

Docket Item #6
BZA CASE #2007-0014

Board of Zoning Appeals
June 14, 2007

ADDRESS: 2704 HOLLY STREET
ZONE: R-8, RESIDENTIAL
APPLICANT: KEVIN AND JENNIFER CURRY, OWNERS

ISSUE: Special Exception to construct a third floor rear addition in the required north side yard setback.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306(A)(2)	Side Yard (north)	13.00 feet*	4.80 feet	8.20 feet

*Based upon a building height of 26.00 feet to the eave line of the roof for rear addition facing the north side property line.

BOARD OF ZONING APPEALS ACTION OF JUNE 14, 2007: On a motion to approve by Mr. Hubbard, seconded by Mr. Lantzy, the special exception was approved by a vote of 5 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Kevin Curry, owner, made the presentation.

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.

I. Issue

The applicants propose to construct a rear dormer to within 4.80 feet of the north side property line for the property at 2704 Holly Street.



2704 Holly Street

II. Background

The subject property is one lot of record with a lot width of 40.00 feet facing Holly Street, a depth of 100.58 feet, and a lot area of 3,786 square feet. The property is developed with a one and one-half story brick detached dwelling with a basement built in 1934. The lot is substandard as to the minimum lot area in the R-8 zone where the minimum lot size is 8,000 square feet.

As indicated on the plat, the single-family dwelling is located in the required front yard. The house is located 25.20 feet from the property line facing Holly Street. The zoning ordinance requires a front yard of 30.00 feet. The existing home is also located in the required north and south side yard. The north side of the building has a side yard of 4.80 feet. The south side of the building has a side yard of 5.20 feet.

III. Description

The applicants propose to construct a second story rear dormer addition which measures 15.66 feet in length and 13.33 feet in width for a total of 208.75 square feet of new floor area. The rear dormer will be in line with the existing building wall. The height of the new dormer from grade to the dormer eaves is 26.00 feet. A side yard setback of 13.00 feet is required. Because the applicants are altering one noncomplying wall, they are eligible to apply for a special exception. The applicants propose to construct the dormer 4.80 feet from the north property line; therefore, a special exception of 8.20 feet is requested.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

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

IV. 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 Potomac West Small Area Plan for residential land use. The property is a lot in the Groves' Subdivision of Mt. Ida and is not located in the Town of Potomac Historic District.

V. Requested Special Exception:

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

The R-8 zone requires two side yard setbacks of 8.00 feet or one-half the building height, whichever is greater. The proposed second-story rear dormer addition will be located 4.80 feet from the north side property line. The applicants request a reduction in the required side yard of 8.20 feet facing the north property line.

VI. Noncomplying structure

The existing building at 2704 Holly Street is a noncomplying structure with respect to the following:

<u>Yard Provision</u>	<u>Required</u>	<u>Provide</u>	<u>Noncompliance</u>
Lot Area	8,000 sq. ft.	3,786 sq. ft.	4,214 sq. ft.
Lot Width	65.00 ft.	40.00 ft	25.00 ft.
Front Yard	30.00 ft	25.20 ft	4.80 ft.
Side Yard			
(North)	8.00 ft	4.80 ft	3.20 ft.
(South)	8.00 ft	5.20 ft	2.80 ft.

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board must affirm in order to grant a special exception of the zoning regulations.

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.

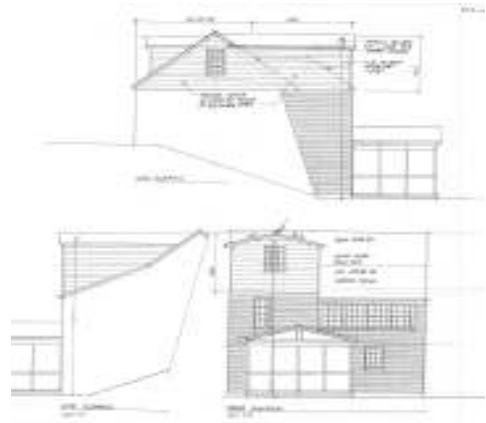
4. Whether the proposal will be compatible with the development in the surrounding neighborhood.
5. Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

VIII. Staff Conclusion

An inspection of the neighborhood revealed only single-family houses along the block. Although the subject lot does not comply with the minimum lot requirements for the R-8 zone, it is similar in lot size and widths with other single-family lots along Holly Street. The proposed dormer will use up nearly the entire building area allowed for the property.



View of Rear Yard



Proposed Plans for Rear Dormer

Staff believes that the proposed dormer may have a minimum impact on the adjoining properties. From the north and south side views, there will be an eight foot increase in wall height and an overall increase roof height of four feet. From the vantage point of the adjacent property at the rear (2710 Russell Road), the new dormer will have the appearance of a three-story home; however, the proposed dormer addition is setback approximately 37 feet from the rear property line.

Staff also observed that an addition built at 2710 Holly Street is greater in size and dimension than the proposed dormer at 2704 Holly Street; therefore, staff believes that the proposed smaller dormer will have relatively minimal impact on the light and air to the adjacent property.



**View of Rear Looking Toward
Neighboring Homes**



**View of Neighboring Addition from
Pine Street**

Staff believes that the proposed rear dormer will be in character with the house and the neighborhood, preserving the character of this 1934 building. Staff recommends approval of the special exception.

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:

- F-1 The proposed plans have been prepared under the 2000 IBC and 2000 IRC. Applicant shall correct plans to show preparation under the 2003 IBC, IRC.
- C-1 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-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).

Recreation (Arborist):

F-1 No trees are affected by this plan.

Historic Alexandria (Archaeology):

F-1 This project involves minimal 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.