

Docket Item # 6
BAR CASE # 2007-0185

BAR Meeting
December 12, 2007

ISSUE: Replacement shed
APPLICANT: Marc Pilcher & Windy Venable
LOCATION: 1322 Princess Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. That the shed's roof be metal to match the roof on the main house; and,
2. That Staff review and approve final design details and drawings prior to the filing of a building permit.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to construct a new rear garden/storage shed at 1322 Princess Street. The proposed shed will have a foot print of 7' x 5', or 35 square feet, with a height of 7' at the rear and 6'8" at the front. The shed will be constructed of either cedar siding or HardiPlank, with a wood door, and one fixed window with either a four or six lite configuration. The shed roof will be tin to match the house or asphalt shingles. The roof will have an approximate 3" overhang on each side.

The shed will be located in the rear yard, in the southeastern corner, next to an existing tree. The tree will be maintained. An approximately 6' tall wood fence surrounds the yard of the property.

II. HISTORY:

1322 Princess Street is a two-story single-family dwelling built in 1990. Following the building's construction, a 25 square foot shed was installed at the rear of the property line without the approval of the Board or a required open space reduction from the Board of Zoning Appeals. Shortly after the current owners purchased the property, they demolished the previous shed with the intention of installing a replacement.

On November 8, 2007, the Board of Zoning Appeals approved a reduction in required open space for the construction of a new shed with the condition that the new shed be no larger than 36 square feet in area and no taller than 7' in height.

III. ANALYSIS:

The proposed replacement shed meets the requirements of the Zoning Ordinance.

In Staff's opinion, the proposed shed is appropriate and in keeping with the Design Guidelines for outbuildings. The existing 6' tall wood fence will obscure the 7' shed from most views from the public right-of-way. Staff does not have any issues with the shed being constructed of either wood or Hardiplank, nor does Staff have any issues with the lite configuration on the single window. Staff recommends that the roof of the shed be tin/metal to match the roof on the main house, as this will be the most prominent portion and feature visible from the public right of way.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the following conditions:

1. That the shed's roof be metal to match the roof on the main house;
2. That Staff review and approve final design details and drawings prior to the filing of a building permit.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A building permit is 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.

Historic Alexandria:

Approve.