

Docket Item # 10
BAR CASE # 2007-0126

BAR Meeting
September 5, 2007

ISSUE: Shed
APPLICANT: Kenneth Carpi
LOCATION: 202 Duke Street
ZONE: RM/residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That this approval is conditioned upon the Board of Zoning Appeals granting a variance for the shed located forward of the front building line; and,
2. That the following statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement:

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.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a 38.5 square foot brick garden shed. The shed will be located on the west side of the front yard adjacent to the approximately 6' high brick wall that surrounds the yard. The property at 202 Duke Street does not have a rear yard as the house is set against the back property line. The shed will be set back approximately 28' from the front of the property and will 10'6" from the front face of the house.

The shed will measure 5'6" by 7'. The narrow side will be oriented to the street. The long side will face into the yard. The shed will have a sloped roof with the high side on the west against the brick wall and the low side facing east into the yard. The roof will be clad in standing seam copper. The walls will be clad in an "Antique" brick veneer. The north side which faces the street will be blind. The east side facing the yard will have a pair of salvaged multi-light metal casement windows painted black. The south side which faces the house will have a wood door with a single panel and six lights above. The shed will be 6'5" at the low end and 7' at the high end against the wall. Approximately 1'4" of the back wall of the shed will project higher than the wall surrounding the yard. The shed will be only minimally visible from the public right-of-way on Duke Street.

II. HISTORY:

According to Ethelyn Cox in Historic Alexandria Street by Street, 202 Duke Street was built by William Mitchell between 1795 and 1805. This Alexandria flounder house never acquired an addition fronting the street. Hence the large front yard and lack of rear yard. The Board approved demolition/capsulation, a rear addition and alterations to this property in 1996 (BAR Case #95-0012 & 0013, 1/17/1996). Later, the Board subsequently approved alterations to the previously approved plans (BAR Case #96-0197, 9/18/1996).

III. ANALYSIS:

The subject property is zoned RM residential and is a lot of record as of February 10, 1953. Section 7-103(A) of the Zoning Ordinance states that no accessory use or structure shall be located forward of the front building line, except as provided in section 7-202(A) which does not apply to this proposal. Therefore, the applicant must apply for a variance.

The property at 202 Duke Street is subject to an open space easement held by Alexandria Historical Restoration and Preservation Commission. By letter dated July 20, 2007, the commission informed the Board that "the proposed potting shed is consistent with the terms of the easement."

While the rear yard is a more typical location for a service building such as this garden shed, Staff has no objection to the proposed shed in the west side of the front yard, providing a variance is approved. The shed is very modest in size and will be only minimally visible over the 6' brick wall surrounding the yard. The shed is compatible with the historic house in terms of design and materials and conforms to the *Design Guidelines* for accessory buildings.

Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

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CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments. The shed falls below the 150 square foot and/or 8.5' high permit threshold and will not require a building permit.

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

- F-1 This property has the potential to provide information about residents of late 18th/early 19th-century Alexandria. According to Ethelyn Cox's *Historic Alexandria, Virginia, Street by Street*, the house on this lot was constructed by William Mitchell, who purchased the property in 1795. Subsequent early 19th-century owners include Samuel Craig and John Gardner Ladd. Archaeological resources that could provide information about this late 18th/early 19th-century occupation may remain buried on the property.
- R-1 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.
- R-2 The above statement must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.