

Docket Item #6
BZACASE #2009-0005
Board of Zoning Appeals
July 9, 2009

ADDRESS: 300 E. DELRAY AVENUE
ZONE: R-2-5, RESIDENTIAL
APPLICANT: RODNEY AND ELIZABETH LOUISON, OWNERS

ISSUE: Variance to raise the roof to provide storage area in an existing detached garage located in the required east side yard

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-506(A) (2)	Side Yard (East)	7.00 feet	1.50 feet	5.50 feet

BOARD OF ZONING APPEALS ACTION OF JULY 9, 2009: On a motion to approve by Mr. Lewis, seconded by Mr. Goodale, the variance was approved by a vote of 5 to 0.

Reason to approve: The applicant demonstrated a legal hardship due to the substandard nature as a corner lot. This is a modest request and is consistent with prior precedence for detached garages. The proposal would protect the character of the home and the integrity of contributing homes in the Del Ray neighborhood.

Speakers:

Rodney Louison, owner, made the presentation.

Lee Perna, resident at 223 E. Del Ray Avenue, spoke in support of the application as submitted by the applicants.

BOARD OF ZONING APPEALS ACTION OF JUNE 11, 2009: On a motion to defer by Mr. Goodale, seconded by Mr. Hubbard, the variance was deferred by a vote of 5 to 1. Mr. Lantzy dissented.

Reason to defer: To allow time for a comparison of similar properties granted variances for detached garages and to allow the applicant time to consider alternative designs, including, but not limited to, reducing the size of the garage.

BZA CASE #2009-0005

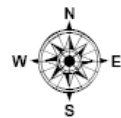
Dissenting reason: No justification for a variance regardless of redesign of the proposed garage.

Speakers:

Rodney Louison, owner, made the presentation.

Staff **recommends denial** of the request because the applicants have not 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.



I. Issue

The applicants propose to raise the roof to provide storage space in an existing detached one-story garage at 300 East Del Ray Avenue.



II. Background

The subject property is comprised of one lot of record with 50.00 feet of frontage facing East Del Ray Avenue, a depth of 115.00 feet along Dewitt Avenue and contains 5,750 square feet of lot area. The subject property is a substandard lot. The minimum lot area required for an R-2-5 zone corner lot is 6,500 square feet. Real Estate Assessment records indicate the home was built in 1930.

III. Description

On June 11, 2009, the Board of Zoning Appeals deferred the applicants' request to raise the roof on an existing detached one-car garage to allow the applicants to consider alternative design solutions to reduce the mass and height of the renovated garage. The applicants have taken the advice of the board and modified the proposed garage renovation in the following manner:

- (1) Eliminated the front and rear dormers that gave the appearance of greater mass and building height.
- (2) Reduced the overall height of the garage from the roof peak to the ground by 4.5 feet (originally proposed from 22.33 feet to 17.66 feet).
- (3) Reduced the attic volume by reducing the roof pitch.
- (4) Reduced the building height at the midpoint of the gable ends by 2.50 feet (originally proposed at 16.50 feet to 14.00 feet).
- (5) Moved the interior stairs for proper clearance and to accommodate parking of one vehicle.
- (6) The height of the renovated garage from the eave line to the garage continues to remain 10.50 feet. The height of the existing garage to the eave line is 8.00 feet.

The renovated garage continues to remain the same footprint dimension and location as the original one car garage.



The applicants propose to raise the roof on a detached one-story garage by two feet which currently measures 20.80 by 16.25 feet and totals 338 square feet. The height of the existing garage when measured from grade to the midpoint of the gable is approximately 9.50 feet. The garage is located 1.50 feet from east side property line and 9.50 feet from the north side property line.

The proposed construction to the existing garage is to raise the roof at the eave line by 2.00 feet to accommodate a second floor storage area. Upon completion of the work the new garage would increase in height from 9.50 feet to 14.00 feet from grade to the midpoint of the gable roof and increase in floor area by approximately 256 square feet (from existing 338 square feet to new total 594 square feet). The garage will continue to be located 1.50 feet from the east side property. Based on a building height of 10.50 feet to the eave line of the new roof eave facing the east side yard, a side yard setback of 7.00 feet is required. The applicants request a 5.50 feet variance from the east side property line.

The 1-1/2 story, frame, front-gable dwelling at 300 East Del Ray Avenue is within the boundaries of the Town of Potomac National Register Historic District and is a contributing structure. The original massing was constructed in the 1940s, and a cross gable roof provides the connection to a contemporary, 1-1/2 story addition. The ridge height of the contemporary addition is greater than the ridge height of the historic massing. The subject proposal is requesting to increase the height of the building from the existing ridge height of 11 feet to the proposed ridge height of 17 feet 8 inches.

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

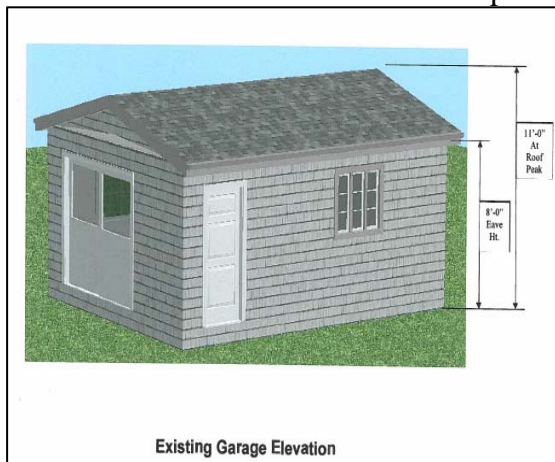
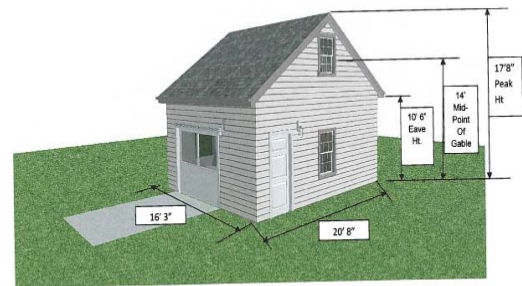


Figure 1: Existing



REVISED PERSPECTIVE

Figure 2: Proposed

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and identified in the Potomac West Small Area Plan for residential land use.

V. Requested variances

Section 3-506(A) (2), Side Yard (East):

The R-2-5 zone requires a minimum 7.00 side yard setback or one-third the building height whichever is greater. Based on the building height of 10.50 feet to the roof eave, a side yard setback of 7.00 feet is required facing the east side yard property line. The

existing garage structure is now located 1.50 feet from the east side property line. The applicants request a variance of 5.50 feet from the east property line.

VI. Noncomplying structure

The existing garage at 300 East Del Ray Avenue is a noncomplying structure with respect to the following:

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Floor Area	250 sq ft	335 sq ft	85 sq ft
Side Yard (East)	7.00 feet	1.50 feet	5.50 feet

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 applicants' justification for hardship is the zoning ordinance prevents modest renovations to add storage to an existing noncomplying structure. The property is substandard as to lot area and lot frontage for a corner lot. The lot was created in 1930 prior to the current zoning regulations. The existing garage is placed 1.50 feet from the property line consistent with the new Infill regulations. The proposed roof design is intended to minimize the impact on the immediate neighbor.

IX. Staff Analysis

The applicants' justification for hardship does not rise to the level of confiscation nor prevent the reasonable use of the property.

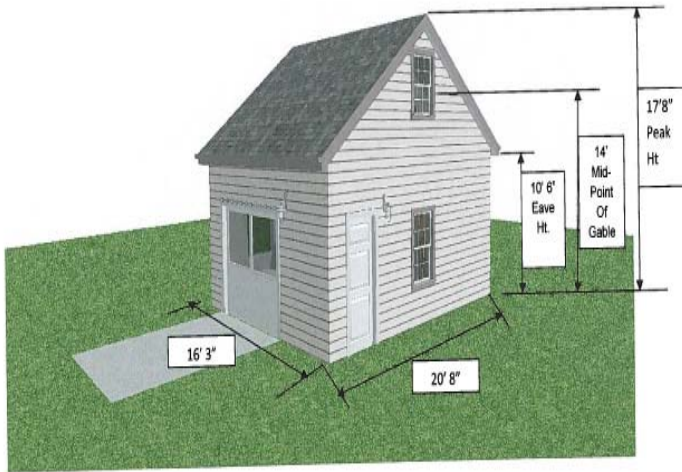
The subject property has no unusual lot characteristics (it is flat with no topographic condition that will prohibit the use of the lot). Although the lot is substandard, there are no unusual or extraordinary conditions that restrict the use of the property. Other properties within the neighborhood are similar in size and lot configuration. The subject property has similar characteristics to other neighboring properties and those properties have accessory garages one story in height.

Although the applicants have substantially modified the original submission to the proposal now before the board by substantially lowering the height of the garage and removing two large dormers, the renovated garage structure will remain placed 1.50 feet from the east side property line consistent with the new Infill regulations that permit a detached garage to be placed up to the side and rear property lines, but the new garage will be 88 square feet larger than what the Infill regulations permit for a detached garage next to a side or rear property line and approximately 169 square feet larger than the existing garage. The Infill regulations limit the height of a new detached garage to 10.00 feet to the midpoint of the gable roof. The applicants' alternative design depicts a garage height of 14.00 feet to the midpoint of the gable roof (4.00 feet taller than the height allowed under the Infill regulations).

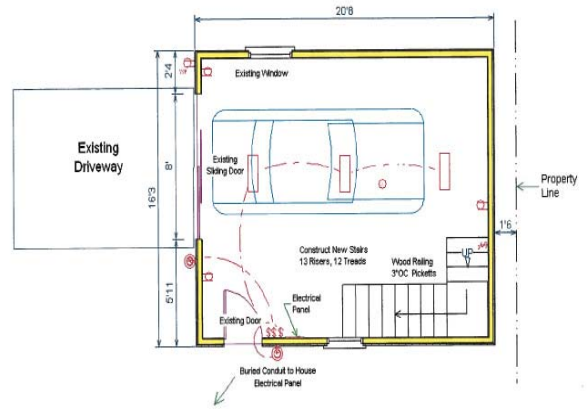
The staff commends the applicants for substantially reducing the overall building height and mass of the original submission. The new submission is lower and more in keeping with the scale of a subordinate residential structure. Staff continues to believe that the applicants currently have a reasonably size garage that could be repaired to meet their needs without a variance (even though the variance request is now very modest in nature). The applicants can replace the existing garage and build a new garage at the same height and dimensions as the existing noncomplying structure.

BZA CASE #2009-0005

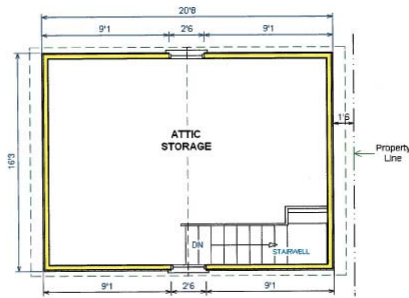
Staff finds that there is no legal hardship which is a prerequisite for granting the variance and therefore recommends **denial** of the variance.



REVISED PERSPECTIVE



REVISED FLOOR PLAN



REVISED ATTIC PLAN

Revisions to Garage Design from the Original Variance Plans Include

- Reduced Peak Height
- Reduced Gable Midpoint Height
- Reduced Attic Volume
- Moved Stairwell
- Reduced Roof Pitch
- Eliminated Dormers
- Accommodates Automobile

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 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)

- 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>

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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-4 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.

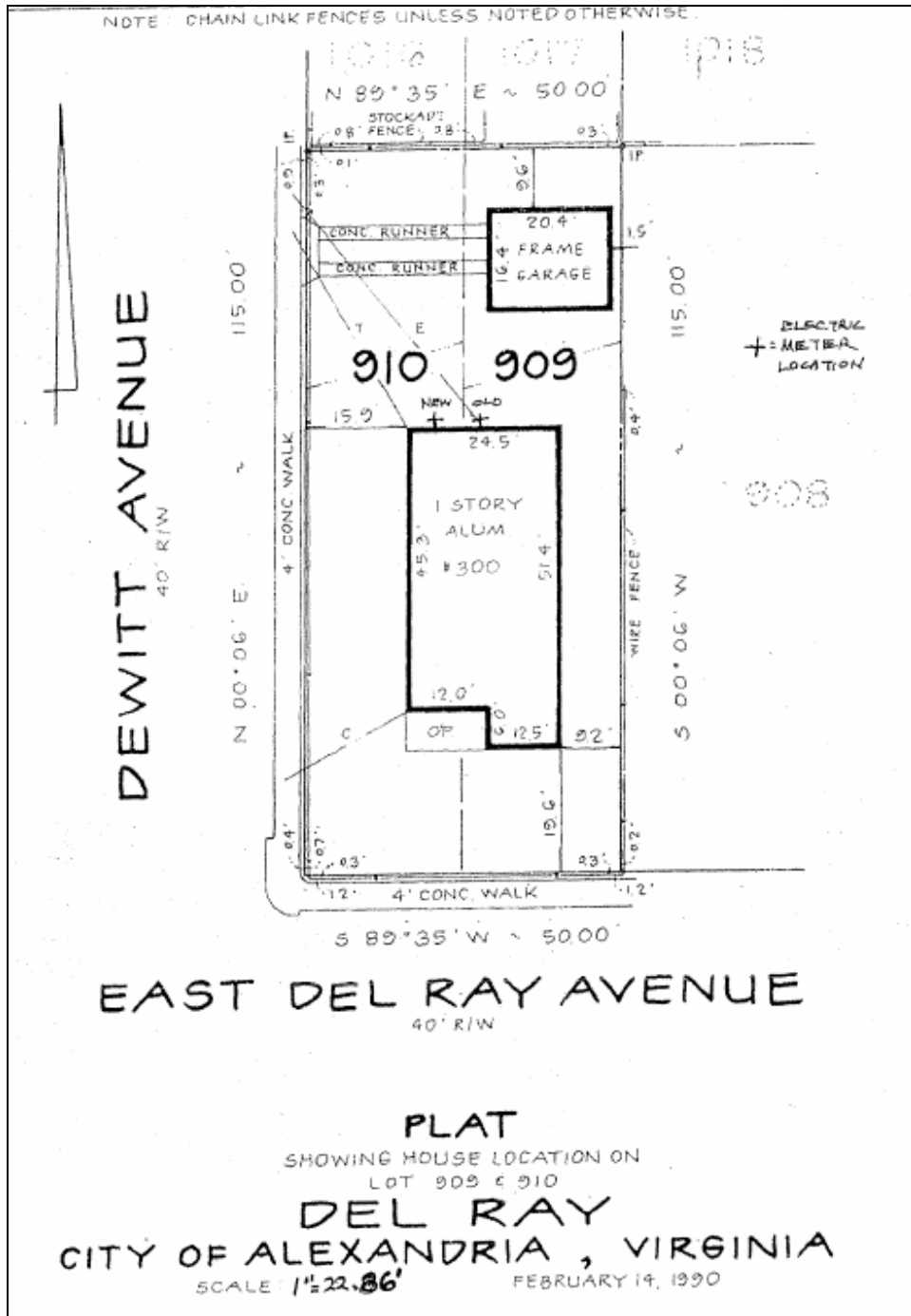
Recreation (Arborist):

- 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.

X. Images





**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

BZA CASE # 2009-0005

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

SECTION 3-500 R-2-S, PARAGRAPH 3-506 YARD REQUIREMENTS

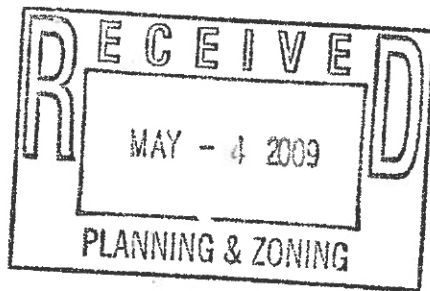
PART A

1. **Applicant:** **Owner** **Contract Purchaser**
Name RODNEY & ELIZABETH LOUISON
Address 300 E. DELRAY AVE., ALEXANDRIA, VA. 22301
Daytime Phone 703-317-3052

2. **Property Location** 300 E. DELRAY AVE., ALEX., VA. 22301

3. **Assessment Map** 034.02 Block 06 Lot 19 Zone R2-5

4. **Legal Property Owner:**
Name RODNEY & ELIZABETH LOUISON
Address 300 E. DELRAY AVE.
ALEXANDRIA, VA. 22301



REVISED

5. Describe request briefly :

THIS IS A REQUEST FOR A VARIANCE TO THE
SIDE YARD SETBACK OF THE GARAGE. THIS REQUEST
WOULD ALLOW FOR THE REPLACEMENT OF THE ROOF
STRUCTURE & PROVIDE NEEDED STORAGE. THIS REQUEST
WOULD NOT INCREASE THE FOOTPRINT OR SETBACKS

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:

RODNEY LOUISON
print name

Rodney Louison
signature

703-684-7664 (H)
telephone

5/3/09
date

703-317-3052 (O)

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:

NO

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

YES - THE ORDINANCE PREVENTS MODEST RENOVATIONS TO ADD NEEDED STORAGE TO AN EXISTING NON-COMPLYING STRUCTURE. THE PROPERTY IS SUBSTANDARD AS TO LOT AREA & LOT FRONTAGE FOR CORNER LOTS. THE LOT WAS CREATED IN 1930 PRIOR TO CURRENT ZONING REGULATIONS. THE EXISTING GARAGE IS PLACED 1.5' FROM THE PROPERTY LINE, CONSISTANT WITH NEW INFILL REGULATIONS. THE PROPOSED ROOF DESIGN IS INTENDED TO MINIMIZE THE IMPACT TO THE IMMEDIATE NEIGHBOR.

2. Is this hardship unique to the property?

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

YES - ESPECIALLY CORNER LOTS.

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:

NOT SURE OF ENTIRE CITY, VERY MUCH SO IN DELRAY, ESPECIALLY CORNER LOTS.

3. Was the hardship caused by the applicant?

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

YES - GARAGE IS 1.5' OFF THE EXISTING PROPERTY LINE, BUILT IN 1930.

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

NO - I DIDN'T KNOW OF RESTRICTIVE ZONING RULES APPLICABLE TO DETACHED GARAGES.

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

THE GARAGE WAS BUILT IN 1930.

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

NO

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

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

NO - THE GARAGE IMPROVEMENTS, IN MY ESTIMATION, WILL IMPROVE PROPERTY VALUES.

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.

YES - THE MOST AFFECTED PROPERTY OWNER TO THE EAST IS IN SUPPORT OF THE GARAGE RENOVATION. IN ADDITION WE HAVE RECEIVED SUPPORT FROM OTHER NEIGHBORS.

D. Will it change the character of the neighborhood?

NO - THERE ARE MANY SIMILAR TWO-STORY GARAGES WITH STORAGE.

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.**

NONE



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

A. Property Information

A1. Street Address 300 E. Del Ray Ave. Zone R-2-5
 A2. 5,750 x .45 = 2,587 SF
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	1187	Stairways**	60
Second Floor	400	Mechanical**	
Garage	355	Other**	72 (front)
Porches (front) 72 (rear) 63		Total Exclusions	132
Total Gross *	2077		

B1. Existing Gross Floor Area * 2077 Sq. Ft.
 B2. Allowable Floor Exclusions** 132 Sq. Ft.
 B3. Existing Floor Area minus Exclusions 1945 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**	24
Second Floor		Mechanical**	
2nd story on garage 338		Other**	
Porches/ Other		Total Exclusions	24
Total Gross *	338		

C1. Proposed Gross Floor Area * 338 Sq. Ft.
 C2. Allowable Floor Exclusions** 24 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 312 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2257 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2587 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.

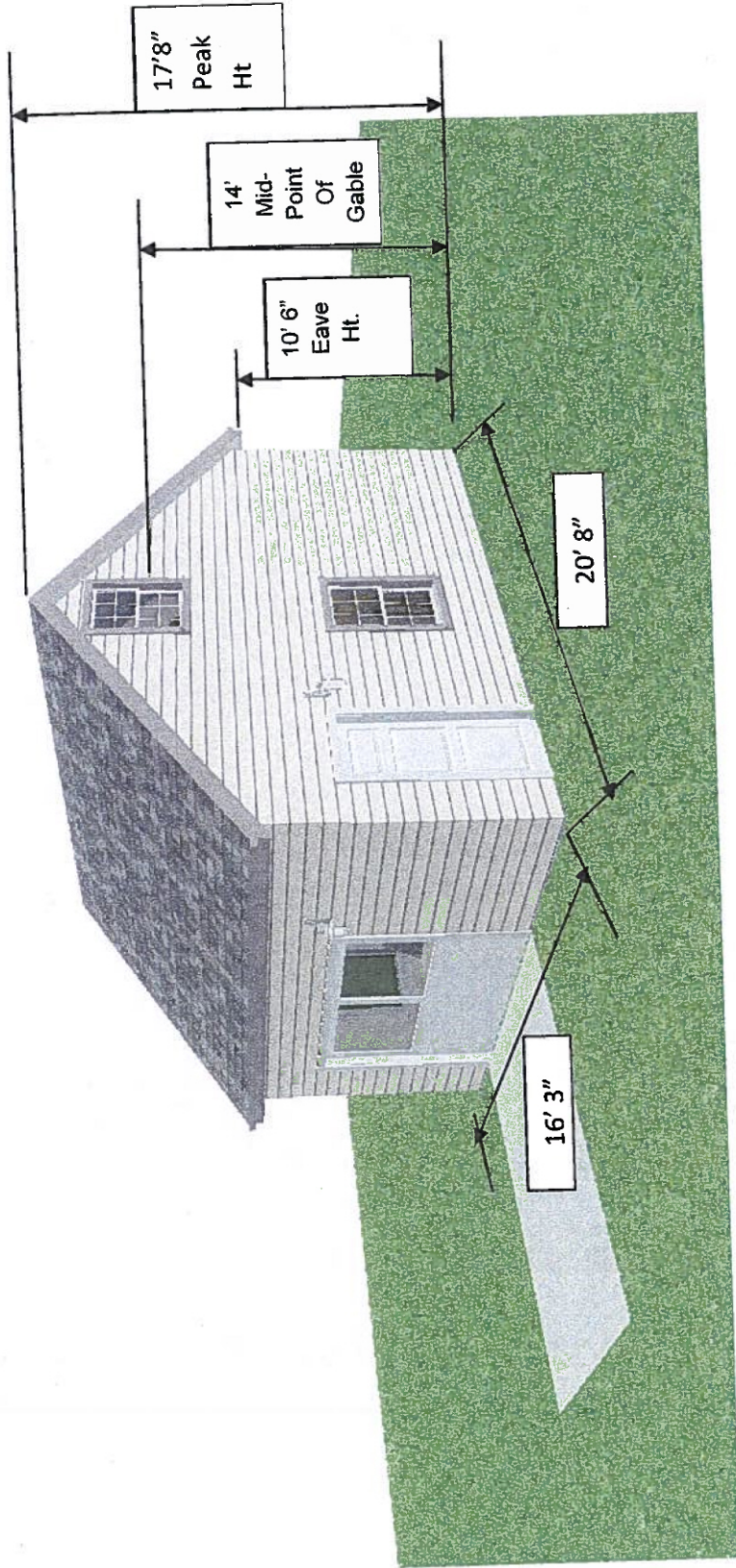
F. Open Space Calculations

Existing Open Space	
Required Open Space	
Proposed Open Space	

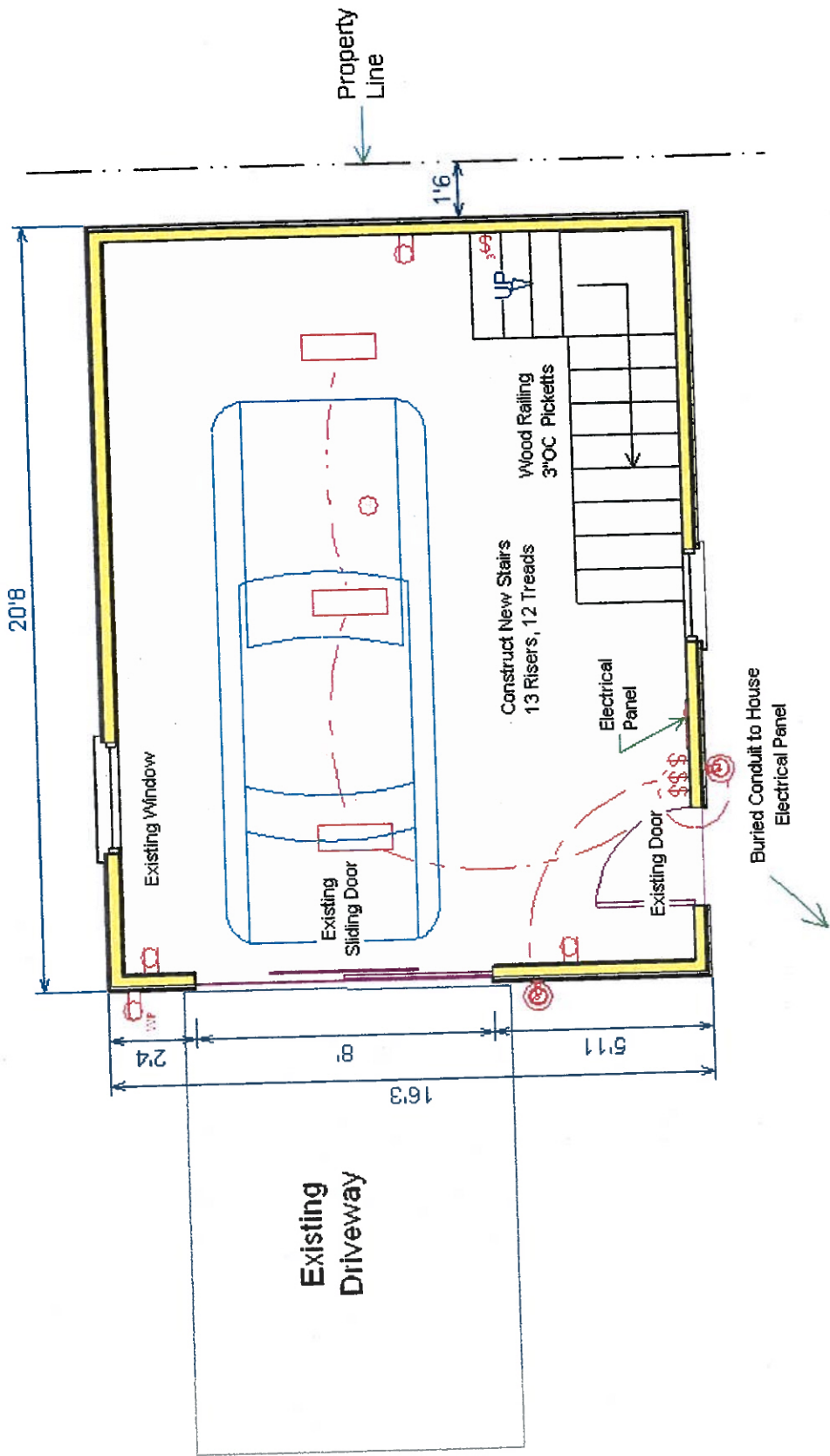
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Staff's Calculations Date: For July's Hearing

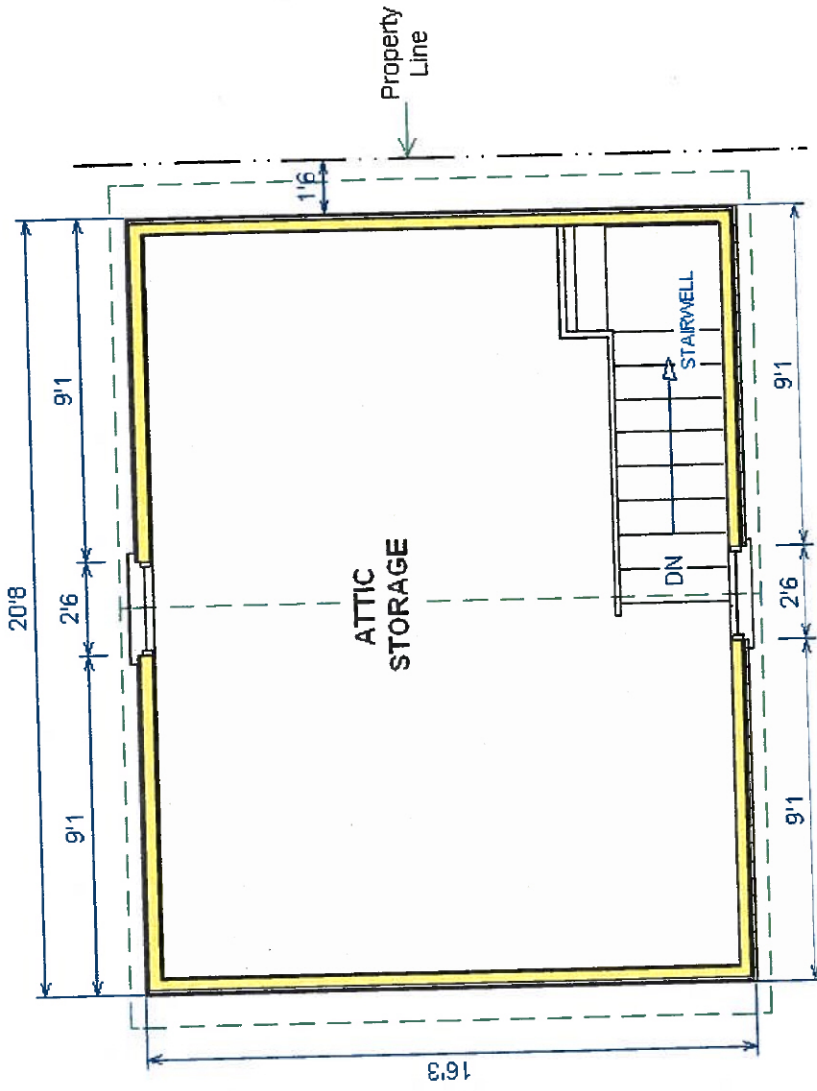
REVISED



REVISED PERSPECTIVE



REVISED FLOOR PLAN



REVISED ATTIC PLAN

Revisions to Garage Design from the Original Variance Plans Include

- Reduced Peak Height
- Reduced Gable Midpoint Height
- Reduced Attic Volume
- Moved Stairwell
- Reduced Roof Pitch
- Eliminated Dormers
- Accommodates Automobile

BZA Request for History on Detached Garages Cases Photographed by Applicant

ADDRESS	CASE NUMBER	Researched Information
215 E. Nelson Avenue	BLD99-03165	Accessory garage and structure was erected on same site location in yard as old garage. Half of the alley width can be applied to rear yard setback. By-right use.
221 E. Nelson Avenue	BLD97-02691	Existing garage prior to the current ordinance change. Permit to install metal roof on existing garage replace a roof was issued on 8/29/97.
301 N. View Terrace 205 Russell Road	B9202040/ BZA6143 A	Permit to build two car garage(B9202040) was issue on 4/3/1992. By right use. Predates change of ordinance.
1609 Russell Road		Owners own both 1607 & 1609. Garage meets rear setbacks
103 W. Mason Avenue	BLD2004-02940	Garage complies with side yard setbacks.
7 W. Monroe	BLD2007-01005	
2508 Leslie Ave	BZA2003-00059/BLD2004-04226	Variance to construct a garage in required front and side yard (corner lot)
8 E. Howell Avenue	BLD2001-00900	Building complies with R-2-5 zoning.
12 E. Howell Avenue 213 E. Oxford	Shed not a garage	Do not need permit if deminison are less than 150 sq. Ft. Shed will have to meet rear and side yard setback. In compliance with ordinance. No Information

Detached Garage Cases Heard before the BZA Board in the Last Two Years		
321 E. Raymond Ave	BZA2009-0001	Variance to construct a one-story garage in the required rear and side yard
1221 Prince Street	BZA2009-0003	Variance to construct a detached garage in the required yards

Two Story Garage Examples



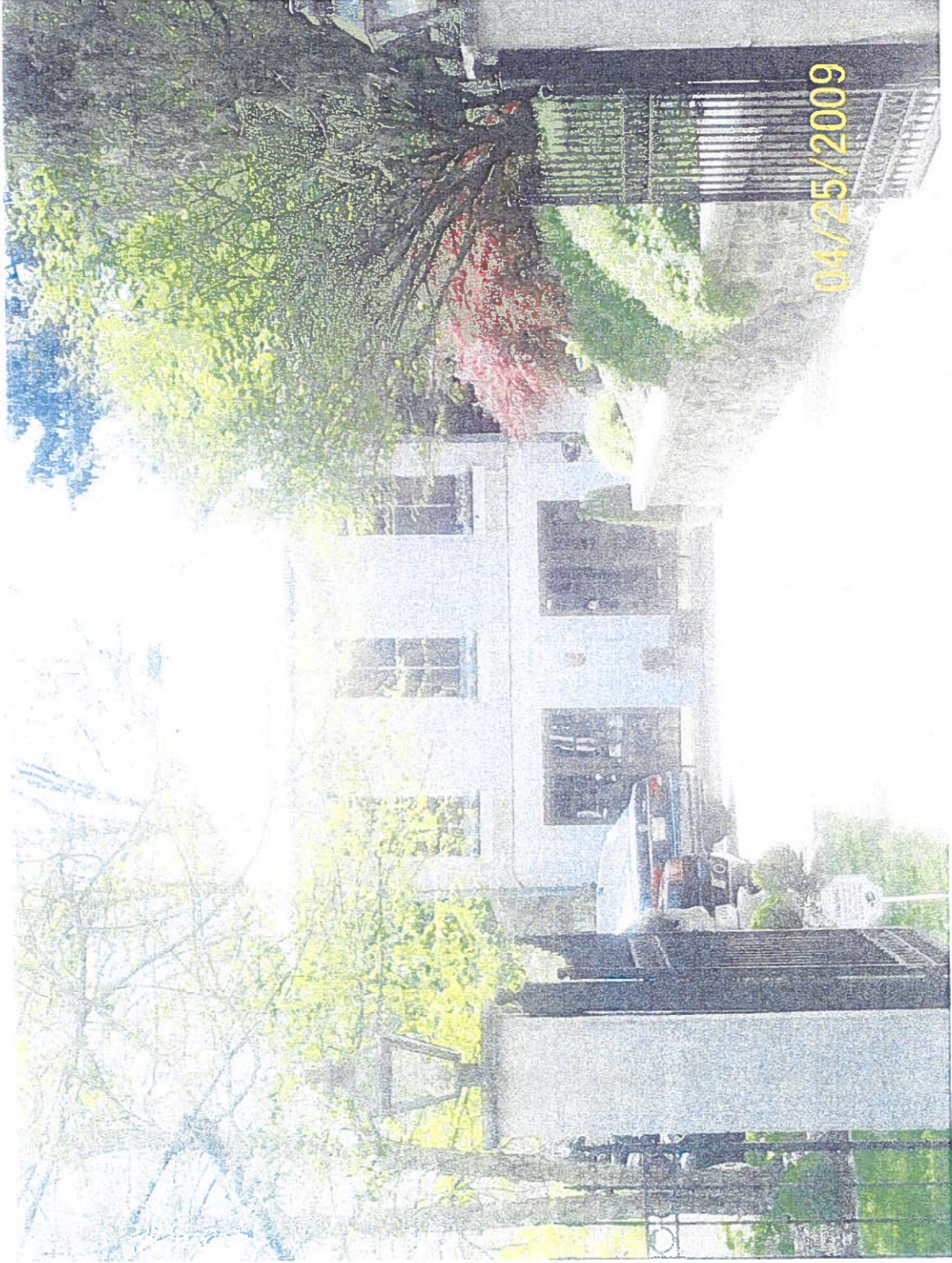
215 E. Nelson

Two Story Garage Examples



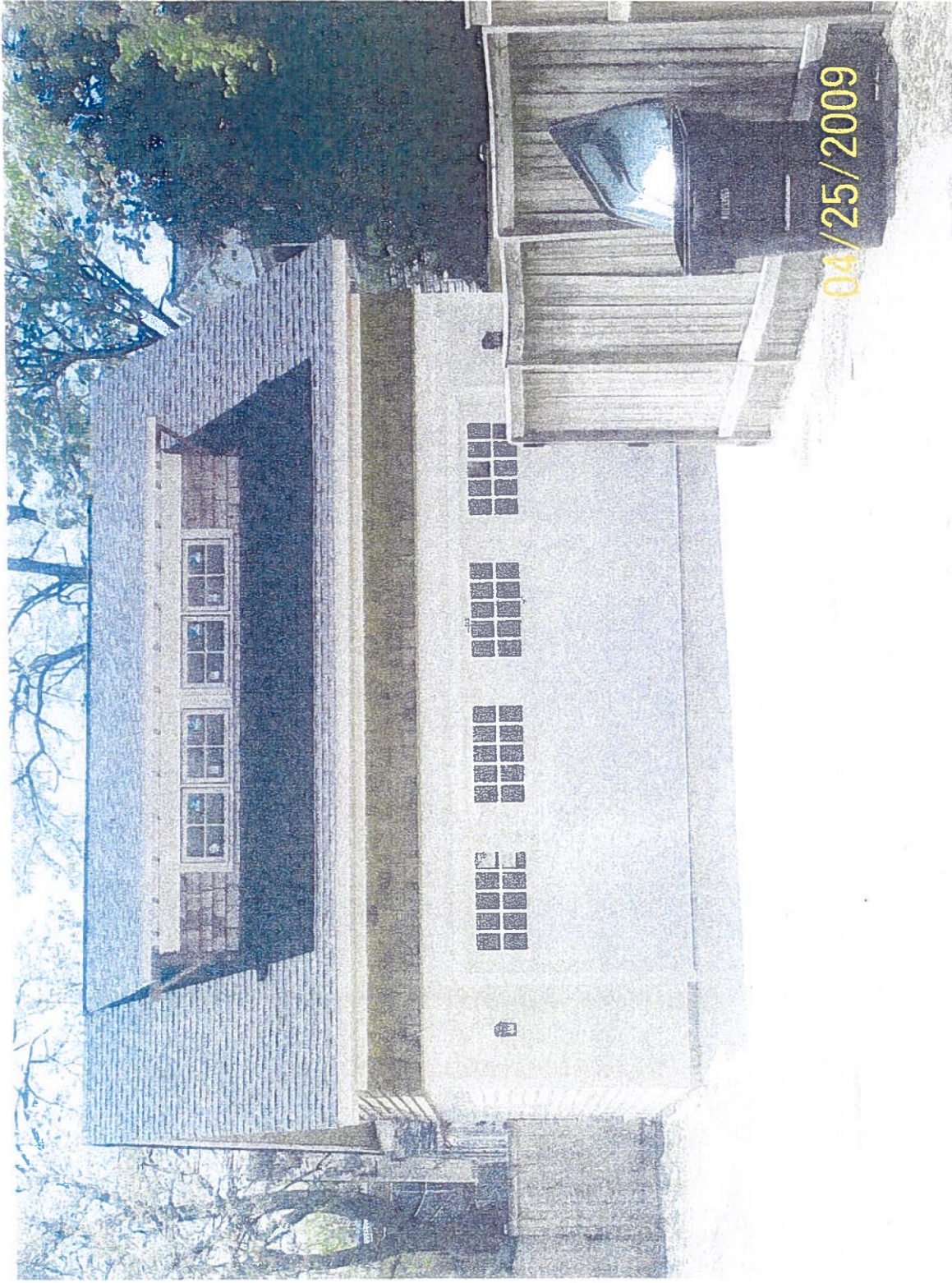
301 N. View Terrace

Two Story Garage Examples



1609 Russell

Two Story Garage Examples



7 W. Monroe

Two Story Garage Examples



8 E. Howell

Two Story Garage Examples



213 E. Oxford

Alfred W. and Susan C. Tate
223 East Oxford Avenue
Alexandria, Virginia 22301
(703) 549-4572

May 1, 2009

Mr. Mike Curry, Chair
Board of Zoning Appeals
Room 2100, City Hall
301 King Street
Alexandria, Virginia 22314

Ref: Application for Variance
BZA Case #2009-0005
300 East Del Ray Avenue
R-2-5, Residential
Rodney and Elizabeth Louison

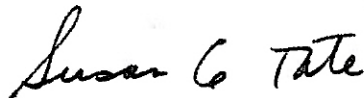
Dear Chairman Curry:

We are writing to express our strong support for the referenced application for variance submitted by our neighbors, Rod and Beth Louison. The alteration for which they are seeking approval will not only enhance their property; it will have a positive impact on our neighborhood as well.

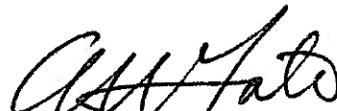
We understand that a hearing on this application will be held on May 14, 2009 and request that our support of it be noted and made part of the hearing's record. We hope you and your colleagues on the Board will give every consideration to approving the Louison's application.

Thank you for your attention to this request.

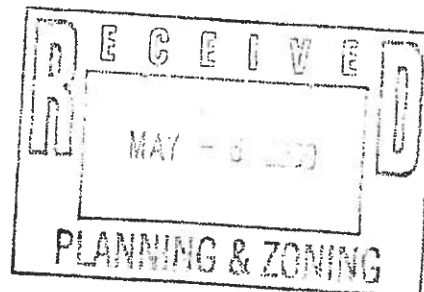
Sincerely,



Susan C. Tate



Alfred W. Tate



BZA 2009-0005
File Copy

May 2, 2009

City of Alexandria

Department of Planning and Zoning

301 King Street, Room 2100

Alexandria, Va 22314

I am the homeowner located at 302 E Del Ray Ave., Alexandria, Va 22301. My back yard adjoins the property at 300 E Del Ray Ave.

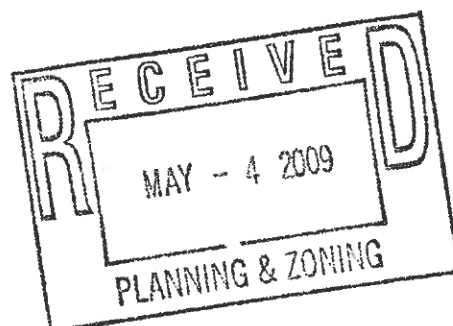
I have reviewed the plans for the remodeling of the garage at 300 E Del Ray, and I have no objection to the variance request.



Abderrahmane Anajjar

302 E Del Ray Ave.

Alexandria, Va 22301



BZA 2009-0005
File Copy

Alfred W. and Susan C. Tate
223 East Oxford Avenue
Alexandria, Virginia 22301
(703) 549-4572

May 1, 2009

Mr. Mike Curry, Chair
Board of Zoning Appeals
Room 2100, City Hall
301 King Street
Alexandria, Virginia 22314

Ref: Application for Variance
BZA Case #2009-0005
300 East Del Ray Avenue
R-2-5, Residential
Rodney and Elizabeth Louison

Dear Chairman Curry:

We are writing to express our strong support for the referenced application for variance submitted by our neighbors, Rod and Beth Louison. The alteration for which they are seeking approval will not only enhance their property; it will have a positive impact on our neighborhood as well.

We understand that a hearing on this application will be held on May 14, 2009 and request that our support of it be noted and made part of the hearing's record. We hope you and your colleagues on the Board will give every consideration to approving the Louison's application.

Thank you for your attention to this request.

Sincerely,

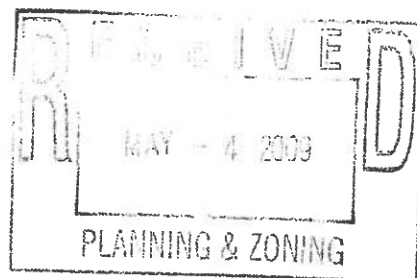
Susan C. Tate

Susan C. Tate

Alfred W. Tate

Alfred W. Tate

bcc: The Louisons



BZA 2009-0005
File copy

May 2, 2009

City of Alexandria

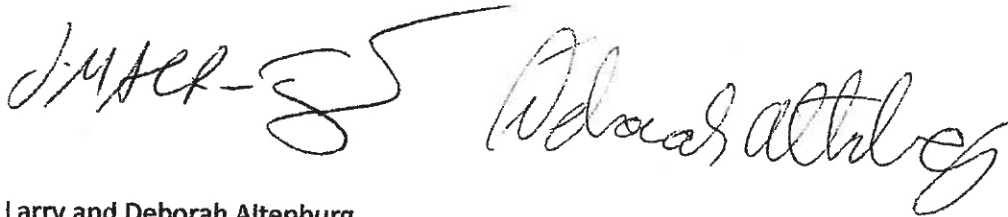
Department of Planning and Zoning

301 King Street, Room 2100

Alexandria, Va 22314

I am the homeowner located at 222 E Del Ray Ave., Alexandria, Va 22301. I can view the back yard and garage at 300 E Del Ray Ave. from my home.

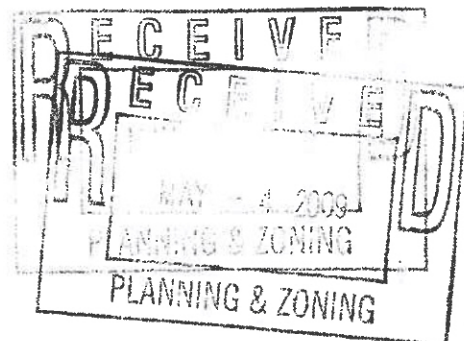
I have reviewed the plans for the remodeling of the garage at 300 E Del Ray, and I have no objection to the variance request.



Larry and Deborah Altenburg

222 E Del Ray Ave.

Alexandria, Va 22301

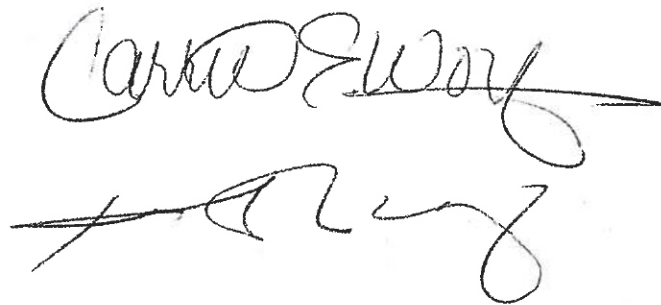


May 3, 2009

City of Alexandria
Dept of Planning & Zoning
301 King St, Rm 2100
Alexandria, VA 22314

We are the homeowners adjacent to the property at 300 E. Del Ray Avenue.
We have reviewed the remodeling plans for the Louisons' garage and fully
support the project. We urge prompt approval of their request for a variance.

Sincerely,

Two handwritten signatures in black ink. The top signature is 'Carrie Wolf' and the bottom signature is 'Kevin Wolf'. Both are written in a cursive, flowing style.

Carrie & Kevin Wolf
301 E. Oxford Ave.
Alexandria, VA 22301

