

Docket Item #4
BZA CASE #2005-0039

Board of Zoning Appeals
September 8, 2005

ADDRESS: 11 WEST MASONIC VIEW AVENUE
ZONE: R-5, RESIDENTIAL
APPLICANT: GEORGE WEIDNER, OWNER

ISSUE: Reapproval of a special exception to construct a second story addition in the required west side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-406(A)(2)	Side Yard (West)	7.00 ft*	6.80 ft	.20 ft

* Based upon a building height of 19.83 feet to the roof eave of the new second-story addition facing the west side property line.

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant a special exception, it should contain the conditions under the department comments. Special exceptions must also be recorded with the deed of the property in the City's Land Records Office prior to the release of a building permit.

(insert sketch here)

I. Issue

On May 13, 2004, the Board of Zoning Appeals approved (1) a special exception to build a second-story addition in line with an existing footprint of the one-story house which is located within the required west side yard and (2) construct a rear one-story addition in compliance with R-5 zone side yard requirements for the property at 11 West Masonic View Avenue.

II. Background

The subject property is one lot of record with 42.33 feet of frontage facing West Masonic View Avenue, a depth of 100.00 feet and totaling 4,233 square feet of lot area.

In approving the special exception the Board believed the applicant met the requirements for a special exception and believed the improvement was not detrimental to the neighborhood. One member dissented and believed other design options were possible and the new second floor would be detrimental to the neighborhood.

Due to construction delays the second floor construction did not occur within the one-year time limit for the special exception. The special exception expired on May 13, 2004.

The applicant is submitting the exact same plans as he did in 2004. There is no change to the footprint of the second floor addition that would affect the submitted special exception.

III. Staff Conclusion

Staff has attached the report on the prior special exception request (BZA Case#2004-0009). Staff confirms the same analysis and recommends approval.

STAFF: Hal Phipps, Division Chief
Peter Leiberg, Zoning Manager

DEPARTMENTAL COMMENTS

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

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

F-1 No comments.

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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 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 No specimen trees are affected by this plan.

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.