

Earl Hooks/ Reno 809 LLC 9247 Oakglen Ct Manassas VA 20110

December 22, 2017

**REVISED - Existing and Intended Uses, Burden of Proof**

**Project Address : 809 49<sup>th</sup> St NE Square:5178 Lot: 806 Zone R2  
Owner: Reno 809 LLC**

Variance pursuant to Subtitle D 302.1 to subdivide existing tax lot into three (3) of separate lots, of which one proposed lot will not meet the minimum lot width or area requirements.(X, 1001.2)  
The physical characteristics of the property makes it difficult for the owner to build or use the property in compliance with the zoning regulations due to size.

The property currently has 1 single family detached home positioned in the middle of the lot. The total lot is 12,000 sq ft. We intend to build a semi- detached home on the lot which is non- conforming. R2 zoning requires a 30ft lot width and the width is 28.1, a deviation of 1.9. The square footage required is 3000sq ft and it is currently 2810, a deviation of 1.6%.

Granting the application will not be of substantial detriment to the public good as related to traffic, noise or lighting. There will be off street parking allowing for more visitors or existing neighbors to use street parking which is plentiful. There is no additional burden of noise and lighting as the existing housing matches what is being proposed. There is a very small lot size deviation from the set requirements.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations map. Our proposed project specs obide by the current limitations of the zoning map:

Zoning Height Limit 40 ft Proposed Project 25.9 ft

Zoning Max Stories 3 Proposed Project 2 Stories

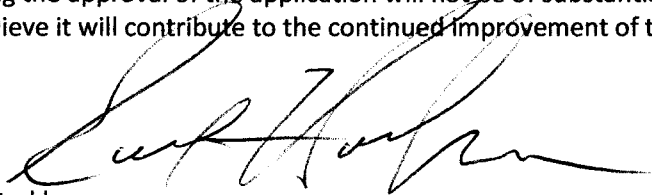
Zoning Front Setback- No lesser or greater than existing. Proposed Project No lesser or greater than existing.

Zoning Rear Yard Setback 20 ft Proposed Project 20ft or greater.

Zoning Side Set Back 8ft, Proposed Project 8ft set back

The proposed project will have off street parking.

Granting the approval of the application will not be of substantial detriment to the public good. We in fact believe it will contribute to the continued improvement of the Deanwood neighborhood.



Submitted by:  
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