

Docket Item #1
BZA CASE #2010-0017

Board of Zoning Appeals
September 16, 2010

ADDRESS: 2302 RANDOLPH AVENUE
ZONE: R-2-5, RESIDENTIAL
APPLICANT: LAUREN MIZEREK AND KAREN STEER, OWNERS, BY RICHARD FLATHER, ARCHITECT

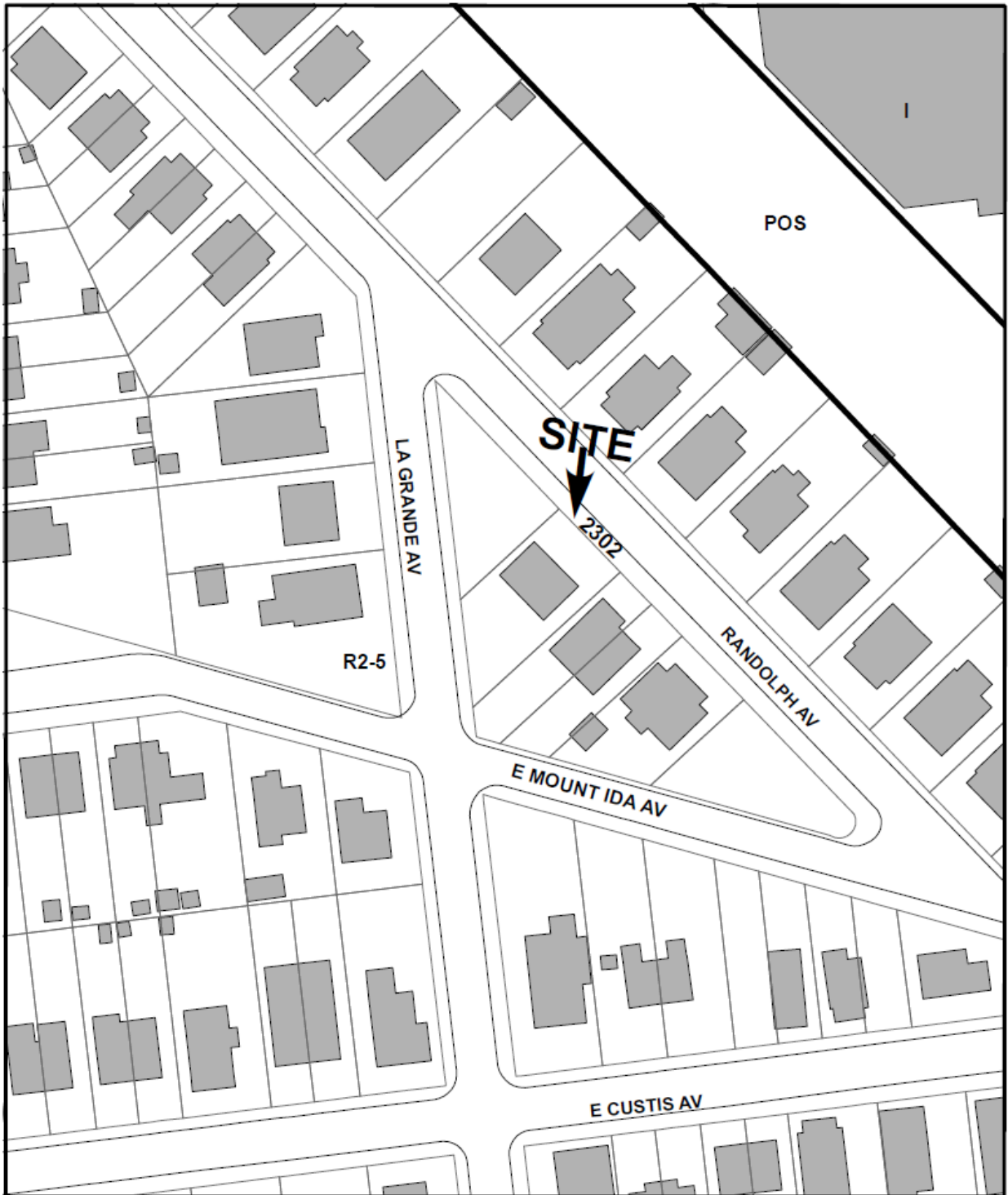
ISSUE: Variance to construct a detached garage in the required north side yard and front yard facing La Grande Avenue; Variance to construct an accessory shed in the required front yard facing La Grande Avenue.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-506(A)(1)	Front Yard (Garage)	25.00 ft.	1.00 ft.	24.00 ft.
3-506(A)(1)	Front Yard (Shed)	25.00 ft.	16.00 ft.	9.00 ft.
3-506(A)(2)	Side Yard (Garage) (North/East)	7.00 ft.	3.50 ft.	2.50 ft.

Staff **recommends approval** of the request for the detached garage because the applicants have demonstrated a hardship.

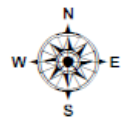
Staff **recommends denial** of the request for the accessory structure because the applicants have not demonstrated a hardship.

If the Board decides to grant the variances they 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.



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7/8/2010



I. Issue

The applicants request variances to: (1) build a one-car garage and (2) build an accessory shed at the rear of the dwelling located at 2301 Randolph Avenue, but facing La Grande Avenue.



II. Background

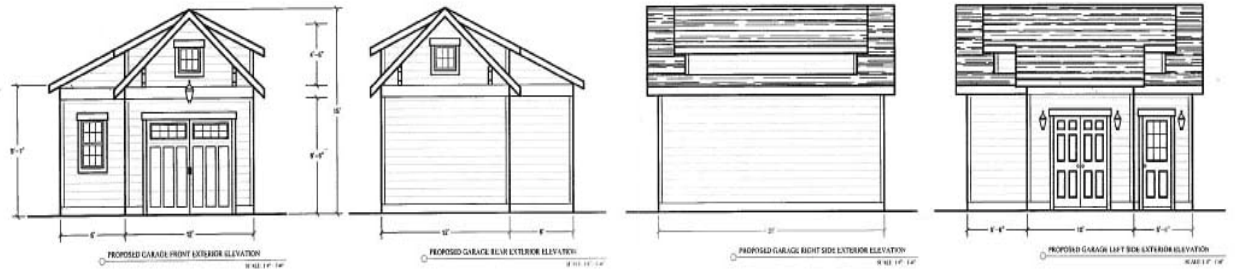
The subject property, a through lot, is one lot of record with 50.00 feet of frontage on East Randolph Avenue, 62.88 feet of frontage on La Grande Avenue and has a total lot area of 4,800 square feet. A one-half story single-family dwelling with a basement is located 25.60 feet from the front property lines facing East Randolph and 30.00 feet from the front property line facing La Grande Avenue. The south side of the property has a linear length of 114.41 feet and the north side property has a linear length of 76.27 feet. According to real estate assessment records, the house was constructed in 1953.

Staff has noted that a new 6.00 feet fence has been erected in the front yard facing La Grande Avenue out of compliance with the zoning regulations. Section 7-202(A)(1) of the zoning ordinance allows a 3.50 feet open fence in a required front yard. The applicants notified staff that the fence facing La Grande will be brought into compliance with the zoning regulations.

III. Description

The applicants propose to build a one-car garage with an abutting accessory storage shed. The garage will measure 12.00 feet by 21.00 feet for a total of 252 square feet. The garage height will be 15.00 feet to the roof ridge and 9.58 feet to the roof eaves. The garage will be located 1.00 foot from the north front property line (facing LaGrande Avenue) and 1.00 feet from the west side property line.

The storage shed measures 6.00 feet by 10.00 feet totals 60.00 square feet. The shed will be located 16.00 feet from the front property line (facing La Grande Avenue) from the west property line and will measure 12.00 feet in height to the highest point. The new shed will not use a common wall with the garge. The two structures total 312.00 square feet.



The subject property is located within the Town of Potomac Historic District, but it is not listed on the 100 year old buildings list.

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

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 a residential land use.

V. Requested variances

Section 3-506(A)(1), Front:

Two variances are being sought. One for a detached garage and the other for a storage shed located 1.00 foot and 16.00 feet respectively from the front property line facing La Grande Avenue. The required setback is 25.00 feet. The applicants request a variance of 24.00 feet for the garage and 9.00 feet for the shed.

3-506(A)(2) Side: (Garage)

A third variance is being sought to place the detached garage 3.50 feet from the north side property line. The required setback is 7.00 feet. The applicants request a variance of 2.50 feet from the required northeast side yard property line.

VI. Noncomplying structure

The existing building at 2302 Randolph Avenue is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Area	5,000 sq. ft	4,800 sq. ft	200 sq. ft

VII. Staff analysis under criteria of section 11-1103

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists

standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.
- (2) The property's condition is not applicable to other property within the same zoning classification.
- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.
- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.
- (7) Strict application of the zoning ordinance will produce a hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

VIII. Applicant's Justification for Hardship

The subject property is a substandard through lot that is angular in shape along the west property line which combined contributes to a legal hardship. The applicants feel that the front yard facing La Grande Avenue acts like a rear yard for the property. Because La Grande Avenue is, by definition, a front yard, there is a greater setback restriction.

IX. Staff Analysis

The subject property's lot configuration, substandard lot size and having two street frontages combine to create a hardship to build a detached garage. The area behind the house acts as a rear yard rather than a front yard. The shape of the lot also makes it difficult because the front yard facing La Grande is set at an angle thereby the yard's depth gets smaller towards the north end of the property line.

The applicants originally wanted the garage on the south side of the property; however, staff was advised by the Department of Building and Fire Code Administration that a five feet clearance was needed to access an existing fire hydrant. Additionally, a potential vehicular “line of sight” issue was identified by the Department of Transportation and Environmental Services. Due to these issues, the applicants relocated the proposed garage and shed structure to the north side of the property.

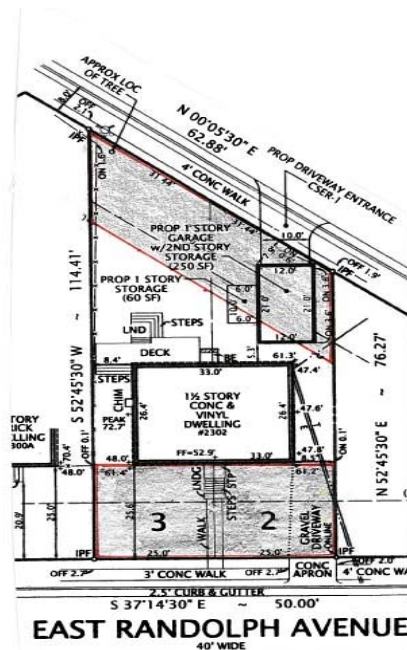
X. Conclusion

Staff has no objection in recommending variance approval for the garage. Based upon the lot configuration and the need to comply with two front yard setbacks, staff believes the applicant has made a strong case to justify the variance.

Staff has received numerous letters of support from the neighbors. If the Board should grant the request for the detached garage facing La Grande Avenue, then staff recommends the curb cut on the Randolph Avenue is to be closed.

The applicants have not made sufficient justification for the variance to build the proposed shed. Staff has noted that there are other areas where a 60 square foot shed can be located on the property to comply with the 25.00 feet front yard setback (See Survey). The un-shaded areas represent areas where the 60.00 square feet shed can be located without a variance. However, staff also has noted that if the yard facing La Grande was not a through-lot, the shed would be in compliance with the zoning regulations.

Staff recommends approval of the variance for the garage and recommends denial for the shed.



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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:

- R1. 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)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. 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)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R7. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R8. Construction of a new driveway entrance, or widening of an existing driveway entrance, requires separate application to; and approval from, the Department of Transportation and Environmental Services. (T&ES)
- F1. After review of the Plat showing the placement of the new driveway, more information is needed:
 - Provide measurements and true placement of the radius arms and ensure they are completely within the property frontage, show distance from the existing fire hydrant and show items that are to be removed (trees).

- As stated in recommendation 8 a separate application for the driveway curb cut must be submitted; it is advised that the applicant submit the application for the Curb Cut prior to moving forward with this review.

F2. 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) 746-4064. 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>

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Code Administration:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 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-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Recreation (Arborist):

- F-1 No trees are affected by this plan.

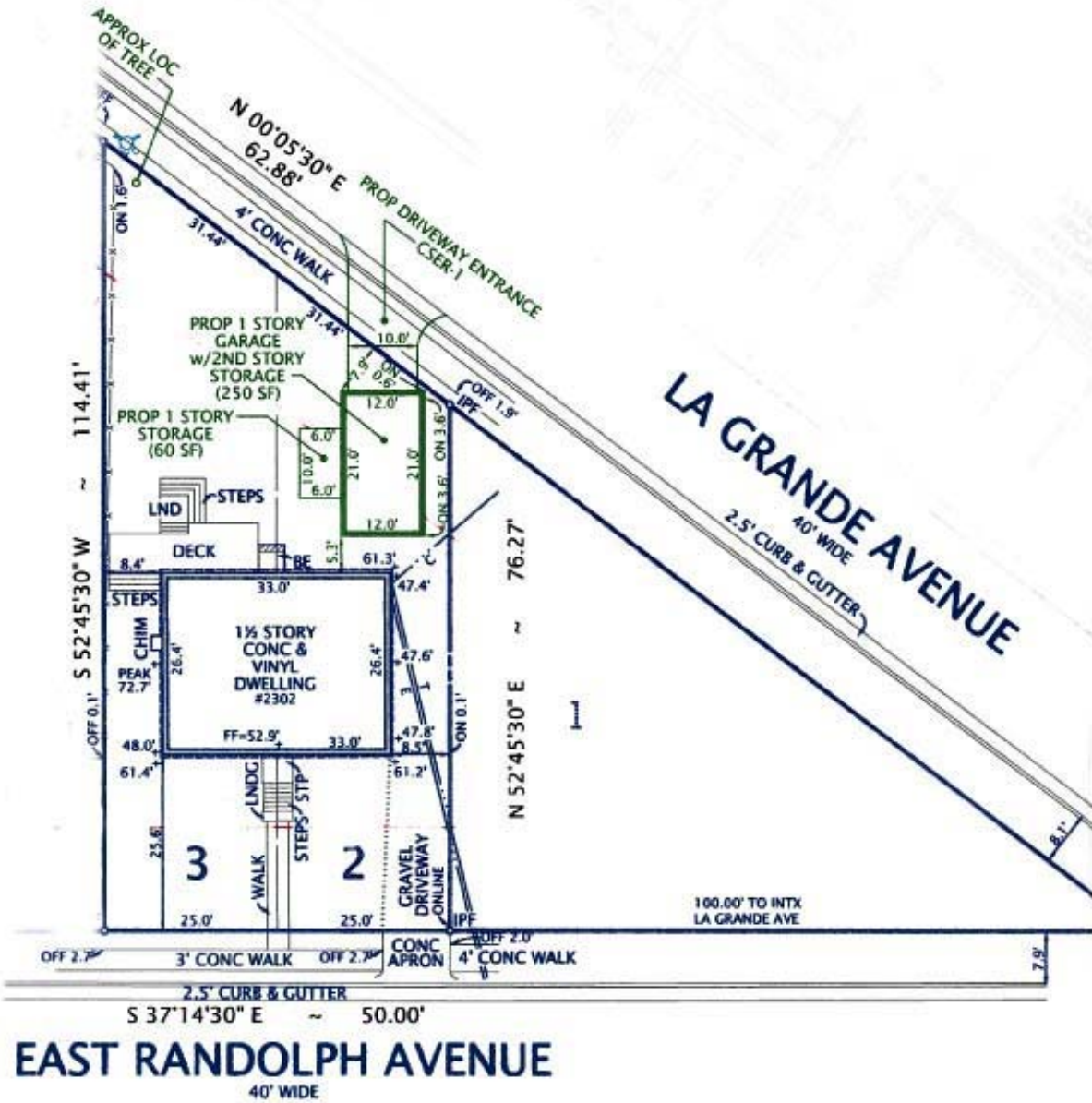
Historic Alexandria (Archaeology):

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

Other Requirements Brought to the Applicant's Attention:

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

XI. Images





A

**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 2302 East Randolph Avenue Zone R 2-5
 A2. 4800 x 0.45 = 2160
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	870	Basement**	870
First Floor	870	Stairways**	
Second Floor	573	Mechanical**	
Third Floor		Porch/Garage**	264
Porches/Other	264	Attic less than 5'**	
Total Gross*	2577	Total Exclusions	1134

B1. Existing Gross Floor Area *
 2577 Sq. Ft.
 B2. Allowable Floor Exclusions**
 1134 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
 1443 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	312	Stairways**	0
Second Floor	252	Mechanical**	0
Third Floor	0	Porch/Garage**	0
Porches/Other	0	Attic less than 5'**	0
Total Gross*	564	Total Exclusions	0

C1. Proposed Gross Floor Area *
 564 Sq. Ft.
 C2. Allowable Floor Exclusions**
 0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions 564 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2007 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2160 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 of 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.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

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

Signature: _____

Date: 06/08/2010

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MIZEREK/STEER VARIANCE REQUEST, 2302 RANDOLPH AVE, ALEXANDRIA, VA
MAY 26, 2010



Backyard View of Proposed Garage Location



Street View of Garage Location, Randolph/Le Grande



Rear left of backyard; 15' BRL



Front of house. Proposed garage located to the left and in the rear behind the fence.

File copy

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**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:
3-506 Bulk and open space regulations (A) Yard requirements
(2) Side yards. Each single-family dwelling shall provide two
side yards, each based on a setback ratio of 1:3...

PART A

1. Applicant: Owner Contract Purchaser Agent

Name RICHARD FLATHER

Address 2925 ELMESMEADE COURT
OAKTON, VA 22033

Daytime Phone 703-843-5996 243 5996

Email Address RFLATHER@COX.NET

2. Property Location 2302 RANDOLPH AVENUE

3. Assessment Map # 035.01 Block 05 Lot 02 Zone R 2-5

4. Legal Property Owner Name MIZEREK LAUREN, STEER KAREN

Address 2302 RANDOLPH AVENUE
ALEXANDRIA, VA 22301



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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. Richard Flather	2925 Elmesmeade Court Oakton, VA 22124	0%
2. Developing Solutions, Inc	2925 Elmesmeade Court Oakton, VA 22124	0%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2302 Randolph Ave (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.

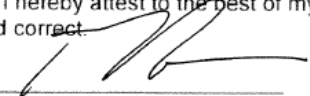
Name	Address	Percent of Ownership
1. Lauren Mizerek	2302 East Randolph Avenue Alexandria, VA 22301	50%
2. Karen Steer	2302 East Randolph Avenue Alexandria, VA 22301	50%
3.		

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.

5/26/2010 RICHARD FLATHER 
Date Printed Name Signature

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Alexandria City Council

William Euille, Mayor
Kerry Donnelly, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Steward Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

**Board of Architectural Review
Old and Historic District**

Thomas Hulfish, Chair
Oscar Fitzgerald
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

Christina Kelley, Chair
William Conkey
H. Richard Lloyd, III
Thomas Marlow
Douglas Meick
Philip Moffat
Deborah Rankin

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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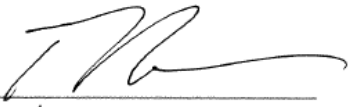
5. Describe request briefly:
Applicant proposes to erect a single-car garage with a
second-story storage area above the garage and a first-
floor storage area attached to the side of the garage.

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:

RICHARD FLATHER
Print Name
703-843-5996
Telephone


Signature
5/26/2010
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.

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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 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 pages where necessary.)

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

A. Explain how enforcement of the zoning ordinance will amount to confiscation of the property.

B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.

Section 3-506(A)(2) states the setback ratio is 1:3. The combination of the setback ratio of 1:3 and the existing 15' BRL (DB 183, PG 520) limits the use of the rear yard to add a detached garage. The available location for the proposed detached garage encroaches the 1:3 setback ratio for the side yard. This encroachment eliminates the availability of the proposed garage.

2. Is this hardship unique to the property?

A. Explain if the hardship shared by other properties in the neighborhood.

Several neighbors have shared similar hardships by adding additional storage or a garage to the rear of their property. More specifically, addresses 2305 East Randolph Avenue, 2303 East Randolph Avenue, & 2209 East Randolph Avenue have detached additions to the rear of their properties which encroach into setback ratios.

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B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

The combination of the 1:3 setback ratio and the 15' BRL strictly limits the rear of each property from adding most means for a garage or storage area that could be located to the furthest point of the rear property away from the residence.

3. Was the hardship caused by the applicant?

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

The 15' BRL and the 1:3 setback ratio both existed when the property was purchased. The owners did not realize at the time of purchase that modifications to their home would be limited.

B. Did the applicant purchase the property without knowing of this hardship?

The owners had intended to add improvements to the front and rear of the property at the time they purchased the home. It was not known at the time of their purchase that improvements to the front elevation of the home and storage additions to the rear of the home would be limited.

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

The home owners had drafted their ideas of improving the front and rear of the home after the purchase of their home on 12/12/08.

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

The hardship for the rear of the property has always existed. The setback requirements for the rear of the property does not invite garage or storage areas.

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

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

There is no known property detriments to the adjacent properties or the neighborhood in general. Several other properties in the neighborhood already have similar additions to their properties.

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

The proposed variance will not have an adverse effect on the adjacent and nearby properties. The new proposed addition will have features that will compliment the most recent alterations to the owners property. Recent modifications to the exterior of the primary residence will be matched in material and color.

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

The home owner has shared the designed drawings and discussed the improvements with all the surrounding neighbors. None of the adjoining neighbors expressed opposing concern to the proposed addition. Attached letters supporting the proposed addition are attached to the end of the application.

D. Explain how the proposed variance will change the character of the neighborhood.

The rear of the property where the proposed garage will be located will be most visible to the front of three properties on La Grande Ave and to the side of 2300A East Randolph Ave. The proposed variance will permit an attractive elevation of the front of a structure to be located in the rear of the property.

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

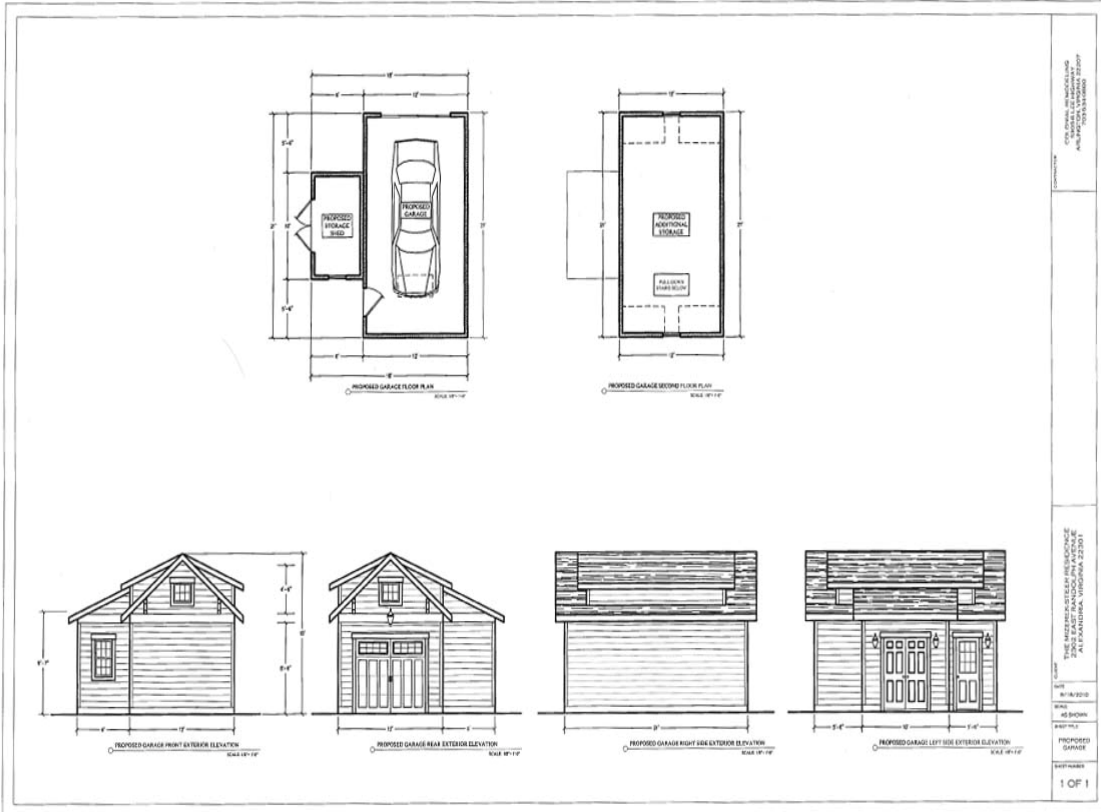
The owners feel they have exhausted other avenues by meeting several times with City of Alexandria Zoning representatives.

The Zoning Department recommended submitting a variance for the proposed garage as the only means of obtaining approval.

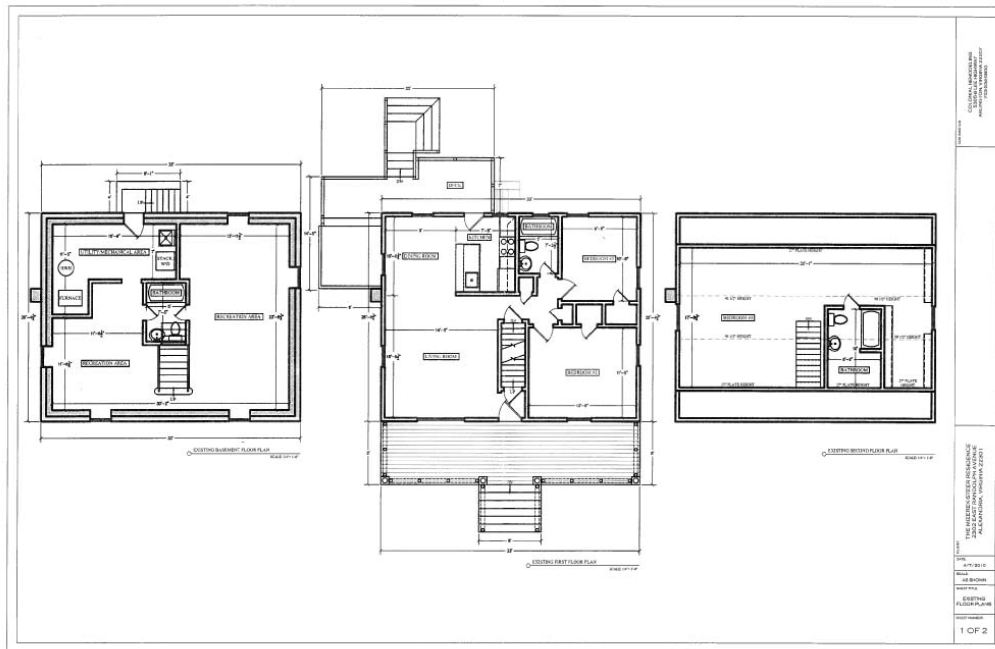
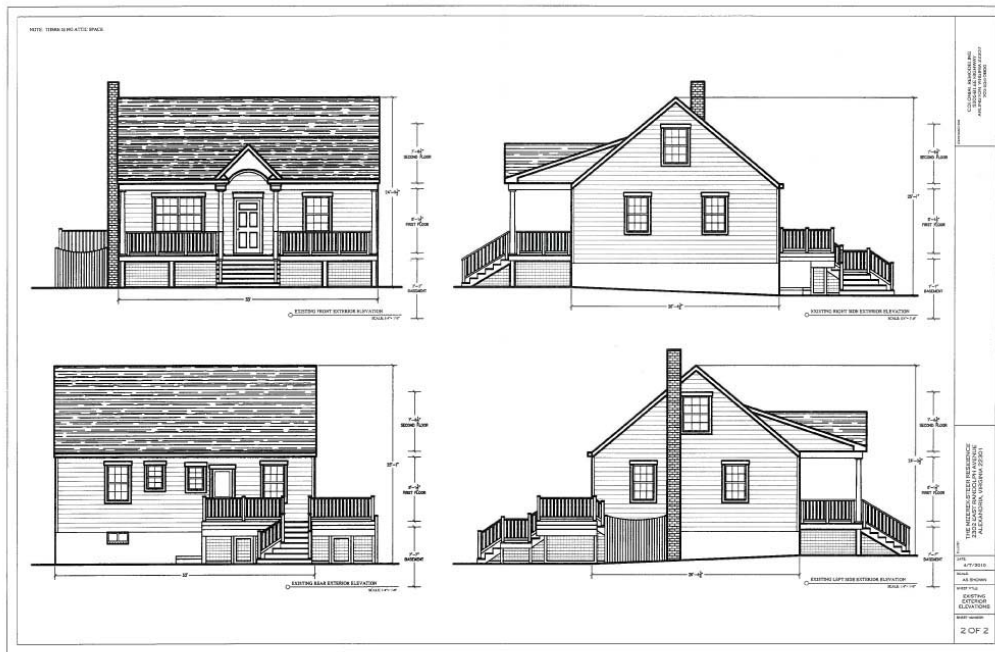
PART C

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

Other probable drawings all encountered the need for a variance because of the size, shape, and location of the lot. There is only one position on the lot that will allow for the construction of the proposed garage. Other locations on the property encroach too far into the setbacks.



BZA CASE #2010-0017



May 6, 2010

Lauren Mizerek & Karen Steer
2302 E Randolph Ave
Alexandria, VA 22301

Subject: City of Alexandria Board of Zoning Appeals Application for Variance Request.

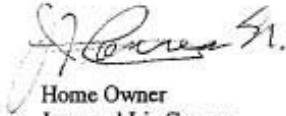
Dear Lauren and Karen:

As a long time resident of Alexandria, I am writing to express my full support in the anticipated decision to build a garage on your lot.

I understand through our discussion and by viewing the drawing plans provided, that based on similar lots in our area the proposed garage falls within the character of our Del Ray neighborhood.

I also understand that the structure will not be harmful, unsightly, or become a visionary hindrance. In fact, I feel that the new structure will have a positive effect on home values in the neighborhood.

Sincerely,



Home Owner
Juan and Iris Correa
2301 E Randolph
Alexandria, VA 22301



May 6, 2010

Lauren Mizerek & Karen Steer
2302 E Randolph Ave
Alexandria, VA 22301

Subject: City of Alexandria Board of Zoning Appeals Application for Variance Request.

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Sincerely,



Home Owner
Preston R Peace
2300 A E Randolph Ave
Alexandria, VA 22301



May 6, 2010

Lauren Mizerek & Karen Steer
2302 E Randolph Ave
Alexandria, VA 22301

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Sincerely,



Home Owners
Dominic Frinzi and Amy Schumaier
2303 La Grande Ave
Alexandria, VA 22301



May 6, 2010

Lauren Mizerek & Karen Steer
2302 E Randolph Ave
Alexandria, VA 22301

Subject: City of Alexandria Board of Zoning Appeals Application for Variance Request.

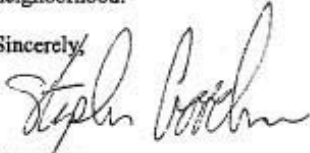
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Sincerely,



Home Owner
Stephen Goodman
2300 E Randolph Ave
Alexandria, VA 22301



May 6, 2010

Lauren Mizerek & Karen Steer
2302 E Randolph Ave
Alexandria, VA 22301

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Sincerely,



Home Owners
Richard Harrelson and Luisa Paucchi
2303 E Randolph Ave
Alexandria, VA 22301

