

Docket Item #3
BZA CASE #2010-0021

Board of Zoning Appeals
October 14, 2010

ADDRESS: 3508 RUSSELL ROAD
ZONE: R-8, RESIDENTIAL
APPLICANT: DEREK VAN BEVER, OWNER, BY DENNIS POWELL, ARCHITECT

ISSUE: Variance to construct a one and two story addition in the required front yard facing Executive Avenue and a one story addition in the required front yard facing Russell Road.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(1)	Front Yard Executive Avenue (one-story addition)	30.00 ft.	5.75 ft.	24.25 ft.
3-306(A)(1)	Front Yard Executive Avenue (two-story addition)	30.00 ft.	16.00 ft.	14.00 ft.
3-306(A)(1)	Front Yard Russell Road (one-story addition)	57.38 ft.*	23.83 ft.	33.55 ft.

*Based on the average front yard setback along Russell Road

BOARD OF ZONING APPEALS ACTION OF OCTOBER 14, 2010: On a motion to approve by Mr. Goodale, seconded by Mr. Koenig, the variances were approved by a vote of 6 to 0.

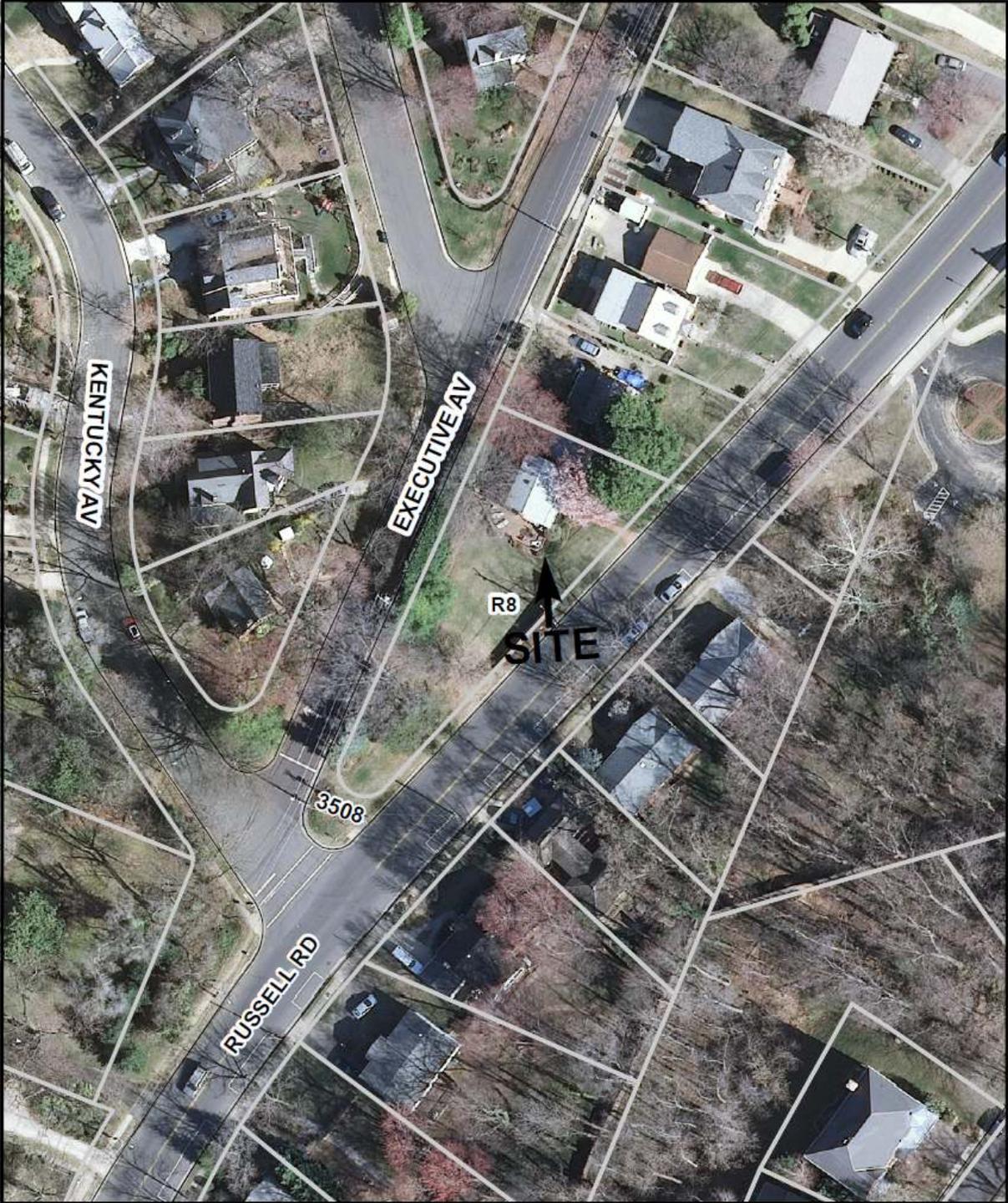
Reason: As outlined in the staff report, the applicant demonstrated a hardship due to the irregular shape of the lot and because it is bordered by two streets and contains three front yards.

Speakers:

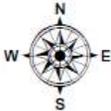
Dennis Powell, architect, made the presentation.

Staff **recommends approval** of the request because the applicant has 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 #2010-0021 CONTEXT MAP



I. Issue

The applicant requests variances to construct a one- and two-story addition in the required front yard facing Executive Avenue and a one story addition in the required front yard facing Russell Road for the property at 3500 Russell Road.

II. Background

The subject property, a triangular-shaped corner/through lot, is one lot of record with 223.00 feet of frontage on Russell Road, 199.00 feet of frontage on Executive Avenue, and has a total lot area of 11,171 square feet. A two story single-family dwelling is located 26.00 feet from the front property line facing Russell Road and 20.18 feet from the front property line facing Executive Avenue. The northeast side of the property has a linear length of 90.00 feet. According to real estate assessment records, the house was constructed in 1940.

III. Description

The applicant is proposing to construct a one- and two-story addition onto the existing two-story dwelling. The proposed first floor addition sits on the footprint of the existing deck, and will add a total of 573 square feet of floor area. The proposed second-story addition measures 8.00 feet by 10.00 feet, with a total floor area of 80 square feet. The first floor of the addition will accommodate a family room, a vestibule, an open porch, and a handicapped accessible bedroom and bathroom, and the second floor of the addition will accommodate a master bathroom.

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

On July 14, 1994, the Board of Zoning Appeals granted a variance for construction of a deck in the front yards of the subject property facing Russell Road and Executive Avenue. The proposed addition will be mostly contained within the footprint of the previously approved deck.

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 Northridge/Rosemont Small Area Plan for residential land use.

V. Requested variances

Section 3-306(A)(1), Front, Executive Avenue:

Two variances are being sought along Executive Avenue. One for a one-story addition and the other for a two-story addition to be located 5.75 feet and 16.00 feet respectively from the front property line facing Executive Avenue. The required setback for the R-8 zone is 30.00 feet. The applicant requests a variance of 24.25 feet for the one-story addition and 14.00 feet for the two-story addition.

3-306(A)(1), Front, Russell Road:

A third variance is being sought for a one-story addition to be located 23.83 feet from the front property line facing Russell Road. The required setback is 57.38 feet based on the average prevailing setback along Russell Road. The applicant requests a variance of 35.55 feet.

VI. Noncomplying structure

The existing building at 3508 Russell Road is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard Russell Road	57.38 ft.	26.00 ft.	31.38 ft.
Front Yard Executive Avenue	30.00 ft.	20.18 ft.	9.85 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 proposed expansion of the first floor living space will accommodate the needs of an aging parent by providing wheelchair accessibility and single level use. This will be accomplished by placing the bedroom on the first floor and in close proximity to the existing bath and services. By necessity, this places the functional expansion of the house in the rear, rather than at the side of the existing building.

A two-story addition to the southwest side of the existing building was ruled out for two reasons. First, the main reason for the proposed addition is to accommodate an aging resident, which prevents the use of the second story. Second, a two-story addition would destroy the character of the Dutch Colonial revival style of the existing house.

A specific effort has been made to conceal the roof lines of the new façade visible from Russell Road. By placing the bulk of the new addition behind the existing two-story building and by placing only a flat roof one-story addition to the southwest side of the existing two story building, the proposed new façade will retain the character of similar expansions in the neighborhood. The bulk of the proposed addition is concealed from the "rear" along Executive Avenue by a barrier of evergreen trees that are proposed to remain.

IX. Staff Analysis

The property is triangular in shape, is bordered by two streets, and contains three front yards, a situation that is unique to this lot and places unreasonable restriction on the use of the property. The application of 57.38 foot and 30.00 foot front yard setbacks on this corner/through lot would prohibit construction on the property.

The proposed additions are modest in size, will not be detrimental to neighboring properties. The additions will also provide a necessary handicapped accessible bedroom and bathroom for an elderly resident of the home.

Based upon the above findings, staff **recommends approval** 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 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 within a known Marine Clay Area.
- 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;

- 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. 5-3-61) (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.

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- 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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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.
- C-10 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

Recreation (Arborist):

- F-1 A large shade tree may be impacted or removed as part of this plan. This tree has not been designated a specimen tree.

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
Photo 1.

3500/3508 Russell Road



Subject property from corner at Executive Ave and Russell Rd.

Photo 2

3500/3508 Russell Road



Subject property from Russell Rd. (viewed to North)

Photo 3.

3500/3508 Russell Road



Subject property from Russell Rd. (viewed to Northwest)

Photo 4.

3500/3508 Russell Road



Subject property from Russell Rd. (viewed to Southwest)

Photo 5.

3500/3508 Russell Road



Subject property (concealed) from Executive Ave. (viewed to South)

Photo 6.

3500/3508 Russell Road



Subject property from Executive Ave. (viewed to Southeast)

Photo 7.

3500/3508 Russell Road



Subject property from corner of Executive Ave. (Russell Rd. intersection)

File copy

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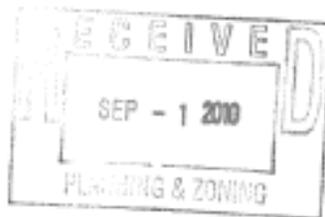
**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

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

PART A

1. Applicant: Owner Contract Purchaser Agent
 Name Dennis Powell/Dominion Design Associates LLC
 Address 201 W. Fairfax St. Suite 11
Alexandria VA 22314
 Daytime Phone 703-683-0209
 Email Address dda@dd@yahoo.com
2. Property Location 3500 / 3500 Russell Rd
3508
3. Assessment Map # 915.01 Block 03 Lot 10 Zone R8
4. Legal Property Owner Name Derek van Bever
 Address 23 Francis Ave
Cambridge MA 02138



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. Dennis Powell Dominion Design Assoc. LLC	201 W. Fairfax St Suite 11 Alex. VA 22314	0
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 _____ (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. Derek van Bever	23 Francis Ave Cambridge MA 02138	100%
2. Cheng Chase		
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. Dennis Powell	- none -	
2. Derek van Bever	- none -	
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.

Aug 26th
Date

Dennis Powell
Printed Name


Signature

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5. Describe request briefly:
A variance to setbacks for construction of a
635 square foot addition at the southwest
corner of the existing house at 3500/3508 Russell Rd.

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. Sheet B

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:

Jerrin Powell
Print Name

[Signature]
Signature

703-683-0263
Telephone

Aug. 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.

attached

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

attached

2. Is this hardship unique to the property?

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

attached

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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.

- attached -

3. Was the hardship caused by the applicant?

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

- attached -

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

- attached -

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

- attached -

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

NO

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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.

- attached -

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

- attached -

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.

- attached -

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

- attached -

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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 (3508)
 A1. Street Address 3500 Russell Road Zone R-8
 A2. 11,171 x .35 = 3909.85
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	573	Basement**	
First Floor	656	Stairways**	
Second Floor	573	Mechanical**	
Third Floor	—	Porch/Garage**	
Porches/Other	238	Attic less than 5**	
Total Gross*	2040	Total Exclusions	

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	573	Stairways**	
Second Floor	80	Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5**	
Total Gross*	653	Total Exclusions	

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) 2693 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3909 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: Aug 26, 2010

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Proposed variance to building restrictions at 3500/3508 Russell Road
As submitted to the Alexandria Board of Zoning Appeals
Prepared by Dennis Powell/Dominion Design Associates LLC, agent on behalf of Owner

1. B.

The program of the owner is the expansion of the first floor living space to accommodate the needs of an ageing parent with wheel chair accessibility and single level use. This is to be accomplished in the proposed plan by placing the bedroom on the first floor and in close proximity to the existing bath and services.

By necessity this places the functional expansion of the house in the rear rather than at the side of the existing building. The bulk of this proposed addition is concealed from the rear and from the street by a barrier of evergreens (see photos: 5, 6, 7) which will remain.

Placement of the proposed addition conforms to the footprint of the an earlier (1994 BZA case# 6394) deck approved the Board of Zoning Appeals.

The subject property is an irregular through/corner lot with one side yard and an existing non-complying structure. The property is triangular in shape with three street frontages and technically three front yard set backs.

Strict compliance with the front and "rear" setback requirements results in 000 square feet of buildable footprint on an 11,171 square foot lot; an unreasonable percentage of lot coverage. The setbacks effectively prevent reasonable use of the property.

Rear yard setbacks are 30.00 ft.

Front yard setbacks using (see attached Exhibit A) the average frontage method results in a front yard setback of 57.33 ft.

The lot is 11,171 square feet. The zoning allowance of .35 F.A.R. in R-8 results in an allowable building footprint of 3,910 square feet.

2. A.

Other properties along the Russell Road /Executive Avenue parallel share the 57.33 ft front yard setback, although none are through/corner lots as is the subject property, created by the intersection of Executive Ave. and Russell Rd.

2. B.

The subject property differs from other properties on the block in that the triangular shape of the property and the resulting setbacks effectively restrict reasonable use of the property.

3. A.



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The property was acquired in good faith and any hardship produced by the ordinance was not created by the owner. The defined property line and road frontages are the same as at the time of purchase.

The front yard setback at the time of purchase was 30.00 ft. The current "average of block facades" front yard setback requirement was not in place at the time of purchase.

3. B.

Purchase was made prior to the current "average of block facades" front yard setback requirement.

3. C.

The subject property is an irregular through/corner lot with one side yard and an existing non-complying structure. The property is triangular in shape with three street frontages and technically three front yard set backs.

The restriction of development from the irregular shape was exacerbated by the current "average of block facades" front yard setback requirement.

3. D.

No

4. A.

Granting the proposed variance and construction of the proposed addition will not be detrimental to adjacent properties. The subject addition is proposed for the Southwest side of the lot where an adjacent neighbor does not exist because of the triangular shape of the lot.

Granting of the requested variance will not impair an adequate supply of light and air to adjacent property.

Granting of the requested variance will not impair pedestrian or motor vehicle traffic.

The scale of the proposed addition is in keeping with the neighborhood and is generally smaller than other structures in the neighborhood on smaller lots.

The subject lot is 11,171 square feet. Current R-8 F.A.R. requirements of .35 lot coverage would allow a building footprint of 3,910 sq. ft. The proposed addition is 653 sq feet. The proposed total lot coverage of the proposed building is still only .24, much less than nearby conforming and nonconforming structures.

4. B.

Granting of the proposed variance will not adversely affect nearby property owners.

10/4/2010

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4. C.

The owner has not shown the plans to nearby property owners but does plan to do so before the time of the meeting.

4. D.

A specific effort has been made to conceal the roof lines of the new addition and the second story of the new addition in order to balance the façade visible from Russell St. By placing the bulk of the new addition behind the existing two story building and by placing only a flat roof one story addition to the southwest side of the existing two story building, the proposed new façade will retain the character of similar expansions.

A two story addition to the southwest side of the existing building was ruled out for several reasons; foremost, the program of the client to accommodate an ageing resident prevents the use of the second story but also because a two story addition destroys the character of the Dutch Colonial revival style of the existing house.

The scale and character of the proposed addition is in keeping with the neighborhood both in terms of overall size and siting of the addition as well as materials and detailing.

5.

No.

PART C.

I.

None

10/4/2010

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File copy

EXHIBIT A

PORT OFFICE BOX 32877
ALEXANDRIA, VIRGINIA 22308
703-683-0263



281 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314
703-548-3016

FROM: Dennis Powell
DATE: 8/24/2010
ITEM: Average of setbacks along subject property block

	FRONT (Russell)	REAR (Executive)
3500 Russell Rd. (subject property)	412"	384"
3510 Russell Rd.	458"	505"
3600 Russell Rd.	576"	448"
3600 1/2 Russell Rd.	789"	452"
3602 Russell Rd.	528"	1008"
3604 Russell Rd.	1368"	560.5"
TOTAL	4131"	3357.5"
AVERAGE	688.5" = 57' 4 1/2"	559.5" = 46' 7 1/2"



2010 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1400, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

BZM 2010-0021 EXHIBIT B
File Copy

License Number: 114283-2010
Account Number: 114283
Tax Period: 2010
Business Name: DOMINION DESIGN ASSOCIATES LLC
Trade Name: DOMINION DESIGN ASSOCIATES LLC
Business Location: 201 N FAIRFAX ST
Alexandria, VA 22314

DOMINION DESIGN ASSOCIATES LLC
201 N Fairfax St, Suite 11
Alexandria, VA 22314

License Classification(s):
Contractors
9-079-003
Building

May 12, 2010

Dear Taxpayer:

This is your 2010 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1400, Alexandria, VA 22314



License Expires December 31, 2010
Must Be Renewed By: March 1, 2011

License Number: 114283-2010
Account Number: 114283
Tax Period: 2010
Business Name: DOMINION DESIGN ASSOCIATES LLC
Trade Name: DOMINION DESIGN ASSOCIATES LLC
Business Location: 201 N FAIRFAX ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

DOMINION DESIGN ASSOCIATES LLC
201 N FAIRFAX ST
Alexandria, VA 22314

License Classification(s): Contractors
9-079-003
Building

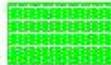
GENERAL NOTES:

1. R-8 ZONING
2. CITY OF ALEXANDRIA MAP # 015.01-03-10
3. PROPERTY SERVED BY PUBLIC WATER/SEWER - NO WELLS OR SEPTIC FIELDS
4. SETBACK REQUIREMENTS:
FRONT YARD = 57'-4 1/2"
SIDE YARD = 15'
REAR YARD = 30'-0"
5. DELINEATION OF FLOOD PLAIN IS NOT APPLICABLE FOR THIS PROPERTY
6. DELINEATION OF RESOURCE PROTECTION AREA IS NOT APPLICABLE FOR THIS PROPERTY
7. DELINEATION OF ENVIRONMENTAL QUALITY CORRIDOR IS NOT APPLICABLE FOR THIS PROPERTY.

F.A.R. - FLOOR AREA RATIO (AREAS UNDER ROOF)

GROSS SF CALCULATIONS	
EXISTING HOUSE BASEMENT SF	573 SF
EXISTING 1ST FLR, INCLUDING ENTRY PORCH SF	656 SF
EXISTING GARAGE SF	217 SF
EXISTING SHED SF	21 SF
EXISTING 2ND FLR SF	573 SF
PROPOSED 1ST FLR ADDITION SF	573 SF
PROPOSED 2ND FLR ADDITION SF	80 SF
TOTAL GROSS SF	2,693 SF
TOTAL PROPERTY SF	11,171 SF
F.A.R. (RATIO OF TOTAL GROSS SF TO PROPERTY SF)	2,693/11,171 = .24
ALLOWABLE F.A.R. PER ZONING = .35	THUS, COMPLIANT

GRAPHIC KEY

-  EXISTING STRUCTURES USED IN F.A.R. CALCULATIONS
-  PROPOSED ONE-STORY ADDITION
-  PROPOSED ENTRY STOOP
-  PROPOSED TWO-STORY ADDITION



SQUARE FOOTAGE & HEIGHT CALCULATIONS

HIGHEST POINT OF EXISTING HOUSE ROOF	25'-0"±
HIGHEST POINT OF ADDITION	20'-0"±
EXISTING GROSS SF (INCLUDES FIRST & SECOND FLOORS, & GARAGE, & SHED)	2,040 SF
FIRST FLOOR NEW ADDITION SF	573 SF
SECOND FLOOR NEW ADDITION SF	80 SF

Architect's Seal

Registration

Date: Aug 24, 2016
Drawn by: JDP
Approved by: JDP

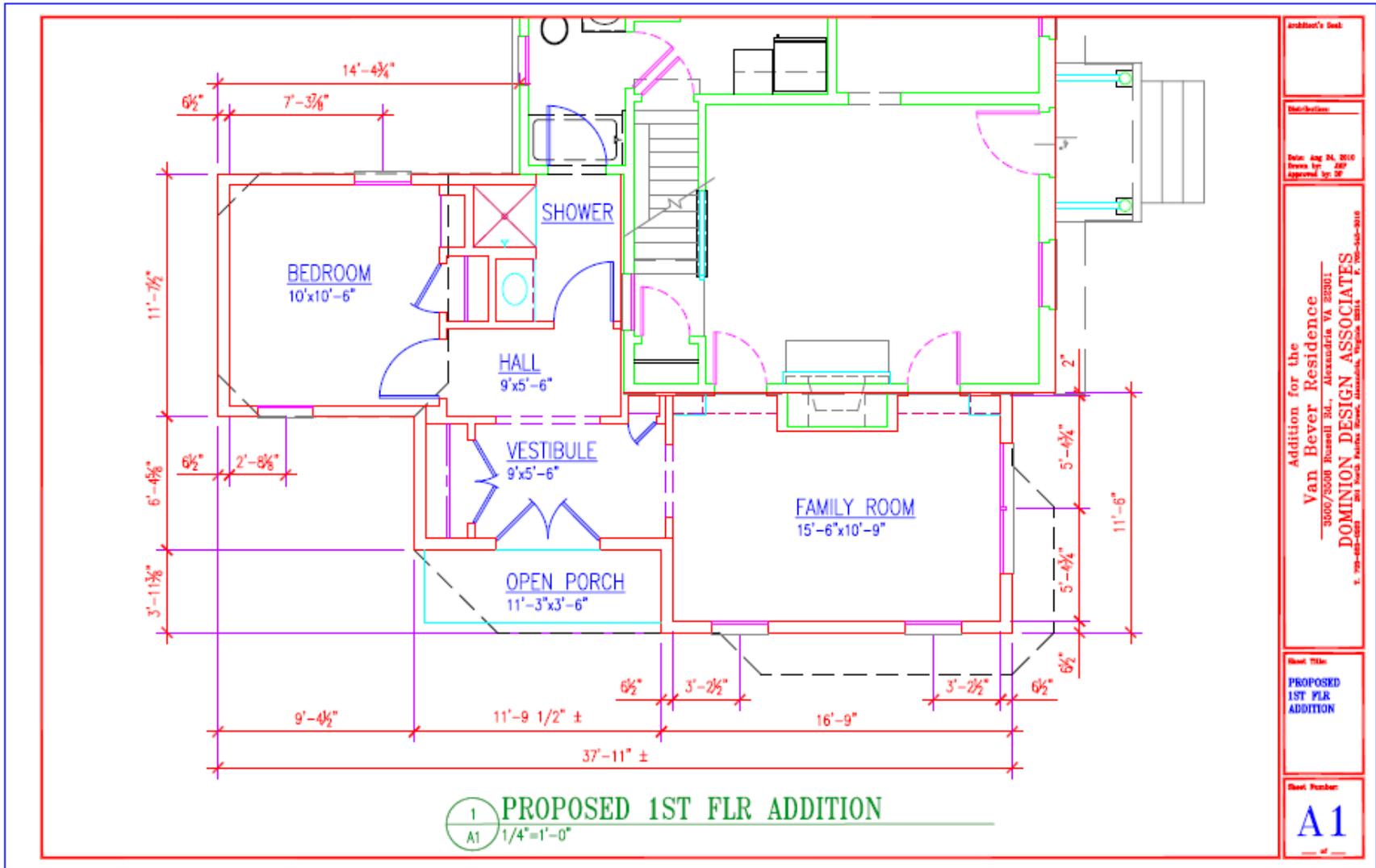
Addition for the
Van Bever Residence
3000/3500 Russell Rd., Alexandria VA 22301
DOMINION DESIGN ASSOCIATES
101 South Lakeshore Drive, Alexandria, VA 22304
P: 703-443-1000 F: 703-443-1001

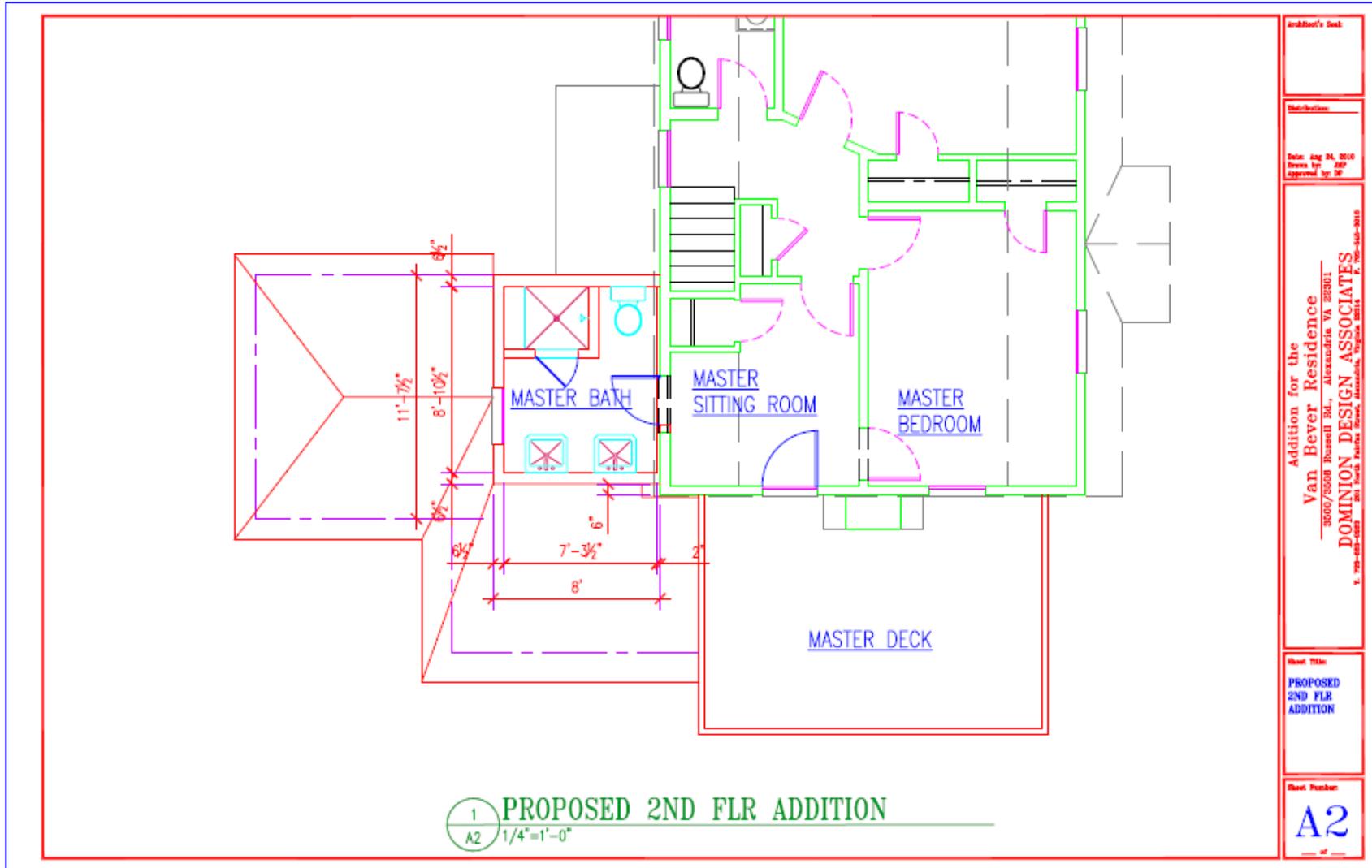
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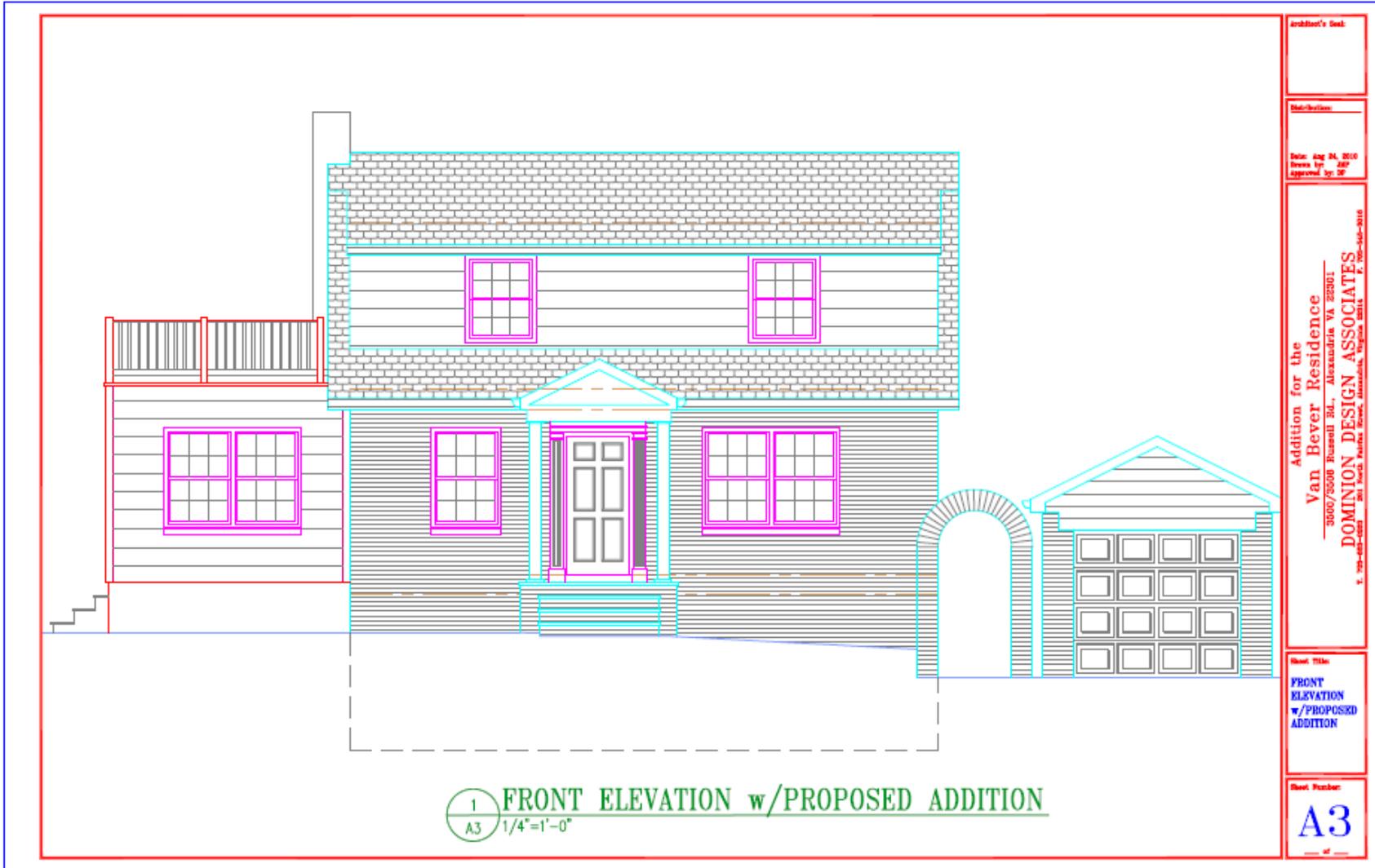
EXISTING PLAT w/PROPOSED ADDITION

Sheet Number:

S1







Architect's Seal

Architect

Date: Aug 24, 2010
Drawn by: JEP
Approved by: JEP

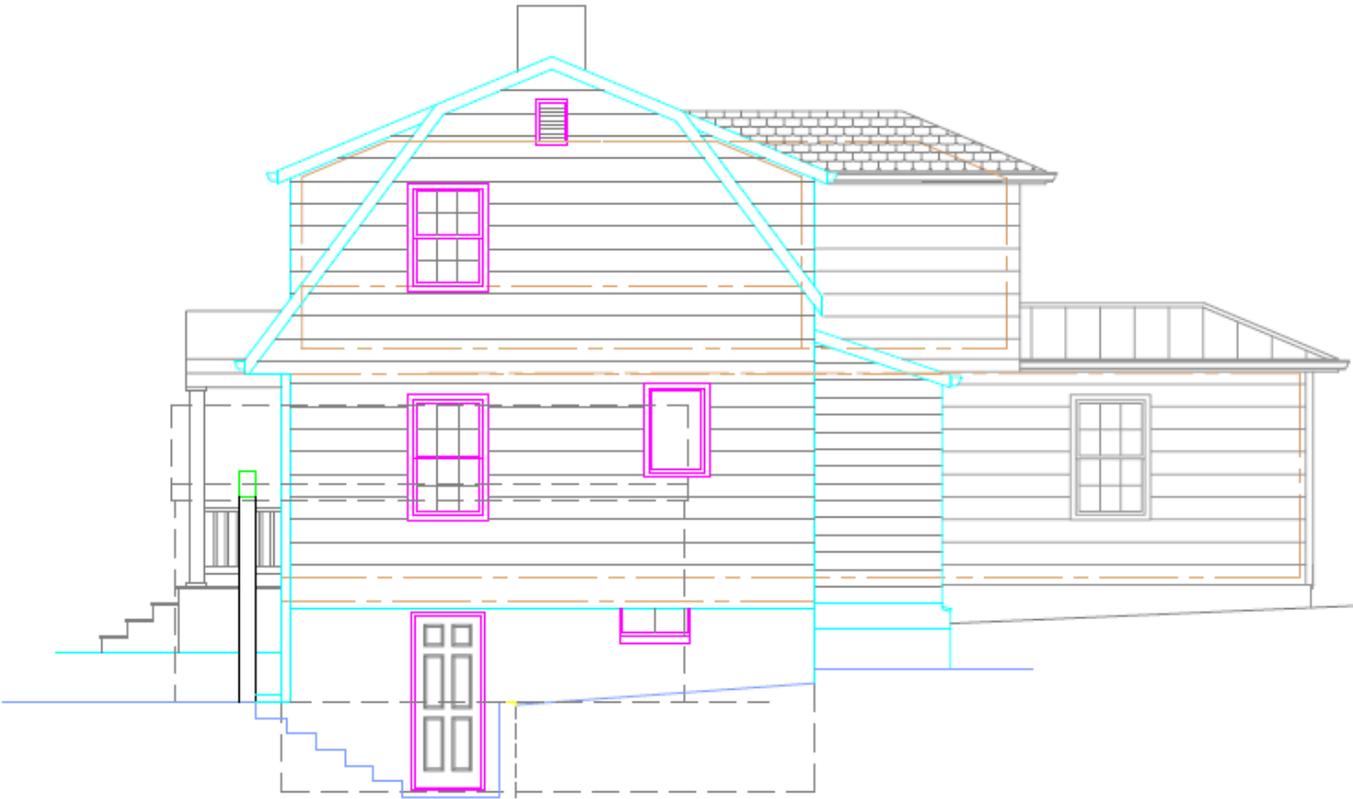
Addition for the
Van Bever Residence
3000/3008 Russell Rd., Alexandria VA 22301
DOMINION DESIGN ASSOCIATES
201 North Parker Street, Alexandria, Virginia, 22304
T. 703-462-0281 F. 703-462-9116

Sheet Title
SIDE
ELEVATION
(SOUTH)
w/PROPOSED
ADDITION

Sheet Number:
A4

1
A4
SIDE ELEVATION (SOUTH) w/PROPOSED ADDITION
1/4"=1'-0"





Architect's Seal

Distribution:

Date: Aug 24, 2010
Drawn by: JSP
Approved by: JSP

Addition for the
Van Bever Residence
3000/3008 Russell Rd., Alexandria VA 22301
DOMINION DESIGN ASSOCIATES
201 North Parker Street, Alexandria, Virginia 22304
T: 703-443-0293 F: 703-443-3016

Sheet Title:
SIDE
ELEVATION
(NORTH)
w/PROPOSED
ADDITION

Sheet Number:
A6

1
A6 SIDE ELEVATION (NORTH) w/PROPOSED ADDITION
1/4"=1'-0"