

Docket Item #10
BZA CASE #2005-0052

Board of Zoning Appeals
October 13, 2005

ADDRESS: 3208 CIRCLE HILL ROAD
ZONE: R-8, RESIDENTIAL
APPLICANT: GLENN ARCHER

ISSUE: Special exception to raise the roof of an existing screen porch to allow for the construction of a second floor bathroom.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (North)	9.50 feet*	6.00 feet	3.50 feet

* Based on the building height at 19.00 feet from grade to the midpoint of the gable roof.

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

The applicant proposes to raise the roof on an existing screen porch to construct a second floor bathroom for the property at 3208 Circle Hill Road. The area under the roof of the screen porch is now used as storage. The existing screen porch is located in the required north side yard.

II. Background

The subject property is one lot of record with 219.40 feet of frontage facing Circle Hill Road, 112.98 feet deep and totals 6,240 square feet in lot area. The property is substandard in lot area, wooded and characterized by hilly topography. An existing two and one-half story brick single-family dwelling with a side screen porch is located 35.00 feet from the front property line facing Circle Hill Road, 6.00 feet from the north side property line, 8.00 feet from the south side property line and 41.00 feet from the west rear property line. west front property line.

III. Description

The applicant proposes to raise the roof on the existing screen porch to accommodate a new second floor bathroom. Because the proposed roof is raised and the footprint of the existing screen porch will not be enlarged resulting only in the extension of one non-complying wall horizontally facing the north side property, the applicant is eligible to apply for a special exception. The increase in roof height results in the improvement not complying with the height-to-setback ratio on the north facade. The height of the screen porch will increase from 19.00 feet to 24.00 feet in overall height (grade to the top of the new screen porch roof). The height of the new screen porch roof from grade to the midpoint of the new roof is 19.00 feet to the midpoint of the gable end. A side yard setback of 9.50 feet is required. The screen porch will continue to be located 6.00 feet from the north side property line. A special exception of 3.50 feet is required.

There have been no previous variances or special exceptions granted for the subject property.

IV. Master Plan/Zoning: The subject property is zoned R-8 residential and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the North Ridge Small Area Plan for residential land use.

V. Noncomplying structure

The existing building at 3208 Circle Hill Road is a noncomplying structure with respect to the following

	<u>Existing</u>	<u>Required</u>	<u>Noncompliance</u>
Side Yard (North)	6.00 feet	8.00 feet	2.00 feet

VI. Staff analysis under criteria of section 11-1302

This case asks the Board of Zoning Appeals to find whether the proposed addition at 3208 Circle Hill Road meets the standards adopted for a special exception for additions.

Special Exception Standards

Under the adopted special exception rules, the Board must determine whether the improvement affects neighboring homes, whether the improvement is similar in character to other buildings within the immediate neighborhood and, finally, whether it represents the only reasonable location on the lot to build the proposed addition. The specific standards are:

1. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
2. Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
3. Whether approval of the special exception will alter the essential character of the area or the zone.
4. Whether the proposal will be compatible with the development in the surrounding neighborhood.
5. Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

VIII. Neighborhood Impact

Staff finds that raising the roof on the existing screen porch will have minimal neighborhood impact. The roof line of the proposed addition will be lower than the roof of the existing dwelling. The increase in roof height perceived from the public right-of-way and nearest neighboring properties will have little impact on the character of the neighborhood.

IX. Light and Air

The proposed improvements will not change nor prevent an adequate supply of light and air to either adjacent property.

X. Location of Improvements

The proposed improvement will have little or no impact to the neighborhood and to adjacent properties. What will be perceived is a slightly increase in roof height from the street.

XI. Staff Conclusion

Raising of the roof on an existing side screen porch to accommodate a second floor bathroom will present minimal impacts on the adjacent property nor radically alter the architectural characteristics of the building when viewed from Circle Hill Road.

Staff **recommends approval** of the special exception request.

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

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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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 present on this property. This project does not involve significant ground disturbance. 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.

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