

Docket Item # 3
BZA CASE #2009-0014

Board of Zoning Appeals
July 9, 2009

ADDRESS: 207 MACARTHUR ROAD
ZONE: R-8, RESIDENTIAL
APPLICANT: SAM WHITFIELD, OWNER

ISSUE: Special exception to construct a second story dormer addition in the required side yard setbacks.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-306	Side Yard (West)	10.00eet	4.80 feet	5.20 feet

BOARD OF ZONING APPEALS ACTION OF JULY 9, 2009: On a motion to approve by Ms. Lewis, seconded by Mr. Allen, the special exception was approved by a vote of 5 to 0.

Reason to approve: The proposal is modest in nature and the application met the criteria for a special exception as outlined in the staff report.

Speakers:

Christine Leonard, architect, 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 the requested special exception it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



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07/09/09



I. Issue

The applicant proposes to construct a (1) shed dormer and (2) build a second story addition on the rear of the existing single-family dwelling at 207 MacArthur Road.



II. Background

The subject property is one lot of record with 44.00 feet of frontage facing MacArthur Road, a depth of 133.88 feet along the east side property line, a depth of 140.49 feet along the west side property line and contains 5,808 square feet of lot area. The subject property is substandard as to the 8,000 square foot minimum lot area required for the R-8 zoned properties.

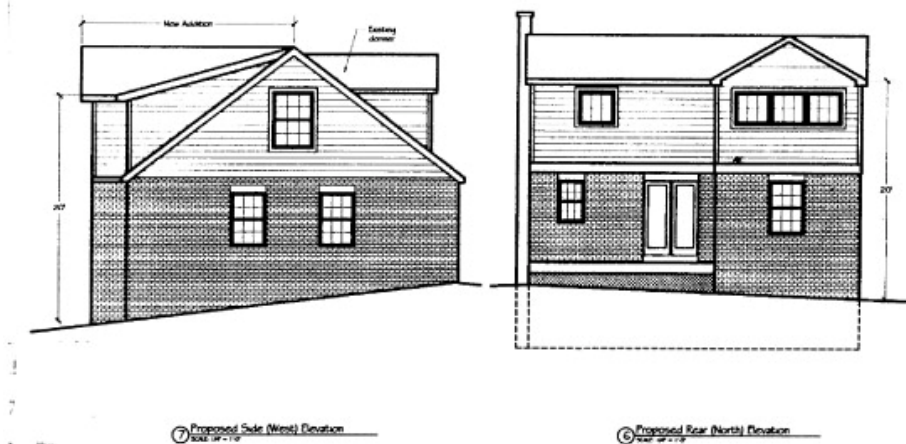
The lot is currently developed with a one and one-half story single family dwelling located 27.90 feet from the front property line, 9.50 feet from the east property line, 4.80 feet from the west side property line and approximately 71.00 feet from the rear property line.

According to real estate assessment records, the house was constructed in 1937.

III. Description

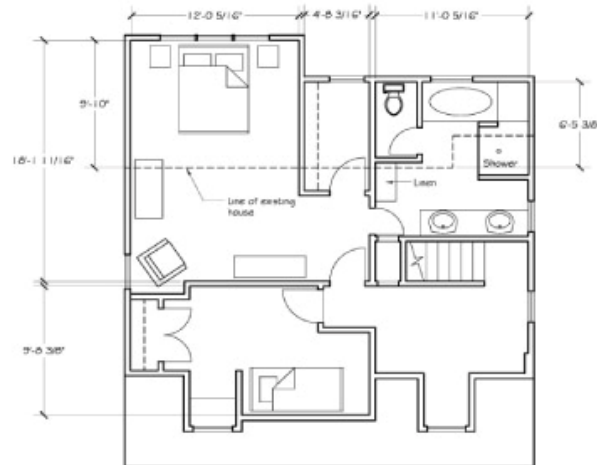
The applicant proposes to extend and construct a second story shed dormer and second story addition on the rear of an existing one and one-half story single family home. The new second story addition will be located over the existing first floor and in line with the existing west side building wall located 4.80 feet from the side property line. The new addition will accommodate a larger master bedroom and enlarge an existing bathroom.





7 Proposed Side (West) Elevation
Scale 1/8" = 1'-0"

8 Proposed Rear (North) Elevation
Scale 1/8" = 1'-0"



9 Second Floor Plan
Scale 1/8" = 1'-0"

The proposed two-story addition measures 9.83 feet by 12.03 feet and totals 118.25 square feet. The height of the addition is 20.00 feet to the roof eave as measured from existing grade and will be in line with the existing second story roof eave facing the west property line. Based on a setback ratio of 8.00 feet or 1 foot of setback for every 2.00 feet of building height, whichever is greater, the required setback from the west property line is 10.00. The applicant requests special exception to construct the addition 5.20 feet from the west side property line. A 4.60 feet side yard setback reduction is requested.

The new shed dormer addition is designed to extend the existing second floor in line with the existing house and measures 15.71 feet by 6.45 feet and totals 101.33 square feet. The height of the shed dormer measures 19.00 feet from the existing grade to the eave

line of the dormer roof. Based on a building height of 19.00 feet a 9.50 feet side yard setback is required. The existing house is located 9.50 feet from the east side yard property line in compliance with the R-8 zone side yard requirement.

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 low land use.

V. Requested Special Exception:

3-306(A) (2) Side Yard (West)

A side yard setback of 10.00 feet is required based on a building height of 20.00 feet to the roof eave of the proposed second story addition facing the west side property line. The existing house is now located 4.80 feet from the west side property line. The applicant requests a special exception of 5.20 feet from the required west side yard.

VI. Noncomplying structure and Substandard Lot

The existing building at 207 MacArthur Road is a non-complying structure and substandard lot with respect to the following:

<u>Lot Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Size	8,000 sq. ft.	5,808 sq. ft.	2,192 sq. ft
Lot Width	65.00 feet	44.00 feet	21.00 feet
Side Yard (West)	8.00 feet	4.80 feet	3.20 feet

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 believes exists and thus warrants granting 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 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

The subject lot is substandard, but similar to many other lots on the block and in the surrounding neighborhood. An inspection of the immediate neighborhood revealed several homes with additions in line with the original building walls. Many of the homes appear to be built closer to the side property lines than the zoning regulations currently permit.

Staff believes the proposed second story addition and rear dormer both meet the criteria for a special exception. It is unlikely that the second story rear addition will negatively impact the adjacent properties or reduce light and air to those abutting properties. The maximum height of the proposed addition is limited to the existing height of the current second floor that is at the front of the house. The proposed design is compatible with the existing architecture and with the neighborhood character.

Based upon the above findings, staff **recommends approval** of the requested 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:

- R-1 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-5 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- F-1 An approved grading plan may be required at the time of building permit application. Insufficient information has been provided to make that determination at this time. In summary, City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:
 - the construction of a new home;
 - construction of an addition to an existing home where either
 - the addition exceeds the area of the existing building footprint by 100% or more;
 - or, the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining;

- changes to existing grade elevation of 1-foot or greater;
- changes to existing drainage patterns;
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 838-4318. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. <http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

Code Administration:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 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-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 Additions and Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Additions and Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 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

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to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Recreation (Arborist):

- F-1 No trees are affected by this plan.

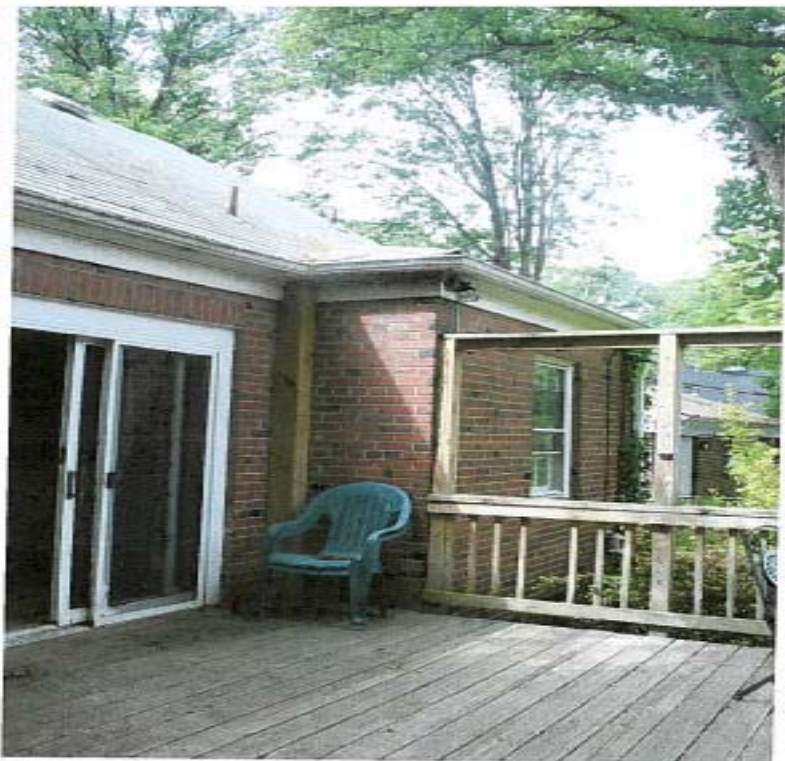
Historic Alexandria (Archaeology):

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

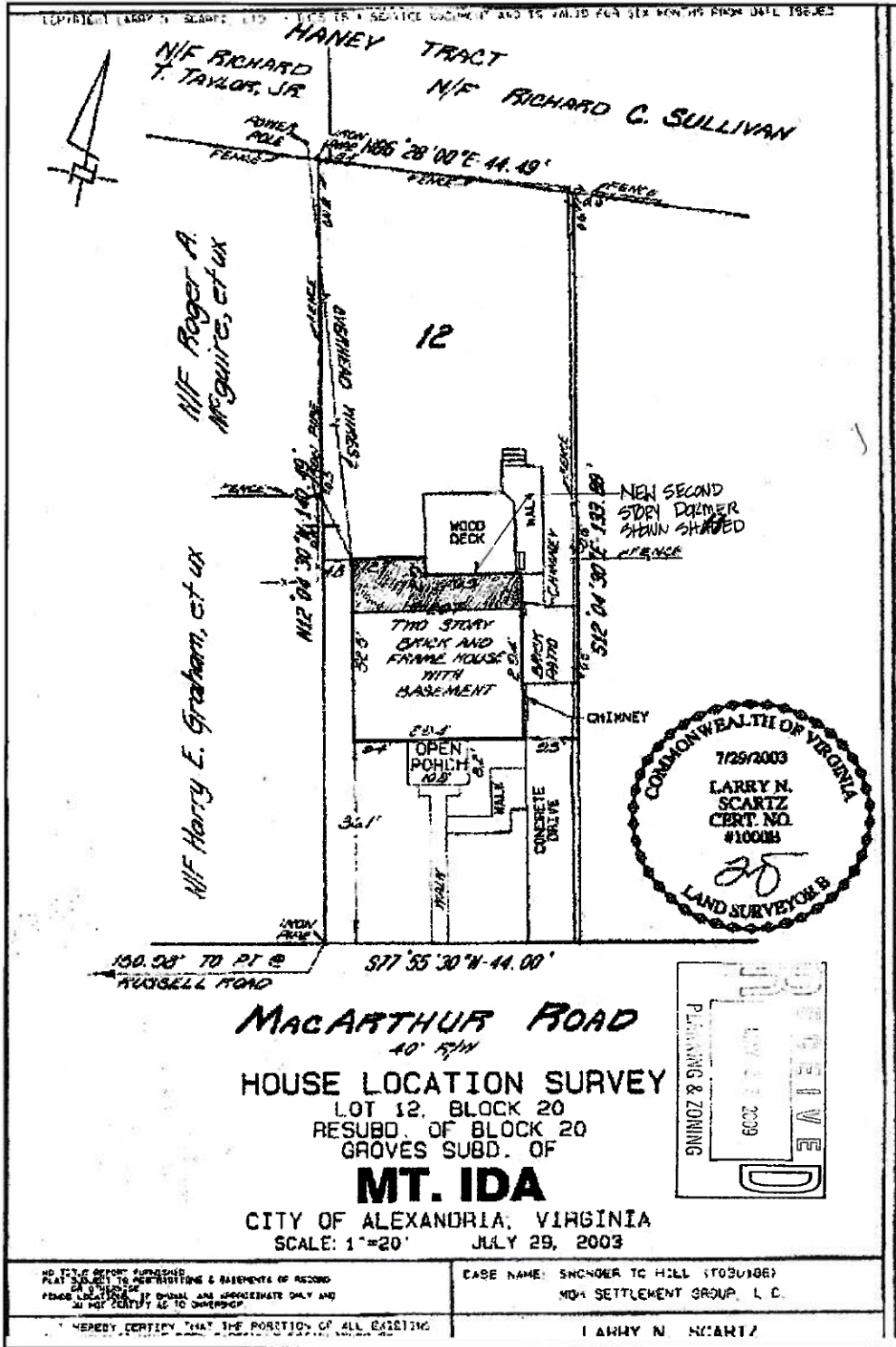
Other Requirements Brought to the Applicant's Attention:

- 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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XI. IMAGES





**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

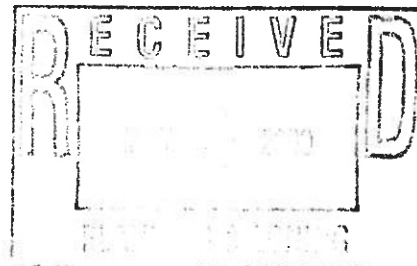
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Section of zoning ordinance from which request for special exception is made:

side yard set back

PART A

1. **Applicant:** Owner Contract Purchaser
 Name Sam Whitfield
 Address 207 MacArthur Road
 Daytime Phone 202-383-1131
2. **Property Location** 207 MacArthur Road
3. **Assessment Map** 20 Block 1220 Lot 12 Zone R8
4. **Legal Property Owner:**
 Name Sam Whitfield
 Address 207 MacArthur Road
Alexandria, VA



5. Describe request briefly :

Request approval to align new 2nd story dormer with existing side yard on the west side.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

- [] Yes — Provide proof of current City business license.
[] No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Christine Leonard print name, signature, 703-768-7371 telephone, 5/27/09 date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(please use additional paper where necessary)

- 1. How will the special exception for the proposed addition, if granted, address the applicant's needs?

Explain:

Will allow dormer on second floor to match the footprint of the existing house.

- 2. Will the special exception, if granted, harm adjoining properties or impact the neighborhood in any way?

Explain:

No. The new dormer does not increase the footprint of the existing house.

- 3. Will the proposed addition reduce or block light and air to adjacent property? Explain:

No. The footprint of the house does not increase or encroach on neighbors' property.

4. How is the proposed construction compatible with other properties in the neighborhood and the character of the neighborhood as a whole? Explain:

The proposed dormer on the rear will not affect the current roof line or change the look of the house from the street.

5. How is the proposed construction similar to other buildings in the immediate area?

There are existing one and two story homes on the street.

6. Does this plan represent the only reasonable location on the lot to build the proposed addition? Explain:

Yes. We are staying within the existing foot print and are not raising the roof line.

7. Has the applicant shown the proposed plans to the adjacent most affected property owners? Has any neighbor objected to the proposed special exception, or has any neighbor written a letter in support of the proposed special exception? If so, please attach the letter. Explain:

No, not yet

REVISED



A

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 207 MacArthur Road Zone R8
A2. 5890.72 x .35 = 2061.75
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	432	Basement**	432
First Floor	900	Stairways**	72
Second Floor	497	Mechanical**	N/A
Third Floor	N/A	Porch/Garage**	86.1
Porches/ Other	86.1	Attic less than 5**	
Total Gross *	1915.1	Total Exclusions	590.1

B1. Existing Gross Floor Area *
1915.1 Sq. Ft.
B2. Allowable Floor Exclusions**
590.1 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1325 Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	
First Floor	N/A	Stairways**	
Second Floor	241	Mechanical**	
Third Floor	N/A	Porch/Garage**	
Porches/ Other	N/A	Attic less than 5**	
Total Gross *	241	Total Exclusions	

C1. Proposed Gross Floor Area *
241 Sq. Ft.
C2. Allowable Floor Exclusions**
- Sq. Ft.
C3. Proposed Floor Area minus Exclusions 241 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1566 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2061.75 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature] Date: 5/27/09



BZA 2009-0014
File Copy



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address 207 MacArthur Road Zone R8
A2. 5890.72 x .35 = 2061.75
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement	432	Basement**	432
First Floor	900	Stairways**	372
Second Floor	415	Mechanical**	N/A
Third Floor	N/A	Porch/ Garage**	12.3
Porches/ Other	12.3	Attic less than 5**	
Total Gross *	2191.3	Total Exclusions	516.3

B1. Existing Gross Floor Area *
2191 Sq. Ft.
B2. Allowable Floor Exclusions**
516.3 Sq. Ft.
B3. Existing Floor Area minus
Exclusions 1674.7 Sq. Ft.
(subtract B2 from B1)



C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	N/A	Basement**	
First Floor	N/A	Stairways**	
Second Floor	196	Mechanical**	
Third Floor	N/A	Porch/ Garage**	
Porches/ Other	N/A	Attic less than 5**	
Total Gross *	196 236	Total Exclusions	

C1. Proposed Gross Floor Area *
236 ~~196~~ Sq. Ft.
C2. Allowable Floor Exclusions**
- Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 236 Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1910.7 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 2061.75 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

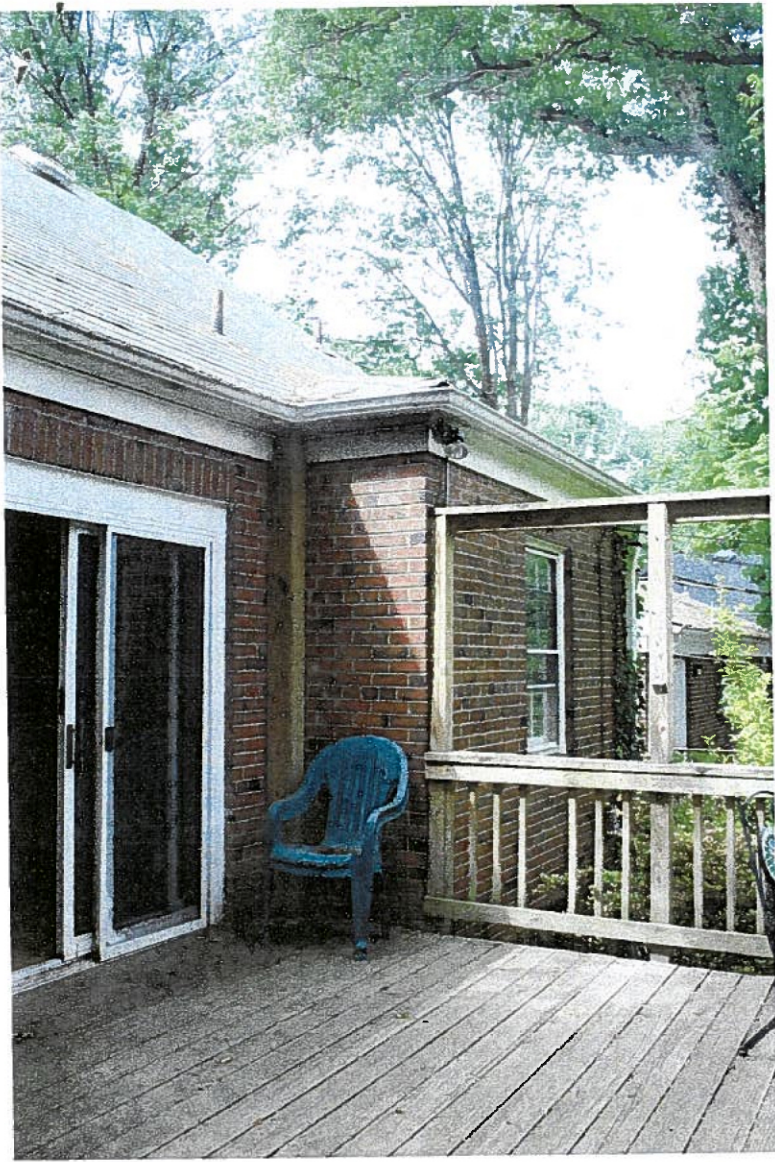
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Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

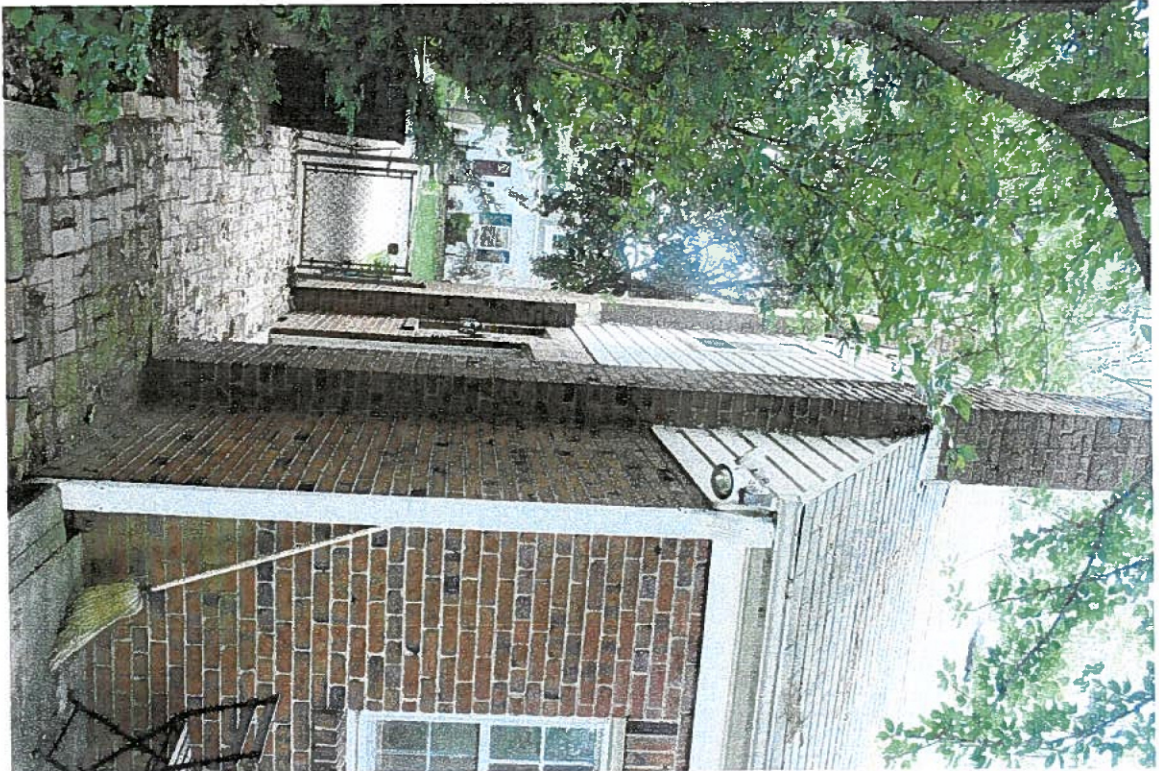
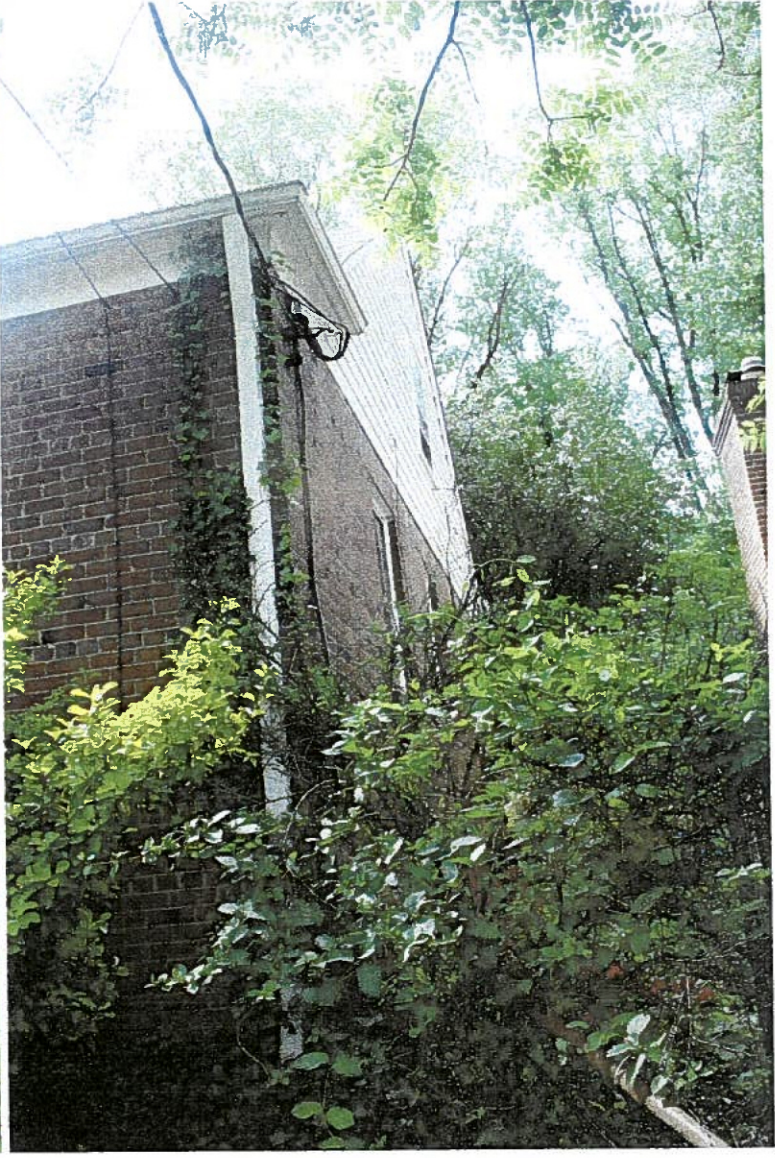
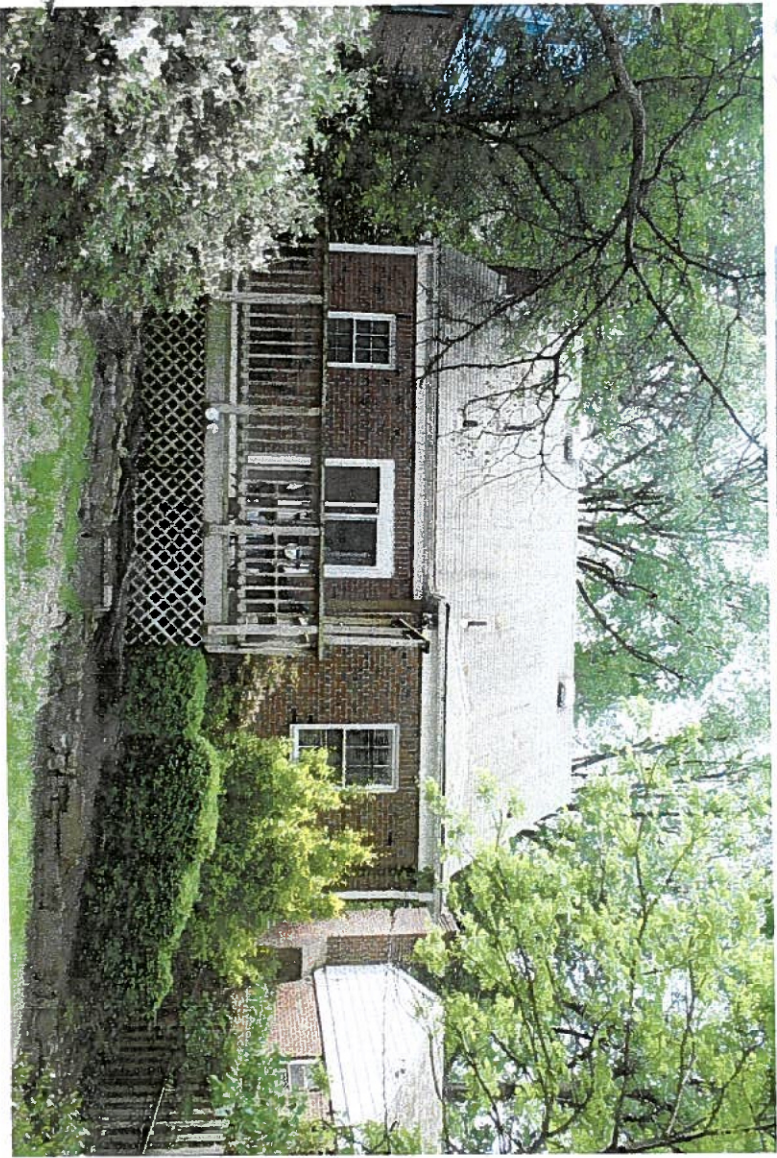
Signature: [Signature] Date: 5/27/09

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207 MacArthur Road

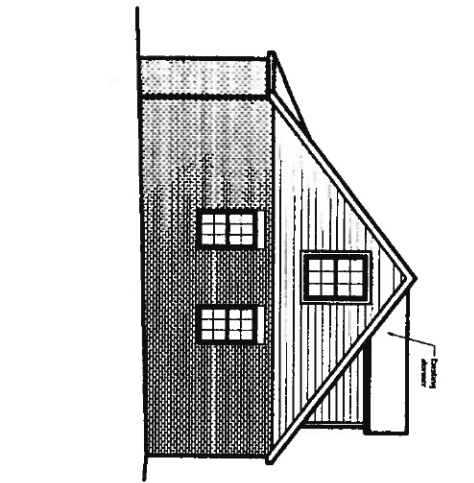




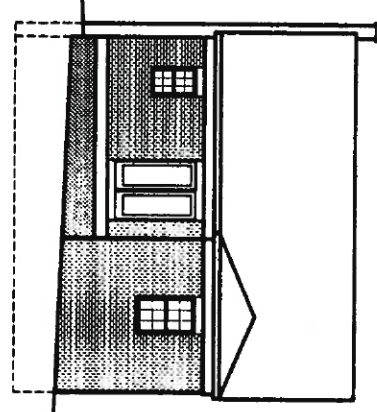
207 MacArthur Road

BLN 2004-2014

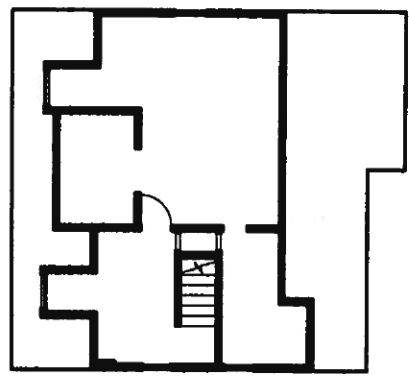
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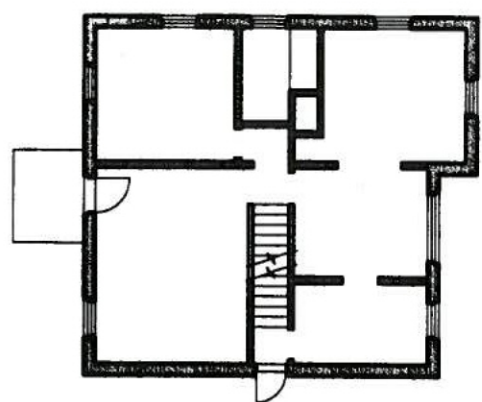
4 Existing Side (West) Elevation
Scale: 1/8" = 1'-0"



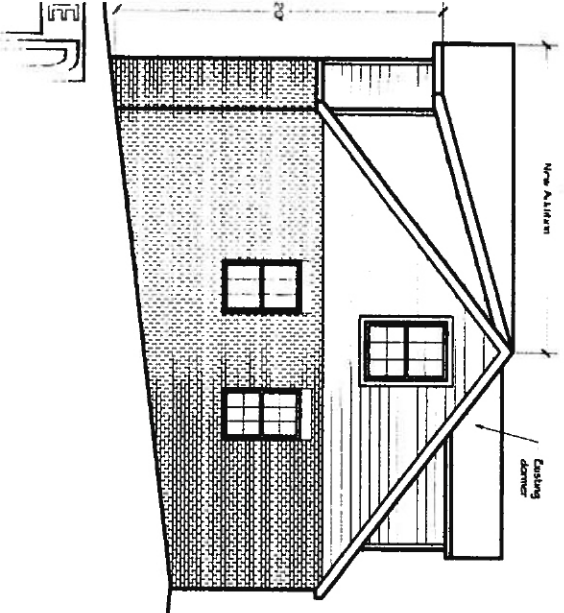
3 Existing Rear (North) Elevation
Scale: 1/8" = 1'-0"



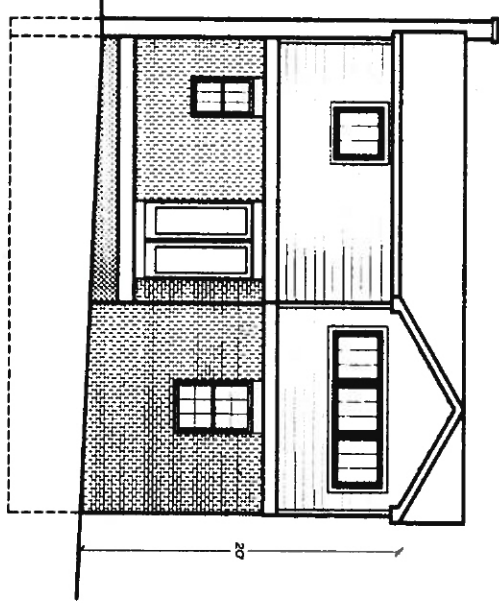
2 Existing Second Floor Plan
Scale: 1/8" = 1'-0"



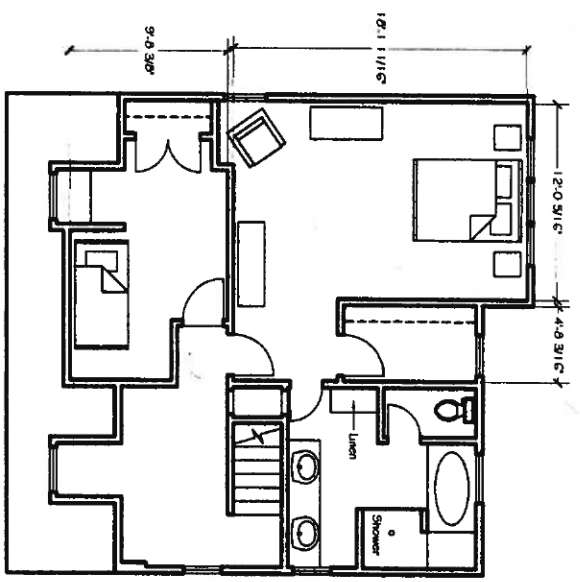
1 Existing First Floor Plan
Scale: 1/8" = 1'-0"



7 Proposed Side (West) Elevation
Scale: 1/8" = 1'-0"



6 Proposed Rear (North) Elevation
Scale: 1/8" = 1'-0"



5 Second Floor Plan
Scale: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine Leonard, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444

PROJECT

Medical Building
327 Murcher Road
Alexandria, Virginia 22305

DRAWING

Existing Floor Plan
Proposed First Floor Plan
Proposed Second Floor Plan
Site and Building
Context
Site Submission
5/24/2009

DATE

May 27, 2009