

Docket Item #2
BZA CASE #2010-0026

Board of Zoning Appeals
November 11, 2010

ADDRESS: 212 E. MONROE AVENUE
ZONE: R-2-5, RESIDENTIAL
APPLICANT: KEITH AND MARY BURNER, OWNERS, BY STEPHEN KULINSKI, ARCHITECT

ISSUE: Variance to rebuild and enlarge an existing one car garage to a two car garage in the required west side yard

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-506(A) (2)	Side Yard (West)	7.00 ft	1.00 ft	6.00 ft

BOARD OF ZONING APPEALS ACTION OF NOVEMBER 11, 2010: On a motion to defer by Mr. Lantzy, seconded by Ms. Lewis, the variance was deferred by a vote of 7 to 0.

Reason: The Board deferred the case to allow the applicants more time to explore alternatives.

Speakers:

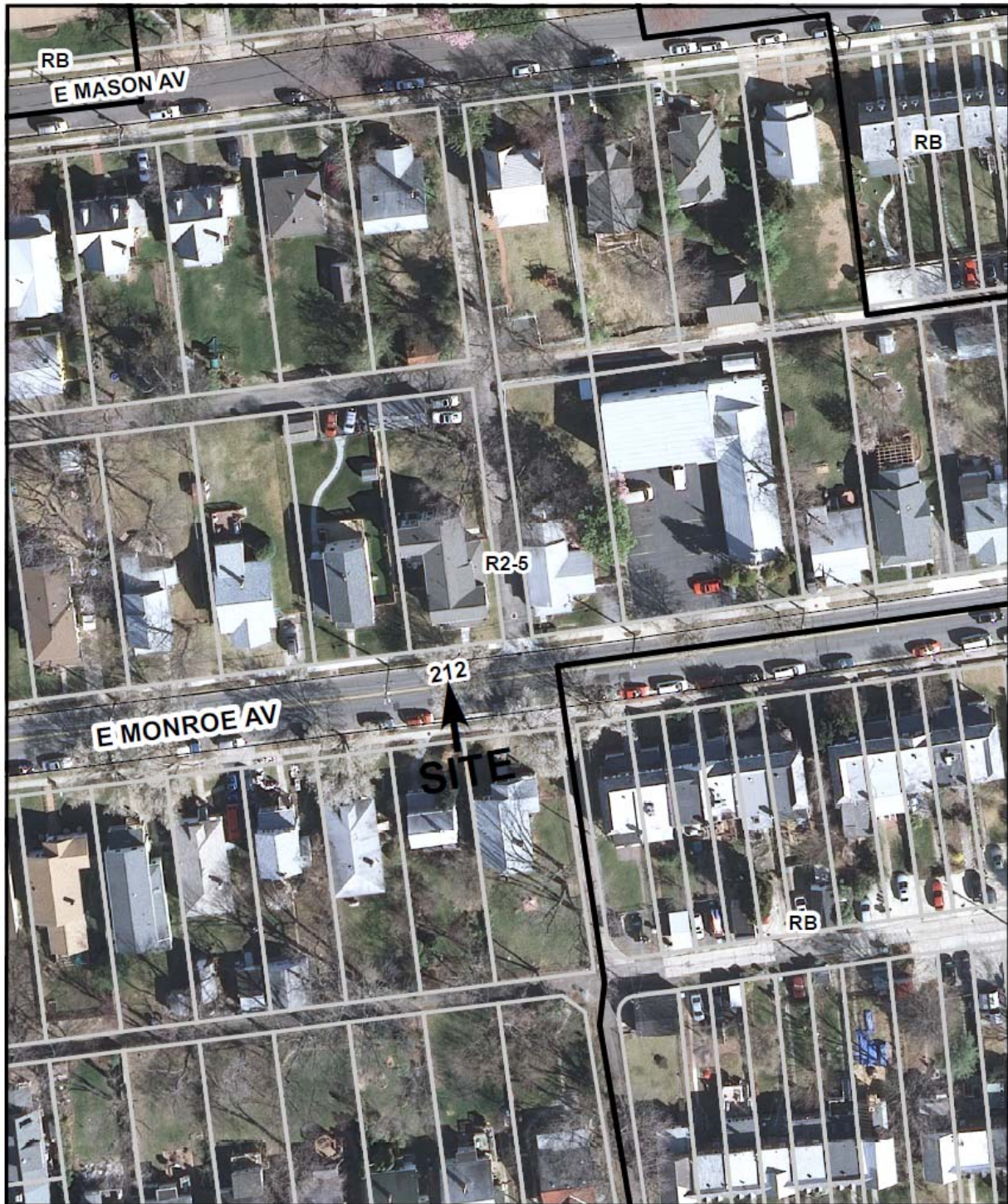
Stephen Kulinski, architect and Keith Burner, owner, made the presentation.

Kim Arrigo, neighbor at 210 East Monroe Avenue, spoke in support.

Dan Mulvaney, neighbor at 208 East Monroe Avenue, spoke in support.

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

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



BZA CASE #2010-0026 CONTEXT MAP



I. Issue

The applicants propose to rebuild and enlarge a detached one-story garage at 212 East Monroe Avenue. The existing one car garage will be enlarged to a two-car garage.

II. Background

The subject property is comprised of one lot of record with 50.00 feet of frontage facing East Monroe Avenue, a depth of 135.00 feet and contains 6,750 square feet of lot area. The subject property is a complying lot. The minimum lot area required for an R-2-5 zone interior lot is 5,000 square feet. Real Estate Assessment records indicate the home was rebuilt in 2007 due to structural damage. A rear addition was also built.

An existing detached one-car garage is located on the west side property line and north rear property line. Two public alleys boarder the subject property along the north and east property line and provide access to the garage. Both alleys are 15.00 feet wide. The existing garage is 10.66 feet in height from grade to the top of roof, measures 28.50 feet by 12.66 feet wide and totals 360.81 square feet. The existing garage is deemed a legal noncomplying structure because it does not comply with minimum 7.00 feet side yard setback for an R-2-5 zone lot facing the west side yard property line. The existing garage complies with the rear yard setback requirement when half the alley width is applied to the rear yard setback.

The applicants indicate the existing garage is in poor shape and requires rebuilding. Relocating the garage in compliance with the R-2-5 zone side and rear yard setbacks would prevent reasonable access and maneuvering into the garage from the east side alley.

III. Description

The applicants plan to demolish the existing garage and build a larger, wider and taller building to accommodate two vehicles. The following are the proposed changes to the existing garage:

- (1) The replacement garage measures 28.50 feet by 24.00 feet and totals 684 square feet nearly twice the size of the existing garage (an increase in floor area of 360 square feet)
- (2) The new garage will be taller in overall height than its predecessor. The new garage will be 17.00 feet in height from the grade to the top of the roof. The existing garage is 10.00 feet in overall height.
- (3) The replacement garage will not be located in the same location as the existing garage, but will in fact be placed 1.00 feet from the rear north property line and 1.00 feet from the west side property line.

- (4) The new garage will increase parking from one vehicle to two vehicles.

The applicants state the proposed construction of a new larger garage will raise nearby property values and improve passage in the alley since the structure will no longer be built up to the north rear alley. The new garage will be located 1.00 feet from the north rear property line and 1.00 feet from the west side property line. Based on a building height of 12.33 feet to the midpoint of the gable roof facing the west side yard, a side yard setback of 7.00 feet is required. The proposed garage will be placed 1.00 feet from the west side property line. The applicants request a 6.00 feet variance from the west side property line. The proposed garage will be placed 1.00 feet from the north rear property line. Based on a building height of 8.00 feet to the roof eave of the new garage facing the north rear property line and applying the one-half of the width of the alley to the applicable rear setback or 7.50 feet, the proposed garage is in compliance with the rear yard setback.

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 residential land use.

V. Requested variance

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

The R-2-5 zone requires a minimum 7.00 side yard setback or one-third the building height whichever is greater. Based on the building height of 12.33 feet to the midpoint of the gable roof, a side yard setback of 7.00 feet is required facing the west side yard property line. The new garage structure will be placed 1.00 feet from the west side property line. The applicants request a variance of 6.00 feet from the west side property line.

VI. Noncomplying structure

The existing garage at 212 East Monroe Avenue is a noncomplying structure with respect to the following:

<u>Subject</u>	<u>Requirement</u>	<u>Existing</u>	<u>Noncompliance</u>
Floor Area	250 sq ft	360 sq ft	+110 sq ft
Side Yard (West)	7.00 ft	0.00 ft	7.00 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. Applicants' Justification for Hardship

The applicants' justification for hardship is that the subject property is unique in that it abuts two alleys along the side and rear property lines and that the existing garage is an existing noncomplying structure.

IX. Staff Analysis

The applicants' justification for hardship does not rise to the level of confiscation nor prevent the reasonable use of the property specifically as it is applied to construction of a new two-car garage in place of the existing one-car garage.

The subject property has no unusual lot characteristics. It is flat with no topographic condition that will prohibit the use of the lot or require that the garage be constructed within the required 7 foot side yard setback. Other properties within the neighborhood

BZA CASE #2010-0026

are similar in size and lot configuration. The subject property has similar characteristics to other neighboring properties and those properties have accessory garages one story in height and accommodate one vehicle.

The applicants have several options available to them to build a detached garage. The City has adopted infill regulations that specifically encourage single-family lots to consider building detached one-story garages at the rear of the property. If no garage existed on the lot, the applicants' lot would qualify to build a one-car, 250 square feet garage within one foot of the rear and side property lines or 3.00 feet from the property lines if windows were proposed. Alternatively, the applicants could rebuild the existing non-complying garage at the same configuration and height without a variance.

Staff continues to believe that the applicants currently have a reasonably sized garage that could be repaired to meet their needs without a variance. The applicants request to double the size of the existing garage and increase its height would be detrimental to the neighborhood, an accessory structure that will be less subordinate to the main house as required by the zoning regulations and possibly diminish the value of adjoining properties.

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

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 5-6-224 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)
- R-7 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-8 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)
- 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 5-6-224 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). (T&ES)
- 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. (T&ES)
- 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 storm water drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-6 Any work within the right-of-way, to include public alleys, requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

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 Administration 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 current 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 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.

Recreation (Arborist):

- F-1 No specimen 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:

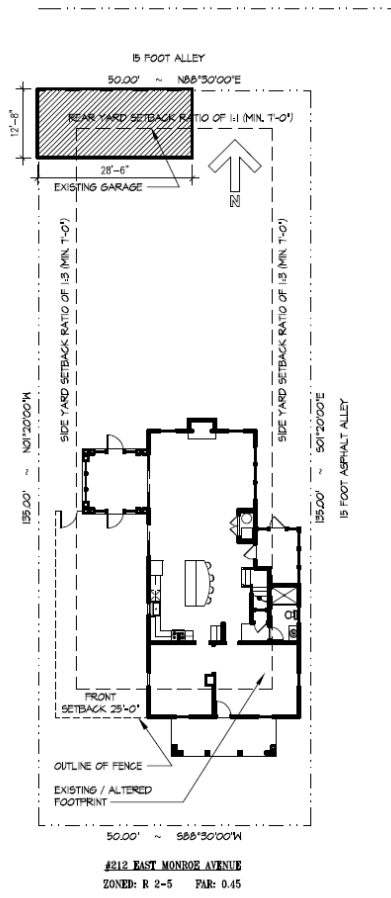
- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

X. Images

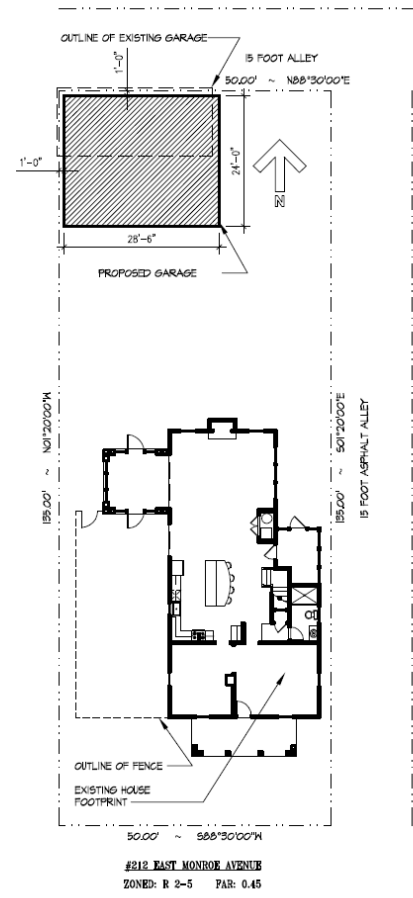








1 SITE PLAN - EXISTING GARAGE
Z1 SCALE: 1" = 20'-0"



2 SITE PLAN - PROPOSED GARAGE
Z1 SCALE: 1" = 20'-0"

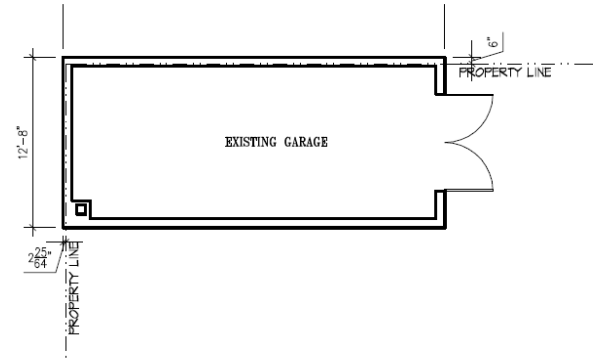


BURNER RESIDENCE GARAGE
212 EAST MONROE AVE., ALEXANDRIA, VA 22301
PROPOSED GARAGE REBUILD

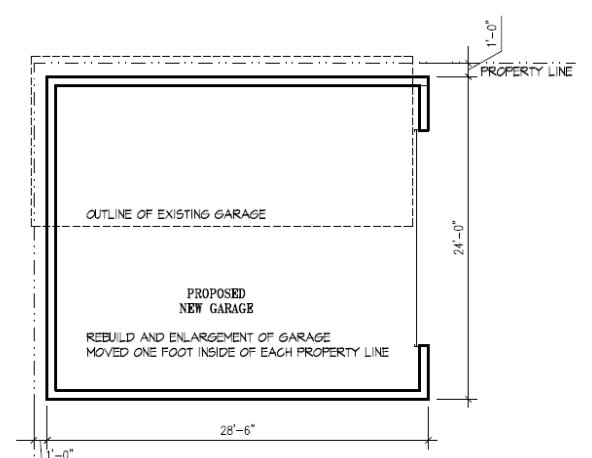
SHEET NUMBER

Z1

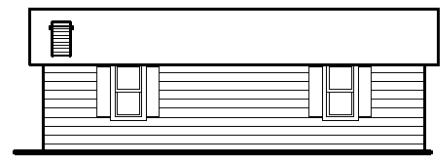
2010 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



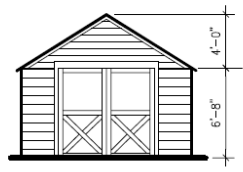
1 EXISTING GARAGE PLAN
Z2 SCALE: 1/8" = 1'-0"



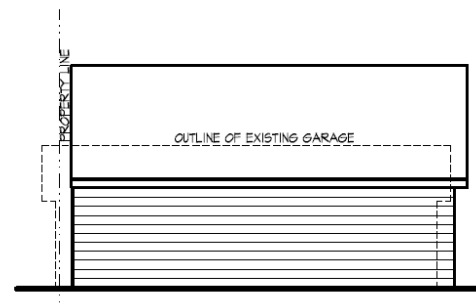
2 PROPOSED GARAGE PLAN
Z2 SCALE: 1/8" = 1'-0"



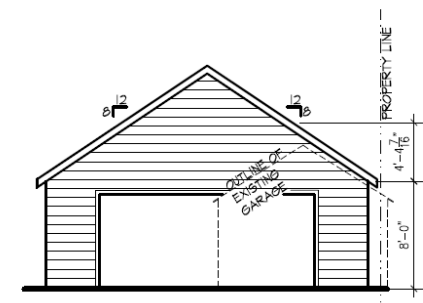
3 EXIST. SOUTH ELEV.
Z2 SCALE: 1/8" = 1'-0"



4 EXIST. EAST ELEV.
Z2 SCALE: 1/8" = 1'-0"



5 PROPOSED SOUTH ELEVATION
Z2 SCALE: 1/8" = 1'-0"



6 PROPOSED EAST ELEVATION
Z2 SCALE: 1/8" = 1'-0"

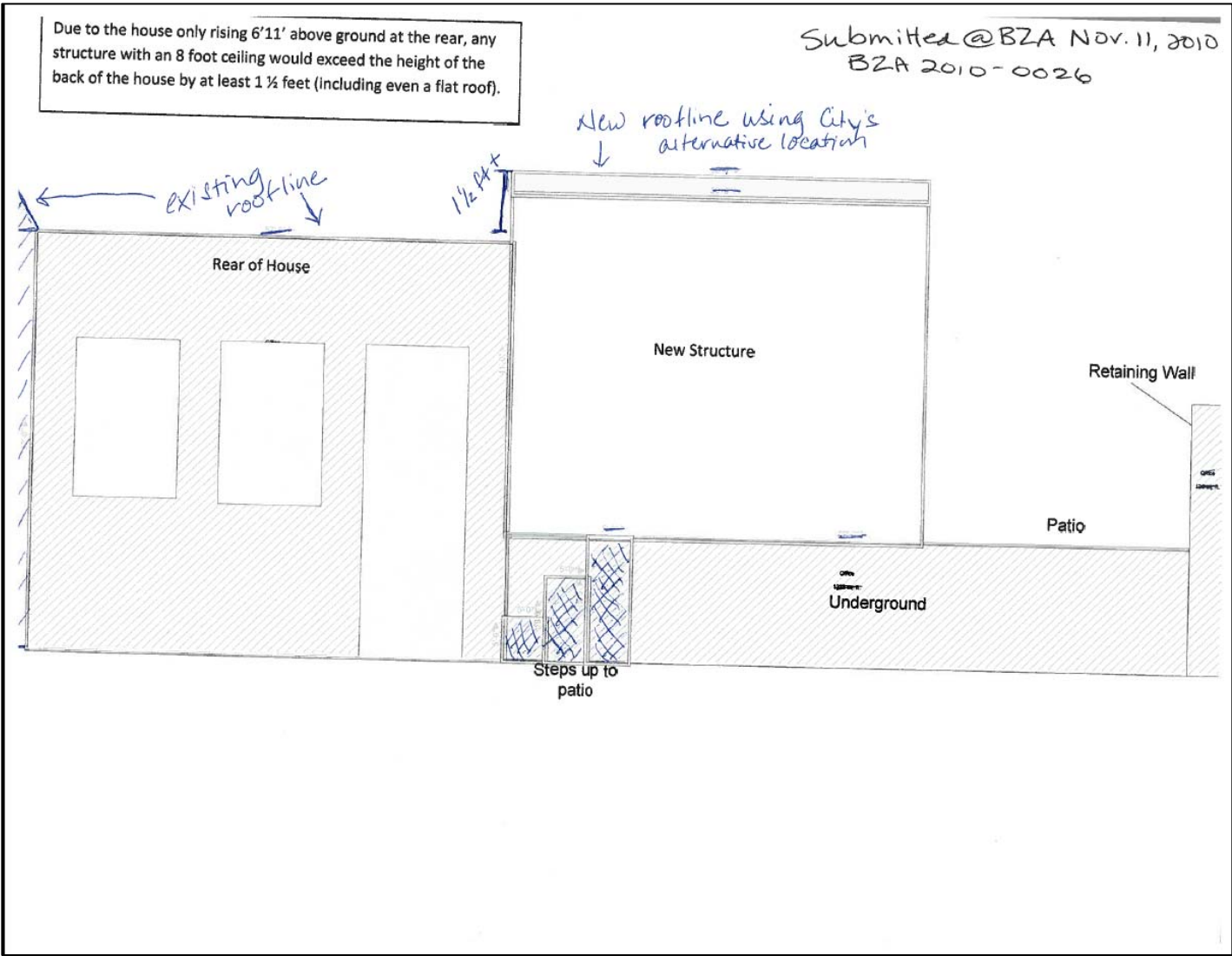
BURNER RESIDENCE GARAGE
212 EAST HUNTERS AVE., ALEXANDRIA, VA 22301

PROPOSED GARAGE REBUILD

SHEET NUMBER

Z2

2010 © KULINSKI GROUP ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF KULINSKI GROUP ARCHITECTS



BZA Case # 2010-0026



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

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

SEC 3-506(2)

PART A

1. Applicant: Owner Contract Purchaser Agent

Name STEPHEN KULINSKI (KULINSKI GROUP ARCHITECTS)

Address 104 N. WEST STREET

Daytime Phone 703 836 7243

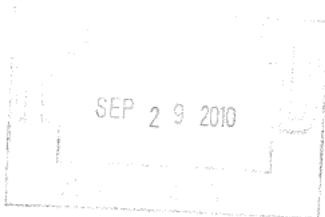
Email Address STEVE@KULINSKIGROUP.COM

2. Property Location 212 E. MONROE AVE

3. Assessment Map # 043.02 Block 06 Lot 12 Zone R-2-5

4. Legal Property Owner Name KEITH or Mary BURNER

Address 212 E. MONROE AVE



BZA 2010-0026

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. STEPHEN KULUSKI	104 N. WEST ST.	100%
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 212 E. MONROE (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.

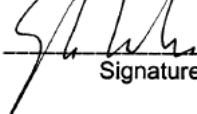
Name	Address	Percent of Ownership
1. KEITH BURNER	212 E. MONROE	100%
2. MARY BURNER	212 E. MONROE	100%
3.		

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. KEITH BURNER	NONE	ZONING CITY COUNCIL
2. MARY BURNER	NONE	ZONING CITY COUNCIL
3. STEPHEN KULUSKI	NONE	ZONING CITY COUNCIL

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.

9.29.10 STEPHEN KULUSKI 
 Date Printed Name Signature

Alexandria City Council

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

Planning Commission

John Komoroske, Chair
H. Stewart 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, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

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.

BZA Case # 2010-0026

5. Describe request briefly:
REQUEST TO REBUILD & ENLARGE NON-CONFORMING
CARAGE. NEW CARAGE WILL BE MOVED
ONE FOOT INSIDE PROPERTY LINES ON NORTH
& WEST SIDES.

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:

STEPHEN KULINSKI
Print Name

703 636 7243
Telephone

[Signature]
Signature

9-29-10
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.

BZA Case # 2010-0026

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.

N/A

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

THE EXISTING GARAGE IS IN POOR SHAPE AND NEEDS TO BE REBUILT. MOVING THE GARAGE FORWARD WOULD PREVENT REASONABLE ACCESS FOR VEHICLES INTO THE GARAGE FROM THE ALLEY

2. Is this hardship unique to the property?

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

NO. THE PROPERTY IS UNIQUE IN THAT IT IS ABUTTED BY REAR AND SIDE ALLEY AND HAS AN EXISTING NON-CONFORMING STRUCTURE

BZA Case # 2010-0026

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.

DOES NOT APPLY GENERALLY TO OTHER PROPERTIES IN THE SAME ZONE

3. Was the hardship caused by the applicant?

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

YES

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

YES - THEY ASSUMED THE WHOLE PROPERTY WAS IN CONFORMANCE WITH ZONING

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

WHEN THE GARAGE WAS BUILT, ASSUMED OVER SIXTY YEARS AGO

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

NO

BZA Case # 2010-0026

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.

IT WILL ENHANCE THE AREA OF THE NEIGHBORHOOD IT WILL ALSO ALLOW THE REAR PORTION OF THE GARAGE TO BE MOVED FURTHER FROM THE BACK ALLEY ONE FOOT ONTO THE PROPERTY LINE AND WILL MAKE THE ALLEY MORE ACCESSIBLE

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

IT WILL IMPROVE THE OVERALL APPEARANCE OF THE ALLEY AND RAISE THE PROPERTY VALUE OF THE INDIVIDUAL PROPERTY WHICH WILL RAISE THE COMPARABLE VALUE OF ADJACENT PROPERTIES

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.

HAS DISCUSSED THEM WITH THE NEIGHBOR AND EXPECTS TO SUBMIT A LETTER OF SUPPORT FOR THE PROPOSED VARIANCE PRIOR TO THE HEARING

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

IT SHOULD NOT CHANGE THE CHARACTER THERE ARE SEVERAL NEARBY PROPERTIES WITH THE SAME SCALE ALLEY GARAGES.

BZA Case # 2010-0026

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

WE HAD DISCUSSED THE PROJECT WITH ZONING OFFICIALS AND DID NOT SEE ANY ALTERNATIVE REMEDIES.

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.

THE CLIENT HAS CONSIDERED ALTERNATIVE SCHEMES. NONE PRESENTED THEMSELVES AS SATISFACTORY

MOVING THE GARAGE OFF OF THE WESTERN PROPERTY LINE WOULD CREATE AN IMPEDIMENT TO ALLEY USES BY CREATING A BLIND CORNER BETWEEN THE EASTERN AND NORTHERN ALLEYS. THIS REDUCING THE SAFETY OF THE ALLEY FOR THE NEIGHBORS WHO USE IT ON A DAILY BASIS TO ACCESS THEIR PARKING. THERE IS NO PARKING ALLOWED ON THE NORTH CURB OF MONROE. THIS GENERATES THE DAILY USE OF THE ALLEY FOR NEIGHBORS WHO PARK IN THEIR REAR YARDS.

BZA 2010-0026



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 212 E. MONROE Zone R 2-5
 A2. 6,750 x .45 = 3,037.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	1457	Basement**	1457
First Floor	1457	Stairways**	205
Second Floor	1329	Mechanical**	12
Third Floor		Porch/Garage**	138
Porches/Other	138	Attic less than 5**	—
Total Gross*	4,381	Total Exclusions	1,812

B1. Existing Gross Floor Area *
4381 Sq. Ft.
 B2. Allowable Floor Exclusions**
1812 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
2,569 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	250
Porches/Other	684	Attic less than 5**	
Total Gross*	684	Total Exclusions	250

C1. Proposed Gross Floor Area *
684 Sq. Ft.
 C2. Allowable Floor Exclusions**
250 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
434 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3,003 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3,037.5 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.

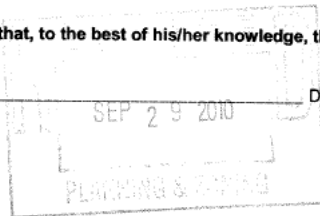
E. Open Space Calculations Required in RA & RB zones

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: [Signature]

Date: 9.29.10 13



KIMBERLEY E. ARRIGO
210 E. MONROE AVE.
ALEXANDRIA, VIRGINIA 22301
703-684-0876

November 8, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

To whom it may concern:

I am the homeowner of 210 E. Monroe Avenue. I have reviewed, and Mr. Keith Burner has explained, the details of BZA CASE #2010-0026. I understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down the existing one car garage and put up a new 2 car garage 1.0 foot from the north side property line and 1.0 foot from the west side property line.

I have no objections to this variance and offer my support. Please feel free to call if you have any questions.

Sincerely,


Kim Arrigo



Annette M. Pruss
1445 West Wolfram Street
Chicago, IL 60657
773-528-8220

November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

Dear Board,

I have reviewed and have been explained BZA CASE # 2010-0026. I understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line. I am comfortable with this variance and offer my support. Please feel free to call if you should have any questions.

Regards,

Annette M. Pruss

Annette M. Pruss

Owner of 214 East Monroe Avenue in Alexandria, VA 22301



November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

Board,

We have reviewed and have been explained BZA CASE # 2010-0026. We understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

We are comfortable with this variance and offer our support. Please feel free to call if you should have any questions.

Regards,

[Handwritten signature]
for P. W. Schow
Gran Schow & Schow, P.C.

215 E. MASON AVE.
ALEXANDRIA, VA. 22301



*Margot E. Poole
213 E. Mason Ave.
Alexandria, VA 22301*

November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

Board,

I have reviewed and have been explained BZA CASE # 2010-0026. I understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

I am comfortable with this variance and offer my support. Please feel free to call if you should have any questions.

Regards,

Margot Poole



November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

Board,

We have reviewed and have been explained BZA CASE # 2010-0026. We understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

We are comfortable with this variance and offer our support. Please feel free to call if you should have any questions.

Regards,



DAN MULVANEY
208 E. MONROE AVE
ALEXANDRIA VA 22301



Christine Gail Ballard
217 E. Mason Ave.
Alexandria, VA 22301

November 6, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

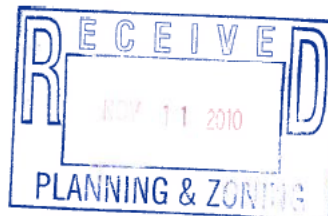
Board,

I have reviewed and have been explained BZA CASE # 2010-0026. I understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

I am comfortable with this variance and offer my support. Please feel free to call if you should have any questions.

Regards,

Christine Ballard



Donald Damstetter
Gail Stenger
219 E. Mason Ave.
Alexandria, VA 22301

November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314


Re: BZA CASE # 2010-0026

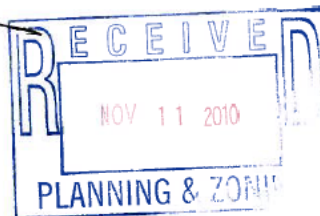
Board,

We have reviewed and have been explained BZA CASE # 2010-0026. We understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

We are comfortable with this variance and offer our support. Please feel free to call if you should have any questions.

Regards,


Donald Damstetter
219 E MASON AVE
ALEX, VA 22314



Donald Damstetter
Gail Stenger
219 E. Mason Ave.
Alexandria, VA 22301

November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

Board,

We have reviewed and have been explained BZA CASE # 2010-0026. We understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

We are comfortable with this variance and offer our support. Please feel free to call if you should have any questions.

Regards,



Gail Stenger
219 E Mason Ave
Alex VA 22301



Submitted on 11/11/10 BZA
BZA 2010-0026

City of Alexandria
301 King St.
Alexandria, VA 22314

To Whom It May Concern:

I have reviewed the architectural plan for a screened porch to be built over the existing patio at 148 N. Early St. and approve the project as it is represented in those drawings.

Sincerely,



Katja Schweider
150 North Early St
Alexandria, VA 22304

Submitted @ 11/11/10 BZA
BZA 2010-0026

Katherine Whitley
3824 Taft Avenue
Alexandria, VA 22304

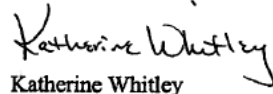
November 10, 2010

City of Alexandria
Zoning Board
Alexandria, VA 22314

To Whom It May Concern:

I have reviewed the variance request and plans for a screened porch at 148 N. Early Street that the Lindgrens submitted to the City. I believe it will be a nice improvement to their house and I think the project should be approved.

Sincerely,


Katherine Whitley

Submitted@BZA
Nov. 11, 2010

November 5, 2010

City of Alexandria
Department of Planning and Zoning
301 King Street, City Hall, Room 2100
Alexandria, VA 22314

Re: BZA CASE # 2010-0026

Board,

We have reviewed and have been explained BZA CASE # 2010-0026. We understand the project at 212 E. Monroe Avenue and understand that a variance is needed to tear down existing one car garage and put up new 2 car garage 1.00 foot from the north side property line and 1.00 foot from the west side property line.

We are comfortable with this variance and offer our support. Please feel free to call if you should have any questions.

Regards,

