

Docket Item # 9
BZA CASE #2004-0004

Board of Zoning Appeals
March 11, 2004

ADDRESS: 704 ENDERBY DRIVE
ZONE: R-8, RESIDENTIAL
APPLICANT: JOHN AND KARIN MOORE

ISSUE: Variance to construct a covered front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-306(A)(1)	Front Yard	30.00 ft	20.00 ft	10.00 ft

(insert sketch here)

STAFF CONCLUSION:

This property does not meet the criteria for a variance.

DISCUSSION:

1. The applicants request a variance to modify a covered open porch across the front building wall previously approved by variance for the property at 704 Enderby Drive. The new porch will project an additional 2.00 feet into the required front yard facing Enderby Drive then was previously approved.
2. On February 13, 2003, the Board of Zoning Appeals granted a front yard variance to construct an open covered porch within 20.00 feet of the front property line facing Enderby Drive. The Board believed a hardship was demonstrated due to the unusual configuration of the house to the lot, and the fact that the existing porch structure has considerable water damage that necessitated rebuilding. At the time of the hearing, the applicants stated that the front porch, as proposed, would save a large tree in the front yard and correct water drainage problems. (BZA Case #2003-0005 with board action attached).
3. The applicants indicate they were unable to resolve several construction and architectural issues to construct the approved front porch within the one year approval period of the variance. The variance expired on February 13, 2004. As stated on the application, the applicants' current architect indicates the existing non-specimen tree in the front yard is impacting the foundation of the house and will need to be removed. Because the tree must be removed, the applicants wish to increase the projection of the porch by an additional 2.00 feet. The revised porch design will remain the same dimension across the front of the building wall as previously approved.
4. A comparison between the previously approved covered open porch and proposed new porch is as follows:

	Depth	Length	Ht	Area
Approved Porch Design	6.66 ft	23.00 ft	14.00 ft	146 sq ft
Revised Porch Design	8.33 ft	23.00 ft	14.00 ft	192 sq ft
Change	+ 1.67 ft	same	same	+ 46 sq ft

STAFF ANALYSIS UNDER CRITERIA OF SECTION 11-1103:

Staff has attached the report on the prior variance request (BZA Case#2003-0005) and adopts its analysis and recommendations.

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

DEPARTMENTAL COMMENTS

Transportation and Environmental Services:

- F-1 No objections or recommendations.

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.
- C-7 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 construction solely on the referenced property.

Recreation (Arborist):

- F-1 A large white oak tree approximately 23" in diameter located less than 4 feet from the existing foundation will be removed. There is evidence that the tree has disrupted the existing staircase.

Historic Alexandria (Archaeology):

- F-1 There is low potential for this project to disturb significant archaeological resources. 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.