

Docket Item #9
BAR CASE #2004-0255

BAR Meeting
December 1, 2004

ISSUE: Alterations to previously approved plans

APPLICANT: Stephen and Eileen Quatannens

LOCATION: 217 South Alfred Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #8 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is seeking approval for minor alterations to the plans approved by the Board on November 19, 2003. Instead of adding a second story addition to the top of the small south side addition as had been approved, the applicant now seeks to rebuild the first story to match the previous structure in appearance and to add a second story exactly as had been approved in 2003 except that it will extend approximately 8' farther to the south.

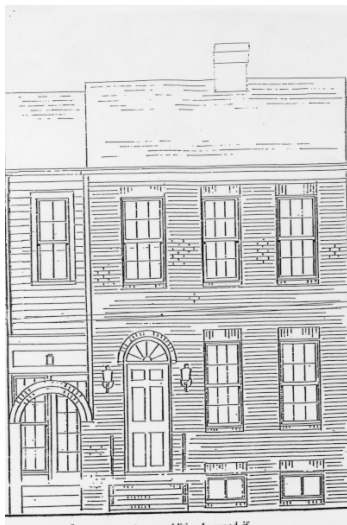


Figure 1 - New Front Elevation

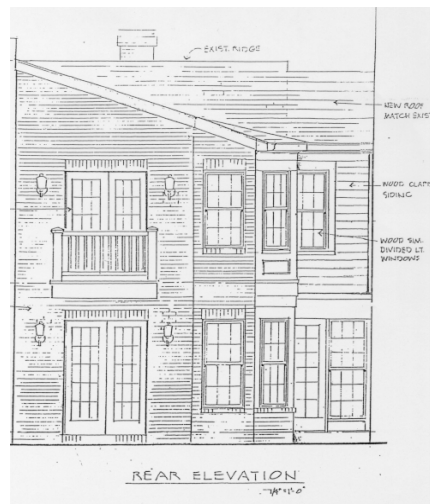


Figure 2 - New Rear Elevation

The previous plans had shown an 8" gap between the south wall of the proposed addition on the second story and the north wall of the adjacent house at 219 South Alfred Street. Surveys indicated that this 8" strip belonged to 219 South Alfred Street and that the single story south side addition of 217 South Alfred Street encroached onto the property at 219 South Alfred Street. However, on September 17, 2004, the Circuit Court of the City of Alexandria determined that the strip belonged to 217 South Alfred Street through adverse possession. Consequently, the new plans show the side addition extending to the new south side property line on both the first and second stories. The additional 8" on the east and west elevations of the second story will simply be treated as wall clad in lap siding.

When the Board previously approved the plans in November 2003, there was some question as to whether the window on the second story east elevation could be wood under the building code and the Board's preference for wood was noted as a condition of the approval. The current plans for the addition specify wood simulated divided light windows, wood siding and wood trim.

II. HISTORY:

217 South Alfred Street is a two story, three bay frame residence built prior to 1877. It was extensively renovated in 1936 and encased in brick in 1948. The small single story addition on the south side was added between 1936 and 1941. On November 19, 2003, the Board again approved plans for demolition/capsulation and a new two story rear addition (BAR Case #'s 2003-261 & 262).

III. ANALYSIS:

The proposed alterations to the previously approved plans comply with the zoning ordinance requirements. The proposed alterations do not violate the prior Board of Zoning Appeals variance approval for side yard setback (BZA #2003-0053).

In the opinion of Staff, the proposed alterations will result in only the most imperceptible changes in the appearance of the small south side addition from that which had been by the Board on November 19, 2003. In addition, this portion of the house is located approximately 17' from the front of the house and is not readily visible. Therefore, Staff finds the proposed alterations acceptable.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 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. This condition is also applicable to skylights within setback distance.

Historic Alexandria:

No comment.