

Docket Item # 7  
BZA CASE # 2003-00058

Board of Zoning Appeals  
November 13, 2003

**ADDRESS:** 514 SOUTH PITT STREET  
**ZONE:** RM, RESIDENTIAL  
**APPLICANT:** WADE HAMPTON ROBERT III, OWNER

**ISSUE:** Variance to construct a rear two-story addition in the required north side yard.

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CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-1106(A)(2)(a)	Side Yard (North)	5.00 ft	0.00 ft	5.00 ft

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(insert sketch here)

**STAFF CONCLUSION:**

This property does not meet the criteria for a variance.

**DISCUSSION:**

1. The applicant proposes to construct a larger rear addition to the existing single family dwelling at 514 South Pitt Street than what was originally submitted to the BZA and which was approved by the BZA in January 9, 2003.
2. On January 9, 2003, the Board of Zoning Appeals granted a side yard variance to build a rear addition to the existing house. The proposed two-story addition measured 16.01 feet by 30.00 feet. The BZA granted the variance based on the unusual physical and historical characteristics of the lot.
3. The addition design as submitted to the BZA was then reviewed by the BAR on June 4, 2003. The BAR deferred the application for restudy because they believed that the addition as submitted was too long and made the existing house look like an addition. The BAR also expressed concern about the design solution which they believed was not appropriate to the size and scale of the existing house. Normal BAR practice has been to limit the size of additions to a maximum of 30 percent to 50 percent the size of the existing structure. In comparison of gross floor area, the proposed addition considered at the June 4, 2003 hearing was 79 percent the size of the existing structure. The BAR staff state the current proposal by the applicant and now before the BZA is even longer than that previously considered by the BAR. In the opinion of the BAR staff, consideration should be given to reduce the overall length of the addition. ( Copy of BZA Case#2002-0093 and Board action attached).
4. A comparison between the addition previously approved by the BZA and the new addition submitted are as follows:

	Width	Length	Overall Height	Floor Area
Rear Addition Approved	16.01 ft	30.00 ft	26.00 ft	953 sq ft
Rear Addition Proposed	16.20 ft	42.00 ft	26.00 ft	976 sq ft

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5. The proposed rear addition is longer because of a narrow two-story connector between the existing house and the larger rear addition. The connector measures 8.31 feet by 18.30 feet and is setback 8.00 feet from the north side property line. A new two-story rear addition is proposed beyond the connector and measures 24.00 feet by 16.20 feet and is located on the north side property line and 5.02 feet from the south side property line. The new addition and connector total 976 net square feet (after deductions are applied).
6. On June 13, 1974, the Board of Zoning Appeals approved side yard setbacks and off-street parking variances to construct a new dwelling. (See BZA Case #1428 attached.) On September 11, 1997, the Board of Zoning Appeals granted a side yard setback variance to build a two-story addition on the south side property line of the subject property. The applicants did not commence construction of the addition within one year of the Board's decision; therefore, the variance has expired. (See BZA Case #97-0033 attached.)
7. Since 1993 there have been no similar variance requests in the 500 block of South Pitt Street
8. Property is located in the Old and Historic Alexandria District
9. An addition requires review and approval of the Old and Historic Alexandria District Board of Architectural Review.
10. A previous addition design was reviewed by the B.A.R. on June 4, 2003. The Board deferred the application for restudy because they believed that the addition was too long and made the existing house look like an addition. Also, members expressed concern about the design solution which they believed was not appropriate to the size and scale of the existing house.
11. Normal Board practice has been to limit the size of additions to a maximum of 30% to 50% the size of the existing structure. In a comparison of gross floor area, the proposed addition considered at the June 4<sup>th</sup> public hearing was 79% the size of the existing structure. The current proposal is even longer than that previously considered by the B.A.R. In the opinion of Staff, consideration should be given to reducing the overall length of the addition.

**REQUESTED VARIANCES:**

Section 3-1106(A)(2)(a), Side Yard:

The RM zone requires a single family dwelling on a lot subdivided after 1953 to provide two side yard setbacks of 5.00 feet. The proposed two-story rear addition will be located on the north side yard property line and 5.00 feet from the south side property line. The applicant requests a variance of 5.00 feet on the north side.

**STAFF ANALYSIS UNDER CRITERIA OF SECTION 11-1103:**

Staff adopts the same findings and conclusions as previously stated on BZA Case #2002-0093 attached.

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STAFF: Barbara Ross, Deputy Director; Peter Leiberg, Principal Planner, Department of Planning and Zoning

**DEPARTMENTAL COMMENTS**

Transportation and Environmental Services:

- C-1 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- R-1 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. 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.

Code Enforcement:

- C-1 All exterior walls within 3 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 an alternative, a 2 hour fire wall may be provided.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be 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 New construction must comply with the current edition of the uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-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 the 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.

Recreation (Arborist):

- F-1 No specimen trees are affected by this plan.

Historic Alexandria (Archaeology):

- F-1 According to the G.M. Hopkins Insurance Atlas, structures were present on this street property by 1877. The yard area thus has the potential to yield archaeological resources which could provide insight into residential life in Alexandria during the late nineteenth century.
- 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 the site plan so that on-site contractors are aware of the requirement.

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.