

Docket Item #1  
BZA CASE # 2010-0032

Board of Zoning Appeals  
February 10, 2011

**ADDRESS:** 1303 WEST BRADDOCK ROAD  
**ZONE:** R-8, RESIDENTIAL  
**APPLICANT:** KATHLEEN M. STRADAR, OWNER

**ISSUE:** Special exception to construct a two-story addition 4.90 feet from the east side property line.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (east)	10.00 feet *	4.90 feet	5.10 feet

\*Based on a building height of 20.00 feet from grade to the midpoint of the gable roof facing the east side yard.

**BOARD OF ZONING APPEALS ACTION OF FEBRUARY 10, 2011:** On a motion to approve by Mr. Koenig, seconded by Mr. Zander, the special exception was approved by a vote of 6 to 0.

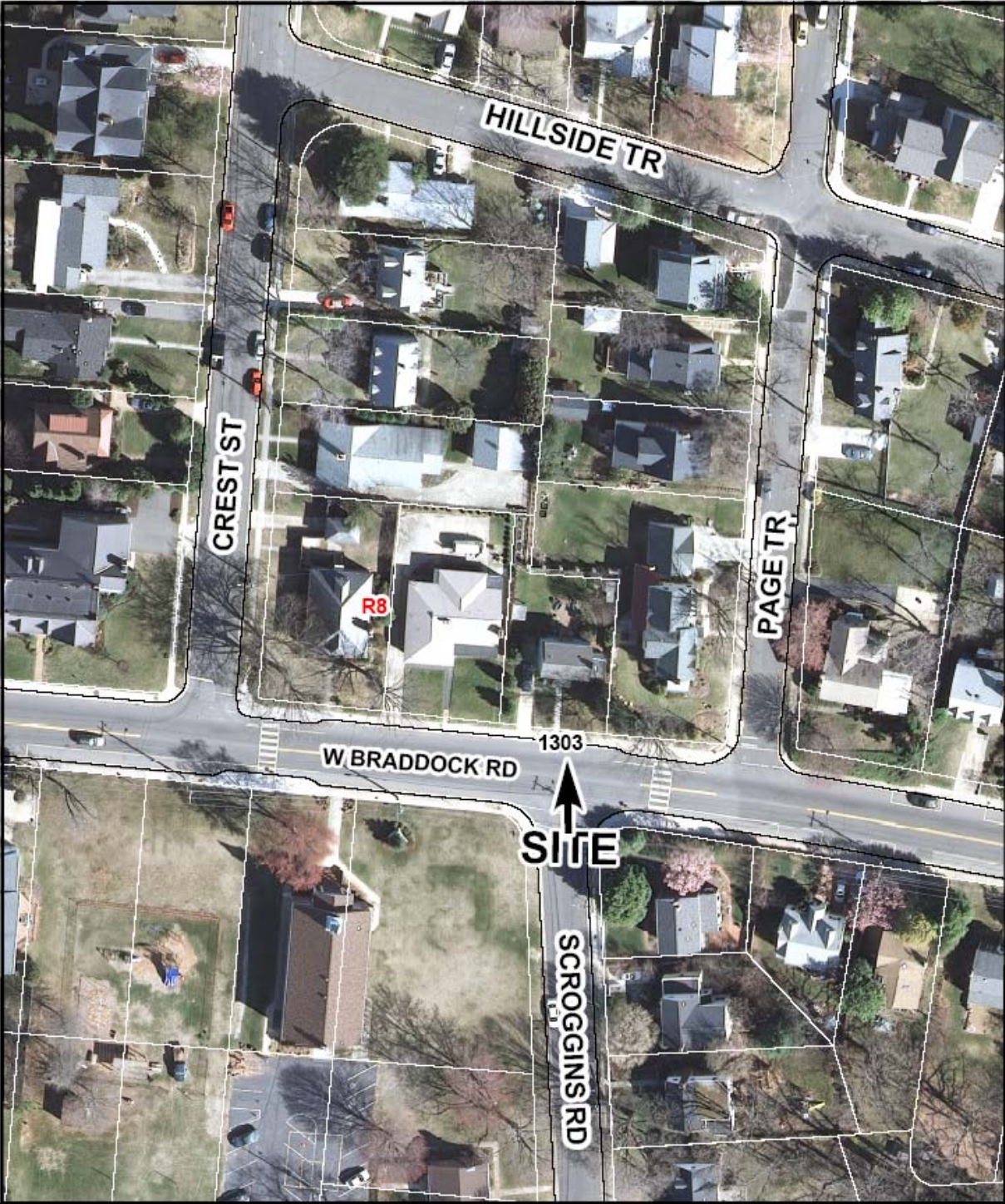
Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

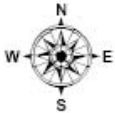
Kathleen Stradar, owner, made the presentation.

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 #2010-0032 CONTEXT MAP



**I. Issue**

The applicant is proposing to construct a two-story addition at 1303 West Braddock Road. The proposed addition is located in line with an existing one-story portion of the dwelling and within the required east side yard.

**II. Background**

The subject property is one lot of record with 59.90 feet of frontage facing West Braddock Road, a depth of 120.00 feet along the west side property line and a depth of 90.80 feet. The property contains 5,629 square feet of lot area and is substandard for a single family dwelling in the R-8 zone, where the minimum lot area is 8,000 square feet. The property is noncomplying as to the minimum lot width for a single family dwelling in the R-8 zone where the minimum lot width at the building line is 65.00 feet. The property complies with the minimum lot frontage of 40.00 feet for an R-8 zoned single family lot.



The property is currently developed with a two-story single family dwelling located 30.60 feet from the front property line, 18.40 feet from the west side property line, 4.90 feet from the east side property line and 37.00 feet from the rear property line. According to real estate records the house was constructed in 1953.

**III. Description**

The applicant is proposing to construct a two-story side addition in line with the existing one-story addition building wall 4.90 feet from the east side property line, 34.00 feet from the front property line and 37.00 feet from the rear property line. The proposed addition will measure 9.20 feet by 6.70 feet on the first floor and 18.50 feet by 9.20 feet on the second floor, a total of 231.84 square feet. The addition will measure 20.00 feet in height from grade to the midpoint of the gable roof facing the east side property line. The addition will accommodate a bathroom on each floor as well as closet space on the second floor. A special exception is required to construct the addition in line with the existing one-story building wall 4.90 feet from the east side property line.

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

**IV. Master Plan/Zoning**

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

**V. Requested Special Exception**

3-306(A)(2) Side Yard Setback (east)

The applicants request a special exception of 5.10 feet from the required east side yard setback of 10.00 feet based on a building height of 20.00 feet from grade to the midpoint of the gable roof to allow for the construction of the addition 4.90 feet from the east side property line.

**VI. Noncomplying Structure/ Substandard Lot**

The existing building at 1303 West Braddock Road is a non-complying structure and substandard lot with respect to the following:

<u>Lot Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance/Substandard</u>
Lot Size	8,000 sq ft	5,629 sq ft	2,371 sq. ft
Lot Width	65.00 ft	59.90 ft	5.10 ft
Side Yard (east)	8.00 feet	4.90 feet	3.10 feet

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- 3) Whether approval of the special exception will alter the essential character of the area or zone.
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**VIII. Staff Conclusion**

The proposed two-story addition is fairly modest in nature and is unlikely to negatively impact any adjacent property. An inspection of the immediate neighborhood revealed several homes with both one and two-story additions.

Staff believes the proposed addition will meet the applicant's needs and will not detract from the character of the area or be detrimental to the neighborhood or to adjacent properties.

Based on the findings above staff **recommends approval** of 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 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 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:

- C-1 A building permit is required for the addition prior to the start of work
- C-2 A plumbing permit is required to be issued for fixtures prior to the start of work.
- C-3 Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-4 A soils report must be submitted with the building permit application.

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- C-5 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5)
- C-6 Prior to the issuance of a 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.

Recreation (Arborist):

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

Historic Alexandria (Archaeology):

F-1 Historical maps indicate that there was a house in the vicinity of this property by the time of the Civil War. The lot therefore has the potential to yield archaeological resources which could provide insight into domestic and rural activities in 19<sup>th</sup>-century Alexandria.

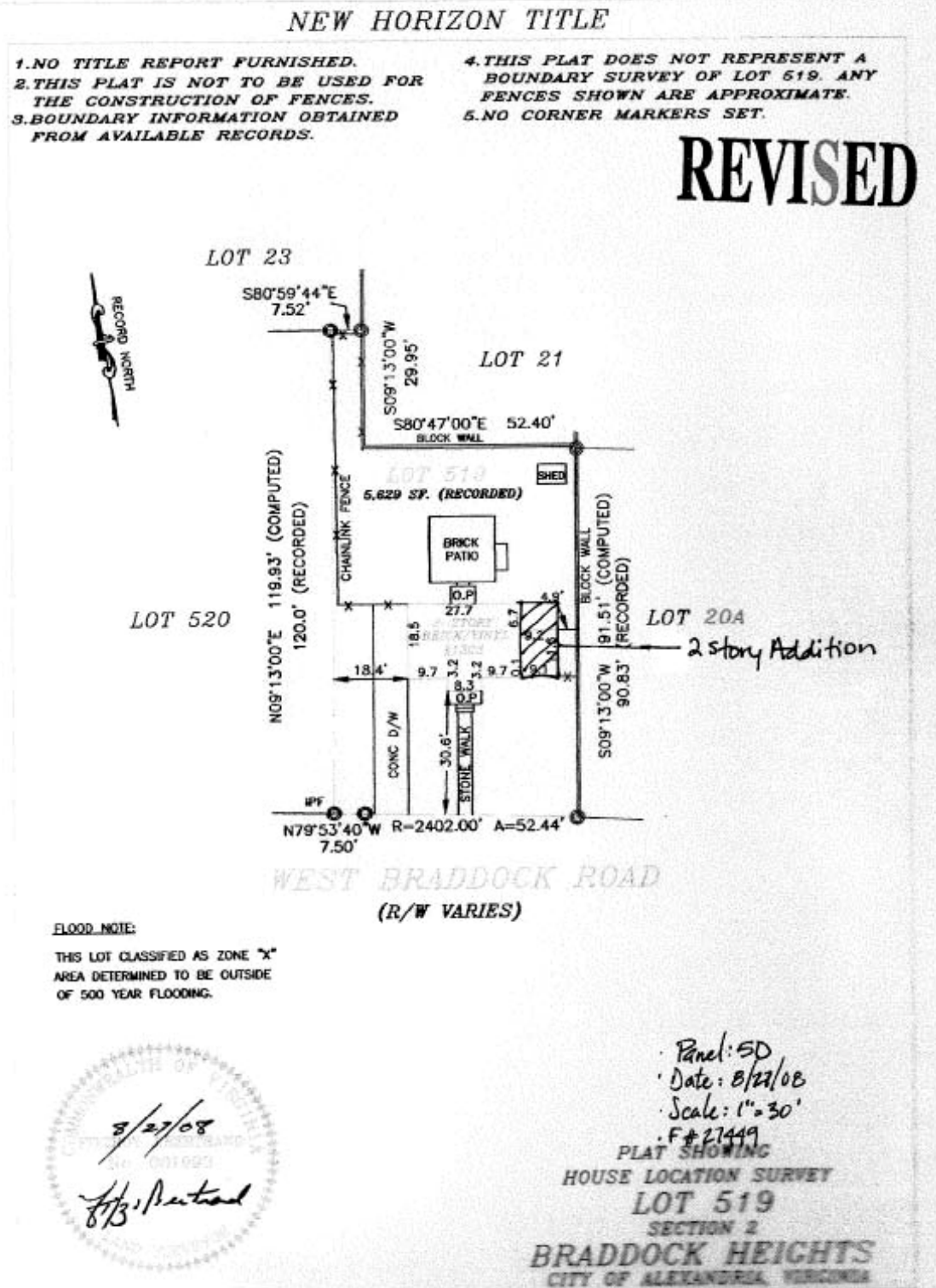
- R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection or other artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

Other Requirements Brought to the Applicant's Attention:

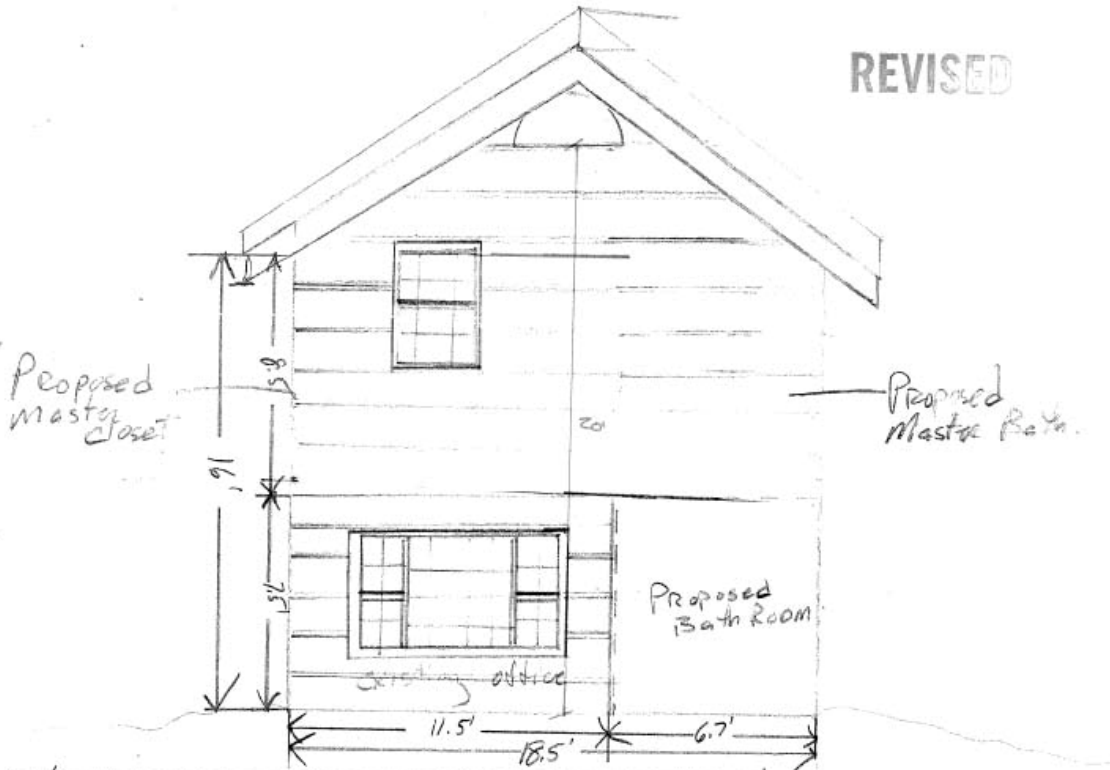
- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.



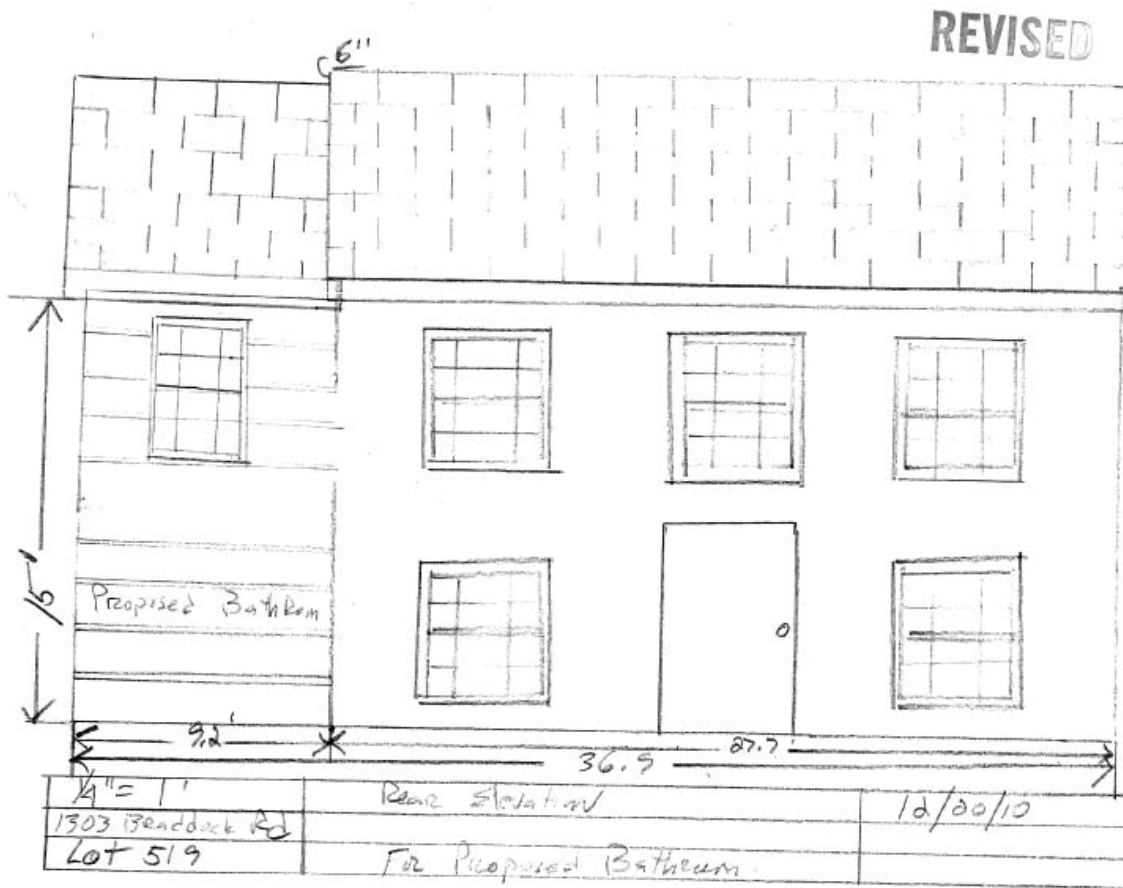
IX. Images



REVISED



1/4" = 1'	Right side elevation	12/20/10
1303 Beaddock Rd		
Lot 579		For Proposed Bath Room





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 1303 W. Braddock Rd. Zone R-8  
 A2. 5629 x .35 = 1970.15  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor	642.91	Stairways**	
Second Floor	512.45	Mechanical**	
Third Floor	29.25	Porch/ Garage**	
Porches/ Other	48.9	Attic less than 5'***	
<b>Total Gross *</b>	<b>1233.51</b>	<b>Total Exclusions</b>	

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.  
 B3. Existing Floor Area minus  
 Exclusions \_\_\_\_\_ 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	61.64	Stairways**	
Second Floor	170.2	Mechanical**	
Third Floor		Porch/ Garage**	
Porches/ Other		Attic less than 5'***	
<b>Total Gross *</b>	<b>231.84</b>	<b>Total Exclusions</b>	

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

**D. Existing + Proposed Floor Area**

D1. Total Floor Area (add B3 and C3) 1465.35 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1970.15 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 gross 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: [Signature] Date: 1/24/11

File Copy

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**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:  
3-300(A)(2)

**PART A**

- 1. Applicant:  Owner  Contract Purchaser  Agent  
 Name Kathleen M. Stradar  
 Address 1303 W. Braddock Rd.  
Alexandria, VA 22302  
 Daytime Phone 202 669-8918  
 Email Address KATE@STRADAR.COM
- 2. Property Location 1303 W. Braddock Rd, Alex
- 3. Assessment Map # 32.02 Block 02 Lot 509 Zone R-8
- 4. Legal Property Owner Name Kathleen M. Stradar  
 Address 1303 W. Braddock Rd.  
Alexandria, VA 22302



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5. Describe request briefly:

REDUCTION IN MINIMUM SIDE SETBACK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

Kathleen M. Stradar  
Print Name

202 669-8918  
Telephone

  
Signature

12/22/10  
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.

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NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

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

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

MAIN LEVEL BATHROOM NEEDED AND CONSISTANT  
UPPER LVL BATH + CLOSET

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

CONSISTANT WITH NEIGHBORHOOD

- 3. Explain how the proposed addition will affect the light and air to any adjacent property.

NO AFFECT

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- 4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

FILLING IN CORNER IF HAVE TO BE MORE  
CONSISTANT

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

WILL BE CONSISTENT IN THAT  
THE MAJORITY OF HOMES HAVE  
SMALL ADDITIONS ADDED OVER THE YEARS  
SIMILAR.

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

ONLY FEASIBLE ARE ON MAIN LVL

7. 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.

YES - NO OBJECTIONS