

Docket Item #2  
BZA CASE #2010-0002  
(REVISED)

Board of Zoning Appeals  
May 13, 2010

**ADDRESS:** 1510 ORCHARD STREET  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** WILLIAM AND SUSANNE CARNELL, CONTRACT PURCHASERS  
**ISSUE:** Special exception to construct a 2 1/2 story rear addition in the required south side yard.

---

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (Dormer)	13.50 feet*	6.70 feet	6.80 feet
	Side Yard (South Wall)	11.25 ft**	6.70 ft	4.55 ft

---

\*Based on a building height of 30.00 feet measured to the mid point of the dormer roof facing the south side yard. Proposed dormer is pulled back by 1.50 feet from the edge of the south building wall and is deducted from the side yard setback.

\*\* Based on a building height of 22.50 feet measured to the addition's roof eave facing the south side yard.

---

**BOARD OF ZONING APPEALS ACTION OF MAY 13, 2010:** On a motion to approve by Mr. Goodale, seconded by Ms. Lewis, the special exception was approved by a vote of 5 to 2. Messers. Allen and Lantzy dissented.

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

Dissenting Reason: The applicants failed to meet special exception criteria number #5.

**BOARD OF ZONING APPEALS ACTION OF APRIL 8, 2010:** On a motion to defer by Mr. Goodale, seconded by Mr. Allen, the special exception was deferred for one month.

Reason: To allow the applicants and the neighbors time to explore design alternatives

Speakers:

William and Susanne Carnell, owners, made the presentation.

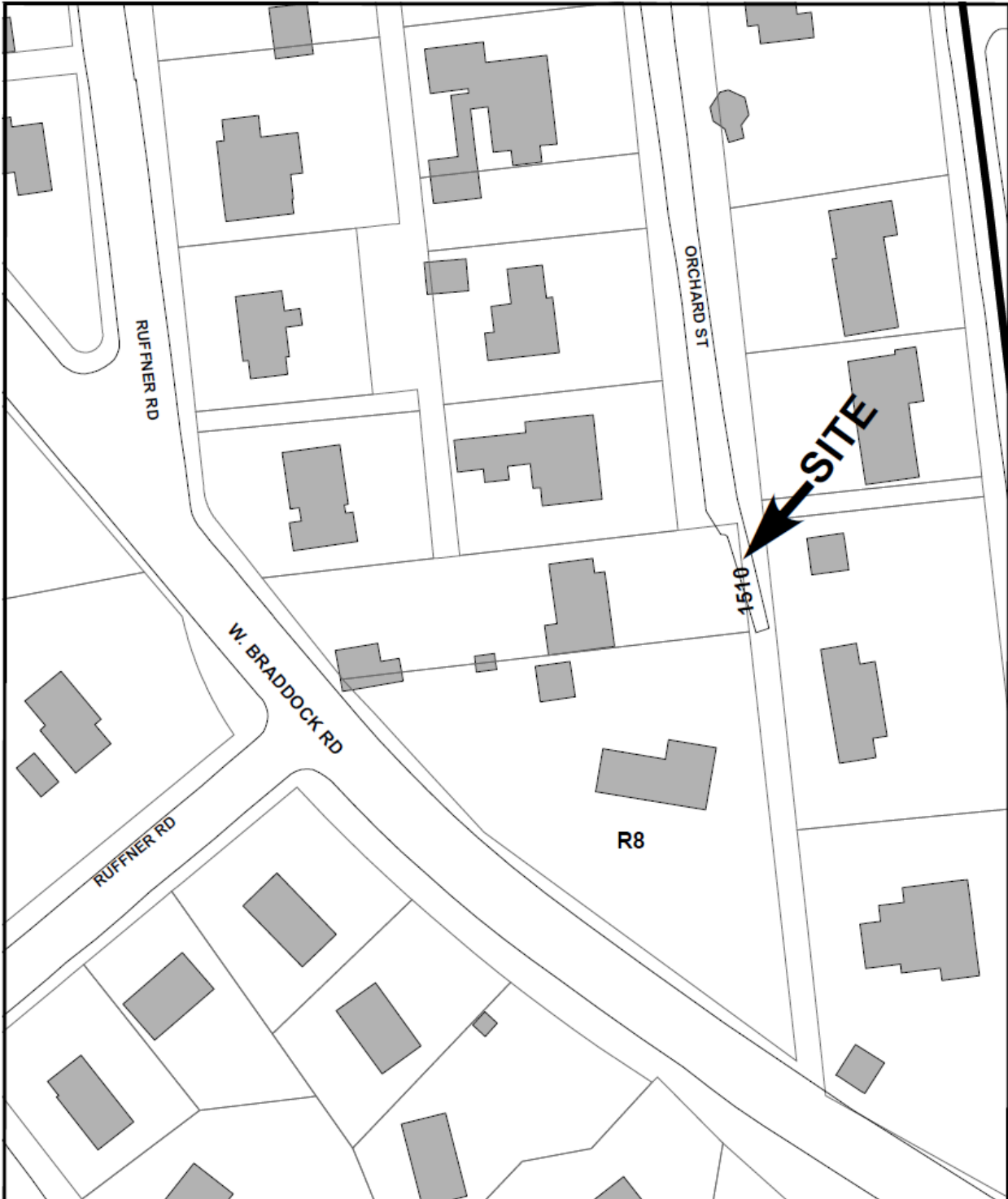
John Quinn, neighbor at 305 West Braddock Road, spoke in opposition.

Sam Alberts, neighbor at 1512 Stonewall Road, spoke in opposition.

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

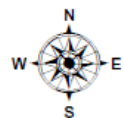
If the Board decides to grant the requested special exception the applicant must comply with the code requirements under the department comments and prior to the release of a certificate of occupancy submit a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building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

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



**BZA CASE #2010-0002**

**5/13/2010**



**I. Issue**

The applicants propose to construct a two and one half story rear addition, a one story rear addition and a covered rear porch at 1510 Orchard Street. Only the two and one half story addition requires a special exception facing the south side property line.

**II. Background**

The subject property, a through lot, is one lot of record with 65.00 feet of frontage facing Orchard Street, 77.94 feet of frontage facing West Braddock Road and depths of 254.00 feet along the south side property line and 297.00 feet along the north side property line. The property contains 17,081 square feet of lot area. The subject property is complying as to the minimum lot area, width and frontages for a lot in the R-8 zone.

The lot is currently developed with a two-story single family dwelling located 85.50 feet from the front property line facing Orchard Street, 127.00 feet from the front property line facing West Braddock Road, 5.70 feet from the south side property line and 8.90 feet from the north side property line. According to real estate assessment records, the house was constructed in 1920.

**III. Description**

On April 8, 2010, the Board of Zoning Appeals deferred the applicants' request in order to allow the applicants and their neighbors to meet to discuss the design, mass and scale of the proposed addition. The applicants have met with many of their neighbors and revised their plans as shown to the BZA on April 8, 2010. The following chronology outlines the architectural changes to the proposed rear addition made by the applicants to address board and staff comments:

- (1) Original submission depicted a two and one half story addition to be built in line with the south building wall of the existing house. Two roof dormers were shown in line with addition's building wall facing the south property line. The proposed addition's south wall aligned with the main building wall located 5.70 feet from the south side property line. Six windows were shown on the addition's south building wall.
- (2) Revised plan submission presented at the April 8, 2010, BZA hearing. The proposed rear addition remained the same footprint area and in line with the main house facing the south side property line. A trim piece was shown to distinguish the existing main house from the new addition. Five of the six new windows shown in the original plan were changed and included larger windows with shutters to provide the wall relief. Two roof dormers remain as previously depicted.
- (3) Revised plans reflect comments of the BZA at the April 8, 2010 hearing. The addition is shifted 1.00 feet to the north, resulting in the entire south wall of the

**BZA CASE #2010-0002**

proposed addition being pulled in by 1.00 foot on both the first and second floor that relates to the 2.00 feet suggested by staff to break up the wall mass while differentiating the addition from the existing house. The roof dormers facing the north and south are pulled back on the roof to further reduce the setback by an additional 1.50 feet. Two roof dormers are substituted with a single longer dormer centered on the roof to break up the roof area. .

The applicants propose the following improvements to the existing house:

- (a) Construct a two and one half story rear addition 6.70 feet from the south side property line, 31.00 feet from the north side property line and 101.00 feet from the front property line facing West Braddock Road. The proposed two and one half story addition measures 27.50 feet by 30.00 feet, totaling 825 square feet per floor. The entire south wall of the new addition will be pulled in by 1.00 feet and will not align with the main wall of the house facing the south property line. The addition will measure 30.00 feet in height to the eave of the shed roof dormer facing the south side yard, thus requiring a setback of 13.50 feet (excludes 1.50 feet because the new dormers are pulled back from the edge of the south building wall). The building height of the addition is 22.50 feet measured to the roof eave of the addition. The building height of the existing house is 30.00 feet measured to the midpoint of the roof. The roof ridge of the proposed addition matches the roof ridge of the existing dwelling and will comply with the residential infill regulations. The applicants must request a special exception of 6.80 feet to construct the addition in the required south side yard.
- (b) Construct a one story rear addition 16.00 feet from the north side property line, and 149.00 feet from the front property line facing West Braddock Road. The addition will measure 12.00 feet in height to the eave facing the north side yard and does not require a special exception.
- (c) Construct a one story rear open porch 26.00 feet from the north side property line, 19.00 feet from the south side property line and 103.50 feet from the front property line facing West Braddock Road. The porch will measure 12.00 feet in height to the roof eave, totals 235 square feet and does not require a special exception. New open basement stairs adjoining the porch will also comply with the south side yard setback.

Upon completion of the work, the proposed renovations will continue to comply with the other yard and floor area requirements. (Refer to separate floor area calculations.)

The applicants have spoken and or met with many of their neighbors to discuss their plans for an addition. The most affected neighbors at 305 West Braddock Road continue to object to the proposed addition based on the mass and height of the addition placed close to the common south side property line. The immediate neighbor has express to staff that the proposed addition be pulled back an additional three feet (a total of 4.00

feet) from the edge of the existing south building wall or 10.70 feet from the south property line.

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

**IV. Master Plan/Zoning**

The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and identified in the North Ridge/ Rosemont Small Area Plan for residential land use.

**V. Requested Special Exception:**

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

The applicants request a special exception of 6.80 feet from the required 13.50 feet based on a building height of 30.00 feet measured to the eave of the dormer roof of the proposed two and one half story addition facing the south side property line. The new addition will be placed 6.70 feet from the south property line.

**VI. Noncomplying Structure**

The existing building at 1510 Orchard Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side (South)	15.00 feet*	5.70 feet	9.30 feet

\*Based on a building height of 30.00 feet measured the midpoint of the gable roof.

**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 subject property is unique in that it is a through lot, with frontage on both Orchard Street and West Braddock Road. The yard facing West Braddock Road, where the addition is proposed clearly serves as a rear yard to the property. The addition will be partially screened from West Braddock Road by existing detached garages and mature trees on the subject property and the adjacent property to the south. The house located on the adjacent property to the south is not located near the property line and it is unlikely that the proposed addition will reduce light or air to that property.

The proposed addition is in keeping with the character of the existing house and the surrounding neighborhood. Many nearby houses have been expanded by constructing rear additions of similar mass and height.

Staff believes that the applicants' property meets the standards for a special exception and therefore **recommends approval** of the request. Staff suggests that the new addition be pulled in by 2.00 feet from the existing south building wall or a total of 7.70 feet from the south property line.

**DEPARTMENTAL COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

\* The applicants are advised that if the special exception 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 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.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 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

**BZA CASE #2010-0002**

to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 A new certificate of occupancy is required.

Recreation (Arborist):

- F-1 No trees are affected as a result of this variance.

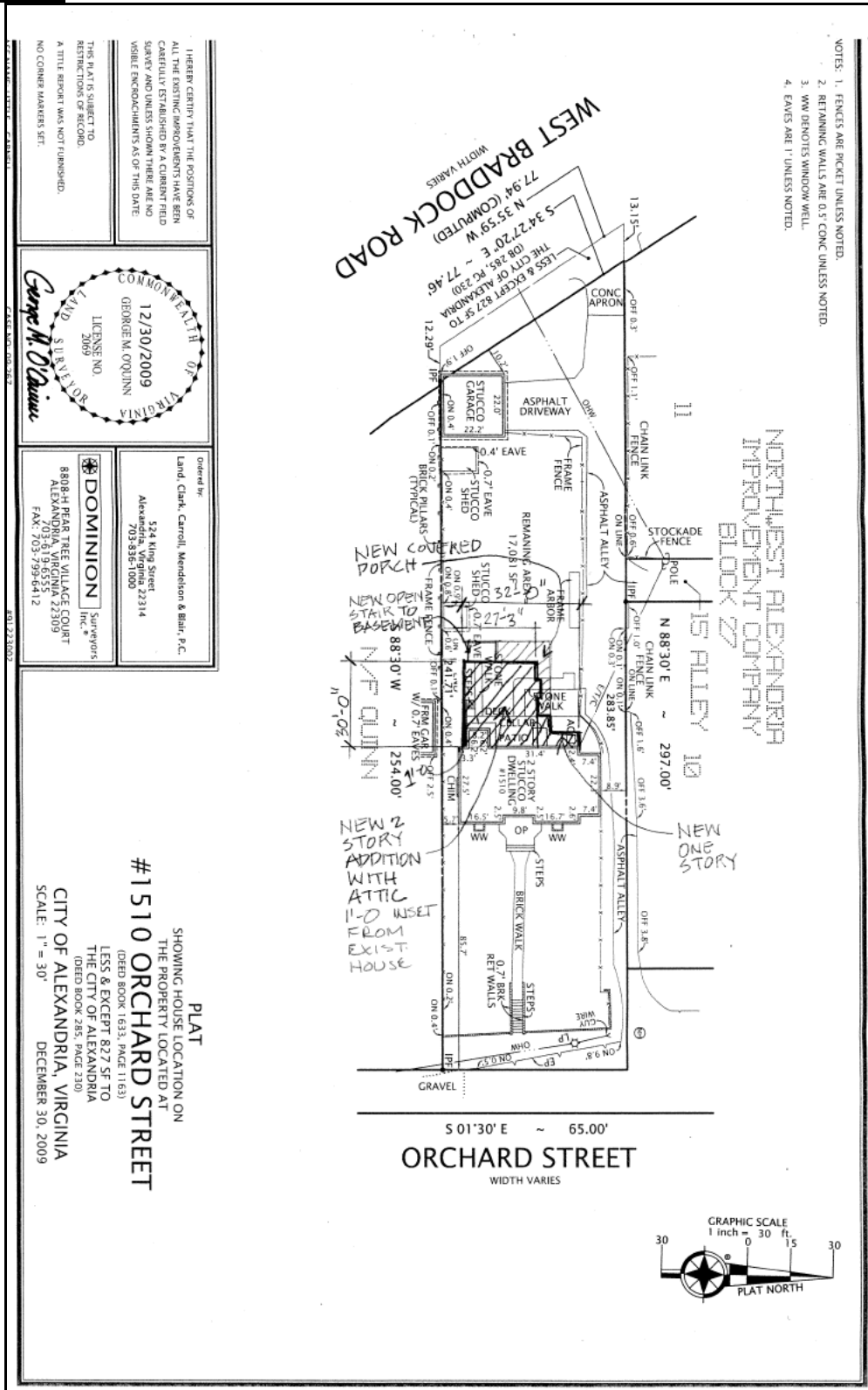
Historic Alexandria (Archaeology):

- F-1 The house on this lot is listed in the City's One Hundred Year-Old Building Survey. To ensure that information about the past is not lost as a result of construction on the property, the following conditions are recommended when development occurs:
  - \*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 or artifact collection 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.

IX. Images





**View 1**  
Side of House, North



**View 3**  
View of House front and Property, East



**View 2**  
View of Home Rear, West



**View 4**  
Side of House, South  
\*Area of special exception

AERIAL VIEW OF SUBJECT PROPERTY AND ADJACENT PROPERTY TO SOUTH



**DIMOND & ADAMS**  
**DESIGN & ARCHITECTURE**  
BZA Submission for Special Exception.  
May 13, 2010  
Carnell Residence  
510 Orchard Street

BZA Case # 2010-0002  
1510 Orchard Street  
R-8, Residential

AERIAL VIEW OF SUBJECT AND NEIGHBORING PROPERTIES



Carnell Residence  
1510 Orchard Street

**DIMOND ADAMS**  
DESIGN ARCHITECTURE  
BZA Submission for Special Exception  
May 13, 2010  
Carnell Residence  
1510 Orchard Street

BZA Case # 2010-0002  
1510 Orchard Street  
R-8, Residential

**SOUTH ELEVATION OF SUBJECT PROPERTY FROM ADJACENT PROPERTY;  
NEIGHBOR'S NON-COMPLYING GARAGE SHOWN IN FOREGROUND**



**DIMOND ◊ ADAMS**  
**DESIGN ◊ ARCHITECTURE**

BZA Submission for Special Exception  
May 13, 2010  
Carnell Residence  
1510 Orchard Street

BZA Case # 2010-0002  
1510 Orchard Street  
R-8, Residential





File Copy



**APPLICATION  
BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION FOR ADDITIONS**

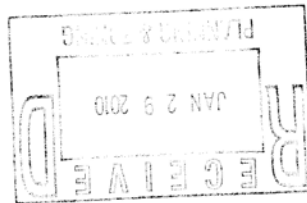
**BZA CASE #** 2010-0002

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

3-306 (A) (2) Side Yard: Side yard requirement is 1:2 with a minimum of 8 feet.  
The proposed addition is 5.7 feet from the South property line, and the proposed height is 24 feet to the eave line.

**PART A**

1. **Applicant:**  Owner  **Contract Purchaser**  
 Name William and Susanne H. Cornell  
 Address 715 Hawkins Way  
Alex. Va 22314 Daytime Phone 703-684-1800
2. **Property Location** 1510 Orchard St.
3. **Assessment Map** 042.04 Block 04 Lot 35 Zone R-8
4. **Legal Property Owner:**  
 Name Carmen Jeanette or Gerard P. LITTLE  
 Address 1510 Orchard St.  
Alex. Va 22301



BZA CASE # 2010-0002

5. Describe request briefly :

Applicant is requesting a Special Exception in order to construct a rear addition, continuing the existing South wall to a point 30 feet beyond the end of the existing non-complying South wall. The new addition is to align in height with the existing eaves and the existing ridge line on the main block of the house.

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:**

STEPHANIE DIMONA  
print name

[Handwritten Signature]  
signature

703 836 8437  
telephone

1-28-10  
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).**

BZA CASE # 2010-0002

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

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(please use additional paper where necessary)

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

Explain:

The existing house was built in the 1920's, and while beautiful, it doesn't meet the needs of a modern family. The purchasers of the house would like to have a kitchen, family room and mudroom on the first floor and a master bedroom and second bath on the second floor. (Currently, there is only one bathroom on the second floor.)

---

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

Explain:

No. The adjoining property owner to the South, who is the only affected neighbor, has a garage on their side of the property line. The neighbor's garage is only 2.5 feet from the property line, and will block much of the view of the new addition.

---



---

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

No. The affected neighbor's house is to the South and East of the subject property's house. Therefore, no light or air will be blocked for the neighbor's house, and the neighbor's garage already is at the property line, blocking some light and air from both properties. The neighbor's house is at least 30 feet from the subject property's South line.

---



---

BZA CASE # 2010-0002

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

The existing house was built at the same time as many of the earliest homes in the neighborhood. The addition is compatible to the existing house and in the same style.

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

The proposed construction is in a style and scale to the other houses in the neighborhood including window style, window shutters, stucco exterior, and rear porch. Most of the houses in this neighborhood are two and a half stories as is the subject property and the proposed addition.

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

Yes. This addition is the only reasonable location because the driveway is on the North and West side of the house and any addition on that side would have to encroach on the driveway. In addition the kitchen should logically be on the same side of the house as the dining room (South side.)

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

Yes. The applicant has shown the plans to the most affected neighbor/property owners. They do not object. At this point no neighbor has objected to the proposed Special Exception. We will provide letters of support as we receive them. There are none at this time, but we anticipate receiving some.

BZA 0010-0002  
**REVISED** 2/25/10



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 1510 Orchard St. Zone R-8  
 A2. 17081 x .35 = 5978.35  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	1189	Basement**	1189
First Floor	1392	Stairways**	411.875
Second Floor	1134	Mechanical**	126
Third Floor	822	Porch/ Garage**	160
Porches/ Other	809	Attic less than 5' when <sup>shown</sup> <sub>demol</sub>	258
<b>Total Gross *</b>	<b>4212</b>	<b>Total Exclusions</b>	<b>2,018.875</b>

B1. Existing Gross Floor Area \*  
~~4212~~ Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
 2,018.875 Sq. Ft.  
 B3. Existing Floor Area minus  
 Exclusions 2,193.125 Sq. Ft.  
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	932	Basement**	932
First Floor	932	Stairways**	20
Second Floor	819	Mechanical**	35
Third Floor	523	Porch/ Garage**	
Porches/ Other	235	Attic less than 5'***	
<b>Total Gross *</b>	<b>3441</b>	<b>Total Exclusions</b>	<b>987</b>

C1. Proposed Gross Floor Area \*  
 3441 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
 987 Sq. Ft.  
 C3. Proposed Floor Area minus  
 Exclusions 2,454 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 4647 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 5978.35 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	N/A
Required Open Space	N/A
Proposed Open Space	N/A

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

Signature: [Signature] Date: 2-22-10

Updated July 10, 2008

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

	Name	Address	Percent of Ownership
1.	N/A		
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1570 Orchard St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	William S. & Sesanne H. Carnell	715 Hawkins Way Alexandria	100%
2.			
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	N/A		
2.			
3.			

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/1/10
William S. Carnell
W-S-C-C-C  
 Date Printed Name Signature

SUPPLEMENTAL FORM

BZA CASE # 2010-0002

The Board of Zoning Appeals deferred your case to the next regular scheduled hearing. Please describe below the changes you have made to your project and explain how those changes address the concerns of the Board.

Each of the following changes was made in response to the various comments by the Board members.

The entire South wall of the addition has been pulled in by one foot, on both the first and second floors, so that the proposed setback from the property line will be 6.7 feet. The addition has been shifted approximately 1'-0" to the North.

The dormers (on both sides) are reduced in height. The dormers have been pulled back on the roof, so that they are set back from the property line by an additional 1.5 feet.

The number of dormers on the South side has been reduced to one slightly longer one, centered on the Southern elevation. Please note that the applicant may revert back to the two dormer configuration, but the height and setback would match the new dormer design.

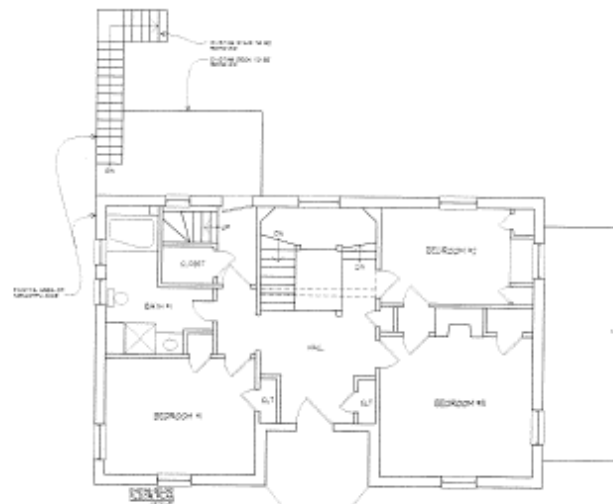
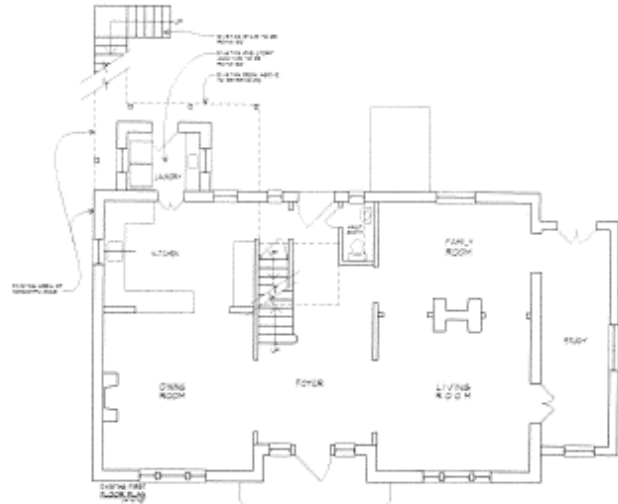
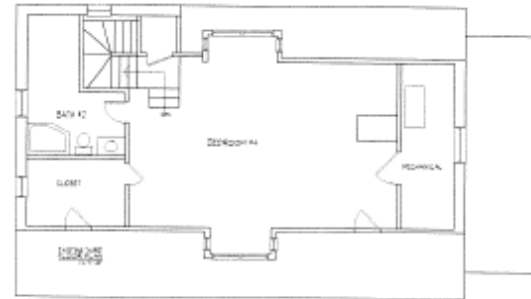
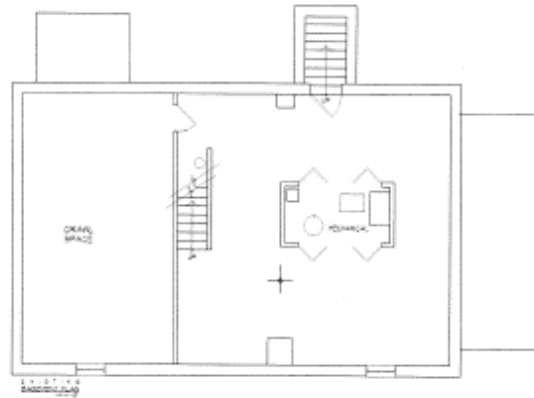
By pulling the addition away from the property line, the first floor is only 1.3 feet from compliance with the zoning regulation for the side yard, and the second floor is 13.3 feet less than the required setback. This is near the two foot amount that staff has suggested in their report.

Windows have been added to the South elevation at the first floor and attic.

The above changes were made to specifically address Board member comments concerning articulation of the elevation and the fenestration along the South walls.



Pnz\Zoning\Zoning Admin\from & templates\BZA Supplemental Form.wpd

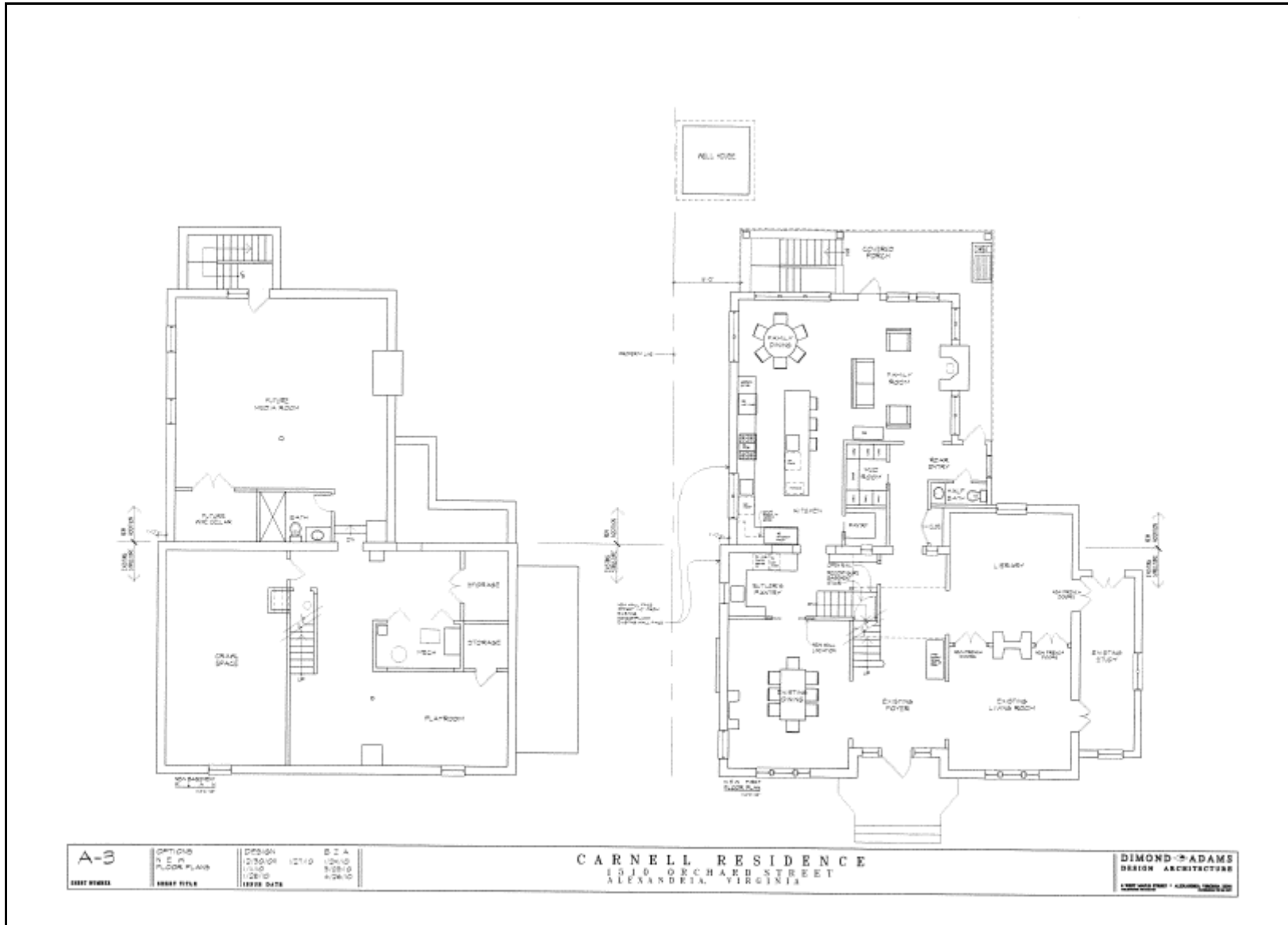


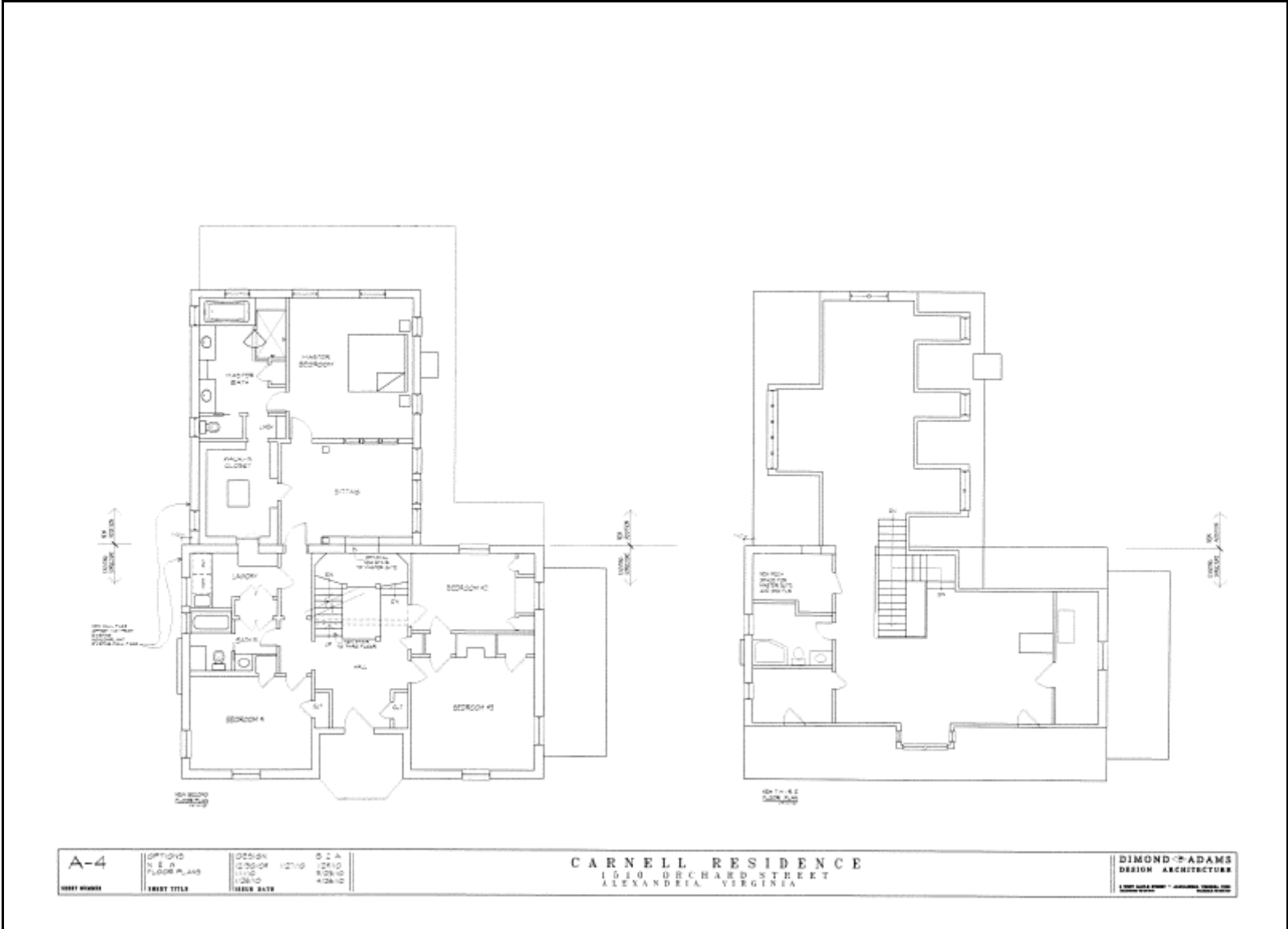
A-1	OPTION 2	DESIGN	12/10	B 2 A
	EXISTING	1/20/04	1/26/0	1/26/0
	FLOOR PLAN	1/26/0	1/26/0	1/26/0
1/26/04	1/26/04	1/26/04	1/26/04	1/26/04

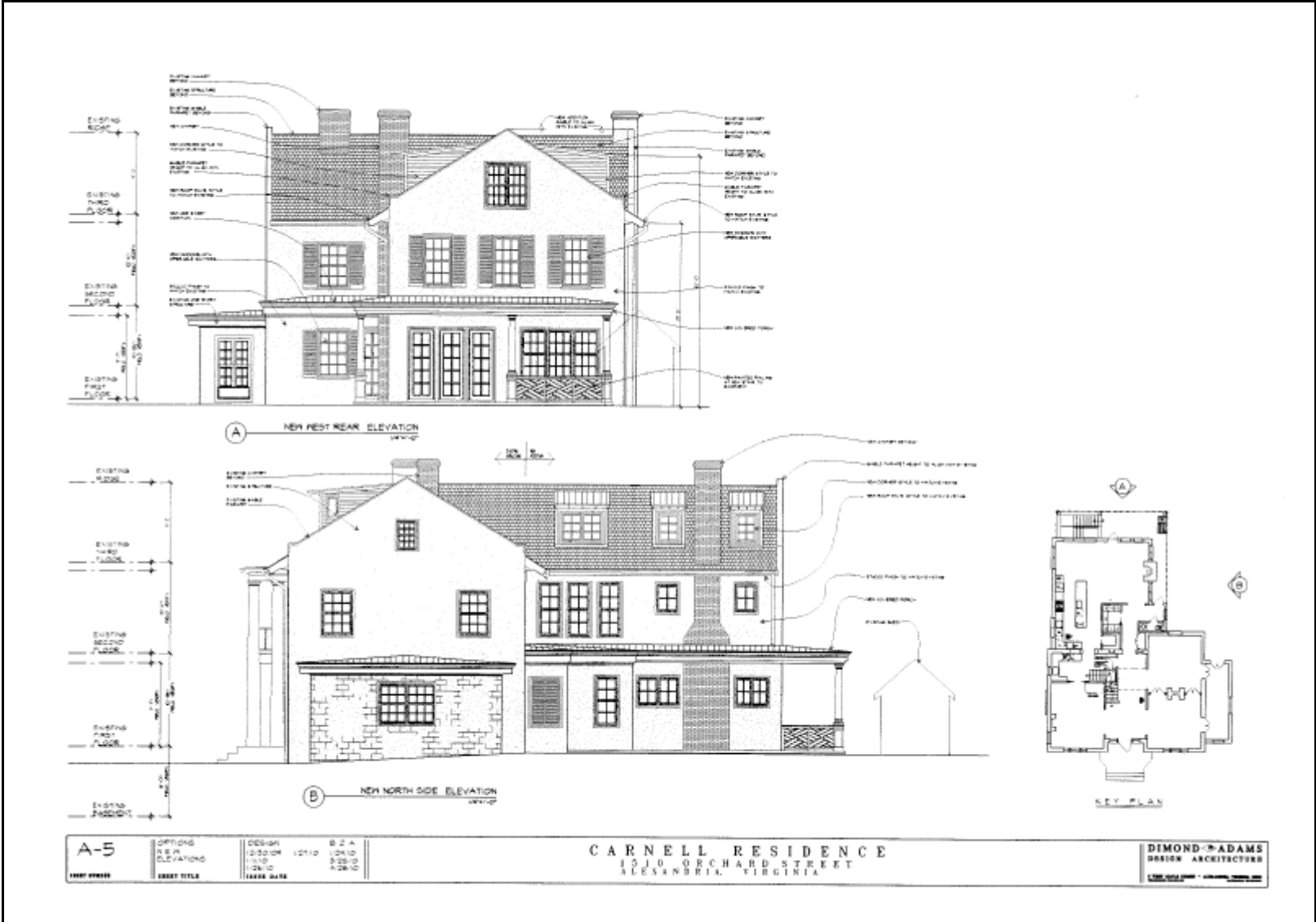
CARNELL RESIDENCE  
 1510 OXCHARD STREET  
 ALEXANDRIA, VIRGINIA

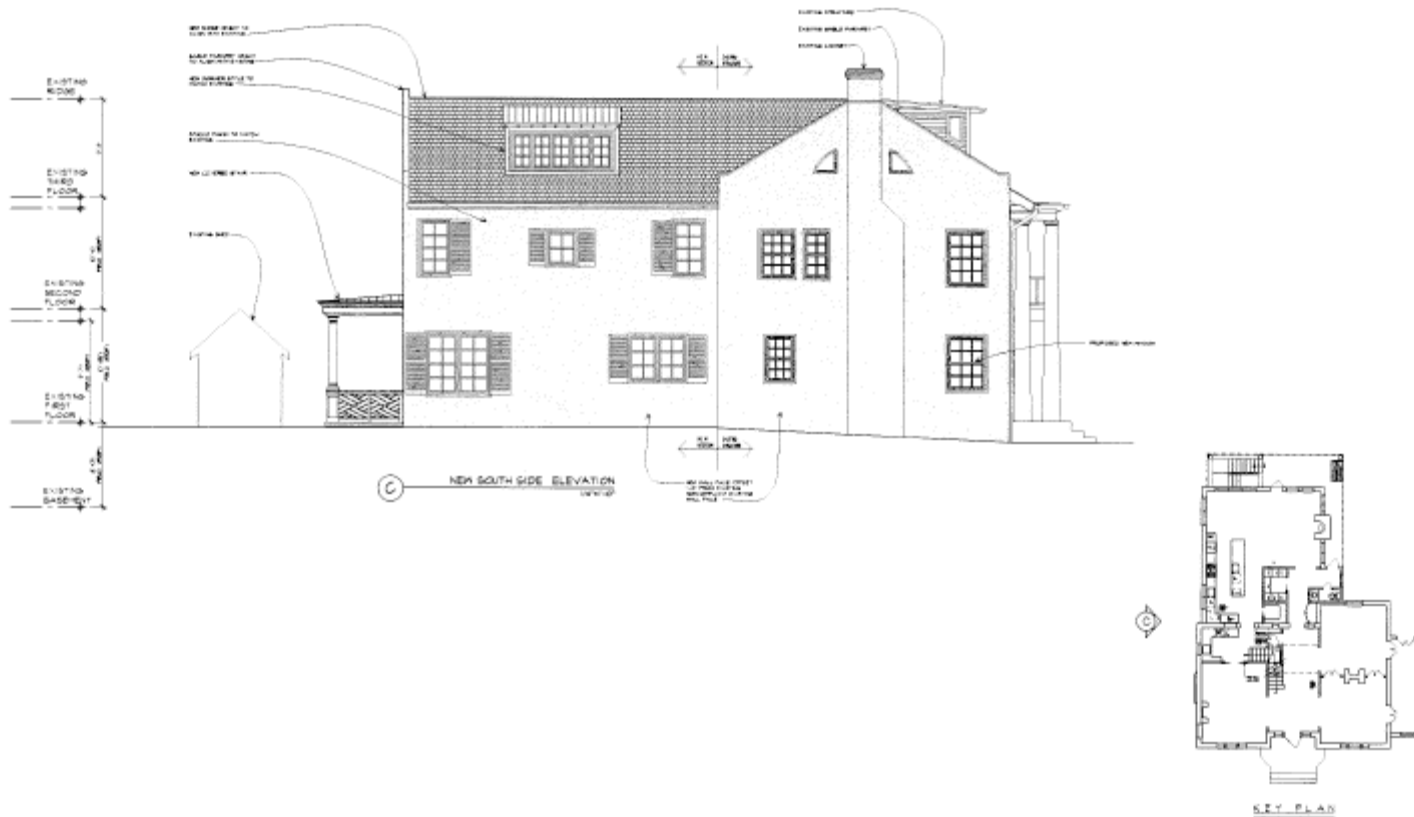
DIMOND ADAMS  
 DESIGN ARCHITECTURE  
 1500 WOODBURN - ALEXANDRIA, VIRGINIA







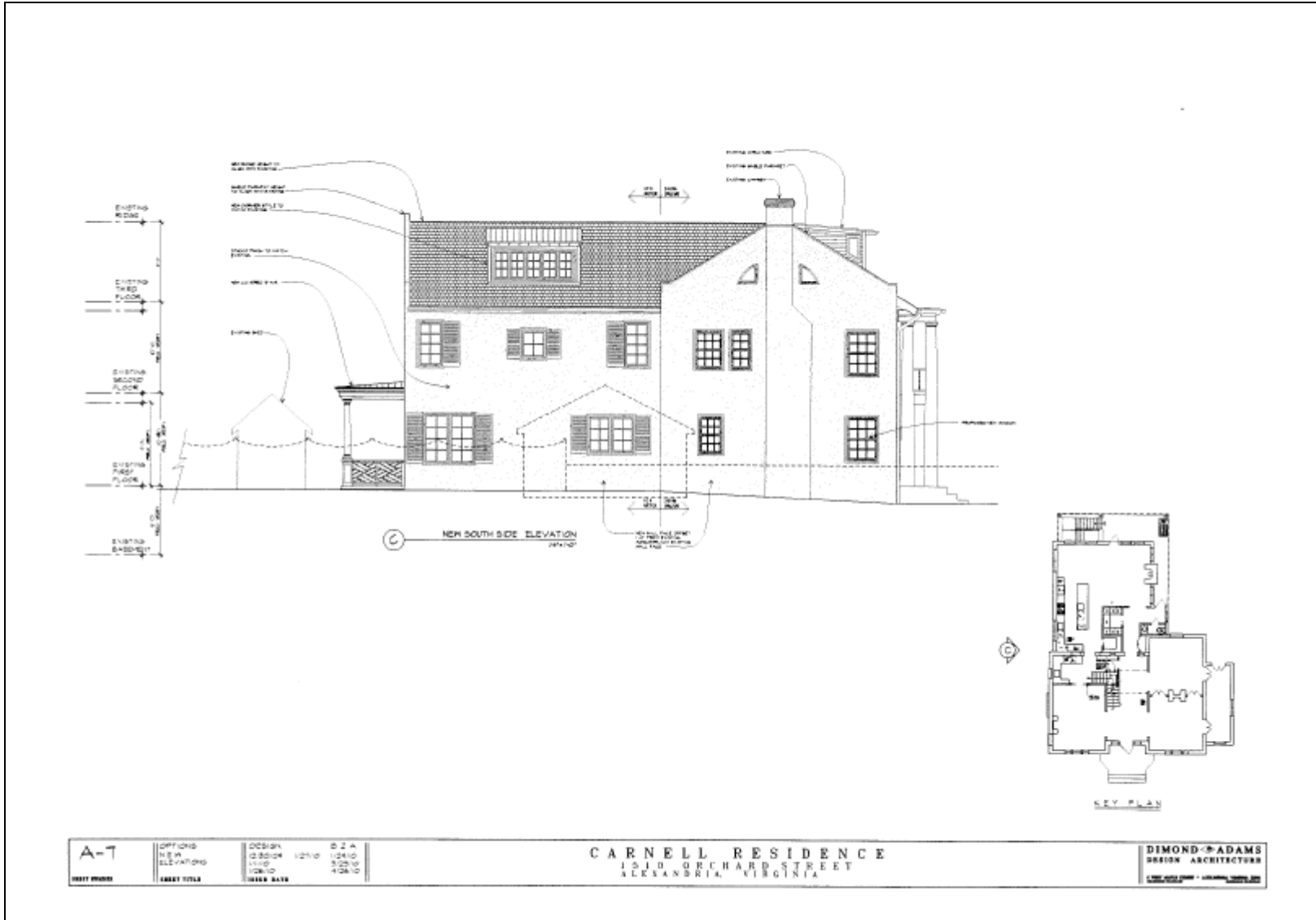




A-6	OPTIONAL	DESIGN	B.Z.A.
	REV. #	DATE	DATE
REVISION	DATE	DATE	DATE

CARNELL RESIDENCE  
 1310 ORCHARD STREET  
 ALEXANDRIA, VIRGINIA

DIMOND & ADAMS  
 DESIGN ARCHITECTS  
 1300 BULL LANE • ALEXANDRIA, VIRGINIA



**DIMOND ◊ ADAMS**  
**DESIGN • ARCHITECTURE**

**Letter of Official Notice**

**DATE:** March 25, 2010

**TO:** City of Alexandria  
Department of Planning and Zoning  
Attn: BZA

**FROM:** Stephanie Dimond  
Dimond Adams Design and Architecture

**RE:** 1510 Orchard Street



This letter is to send official notice that Dimond Adams Design Architecture intends to amend our original application put forward on January 28, 2010 for the Carnell residence at 1510 Orchard Street. At the time of the original application submission, we notified the city that the most affected neighbor did not object to our application for a special exception, but in the intervening time since the original application, the immediate neighbors toward the South end of the 1510 Orchard Street property have altered their position and are now opposed to said special exception. This letter is to inform the board and staff in the Planning and Zoning Department, including the BZA, in an official way that these neighbors now object to the special exception.

Should you have any questions or concerns regarding this matter, please contact us by phone at (703) 836-8437 or email at [dimondadams@comcast.net](mailto:dimondadams@comcast.net).

Cordially,

Stephanie R. Dimond  
Dimond Adams Design Architecture

Docket Item #3 - BZA 4/8/10 Meeting

jopyle

to:

Julie.Fuerth

04/08/2010 08:20 AM

Show Details

We are opposed to the granting of a special exception to construct a 2 1/2 story rear addition 5.70 feet from the property line at 1510 Orchard Street (BZA Case #2010-0002).

Granting this special exception would be detrimental to the open character of this neighborhood and to the "Eco-City" character we are striving to achieve here in Alexandria.

We would appreciate you sharing our opposition with members of the BZA.

Thank you,

Harlen and Joanne Pyle  
1611 Ruffner Road

TOTAL P.001

Fax 703/838-6393  
 ATTN: Board of Zoning Appeals  
 of Mary Christensen

04/08/10

Re: BZA 2010-0002

Based on my understanding of this request it is out of keeping with ~~the~~ character of the neighborhood & would be detrimental to adjacent & other neighbors.

It is already out of current code - to allow that to be the basis for further code variance seems like a subversion of ~~the~~ system intended to protect the integrity of our neighborhoods.

Thank you for your consideration,

Rebecca Burns  
 1803 Orchard Street  
 Alexandria, VA 22302

703 519 7287 P.001/001

MACLEOD TITLE &amp; ESCROW

APR-08-2010 14:04



BZA 2010-0009  
File Copy

Chairman and members of the Board of Zoning Appeals  
City of Alexandria, Virginia

Regarding the request for a Special Exception by Mr. and Mrs. Carnell for 1510 Orchard Street:

We are the next door neighbors to the south of 1510 Orchard Street. We have met with the Carnells, their architect and the city staff.

We would like to correct the impression in the initial application that we favored the addition. We recognized that the owners would add onto the house and did not react until we had an opportunity to study the plans. The plans were emailed to us on February 17<sup>th</sup>. We tried to find a way to accept the plans and came to the conclusion that the addition, given its size and height, was too close to the property line. Therefore, we opposed their application, and notified all parties concerned before the March meeting of the BZA.

In the application there is a reference to our garage screening the view of the addition. There are no trees in the backyard of 1510 Orchard to screen the addition as stated by the Carnell's architect at the March meeting. The garage is one level, while the addition has three levels. We will see the addition from eighteen windows in our house. The closeness of our garage to the property line is not significant because the Orchard Street garage and well house sit on our property line.

The 30 foot addition added to the 25 feet of the house will create a 55 foot wall, 22 feet high with an additional 10 feet for the roof. This will take the place of a 40 foot tree and will create an imposing structure along our property line. Certainly there are other alternatives.

We have reviewed the criteria for a Special Exception. We looked at the additions in the neighborhood, photos of which are attached. All of these appear to have the required setbacks along the side yards. Our neighborhood is one of the unique places in the City because of the non-intrusive character of the properties. We have concluded that the alternative of building the addition with the appropriate setback was not considered. In our discussions we only dealt with the façade of the addition. In our meetings with the City Staff, the Carnells, and the architect, we have suggested that an additional setback would help to offset the proposed proximity of the addition.

We request the Board of Zoning Appeals deny the Special Exception for 1510 Orchard Street. This is based on the conclusion that the addition is too close to our property and it should conform to the criteria of the Zoning Code of the City of Alexandria.

Thank you for your consideration.

*Ginger and John Quinn*  
Ginger and John Quinn  
305 West Braddock Road  
April 7, 2010.



1510 ORCHARD STREET



Side & Rear View  
Of House next to Fence  
(Property Line)

1510 ORCHARD STREET

Form Yard to the South

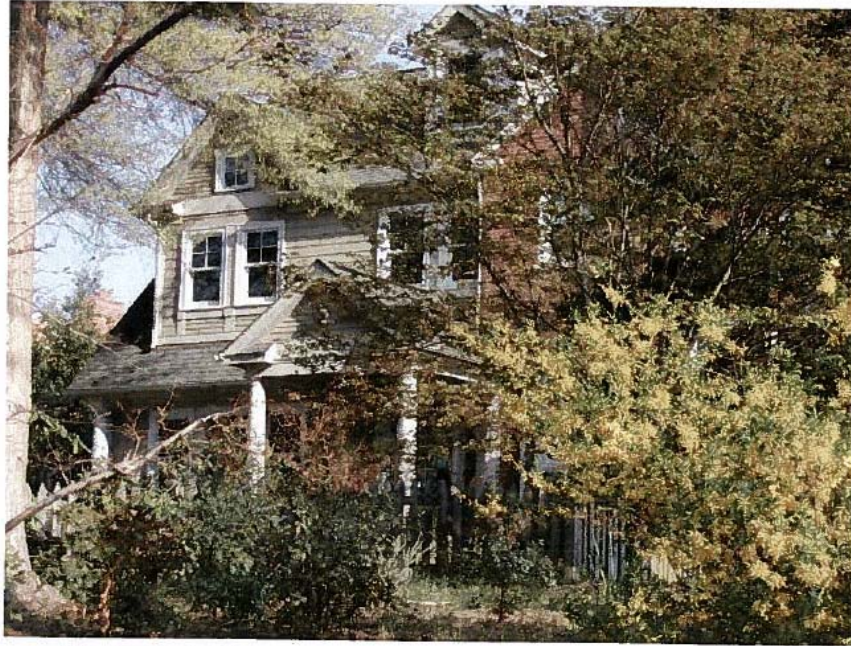


Rear View  
&  
Yard

# ORCHARD STREET NEIGHBORHOOD ADDITIONS



## ORCHARD STREET NEIGHBORHOOD ADDITIONS



## LLOYDS LANE NEIGHBORHOOD ADDITIONS



RUFFNER ROAD  
NEIGHBORHOOD ADDITIONS



April 7, 2010

From: Oscar and Toby Fitzgerald  
206 W. Monroe Ave.

To: BZA

Subject: BZA Case # 2010-0002 (Docket Item # 3 for 4/8 Meeting)

Toby and I live one block away from the applicant in the Braddock Heights neighborhood. We strongly oppose granting the requested set back variance.

Criteria #1 Is it a burden to the adjacent property? Contrary to the staff report the Quinn's are opposed to the variance and feel that having this 28-foot plus structure looming over their house would indeed be a burden.

Criteria #2 Is it detrimental to the neighborhood? The Braddock Heights neighborhood is composed of a number of large houses on large lots. There are smaller houses scattered through but the defining character of the neighborhood is open and park park-like. A number of years ago a neighbor just two doors down from this applicant wanted to subdivide his lot and build another house not much larger than the proposed addition. He had every right to do that but the BZA thankfully ruled that such a subdivision would indeed be detrimental to the neighborhood and denied the application much to the relief of virtually all the neighbors. This is not quite so egregious but it fills in a large chunk of open space and adds a huge addition to the back of an already big house.

Criteria #3 Is it a fire hazard? One of the prime reasons for setbacks is to reduce the damage that a fire might do. Even though the Quinn's house is set back from the property line a tall house even a few feet nearer than the allowed set back increases fire danger to this historic Civil War era wooden structure.

Criteria #4 Will it alter the character of the neighborhood? It most definitely will, by filling in even a small amount of extra open space which is the defining characteristic of the neighborhood. The staff report states that many houses in the area have rear additions. This statement is not backed up with an actual count. At the very least this item should be deferred to tabulate exactly how many rear additions there are in the area, how big they are relative to the proposed addition and whether any of them needed variances. I do not believe that any of the adjacent houses have rear additions.

Criteria #5 Is this variance the only reasonable solution? As the staff report states the house sits on a large lot and surely the applicant's very capable and talented architect can come up with a viable solution to expand the house without the need for a variance.

Regretfully, we cannot attend the hearing because of long standing travel plans. At the very least please defer this item so that more of the neighbors can study the issue and appear at the hearing to voice their views. A short delay is not too much to ask when considering a project that will have such a substantial impact on the neighborhood.

Windows Live Hotmail Print Message

Page 1 of 1

**Fwd: Docket Item #3 - BZA 4/8/10 Meeting**

From: **jopyle@aol.com**  
Sent: Thu 4/08/10 8:21 AM  
To: gingerquinn@msn.com

---

Hi Ginger,  
Thank you for alerting us.  
Fingers crossed.  
Joanne

-----Original Message-----  
From: jopyle@aol.com  
To: Julie.Fuerth@alexandriava.gov  
Sent: Thu, Apr 8, 2010 8:19 am  
Subject: Docket Item #3 - BZA 4/8/10 Meeting

We are opposed to the granting of a special exception to construct a 2 1/2 story rear addition 5.70 feet from the property line at 1510 Orchard Street (BZA Case #2010-0002).

Granting this special exception would be detrimental to the open character of this neighborhood and to the "Eco-City" character we are striving to achieve here in Alexandria.

We would appreciate you sharing our opposition with members of the BZA.

Thank you,

Harlen and Joanne Pyle  
1611 Ruffner Road

---

<http://co120w.col120.mail.live.com/mail/PrintShell.aspx?type=message&cpids=39fd2a22-4...> 4/8/2010



Re: Location Change for 4/8/10 BZA Hearing

From: **Tom & Judy Short** (twshort@comcast.net)  
Sent: Wed 4/07/10 8:16 AM  
To: Ginger Quinn (gingerquinn@msn.com)

Ginger and John,

Judy and I are in Wisconsin now where Judy is helping settle the estate of her mother who passed away on March 12. Judy flew up on March 6 to celebrate her mother's 85th birthday and while there her mother entered the hospital with pain that was diagnosed as cancer. Judy is fortunate in that her five brothers and one sister and their families all live in the same town, New London, as their mother. I flew up for the funeral and came back then drove here to bring back a few mementos in my car.

Regarding the BZA hearing, we support your position. A 5.70 foot setback does not seem sufficient when the code specifies at least 14.25 feet. I know that we all want to be supportive of our new neighbors but the character of the neighborhood is important as that is one of the things that makes our neighborhood a desirable place to live.

Tom Short

----- Original Message -----

**From:** Ginger Quinn  
**To:** twshort@comcast.net ; bwbatten@aol.com ; elizcsmith@aol.com ; julie.lineberry@gte.net ; sharpmarilyn@msn.com ; stapletonbill@yahoo.com ; vincentsg@mac.com ; annepaine@comcast.net ; karakwalsh@comcast.net ; rgates5@hotmail.com ; rachelaclu@aol.com ; rebaglynn@aol.com ; jimconnally@verizon.net ; oscarfitzgerald@aol.com ; wvbrierre@aol.com ; jopyle@aol.com  
**Sent:** Tuesday, April 06, 2010 3:40 PM  
**Subject:** FW: Location Change for 4/8/10 BZA Hearing

To all,

Please note change for Thursday's meeting...Room 2000 at City Hall. Again, if you have any questions or comments, please email/call us. Thanks Ginger and John Quinn

Home 703-549-2857  
Ginger's cell 703-731-4139  
John's Cell 703-868-2857 or office...703-537-3317

---

To: gingerquinn@msn.com  
CC: Mary.Christesen@alexandriava.gov  
Subject: Location Change for 4/8/10 BZA Hearing  
From: Julie.Fuerth@alexandriava.gov  
Date: Tue, 6 Apr 2010 14:13:13 -0400

**\*\*LOCATION CHANGE\*\***

Please be advised that the location of the Board of Zoning Appeals meeting scheduled for Thursday, April 8, 2010 has been changed from Council Chambers to **Room 2000** at 7:30pm. Thank you.

<http://co120w.col120.mail.live.com/mail/PrintShell.aspx?type=message&cpids=6862301a-4...> 4/7/2010

Windows Live Hotmail Print Message

Page 1 of 4


Re: Docket for 4/8/10 BZA

From: **wvbrierre** (wvbrierre@aol.com)  
Sent: Wed 4/07/10 10:45 AM  
To: gingerquinn@msn.com  
Cc: SalGal21@aol.com

---

Ginger - We support you in opposing the exception to the required setback. Please forward this to the powers that be. Thanks.

Bill & Sally Brierre

 William V. Brierre, Jr.  
BRIERRE - A Government Relations Company  
cell no. (202) 368-9343  
home: (703) 836-0067

-----Original Message-----

From: Ginger Quinn <gingerquinn@msn.com>  
To: bthom@juno.com; bwbatten@aol.com; elizcsmith@aol.com; twshort@comcast.net;  
julie.lineberry@gte.net; sharpmarilyn@msn.com; stapletonbill@yahoo.com; vincentsg@mac.com;  
fwest@thewashingtongroup.com; annepaine@comcast.net; dra1950@comcast.net; tbrightgill@wileyrein.com;  
rgates5@hotmail.com; rebaglynn@aol.com; wvbrierre@aol.com; jopyle@aol.com  
Cc: johnquinn56@msn.com  
Sent: Mon, Apr 5, 2010 4:08 pm  
Subject: FW: Docket for 4/8/10 BZA

Docket Item #3 - BZA 4/8/10 Meeting (1510 Orchard Street)

Thomas Ballantine

to:

Julie.Fuerth, Peter.Leiberg, William Carnell

04/08/2010 02:24 PM

Show Details

Dear Ms. Fuerth and Mr. Leigberg,

I am a resident of the Braddock Heights neighborhood and have learned that there is some controversy concerning the Carnell family's proposal to add on to their home and would like to weigh in. Bill and Susan's proposal is in keeping with the feel of our community and should be approved.

I understand that the Board will be considering a special exception for the proposed addition to the property tonight. In my view, what they propose should be uncontroversial (indeed, I understand that the staff's initial recommendation was to simply approve the exception) and write in favor of it.

First, it is important to note that the height and square footage of the planned addition could (and likely would) be built by right without the exception. The only difference would be it would make less sense in the space and be less attractive. Thus, this appears to be the precise case where a special exception is appropriate: the continuation of an existing wall to avoid pointless jigsaw construction.

Second, encouraging growing families like the Carnells to stay in Alexandria by permitting a minor exception is one of the ways Alexandria can be an eco-friendly city. Rather than push growing families out into the suburbs, with the attendant sprawl and pollution from long commutes, the city's regulations should accommodate moderate additions like the one proposed.

Third, the proposal maintains the open character of the area by concentrating building where it already exists. Notably, the nearest adjacent building is a windowless garage just on the other side of the property line. By placing the addition where they propose, the Carnells have retained the open character of the perimeter of both properties.

For these reasons, I hope the Board will approve the proposed exception. Please pass this message on to the Board members.

Yours sincerely,

Thomas T. Ballantine  
206 W. Alexandria Avenue

BZA 2010-0002

April 29, 2010

Mr. Harold Curry, Chairman  
Board of Zoning Appeals  
City of Alexandria, Virginia  
301 King St.  
Alexandria, Virginia, 22301

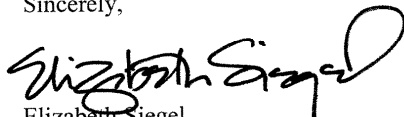
Dear Chairman Curry and Board Members,

I have become aware of the application for a Special Exception request for the property at 1510 Orchard Street. As a neighbor and property owner in the vicinity I have an interest in any development of the lot and in the proposed addition.

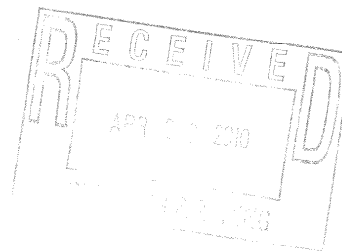
I have reviewed the drawings that are currently before you for this request, and I fully support the applicants in their request. It is logical that a special exception be granted in this situation as the existing house and all of the other buildings on this lot align with the South property line. By orienting the addition in this location, the greatest amount of open space is maintained as one continuous area, and in this case, viewable by the most neighbors.

I believe that the design, size and scale of the addition are in keeping with the rest of the neighborhood, and that they complement the existing house. This request is reasonable and in keeping with feel and history of the neighborhood.

Sincerely,



Elizabeth Siegel  
214 W. Alexandria Ave.  
Alexandria, VA 22301



May 2, 2010

Alexandria Board of Zoning Appeals  
City of Alexandria  
Alexandria, Virginia

Dear Members of the Board,

I am a resident of the Braddock Heights neighborhood and a neighbor of the Carnells, who have recently purchased 1510 Orchard Street.

I understand that the Carnells have requested a Special Exception of the side-lot set-back requirement in order to build an addition in alignment with the current house.

I have had the opportunity to review the Carnells' plans, house and yard and I support the proposed Special Exception.

For these reasons, I hope the Board will approve the proposed exception.

Yours sincerely,

INURIE STACKHOUSE  
405 HIGH ST.  
ALEXANDRIA, VA 22302

**Thomas T. Ballantine  
206 W. Alexandria Avenue  
Alexandria, Virginia 22302**

April 30, 2010

Alexandria Board of Zoning Appeals  
City of Alexandria  
Alexandria, Virginia

Dear Members of the Board,

I am a resident of the Braddock Heights neighborhood and am aware of some controversy concerning the Carnell family's proposal to add on to their home and would like to weigh in. Bill and Susan's proposal—particularly in light of the recent changes they've made to their plans to address concerns that have been voiced—is in keeping with the feel of our community and should be approved. I understand that the Board will be reconsidering a special exception for the proposed addition on May 13. In my view, what they propose should be uncontroversial (indeed, I understand that the staff's initial recommendation was to simply approve the exception) and write in favor of it.

First, it is important to note that the height and square footage of the planned addition could (and likely would) be built by right without the exception. The only difference would be that it would make less sense in the space and be less attractive. Thus, this appears to be the precise case where a special exception is appropriate: the continuation of an existing wall to avoid jigsaw construction for no reason.

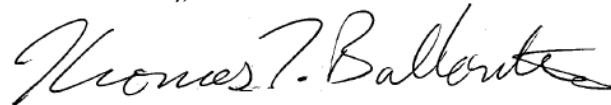
Second, encouraging growing families, like the Carnells, to stay in our city by granting a exceptions like these is one of the ways Alexandria can be eco-friendly. Rather than push growing families out into the suburbs, the city's regulations should accommodate moderate additions like the one proposed. Keeping in mind that Susan and her law partner have their offices in Old Town, I believe that the city should recognize the considerable environmental benefits of a family that both lives and works within Alexandria.

Third, the proposal maintains the open character of the area by concentrating building where it already exists. Notably, the nearest adjacent structure is windowless garage. By placing the addition there, the Carnells have retained the open character of the perimeter of both properties. Moreover, I

have reviewed the Carnell's most recent plans and see that—while maintaining the design rationale that will work for their family—they have moved the wall that is the subject of the exception back by a foot and added a window. These changes make the proposal even better.

For these reasons, I hope the Board will approve the proposed exception.

Yours sincerely,

A handwritten signature in cursive script, reading "Thomas T. Ballantine". The signature is written in black ink and is positioned above the printed name.

Thomas T. Ballantine

**ED CASSIDY**  
511 Fontaine Street  
Alexandria, Virginia 22302

May 10, 2010

Mr. Mike Curry, Chairman  
Alexandria Board of Zoning Appeals  
301 King St.  
Alexandria, VA 22314

RE: BZA Case #2010-0002

Dear Chairman Curry and Members of the Board:

I have reviewed the plans for Bill and Susan Carnell's proposed addition to their house at 1510 Orchard St, and I enthusiastically support their application for a special exception.

As I understand it, the design of the addition is not an issue, nor is its overall size. In fact, I am advised that the zoning code would actually permit a much larger addition than that proposed by the Carnell's. My understanding is that the only remaining unresolved issue is the addition's placement on the lot. As a nearby resident who passes the Carnell's residence several times each day (most often by car, but at times on foot or bicycle) I'm convinced that positioning the addition as they propose is by far the best option.

Placing the addition on the south side of the property, in line with the existing house, will maximize useful and publicly-visible open space. With the proposed placement, development would remain relatively clustered together: sited there, the addition is next to the neighbor's garage, next to the Carnell's existing well house, and in line with the Carnell's garage. Clustering development in that way will maximize the amount and quality of open space.

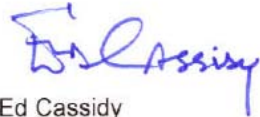
It's notable that this open space will directly address the adjacent public rights-of-way. From Braddock Road, the viewshed is down the Carnell's driveway, which is on the northern side of their property. Placing the addition closer to the northern side of the property would tend to obstruct that public viewshed. Likewise, the open space addresses the public alley that T-intersects with the Carnell's driveway. That alley (and spilling onto the Carnell's property) is where the neighborhood kids ride their bikes and play. Again, if the addition moved northward (or if it was lengthened), it would take space away from that publicly-used area.



By contrast, any extra space that is left to the south of the addition would have no functional or aesthetic value. That space would be sandwiched between the neighbor's garage and the house, so it would not in any sense be "open" and could not be seen from Braddock Road or any public right-of-way.

I believe that placing the addition in line with the existing southern wall, adjacent to the neighbor's garage and in line with the other out-buildings is the best way to preserve the open character of the neighborhood. For this reason, I support the proposed special exception.

Sincerely,



Ed Cassidy  
202-566-6711 (h)  
202-225-9510 (c)

May 12, 2010

Board of Zoning Appeals  
Alexandria, Virginia

Re: 1510 Orchard Street

Dear Board Members;

We are residents of the neighborhood and write in support of the Carnells' application for a special exception to permit them to build an addition 6.7 feet from the southern property line.

We have reviewed the plans for the addition, the plat showing the lot, and satellite photos of the Carnells house. We fully support their application because it is apparent to us that the addition will be an improvement to the house and neighborhood, and not a detriment. We also fully support the application even knowing that one of their closest neighbors' object. We understand that the neighbors propose pushing the addition four feet farther away from their property line. While this difference would not significantly change the sight lines for the objecting neighbors, it would create approximately 120 square feet of "dead zone" between the Carnells' addition and the neighbors' garage. It does not seem reasonable to sacrifice that much land, which could and should be consolidated into usable "open space" to preserve the park-like feeling of our neighborhood, in order to provide the neighbors with 71, instead of 67, feet between their house and the Carnells' proposed addition.

Although we cannot be present on Thursday night, we ask the Board to grant the proposed special exception.

Sincerely,

*/jccooper/ /christine cooper/*  
**James & Christine Cooper**  
**6 W. Mason Ave.**  
**Alexandria, VA 22301**

214 E. Del Ray Ave.  
Alexandria, VA 22301

May 13, 2010

Alexandria Board of Zoning Appeals  
301 King St.  
Alexandria, VA 22314

RE: BZA Case #2010-0002

Dear Members of the Board:

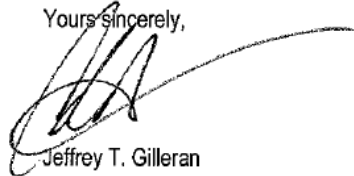
I have reviewed William and Susan Carnell's application for a special exception for their house at 1510 Orchard, visited the location, and viewed the property. I fully support this application.

The proposed location of the addition is the only reasonable place that it could go, given the constraints of the lot and the existing buildings and driveway. Stepping the addition farther to the north (towards the driveway) would actually result in a loss of usable open space, because the extra space "gained" on the south side would form a longer and deeper canyon sandwiched up against the neighbor's garage which is on the property line to the south. Moving the addition to the north would also make the structure more visible from Braddock Road and from the public alley.

More importantly, there would be nothing gained by doing so. The addition is very far from the neighbor's house to the south – on the order of 60 to 80 feet. An extra few feet of setback would not be material. And, bluntly, there already is a garage nestled up against the fence line that is between the neighbor's house and the Carnell's house. Whatever setback is there for the garage, it's not much. If anyone should feel boxed in, it is the Carnell's.

Therefore I believe the Board should approve this application.

Yours sincerely,



Jeffrey T. Gilleran

Jeffrey J Lopez  
5 West Oak Street  
Alexandria, VA 22301

Alexandria Board of Zoning Appeals  
301 King St.  
Alexandria, VA 22314

May 11, 2010

**RE: BZA Case #2010-0002**

Dear Members of the Board:

I write in support of the Carnells' application for a special exception for their house at 1510 Orchard St. I have reviewed the plans, and believe that a special exception is warranted and appropriate. As a homeowner and resident in Alexandria for the last 10 years and a concerned taxpayer, I feel it its important that the Board not act in a manner that sends a message of exclusion to those who want to be members of our community and to solidify their roots in the neighborhood by making unobtrusive changes to their homes.

The proposed addition clearly will be attractive. It will also be in keeping with the existing house, and very much in character with the rest of the neighborhood. By adding much-needed living space for the Carnells (and their guests), while setting up a series of useful and aesthetically pleasing outdoor spaces, the proposed addition will also be a benefit to the community as a whole.

For these reasons, I would urge the Board to grant the requested special exception.

Yours sincerely,

  
Jeffrey J. Lopez

**Mr. & Mrs. R. Latane Montague  
207 Prince Street  
Alexandria, VA 22314**

**May 12, 2010**

Alexandria Board of Zoning Appeals  
301 King St.  
Alexandria, VA 22314

**Re. 1510 Orchard Street Special Exception**

Dear Members of the Board:

I wish to express my support for the Carnells' application for a special exception at 1510 Orchard St.. I have visited the site and reviewed the plans, and I believe that the proposed design – and the special exception that it includes – will be a benefit to the community, and that the result will be far better than what would be built without the special exception.

The Carnells' house is a unique historical property. It was built in 1920 by George Washington Lewis (great-great nephew of his namesake, the President), and has remained largely unchanged since then. Bill and Susan reasonably want to construct an addition to accommodate the way that a modern family lives. I hope that we as a city can enable them to construct that addition in keeping with the historic quality of their existing house.

Having inspected the lot and the existing structure, and having reviewed the plans, I believe that it would not be feasible to locate the addition except on the southern side of the property. This is dictated by the lot layout (i.e. a narrow lot with existing buildings on the southern side of the lot, approached from the driveway on the northern side), as well as interior design considerations (e.g. that the kitchen addition be adjacent to the existing kitchen and dining room).

The issue, of course, is that located there on the southern side of the lot, the addition comes into conflict with the modern set-back requirements. There are two possible ways to resolve this conflict. Either the Carnells could receive a special exception permitting them to build a sensible, aesthetically appealing and historically compatible addition, in keeping with the existing structure, or they could design and build something that adheres to the setback requirements but unnecessarily compromises their home and its neighborhood.

Forcing a design based on the setback requirements would almost certainly result in an unwieldy, unbalanced structure, out of keeping with the existing. For example, the

**Alexandria Board of Zoning Appeals**  
**Re: 1510 Orchard Street Special Exception**  
**May 12, 2010**

**Page 2 of 2**

most logical way to adhere to the setback would be to locate the exterior wall eight feet from the property line, up to a height of sixteen feet. At a height of sixteen feet, the wall would become a roof and angle in, to meet the 2:1 setback requirement, akin to the gambrel roof of a Dutch colonial. This design would adhere to the set-back requirement perfectly. But tacking that odd angled roof onto the neo-classical symmetry of the Carnells' existing house, just to create a building that complies with the zoning rules, would be negative aesthetically and damage the historic fabric of the entire neighborhood.

The special exception exists to permit a more rational resolution of the conflict between historical lots and structures, on the one hand, and modern zoning requirements on the other. I know that the Carnells want to preserve the character of their home and feel that their proposed design is the best solution from this perspective. I urge the Board to grant them the special exception so that they are able to do so.

Very truly yours,

A handwritten signature in cursive script that reads "Latane + Patricia Montague". The signature is written in black ink and is positioned above the printed name.

Latane and Patricia Montague

May 12, 2010

Board of Zoning Appeals  
Alexandria, Virginia

Re: 1510 Orchard Street

Dear Board Members;

We are Katherine and Christopher Murphy and we are neighbors of Bill and Susan Carnell. We live on Ruffner Road with our two young sons, about a block from the Carnells' new house.

We have had the opportunity to review the Carnells' plan for their new addition and the plat showing the constraints of their lot. And, because of our proximity, we also have the regular opportunity to walk and drive by their new house.

We are writing to urge you to support the Carnells' proposed special exception. We understand that they are now proposing to site their addition slightly closer to the property line than current zoning law allows. After reviewing the plans, we believe that the proposed location is a reasonable and appropriate location for the addition. We strongly believe that granting the Carnells' application will be an appropriate use of the special exception process.

We do not believe that the Carnells' proposal will harm our neighborhood, or any of our neighbors. In fact, we believe the proposed addition will only enhance the neighborhood by improving a house in need of an update. We recognize that the Carnells' neighbors to the South object to the granting of the special exception. However, we also understand that their house is 67 feet from the proposed addition – a space wider than a standard lot in our residential zone. The addition itself is consistent with the architecture of the existing house, and we understand the Carnells have taken care to keep their addition much smaller than it otherwise could be by right.

Most importantly, the proposed addition is also consistent with our neighborhood. In fact, several houses on the same block of Orchard have similar, significant rear additions, on lots smaller than the Carnells'.

For all of the above reasons, we think a special exception is appropriate and necessary and hereby ask the Board of Zoning Appeals to grant the proposed special exception.

Sincerely,



Katherine & Christopher Murphy  
1406 Ruffner Road  
Alexandria, VA 22302

May 12, 2010

Board of Zoning Appeals  
Alexandria, Virginia

Re: 1510 Orchard Street

Dear Board Members;

We are residents of the Rosemont/Braddock Heights neighborhood and write in support of the Carnells' application for a special exception to permit them to build an addition 6.7 feet from the southern property line.

We have reviewed the plans for the addition, the plat showing the lot, and satellite photos of the Carnells house. We fully support their application because it is apparent to us that the addition will be an improvement to the house and neighborhood, and not a detriment. We also fully support the application even knowing that one of their closest neighbors' object. We understand that the neighbors propose pushing the addition four feet farther away from their property line. While this difference would not significantly change the sight lines for the objecting neighbors, it would create approximately 120 square feet of "dead zone" between the Carnells' addition and the neighbors' garage. It does not seem reasonable to sacrifice that much land, which could and should be consolidated into usable "open space" to preserve the park-like feeling of the neighborhood, in order to provide the neighbors with 71, instead of 67, feet between their house and the Carnells' proposed addition.

Although we cannot be present on Thursday night, we ask the Board to grant the proposed special exception.

Sincerely,



**Mark and Laura Nicholson**  
**1616 Commonwealth Avenue**



Sean and Kate Reilly  
11 W. Uhler Ave  
Alexandria, VA 22301

May 12, 2010

Mr. Michael Curry, Chairman  
Alexandria Board of Zoning Appeals  
301 King St.  
Alexandria, VA 22314

Re. 1510 Orchard St.


Dear Chairman Curry and Members of the Board:

I am writing in support of the Carnell's proposed special exception at 1510 Orchard Street. I have reviewed the plans and agree that a special exception is appropriate in this case.

I believe that their proposed addition will be in keeping with the existing house and with the overall character of the neighborhood. By taking a 90-year old house and making it appropriate for modern living, while preserving its aesthetics and historic nature, it will be an asset to the community. It is clear that the location of the addition on the lot is the only appropriate place to put it. And it's also clear that in that location, it will not cause any significant detriment for the neighbors and the neighborhood.

For these reasons, I urge the Board to grant the requested special exception.

Yours truly,

  
Sean and Kate Reilly

May 2, 2010

Alexandria Board of Zoning Appeals  
City of Alexandria  
Alexandria, Virginia

Dear Members of the Board,

I am a resident of the Braddock Heights neighborhood and a neighbor of the Carnells, who have recently purchased 1510 Orchard Street.

I understand that the Carnells have requested a Special Exception of the side-lot set-back requirement in order to build an addition in alignment with the existing house.

I have had the opportunity to review the Carnells' plans, house and yard and I do not object to the proposed Special Exception.

Yours sincerely,

*Marilyn Shoop - 502 High Street*

May 2, 2010

Alexandria Board of Zoning Appeals  
City of Alexandria  
Alexandria, Virginia

Dear Members of the Board,

I am a resident of the Braddock Heights neighborhood and a neighbor of the Carnells, who have recently purchased 1510 Orchard Street.

I understand that the Carnells have requested a Special Exception of the side-lot set-back requirement in order to build an addition in alignment with the existing house.

I have had the opportunity to review the Carnells' plans, house and yard and I do not object to the proposed Special Exception.

Yours sincerely,

*Frederick C. Smith*  
401 High St.  
Alexandria, VA  
22302



May 11, 2010

Board of Zoning Appeals  
Alexandria, Virginia

Re: 1510 Orchard Street

Dear Board Members;

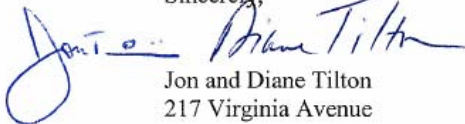
We, Diane and Jon Tilton, have lived in Alexandria for over 15 years, and are raising our family in the Braddock Heights neighborhood. We are writing to express our full support for the application submitted by our new neighbors, the Carnell family.

We have reviewed the plans and the lot and believe the special exception process was designed exactly for circumstances like those facing the Carnells. Specifically, we believe that the special exception should be granted because it meets each of the five criteria. (1) There will be no detriment to the public and no detriment to any of the adjoining properties. (2) The special exception will not change the air, light, traffic, fire hazard or safety of any neighboring property. (3) The special exception will not alter the character of the neighborhood we all love, since the Carnells' house is one of the few in the neighborhood that has *not* been substantially expanded, and, in fact, they propose to add on less (about 1500 square feet less) than they would be permitted to do by right. (4) The special exception should be granted because the addition itself, which maintains the historic architecture, will be compatible in size, scale and architecture with the surrounding buildings. (5) The special exception is appropriate here because of the constraints of the lot, and the fact that all of the outbuildings between these two lots have been placed on the property line, making it an appropriate place to site the addition.

The Carnells' intend to consolidate usable open space where it can be enjoyed by the neighborhood, instead of behind a garage. Finally, by permitting the existing house to be improved in this way will only *add* to the value of the neighborhood; it certainly will not detract.

For all these reasons, we ask the Board to grant the proposed special exception.

Sincerely,



Jon and Diane Tilton  
217 Virginia Avenue

Chairman and Board Members  
Board of Zoning Appeals  
City of Alexandria, Virginia

We again are writing you to state our opposition to the location of the addition at 1510 Orchard Street which you are considering tomorrow night. There have been a number of misstatements about our position. We are not in opposition to the addition, we oppose having it so close to our property line. As has been stated, the addition has a total height of 30 feet. Attached is a photograph of where the addition will be located. The tree will have to be removed, which has not been stated in the staff comments. The addition will take up the space where the tree is now.

It has been our position from the beginning that we were willing to accept a setback of 9.7 feet which would be which would be 3.7 feet less than the required setback. As discussed with City staff on two occasions, I believe the basic design could be accomplished and the setback would provide us with some relief as we believe that the addition in its present location intrudes on our property.

From the beginning when we received the plans, we searched for alternatives to an additional setback and have not been able to find an acceptable solution. The conclusion we reached was based on our extensive experience in Alexandria real estate matters.

Thank you for your consideration.

John and Ginger Quinn  
305 W Braddock Road



BZA 2010-0002

File Copy



March 10, 2010

Chairman and Members of the  
Board of Zoning Appeals  
City of Alexandria, Virginia


RE: BZA Case #2910-002  
1510 Orchard Street

We, the adjacent neighbors to the south of 1510 Orchard Street, request that the Board deny the Special Exception for this property. The issue is the large addition 5.7 feet from our property line. Their plan calls for a 20 foot high addition and a 10 foot high peaked roof abutting the existing structure. Our issue is having 55 feet of structure (25 feet for the existing house and 30 feet for the addition) in a straight line 20 feet high.

We have studied the different exposures from our yard and staked where the addition ends and are of the opinion that the closeness of the addition will be overpowering to our yard and gardens. We have discussed our reservations with the architect and in conclusion feel the structure should conform to the zoning in the City Code which provides the normal setback from our property line.

We thank the Board for its consideration.

Sincerely,

  
John and Ginger Quinn  
305 West Braddock Road  
Alexandria, Virginia 22302



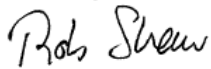
The Alexandria Board of Zoning Appeals  
Department of Zoning and Planning  
301 King Street, City Hall  
Alexandria, Virginia 22314

May 13, 2010

To Whom It May Concern:

I am writing to support the proposed addition and alteration to 1510 Orchard Street. I am an architect, a life long resident of the neighborhood, and live at 1203 Orchard Street. I have known the house in question for many years and after viewing the drawings for the new work, feel that that the design of the addition shown is compatible with the existing house and neighborhood. I know the design firm to be very reputable, and one that will insure high quality construction.

Sincerely,



Robert W. Shaw, Jr., AIA LEED