

Docket Item #8
BZA CASE #2003-00061

Board of Zoning Appeals
December 11, 2003

ADDRESS: 805 SOUTH OVERLOOK DRIVE
ZONE: R-8, RESIDENTIAL
APPLICANT: TIMOTHY AND RANI DOYLE, OWNER

ISSUE: Variance to enlarge a two-story addition in the required west side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(2)	Side Yard (West)	9.00 ft*	8.00 ft	1.00 ft

* Based on a building height of 18.00 feet to the eave line of the roof facing the west side property line.

(insert sketch here)

STAFF CONCLUSION:

This property does not meet the criteria for a variance.

DISCUSSION:

1. The applicants propose to construct a slightly larger rear two-story addition to the existing single-family dwelling at 805 South Overlook Drive than was originally submitted to the Board of Zoning Appeals and which was approved by the BZA on June 12, 2003.
2. On June 12, 2003, the Board of Zoning Appeals granted a side yard variance to the applicants to build a rear two-story addition within 8.00 feet of the west side property line. The new addition is to be wrapped around a portion of the rear building wall of the existing house at 805 South Overlook Drive. The zoning ordinance required based on the height of the new addition a side yard of 9.83 feet. The Board believed a hardship was demonstrated due to the substandard lot and the configuration of the house to the lot.
3. The applicants have returned to the BZA because they wish to extend the new rear addition by 2.00 feet. Based upon a building height of 18.00 feet to the eave line of the new roof a side yard setback of 9.00 feet is required facing the west side property line. The new addition will continue to be located 8.00 feet from the west side property line as shown in the June 12, 2003 variance hearing.
4. The proposed enlargement will continue to comply with floor area requirements. (Refer to applicants' floor area calculations attached.)
5. Since 1993, the Board of Zoning Appeals has not reviewed any variance cases for similar additions within the immediate neighborhood.
6. Master Plan/Zoning: The subject property is zoned R-8 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge/Rosemont Small Area Plan for residential land use.

REQUESTED VARIANCES:

Section 3-306 (A)(2), Side Yard Setback:

The R-8 zone requires each single family dwelling to provide a minimum side yard of 8.00 feet or one-half the building height, whichever is greater. Based upon a building height of 18.00 feet, a side yard setback of 9.00 feet is required. The proposed addition is located 8.00 feet from the west side property line. The applicants request a variance of 1.00 feet from the west side yard requirement.

STAFF ANALYSIS UNDER CRITERIA OF SECTION 11-1103:

Staff adopts the same findings and conclusions as previously stated on BZA Case #2003-0034 attached.

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 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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.

Recreation (Arborist):

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

Historic Alexandria (Archaeology):

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

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.