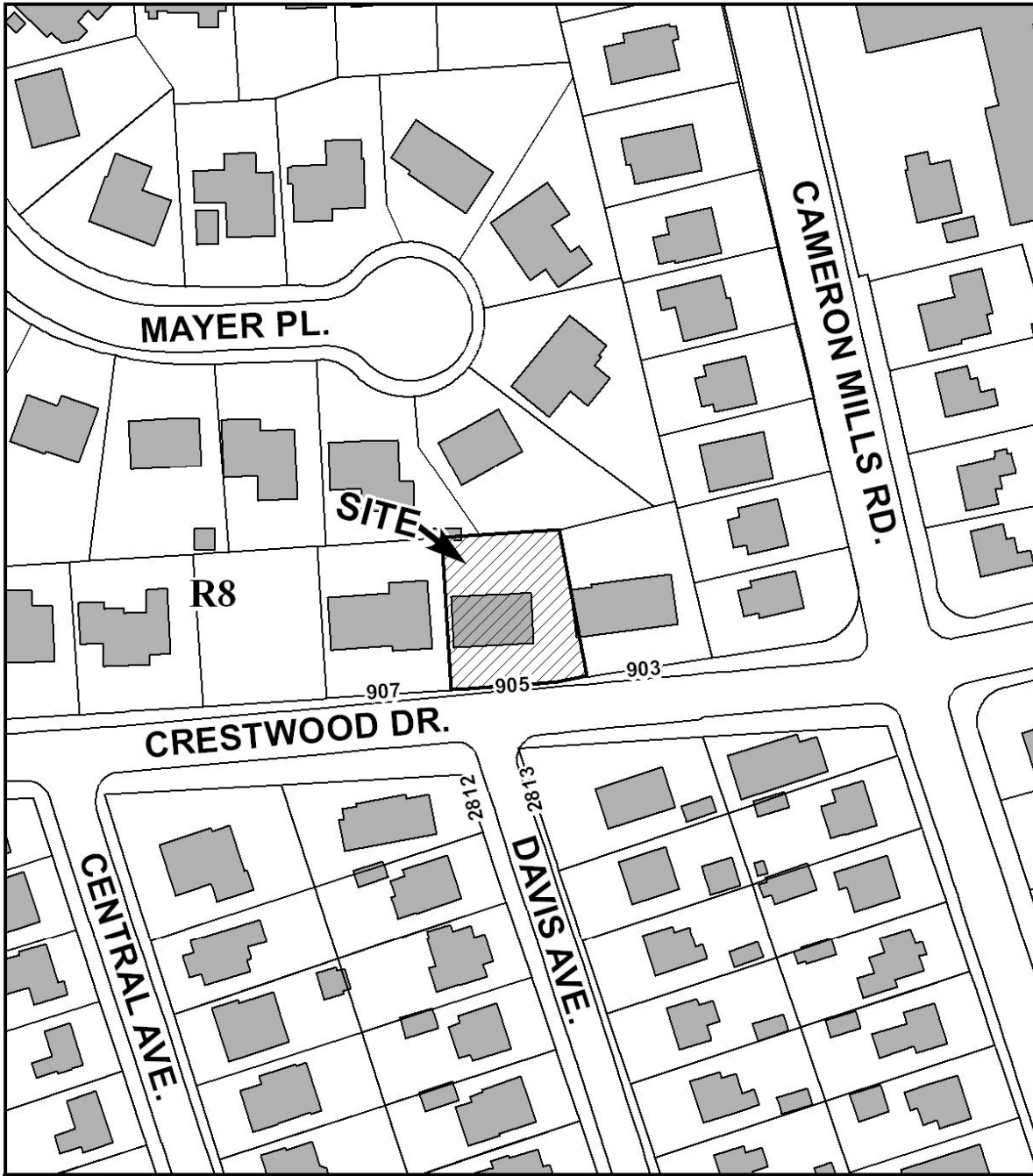
Reason to approve: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Russell Finn, contractor, made the presentation.

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

If the Board decides to grant the requested special exception it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



**BZA #2009-0012**

**07/09/09**



**I. Issue**

The applicants propose to construct an open covered front porch at 905 Crestwood Drive.

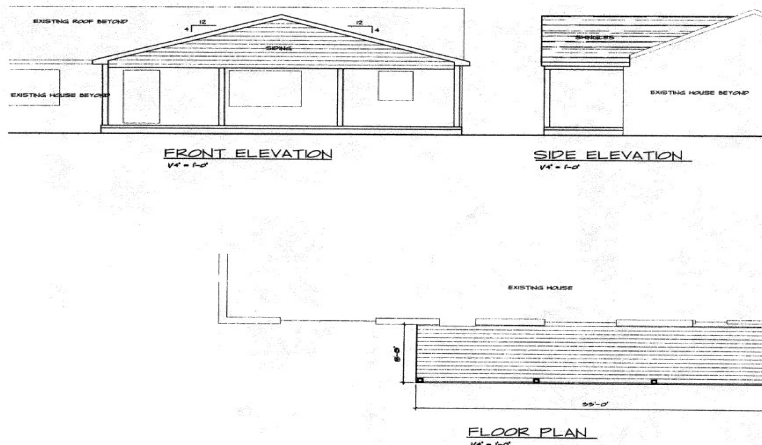
**II. Background**

The subject property is one lot of record with 84.90 feet of frontage facing Crestwood Drive, a depth of 100.00 feet on the west side property line; 96.78 feet of depth on the east side property line and a total of 76.46 along the rear property line. The property contains 8,000 square feet of lot area. According to real estate assessment records, the house was constructed in 1958.



**III. Description**

The applicants are proposing to construct a covered open front porch. The front porch will extend 33.00 feet across three quarters of the front building wall and will project a depth of 8.00 feet. The front porch totals 264.00 square feet. The proposed porch will be located 22.80 feet at the closest point to the front property line facing Crestwood Drive. The applicants must request a special exception of 6.00 feet to construct the front porch forward of the average front setback of the block (based on the average front yard setback along Crestwood Drive).



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

There have been 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 Taylor Run Small Area Plan for residential low land use.

**V. Requested Special Exception:**

7-1002 Residential Front Setback:

The proposed front covered porch will be located 22.80 feet from the front property line facing Crestwood Drive. The required front yard is based on the average front yard of homes along Crestwood Drive. The required front yard is 29.50 feet. The applicants request a special exception of 6.70 feet

**VI. Noncomplying structure**

The subject property is noncompliant with regards to the following R-8 zone regulations:

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard	29.50 ft	30.80 ft	1.30 ft

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board 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 one-story open front porch is in keeping with the architecture and character of the existing dwelling. While there are no other similar porches in the immediate neighborhood, the modest design and size of the porch are compatible with character of the neighborhood. It is unlikely that the proposed open porch will negatively impact adjoining properties.

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

## Front Porches in the Surrounding Community



**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 No comments.

Code Administration:

- C-1 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-4 Additions and 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-5 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-6 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Recreation (Arborist):

F-1 No trees are affected by this plan.

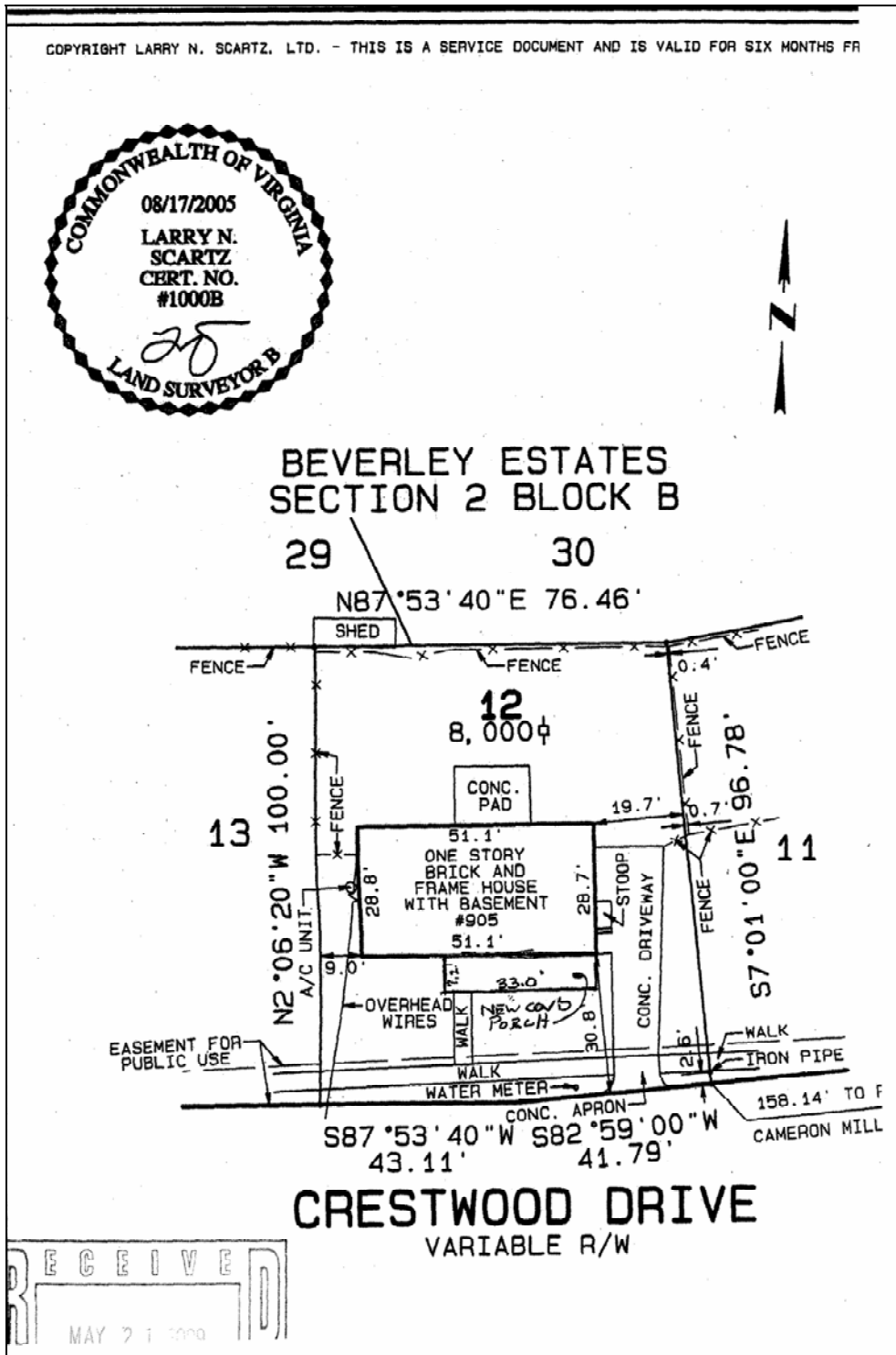
Historic Alexandria (Archaeology):

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

Other Requirements Brought to the Applicant's Attention:

- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

IX. IMAGES



File Copy

BZA Case # 2009-0012



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR PORCHES**

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

SECTION 3-306(A)(1) FRONT YARD

1. Applicant:  Owner  Contract Purchaser  Agent

Name RUSSELL FINN

Address 5863 QUIET BROOK RD.

FAIRFAX, VA 22030

Daytime Phone 703-359-2555

Email Address thefinns@yahoo.com

2. Property Location 905 CRESTWOOD DRIVE

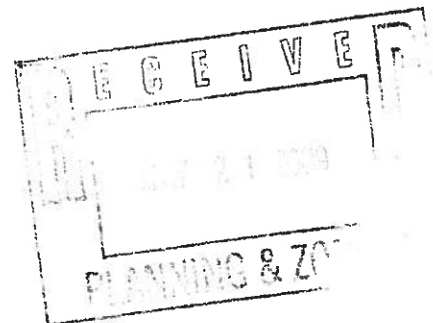
3. Assessment Map # 023.01-03-32 Block B Lot 12

Zone R8

4. Legal Property Owner Name STEVE + HAILY GORDON

Address 905 CRESTWOOD DR.

ALEXANDRIA, VA 22302



5. Describe request briefly :

SPECIAL EXCEPTION TO CONSTRUCT A COVERED OPEN  
PORCH, 8' X 33', IN THE REQUIRED FRONT YARD  
FACING CRESTWOOD DRIVE

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:

RUSSELL FINN  
Print Name  
703-359-2555  
Telephone

  
Signature  
5-15-09  
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** (SECTIONS 11-1302(C) and 11-1304)

**APPLICANT MUST COMPLETE THE FOLLOWING:**  
(Please use additional sheets where necessary.)

- 1. Please provide the following details of the proposed porch:
  - a. Porch projection from front building wall to deck edge 8'
  - b. Length of building wall where porch is to be built 51'
  - c. Length of porch deck 33'
  - d. Depth of overhang 1'
  - e. Distance of furthest projecting porch element from the front property line 22.8'
  - f. Overall height of porch from finished or existing grade 13'
  - g. Height of porch deck from finished or existing grade 1'

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

existing house is built exactly to set back  
30.8'

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

it will be an added bonus to the entire  
neighborhood

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

adjacent properties are completely  
unaffected.

5. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

no







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 905 Crestwood Dr Zone R8  
 A2. 8,000 x 0.35 = 2,800  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	1453	Basement**	1453
First Floor	1453	Stairways**	12
Second Floor	—	Mechanical**	
Third Floor	—	Porch/ Garage**	
Porches/ Other	—	Attic less than 5***	
<b>Total Gross *</b>	<b>2906</b>	<b>Total Exclusions</b>	<b>1465</b>

B1. Existing Gross Floor Area \*  
2906 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
1465 Sq. Ft.  
 B3. Existing Floor Area minus Exclusions 1441 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	—	Basement**	—
First Floor	—	Stairways**	—
Second Floor	—	Mechanical**	—
Third Floor	—	Porch/ Garage**	240
Porches/ Other	264	Attic less than 5***	—
<b>Total Gross *</b>	<b>264</b>	<b>Total Exclusions</b>	<b>240</b>

C1. Proposed Gross Floor Area \*  
264 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
240 Sq. Ft.  
 C3. Proposed Floor Area minus Exclusions 14 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1454 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2800 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.

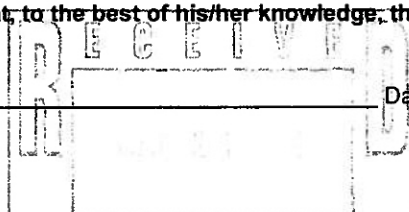
**F. Open Space Calculations Required in RA & RB zones**

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]

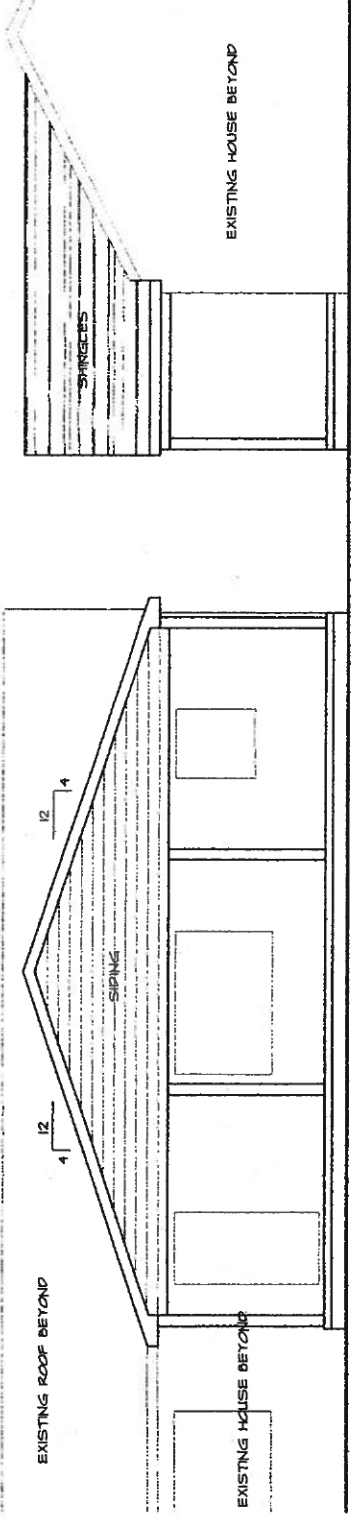
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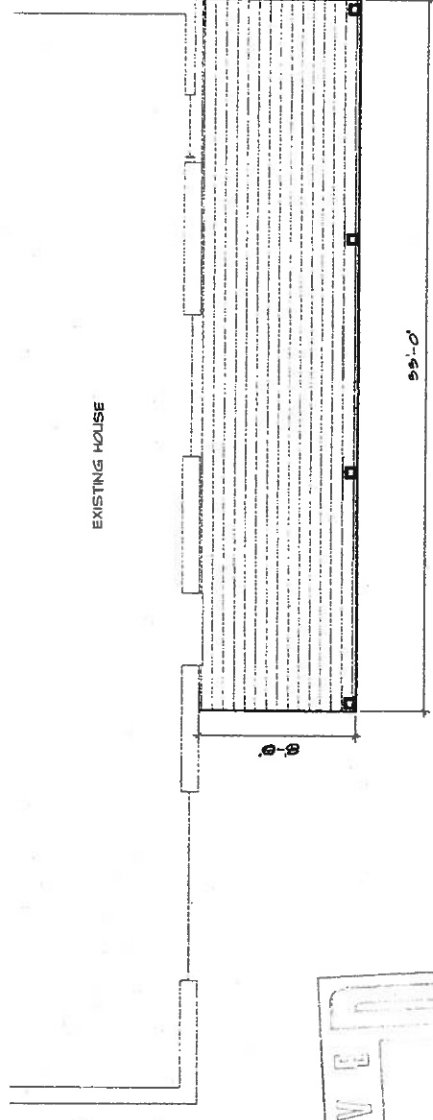
BZA 2009-0012

DESCRIPTION	DATE
RC DRAFTING, INC. 1400-C MAIN STREET FAIRFAX, VA 22031 703-992-7755	
GORDON PORCH 905 CRESTWOOD DR ALEXANDRIA, VA 22302	
FLOOR PLAN AND ELEVATIONS	
FINCO CONSTRUCTION CO., LLC 1400 CRESTWOOD DR FAIRFAX, VA 22031 703-254-2555	
DATE	5-12-09
SCALE	AS NOTED
DRAWN	
CHECKED	
SHEET	A-1
OF	SHEETS



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

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



FLOOR PLAN  
1/4" = 1'-0"

**RECEIVED**  
MAY 21 2009  
PLANNING & ZONING









BZA 2009-0012









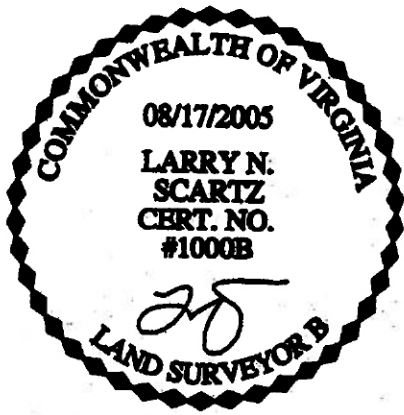










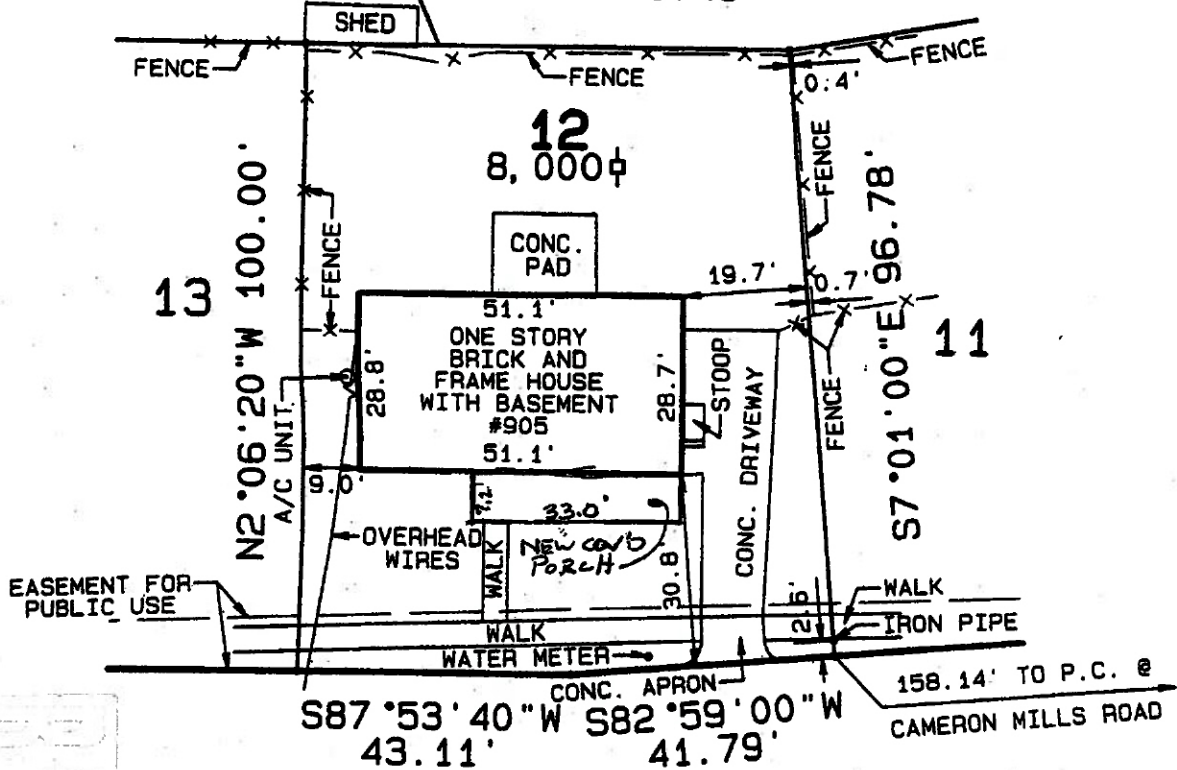


BEVERLEY ESTATES  
SECTION 2 BLOCK B

29

30

N87°53'40"E 76.46'



CRESTWOOD DRIVE  
VARIABLE R/W

HOUSE LOCATION SURVEY

LOT 12, MURRAY'S ADDITION TO SECTION 2, BLOCK B

**BRADDOCK HEIGHTS**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30'

DATE: AUGUST 17, 2005

