

Docket Item #1  
BZA CASE # 2010-0031

Board of Zoning Appeals  
January 13, 2011

**ADDRESS:** 3416 OLD DOMINION BOULEVARD  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** ANTHONY AND JENNIFER RODA, OWNERS, BY KIM BEASLEY, ARCHITECT

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

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
7-2503(A)	Front Setback	27.13 feet*	22.20 feet	4.93 feet

\* Established front yard setback on the northwest side of Old Dominion Boulevard between Halcyon Drive and Tennessee Avenue.

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**BOARD OF ZONING APPEALS ACTION OF JANUARY 13, 2011:** On a motion to approve by Mr. Lantzy, seconded by Mr. Zander, the special exception was approved by a vote of 5 to 0.

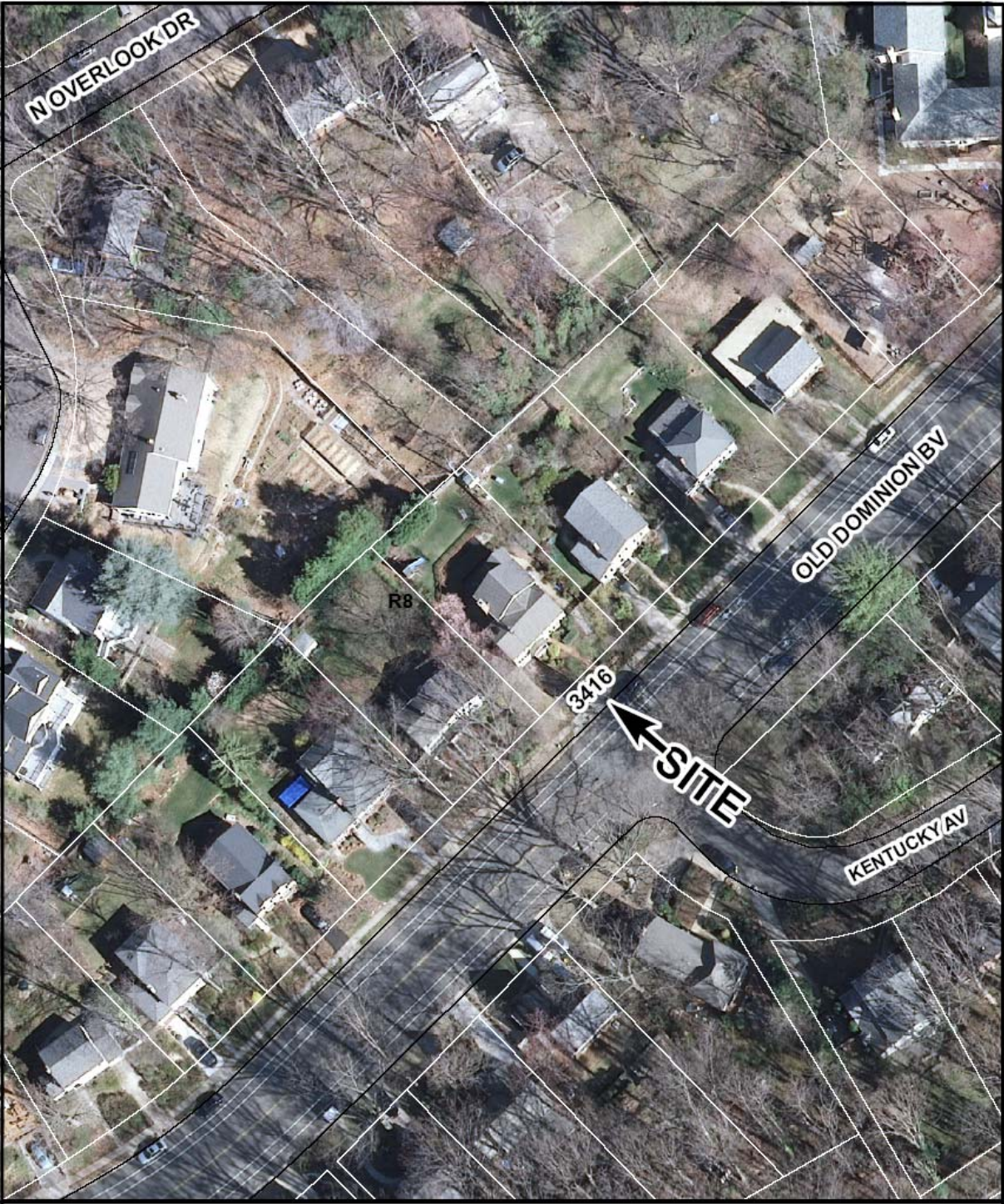
Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Kim Beasley, architect, made the presentation.

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

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



**BZA CASE #2010-0031 CONTEXT MAP**





**I. Issue**

The applicants are proposing to construct an open front porch, an enclosed front entry foyer, a side addition and two rear additions at 3416 Old Dominion Boulevard. The open front porch is proposed forward of the established front setback and requires a special exception.

**II. Background**

The subject property is one lot of record with 60.00 feet of frontage facing Old Dominion Boulevard and a depth of 120.00 feet. The property contains 7,200 square feet of lot area and is substandard for single family dwelling in the R-8 zone, where the minimum lot area is 8,000 square feet. The property complies with the minimum lot width and frontage for an R-8 zoned single family lot.



The property is currently developed with a two-story single family dwelling located 29.70 feet from the front property line, 9.90 feet from the north side property line, 15.40 feet from the south side property line and 45.00 feet from the rear property line. The established front setback is 27.13 feet. According to real estate records the house was constructed in 1940.

**III. Description**

The applicants propose the following improvements to the subject property:

1. Construct an open front porch 22.20 feet from the front property line, 4.93 feet forward of the established front setback along Old Dominion Boulevard. The one-story open porch will measure 25.00 feet in width by 7.50 feet in depth, a total of 187.50 square feet, exclusive of the 1.00 foot overhang. 18.64 square feet of the porch will be enclosed to serve as a front entry foyer. The porch will measure 11.50 feet in height measured from grade to the midpoint of the gable portion of the roof facing Old Dominion Boulevard. A special exception is required to construct the open front porch forward of the established front setback. The established front setback along the northeast side of Old Dominion Boulevard between Halcyon Drive and Tennessee Avenue 27.13 feet.
2. Build an enclosed front entry foyer within the footprint of the proposed open front porch. The proposed foyer will measure 8.00 feet in length by 2.33 feet in depth, a total of 18.64 square feet. The enclosed foyer is incorporated under the roof of the proposed front porch. The foyer will be located 27.37 feet from the front property

line, in compliance with the established front setback along the northwest side of Old Dominion Boulevard between Halcyon Drive and Tennessee Avenue.

3. The applicants are also proposing a two-story rear addition. The proposed addition will measure approximately 16.00 feet by 11.50 feet. The addition measures 19.50 feet from grade to the roof eave facing the south side yard. The addition will be located 12.90 feet from the south side property line and complies with zoning.
4. The applicants are also proposing a small one-story rear addition which will measure 13.50 feet in length and 2.00 feet in width and totals 27 square feet. The addition will measure 9.00 feet from grade to the midpoint of the roof facing the side yards. The proposed addition complies with zoning.
5. Additionally, the applicants are proposing to add a small one-story addition on the north elevation, measuring 8.00 feet in length and 1.90 feet in width and totals 15.20 square feet. The addition will be located 8.00 feet from the north side property line, in compliance with the side yard setback.

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:**

**7-2503(A), Established Front Setback**

The applicants request a special exception of 4.93 feet from the required front yard setback of 27.13 feet (based on the established front yard setback on the northwest side of Old Dominion Boulevard between Halcyon Drive and Tennessee Avenue).

**VI. 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.

**VII. Staff Conclusion**

While there are no other similar porches in the immediate neighborhood, the modest design and size of the porch are compatible with character of the existing dwelling. The porch must remain open and will not impair light or air to adjacent properties. The proposed porch is unlikely to negatively impact the neighborhood or the character of the existing home.

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



**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 stormwater 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 Parcel is located in Marine Clay Area. (T&ES)
- F-2 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;

**BZA CASE #2010-0031**

- 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.

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 stormwater 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 requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

F-1 No comments relative to variance request

C-1 A building permit is required for the proposed work. Submit five sets of drawings with the permit application.

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.













RODA RESIDENCE  
5106 OLD DOMINION BLVD  
ALEXANDRIA, VA 22305

Beady Architectural Group, LLC  
11 Farnam Street  
Alexandria, VA 22305

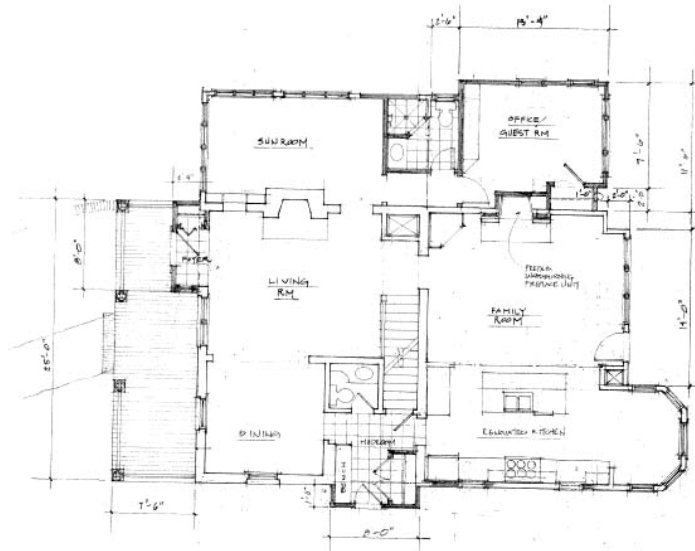


RODA RESIDENCE

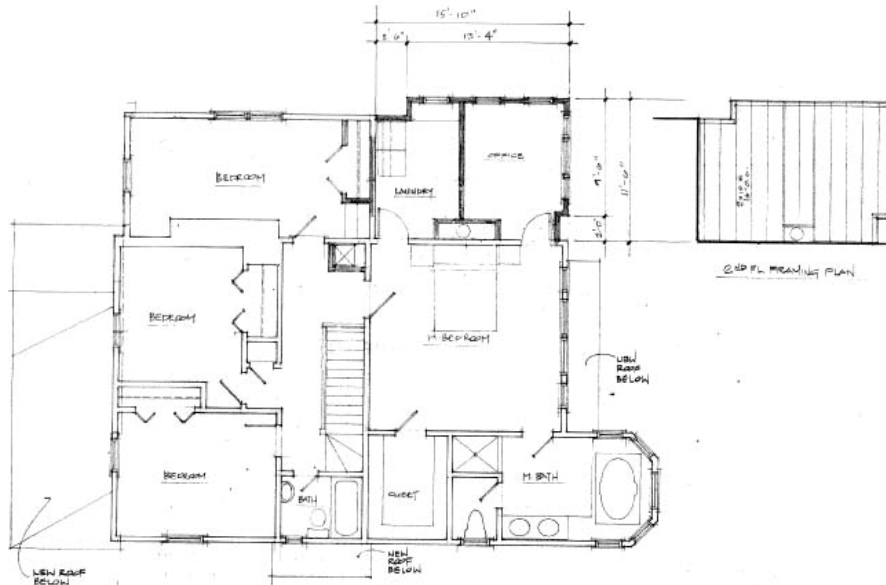
Beady Architectural Group, LLC  
11 Farnam Street  
Alexandria, VA 22305







ROSTA RESIDENCE  
FIRST FLOOR PLAN 8/11/10  
3416 OLD DOMINION BLVD.  
11.8.10



ROSTA RESIDENCE  
SECOND FLOOR PLAN 8/11/10  
3416 OLD DOMINION BLVD.

BZA Case # 2010-0031



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR PORCHES**

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

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

1. Applicant:  Owner  Contract Purchaser  Agent

Name KIM ALLEN BEASLEY

Address 11 FORREST STREET  
ALEXANDRIA, VA 22305

Daytime Phone 703-965-7390

Email Address rktectkim@aol.com

2. Property Location 3416 OLD DOMINION BLVD.

014.02-06-09  
3. Assessment Map # \_\_\_\_\_ Block 29 Lot 9 Zone R.B

4. Legal Property Owner Name ANTHONY J. RODA / JENNIFER A. RODA

Address 3416 OLD DOMINION BLVD.  
ALEXANDRIA, VA 22305

BZA Case # 2010-0031

5. Describe request briefly :

SPECIAL EXCEPTION TO CONSTRUCT A COVERED OPEN  
PORCH 8' x 26' IN THE REQUIRED FRONT YARD  
FACING OLD DOMINION BLVD.

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:

KIM A. BEASLEY, ARCHITECT   
Print Name Signature  
703-965-7390 11/29/10  
Telephone 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 # 2010-0031

**PART B** (SECTIONS 11-1302(C) and 11-1304)

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

1. Please provide the following details of the proposed porch:
  - a. Porch projection from front building wall to deck edge 7.5'
  - b. Length of building wall where porch is to be built 34.8'
  - c. Length of porch deck 25'-0"
  - d. Depth of overhang 1 FT.
  - e. Distance of furthest projecting porch element from the front property line 21.7 FT.
  - f. Overall height of porch from finished or existing grade 1'-8"
  - g. Height of porch deck from finished or existing grade 11'-8"

2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.  
THE EXISTING HOME WAS CONSTRUCTED ON A VERY STEEP SLOPE WITH THE FRONT WALL LOCATED 29.7' FROM THE FRONT PROPERTY LINE.

3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.  
THE SPECIAL EXCEPTION, IF GRANTED, WILL NOT HARM THE ADJACENT PROPERTIES OR IMPACT THE NEIGHBORHOOD IN ANY HARMFUL WAY.

4. Explain how the proposed porch will affect the light and air to any adjacent property.  
THE PROPOSED PORCH WILL NOT ADVERSELY AFFECT LIGHT AND AIR TO ANY ADJACENT PROPERTIES.

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

BZA Case # 200-0031

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

THE PROPOSED OPEN PORCH HAS A SIMPLE  
HIPED ROOF WITH AN ARCHED/GABLE  
ABOVE THE FRONT DOOR. THE PORCH IS  
SUPPORTED WITH 10" DIAMETER ROUND  
COLUMNS AND TRADITIONAL RAILING DETAILS.  
THE PROPOSED OPEN PORCH IS COMPATIBLE  
WITH THE DESIGN AND CHARACTER OF  
THIS TRADITIONAL NEIGHBORHOOD.



Revised 12/30/10 BZA 2010-0031



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 3416 Old Dominion Blvd. Zone R-8  
 A2. 7200 x .35 = 2520  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement	646	Basement**	646
First Floor	1093	Stairways**	108
Second Floor	1166	Mechanical**	84.75
Third Floor	1176	Porch/ Garage**	
Porches/ Other		Attic less than 5**	
<b>Total Gross *</b>	<b>4081</b>	<b>Total Exclusions</b>	<b>2014.75</b>

B1. Existing Gross Floor Area \*  
4081 Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
2014.75 Sq. Ft.  
 B3. Existing Floor Area minus  
 Exclusions 2066.25 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	239	Stairways**	
Second Floor	153	Mechanical**	
Third Floor	178	Porch/ Garage**	168.86
Porches/ Other	168.86	Attic less than 5**	178
<b>Total Gross *</b>	<b>738.86</b>	<b>Total Exclusions</b>	<b>346.86</b>

C1. Proposed Gross Floor Area \*  
738.86 Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
346.86 Sq. Ft.  
 C3. Proposed Floor Area minus  
 Exclusions 392 Sq. Ft.  
 (subtract C2 from C1)

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 2442.75 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 2520 Sq. Ft.

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

\*\*Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

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

Existing Open Space	
Required Open Space	N/A
Proposed Open Space	

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

Signature: Staff Date: 12/30/10