

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 4, 2007

TO: BOARD OF ZONING APPEALS

THRU: PETER LEIBERG, ZONING MANAGER

FROM: MARY CHRISTESEN, URBAN PLANNER

RE: AMENDMENT TO BZA #2007-0003, 3113 RUSSELL ROAD

On April 12, 2007, the Board of Zoning Appeals granted a special exception to allow a portion of the roof to be raised and to construct a two-story addition 8.40 feet from the north side property in line with the existing house.

On August 15, 2007, the applicant submitted a wallcheck survey showing the existing north wall 7.50 feet from the north side property line and the new foundation for the two-story addition 7.40 feet from the north side property line. The applicant constructed the addition according to the approved plans, however the original survey submitted with the BZA application and plans for building permits appears to be incorrect by approximately 1.00 foot. The applicant is requesting a correction of the approved special exception as shown in the table below.

Section	Yard	Required	Approved Setback	Approved Exception	Corrected Setback	Corrected Exception
3-306(A)(2)	North	10.75 ft *	8.40 ft	2.35 ft	7.40 ft	3.35 ft
3-306(A)(2)	North	9.75 ft **	8.40 ft	1.35 ft	7.40 ft	2.35 ft

Staff **recommends reapproval** of the special exception, because the change is a technical correction only and the proposed alterations continue to meet the criteria for a special exception.

BOARD OF ZONING APPEALS ACTION OF OCTOBER 11, 2007: On a motion to approve by Mr. Lantzy, seconded by Mr. Hubbard, the correction to a previously approved special exception was approved by a vote of 6 to 0.

Reason: The Board agreed with the staff recommendation and the application met the criteria for a special exception.

Speakers:

Gregory Martin, owner, made the presentation.