

Docket Item #2
BZA CASE #2009-0019

Board of Zoning Appeals
September 10, 2009

ADDRESS: 1504 CAMERON STREET
ZONE: R-B, RESIDENTIAL
APPLICANT: TREY HANBURY & SUZANNA KANG, OWNERS

ISSUE: Special exception to construct a second story addition over an existing one-story addition in the required east side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-706(A)(2)(a)	Side Yard	8.00 feet	6.80 feet	1.20 feet

BOARD OF ZONING APPEALS ACTION OF SEPTEMBER 10, 2009: On a motion to approve by Mr. Hubbard, seconded by Mr. Zander, the special exception was approved by a vote of 5 to 0.

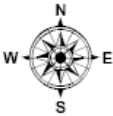
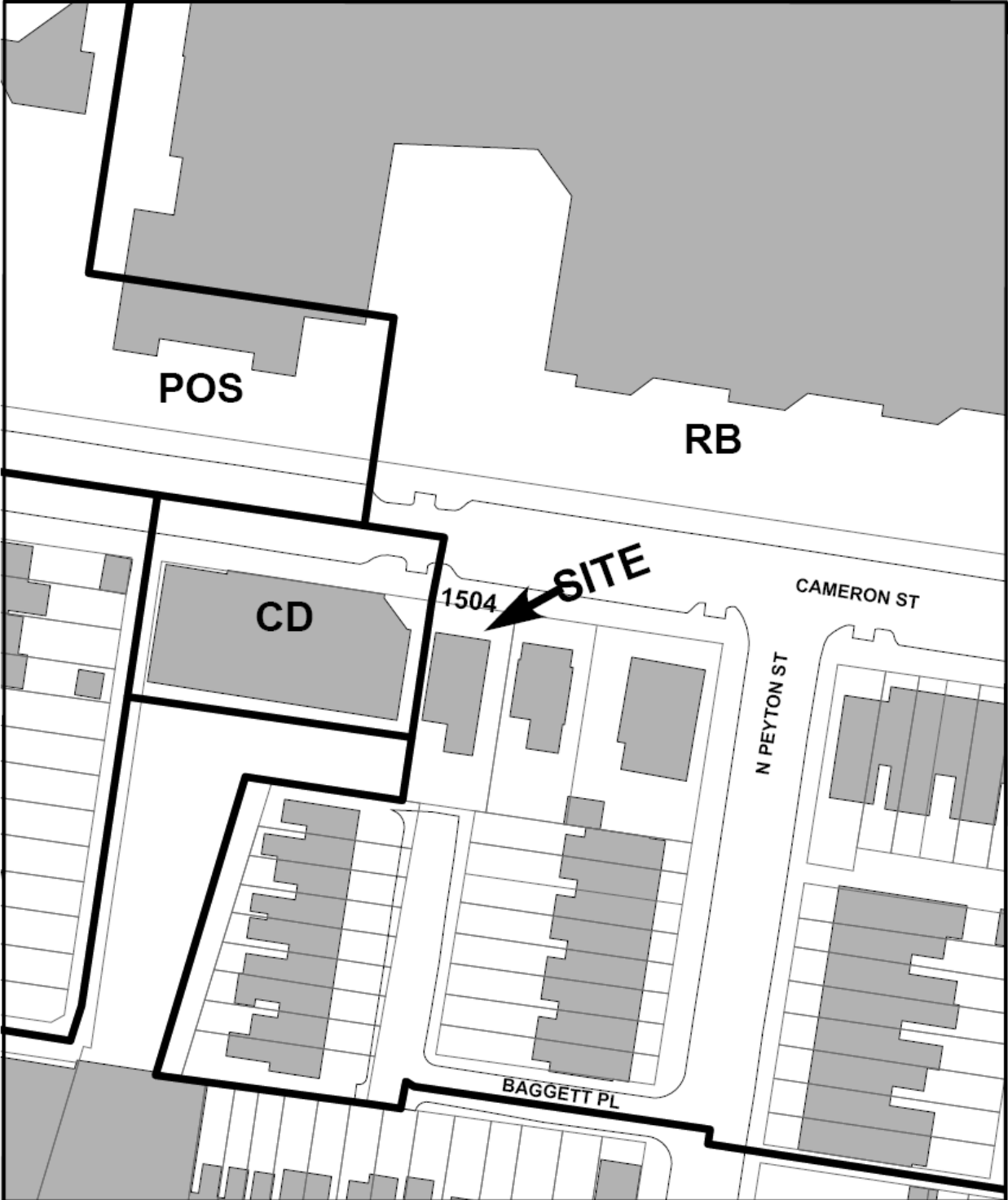
Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Ralph Cunningham and Heather Daly, architects, 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.



I. Issue

The applicants propose to amend a prior special exception to construct a second floor addition above the foot print of an existing one-story in the rear yard. On July 11, 2002, the Board of Zoning Appeals granted a Special Exception to construct the one story rear addition within the required 8.00 feet west side property line (BZA Case #2002-0060).

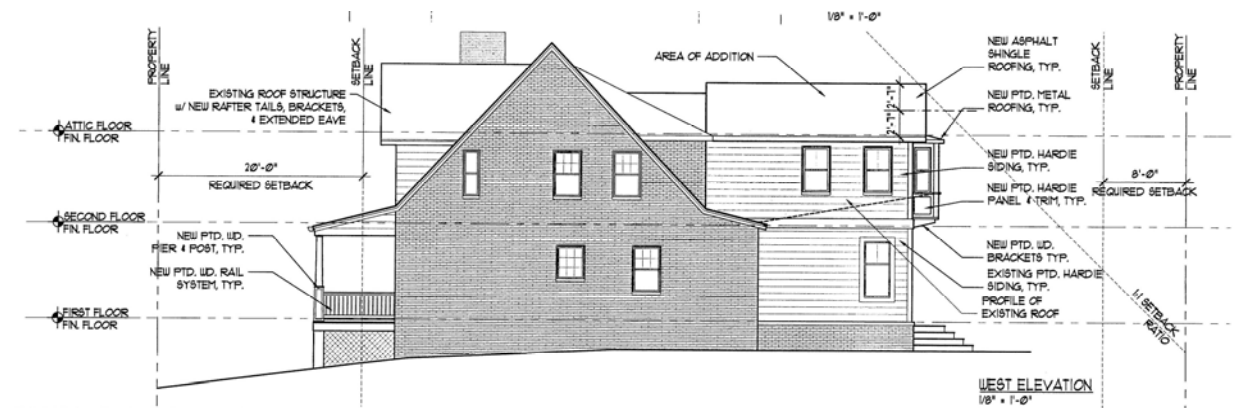


II. Background

The subject property is one lot of record with 42.00 frontage facing Cameron Street, a depth of 100.00 feet along the east and west side property line, and total of 42.00 feet along the rear property line. The property contains 4,200 feet of lot area. According to real estate records, the house was constructed in 1939.

III. Description

The applicants are proposing to construct a second story addition over an existing rear one story addition facing the west side property line. The rear addition measures 20.95 feet by 20.00 feet for a total of 419.00 square feet of new floor area. The proposed addition will be located 6.80 feet on the west side of the property. The addition will measure 21.00 feet when measured from the eaves to grade. The applicant, therefore, must request a special exception of 1.20 feet from the west side property line.



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

IV. Master Plan/Zoning

The subject property is zoned RB and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in Braddock Road Metro Small Area Plan.

V. Requested Special Exception:

3-706(A)(2)(a) Side Yard (West):

The applicants request a special exception of 1.20 feet based on a building height of 21.00 feet as measured from the eave of the roof to grade on the proposed second story addition facing the west side of the property line.

VI. Noncomplying structure

<u>Requirement</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Lot Width	50.00 feet	42.00 feet	8.00 feet
Lot Frontage	50.00 feet	42.00 feet	8.00 feet
Side Yard (west)	8.00 feet	6.80 feet	1.20 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 proposed second-story addition is in keeping with the architecture of the existing dwelling and that of the other two houses on that block face. The most affected neighbor is a commercial building located at 1600 Cameron Street which was approved under Site Plan #86-059 and BZA 5412. The “As Built” plans show that the commercial building structure to have a maximum height of 28.28 feet.

It is unlikely that the increased height of the proposed addition will negatively impact light and air to that property. Therefore, staff **recommends approval** of the request to amend a previously approved 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 New construction must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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-9 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.

C-10 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):

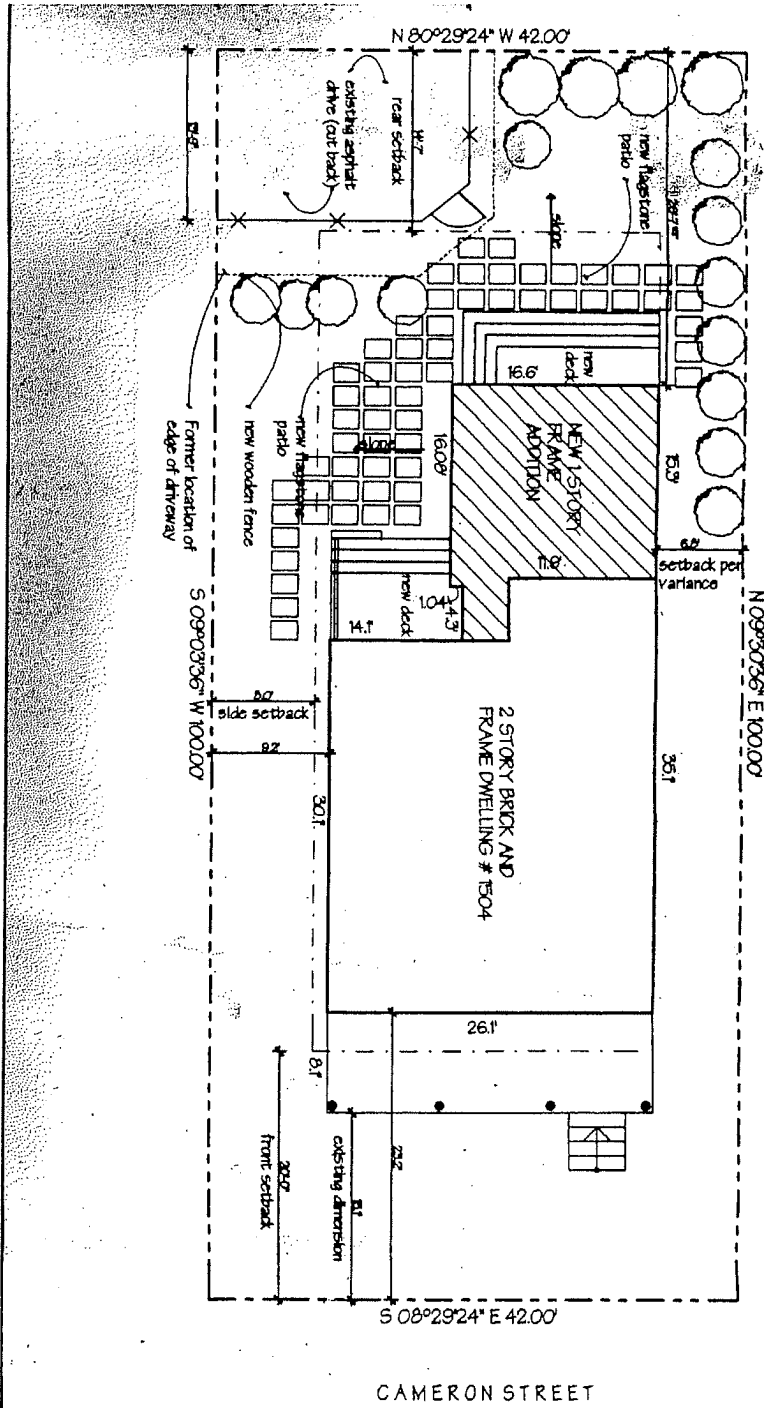
F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

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.

IX. Images

SITE PLAN 1:10



File copy



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

BZA CASE # 2009-0019

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

Section 3-706(A)(2)(a): Side yards- outside historic districts

PART A

1. Applicant: **Owner** **Contract Purchaser**

Name Trey Hanbury & Suzanna Kang

Address 1504 Cameron Street, Alexandria, VA 22314

Daytime Phone 703-926-5933

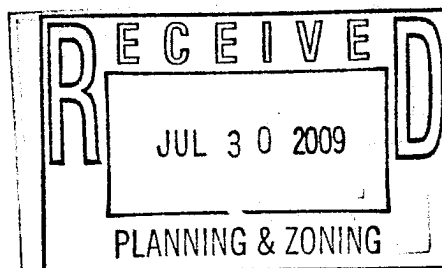
2. Property Location 1504 Cameron Street, Alexandria, VA 22314

3. Assessment Map 063 Block 04 Lot 08 Zone 02

4. Legal Property Owner:

Name Trey Hanbury & Suzanna Kang

Address 1504 Cameron Street, Alexandria, VA 22314



5. Describe request briefly :

The applicants propose to construct a 415-square foot second-story addition on top of an existing one-story addition. The style and design of the addition would add additional living space consistent with the style and design of the existing home. No property would be adversely affected.

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:

George "Trey" Hanbury
print name

[Handwritten Signature]
signature

703-926-5933
telephone

July 19, 2009
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:

See attached.

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

Explain:

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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:

Yes. I provided Jeff Arvai, President and CEO of the Transportation Federal Credit Union with a copy of the proposed plans by email July 19, 2009. Mr. Arvai reviewed the detailed elevation plans and said he fully supports the proposed modifications.

Trey Hanbury and Suzanna Kang
1504 Cameron Street
Map-Block-Lot 063.04.08.02

**SPECIAL EXCEPTION FOR ADDITIONS APPLICATION
PART B**

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

My wife and I are having another child. The current structure's second-floor has three bedrooms, one bathroom, and limited closet space, which can cause cramped, congested and cluttered living conditions as too many people struggle to use too little space. Adding a 415-square-foot addition to the second-floor living space allows us to finally achieve three important goals. First, the addition creates sufficient space to create two separate bathrooms on the second floor, one for the parents and another for the children. Second, the addition will allow for a small extra bedroom for our expanding family. Third, the addition, together with some internal reconfigurations that rationalize a somewhat oddly configured interior, creates enough room for four normal-sized closets for us and the children to use. By reducing congestion, enhancing living space, and increasing storage, the addition should benefit our family for years to come.

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

No. The special exception will neither harm the adjoining properties, nor adversely affect the neighborhood in any way. The site of the proposed special exception for this residence is adjacent to a commercial open-air parking garage and two, industrial-size exhaust vents for the garage. A tall brick and wood fence on the commercial property separates our home from the commercial building and parking lot. If granted, the proposed special exception would not affect the amount of light or air received by the commercial parking lot, its ventilation system or any adjoining property. Indeed, granting the special exception will not only provide us with additional living space, but also help isolate the unsightly and expansive commercial parking lot from our home and other houses in the area.

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

No. The 415-square-foot addition is adjacent to an open-air parking garage. The lot next door does not contain trees or landscaping of any kind. The small addition will not materially affect any other adjacent lot.

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 construction is near the following structures: two single-family homes of similar design; an open-air parking garage; a large four-story commercial building that lacks distinctive features; several townhouses also built in the 1930s; and a separate row of more recently constructed townhouses that are mostly used as rental apartments.

The architectural firm of Cunningham & Quill designed the addition to complement the original 1939 home and its surroundings. The finished structure will also feature solid wood windows, wood siding, wood shingles, exposed rafter tails, double-sash mullioned windows and other points of exterior visual interest. Finally, in keeping with the architect's design philosophy, the structure is not large: the total square footage is approximately 415 square feet.

The proposed construction will enhance the value and utility of the existing house by adding additional room and functionality to our home at 1504 Cameron Street. The design and craftsmanship of the proposed addition will reflect and enhance neighboring structures.

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

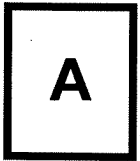
As with other structures in the area, the proposed addition will be a wood-frame structure. The proposed addition also will be clad with wood or hardiplank siding and shingles, which will be stained white, gray or another color similar to those on nearby homes.

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

Yes. The rear lot is small. The proposed location is the only location that will both preserve the driveway on the east side of the rear yard and minimize the negative aesthetic impact from the adjacent commercial building and above-ground parking lot. No other location exists for the proposed addition.



BZA 2009-0019
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 1504 Cameron Street, Alexandria, VA 22314 Zone RB

A2.
$$\frac{4,200 \text{ SF}}{\text{Total Lot Area}} \times \frac{.75}{\text{Floor Area Ratio Allowed by Zone}} = \frac{3,150 \text{ SF}}{\text{Maximum Allowable Floor Area}}$$

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions		
Basement	915 SF	Basement**	915 SF	B1. Existing Gross Floor Area *
First Floor	1,264 SF	Stairways**	89 SF	<u>4,091</u> Sq. Ft.
Second Floor	902 SF	Mechanical**	11 SF	B2. Allowable Floor Exclusions**
Third Floor	785 SF	Porch/ Garage**	225 SF	<u>1,820</u> Sq. Ft.
Porches/ Other	225 SF	Attic less than 5'**	580 SF	B3. Existing Floor Area minus
Total Gross *	4,091 SF	Total Exclusions	1,820 SF	Exclusions <u>2,271</u> Sq. Ft.
				(subtract B2 from B1)

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

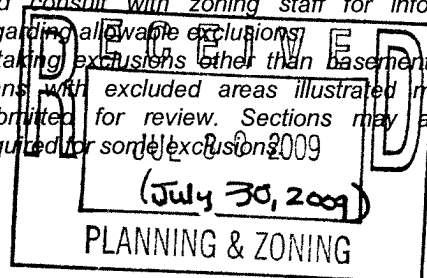
Proposed Gross Area*		Allowable Exclusions		
Basement		Basement**		C1. Proposed Gross Floor Area *
First Floor		Stairways**	4 SF	<u>419</u> Sq. Ft.
Second Floor	419 SF	Mechanical**		C2. Allowable Floor Exclusions**
Third Floor		Porch/ Garage**		<u>4</u> Sq. Ft.
Porches/ Other		Attic less than 5'**		C3. Proposed Floor Area minus
Total Gross *		Total Exclusions		Exclusions <u>415</u> Sq. Ft.
				(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2,686 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 3,150 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

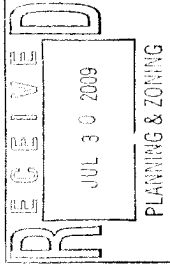
Existing Open Space 2,017 SF
Required Open Space 800 SF
Proposed Open Space 2,017 SF (UNCHANGED)

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

Signature: [Signature] Date: July 20, 2009



BZA 20091-001



LIST OF DRAWINGS:

- EXISTING SITE PLAN
- EXISTING BASEMENT & FIRST FLOOR PLANS
- EXISTING SECOND FLOOR & ATTIC PLANS

- PROPOSED SITE PLAN
- PROPOSED BASEMENT & FIRST FLOOR PLANS
- PROPOSED SECOND FLOOR & ATTIC PLANS
- PROPOSED FRONT AND SIDE ELEVATIONS
- PROPOSED REAR AND SIDE ELEVATIONS

- EXISTING BASEMENT & FIRST FLOOR FAR DIAGRAM
- EXISTING SECOND FLOOR & ATTIC FAR DIAGRAM
- PROPOSED BASEMENT & FIRST FLOOR FAR DIAGRAM
- PROPOSED SECOND FLOOR & ATTIC FAR DIAGRAM

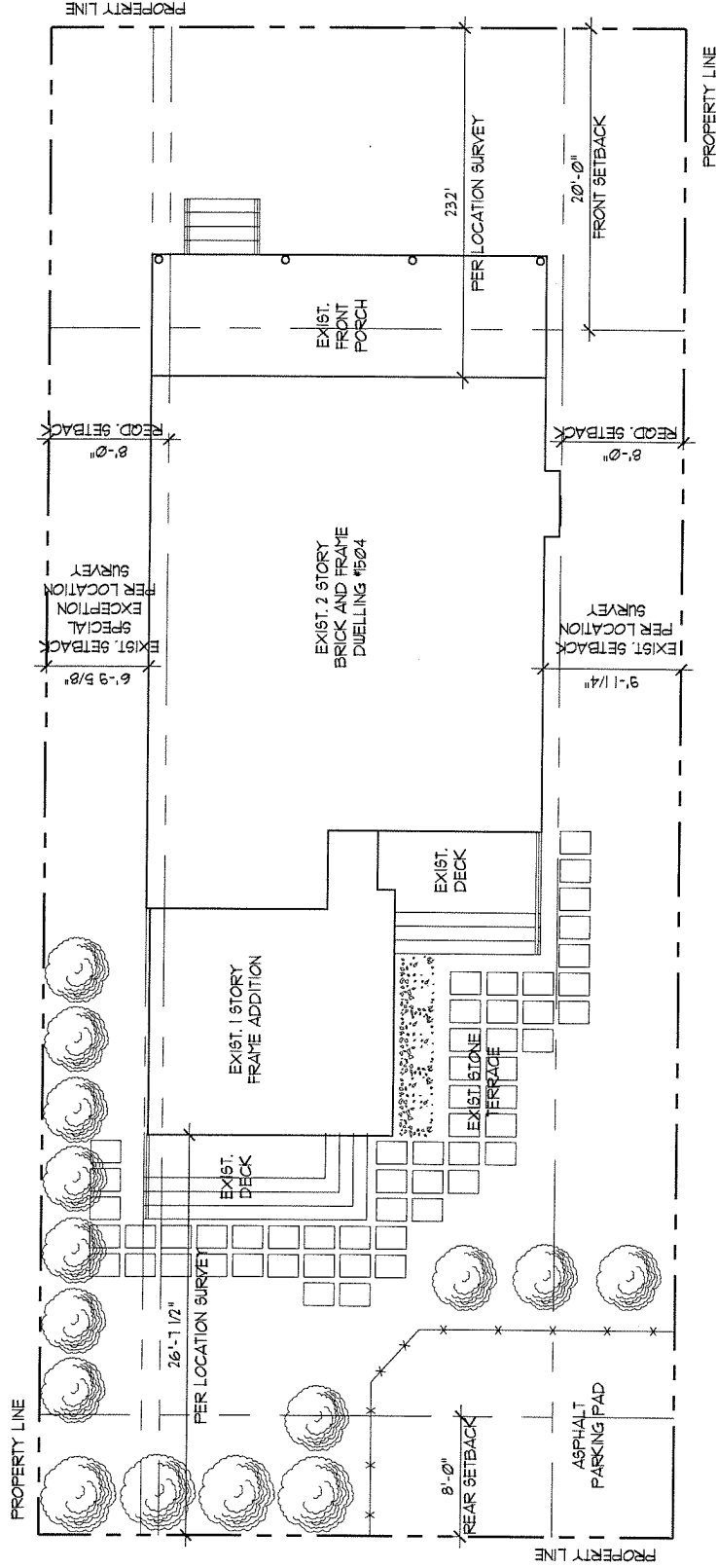
- EXISTING SITE PHOTOS

HANBURY/KANG RESIDENCE
1504 CAMERON STREET

Alexandria, Virginia 22314

BZA Special Exception Package
July 22, 2009

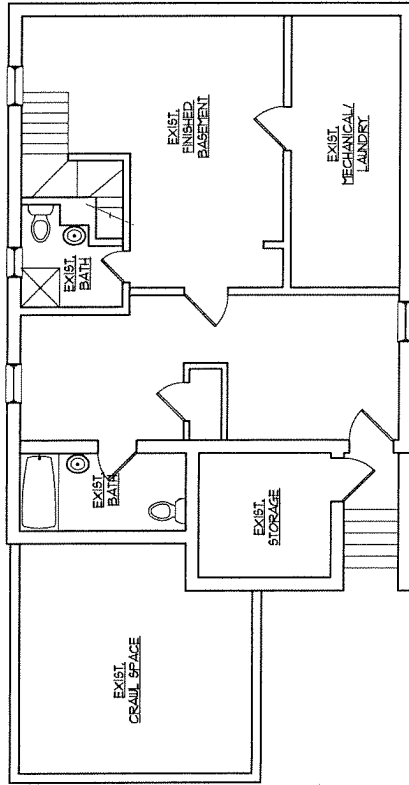
CUNNINGHAM I QUILL ARCHITECTS PLLC



SITE PLAN
EXISTING
1/8" = 1'-0"

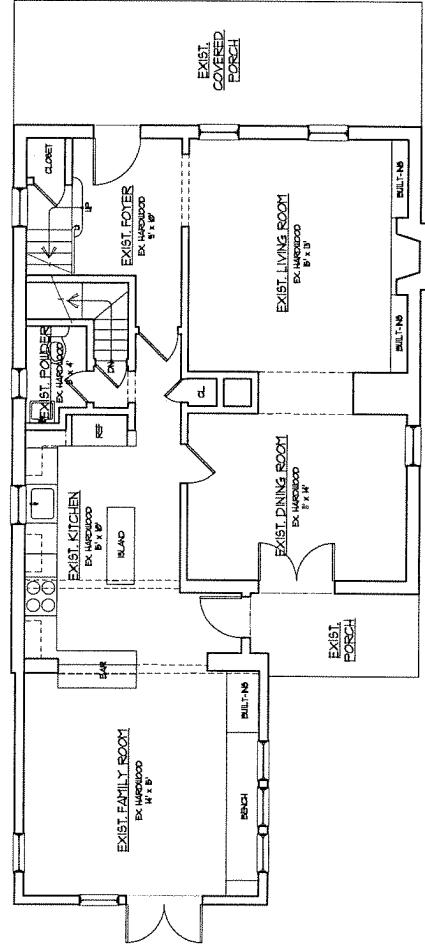
NOTE:
HOUSE LOCATION SURVEY PROVIDED
TO CUNNINGHAM | QUILL PLLC BY THE
OWNER CUNNINGHAM | QUILL.
ASSUMES NO RESPONSIBILITY FOR
ACCURACY OF SURVEY.

EXISTING SITE PLAN



BASEMENT PLAN
EXISTING

1/8" = 1'-0"

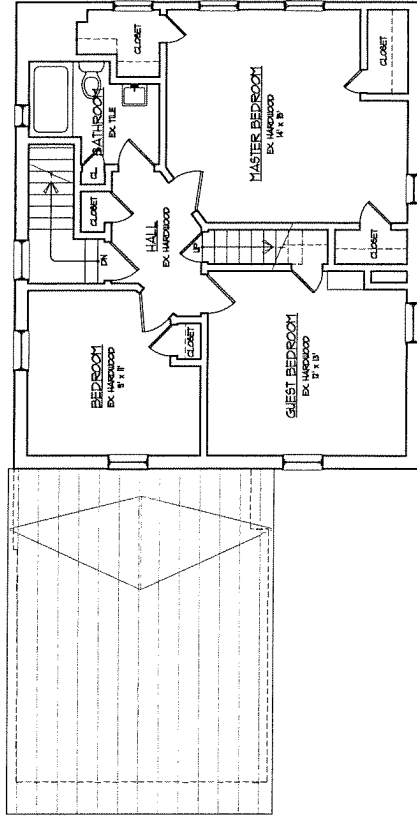


FIRST FLOOR PLAN
EXISTING

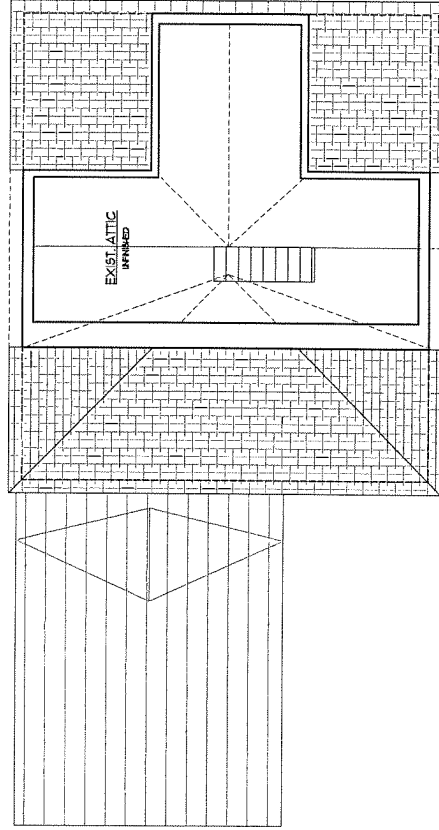
1/8" = 1'-0"

EXISTING BASEMENT &
FIRST FLOOR PLANS

1/8" = 1'-0"



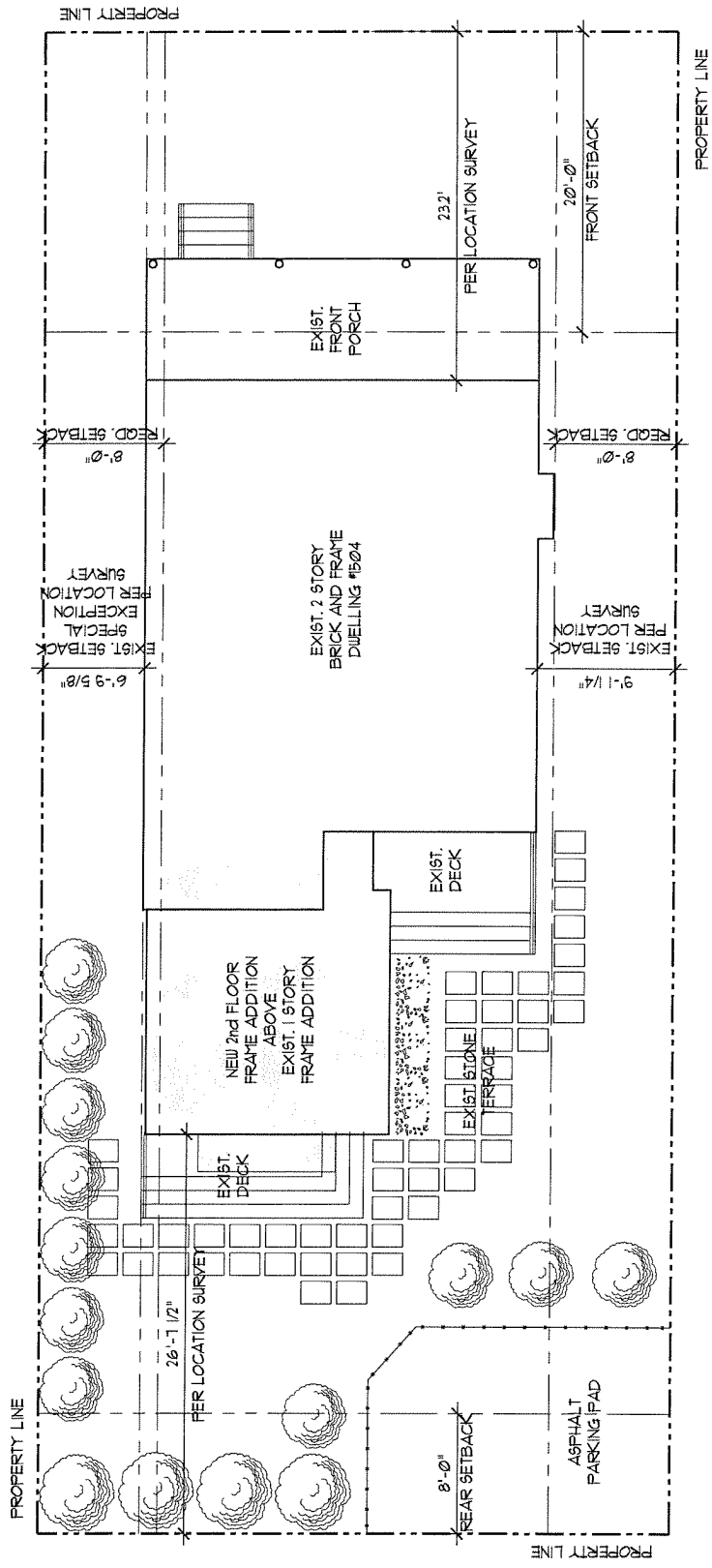
SECOND FLOOR PLAN
EXISTING
1/8" = 1'-0"



ATTIC PLAN
EXISTING
1/8" = 1'-0"

EXISTING SECOND FLOOR
& ATTIC PLANS

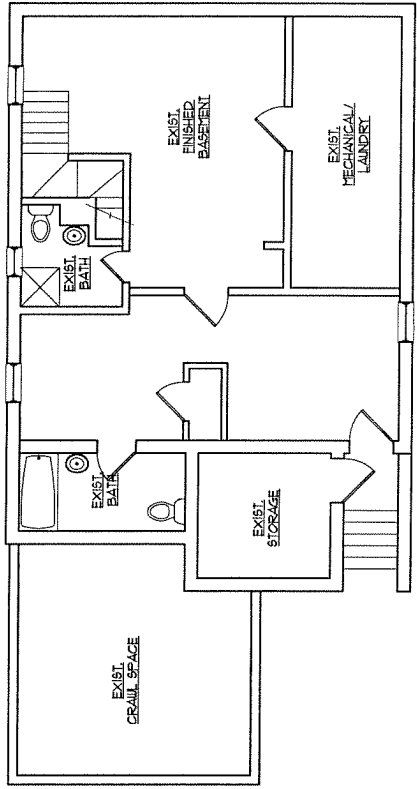
1/8" = 1'-0"



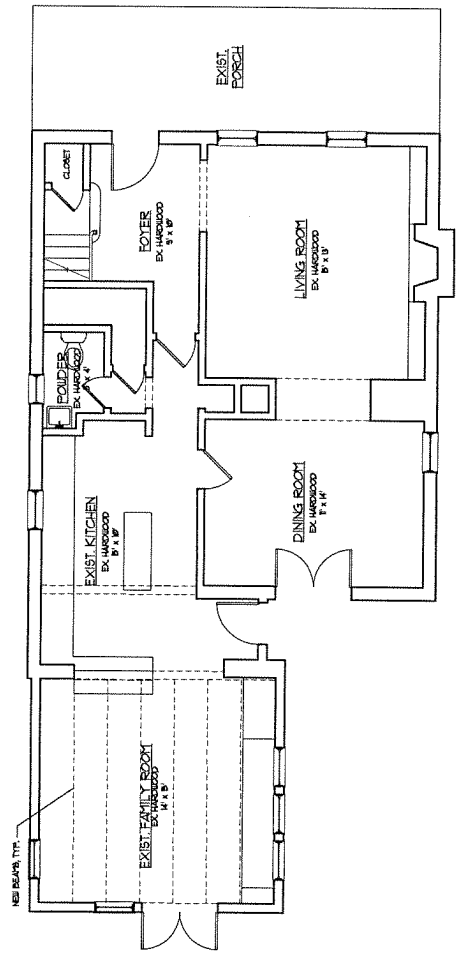
SITE PLAN
 1/8" = 1'-0"

NOTE:
 HOUSE LOCATION SURVEY PROVIDED
 TO CUNNINGHAM | QUILL PLLC BY THE
 OWNER CUNNINGHAM | QUILL
 ASSUMES NO RESPONSIBILITY FOR
 ACCURACY OF SURVEY.

PROPOSED SITE PLAN

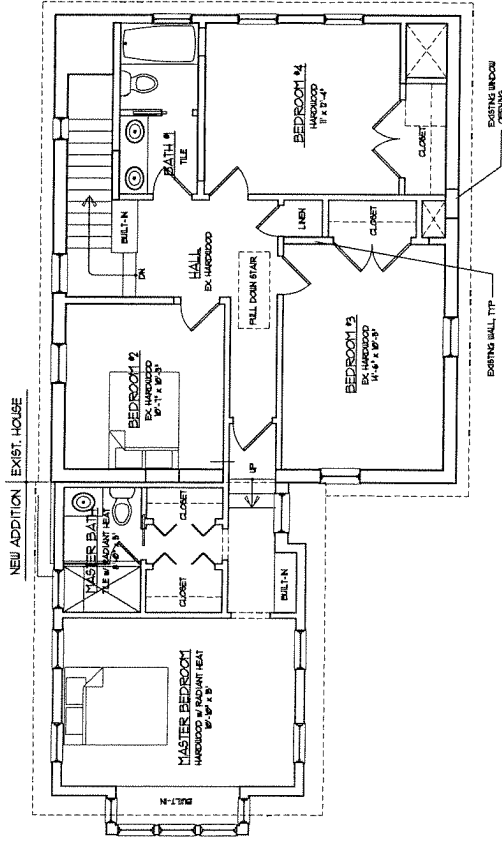


BASEMENT PLAN
EXISTING
1/8" = 1'-0"

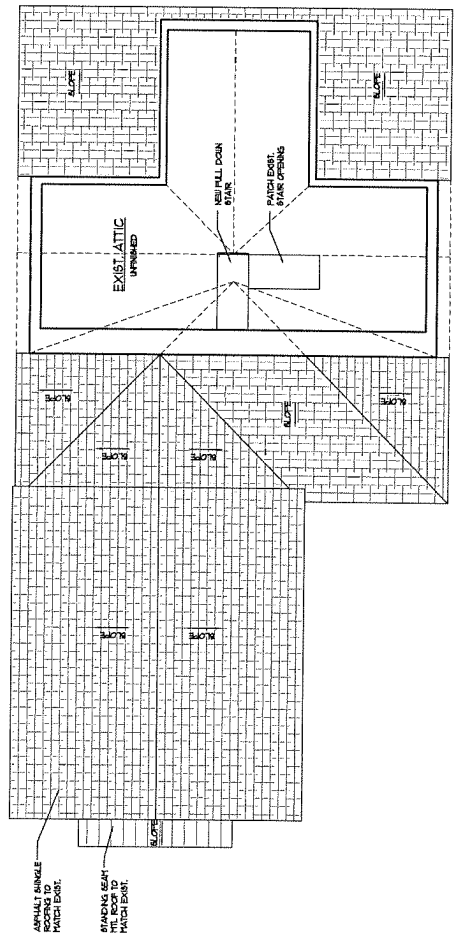


FIRST FLOOR PLAN
1/8" = 1'-0"

PROPOSED BASEMENT &
FIRST FLOOR PLANS
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"

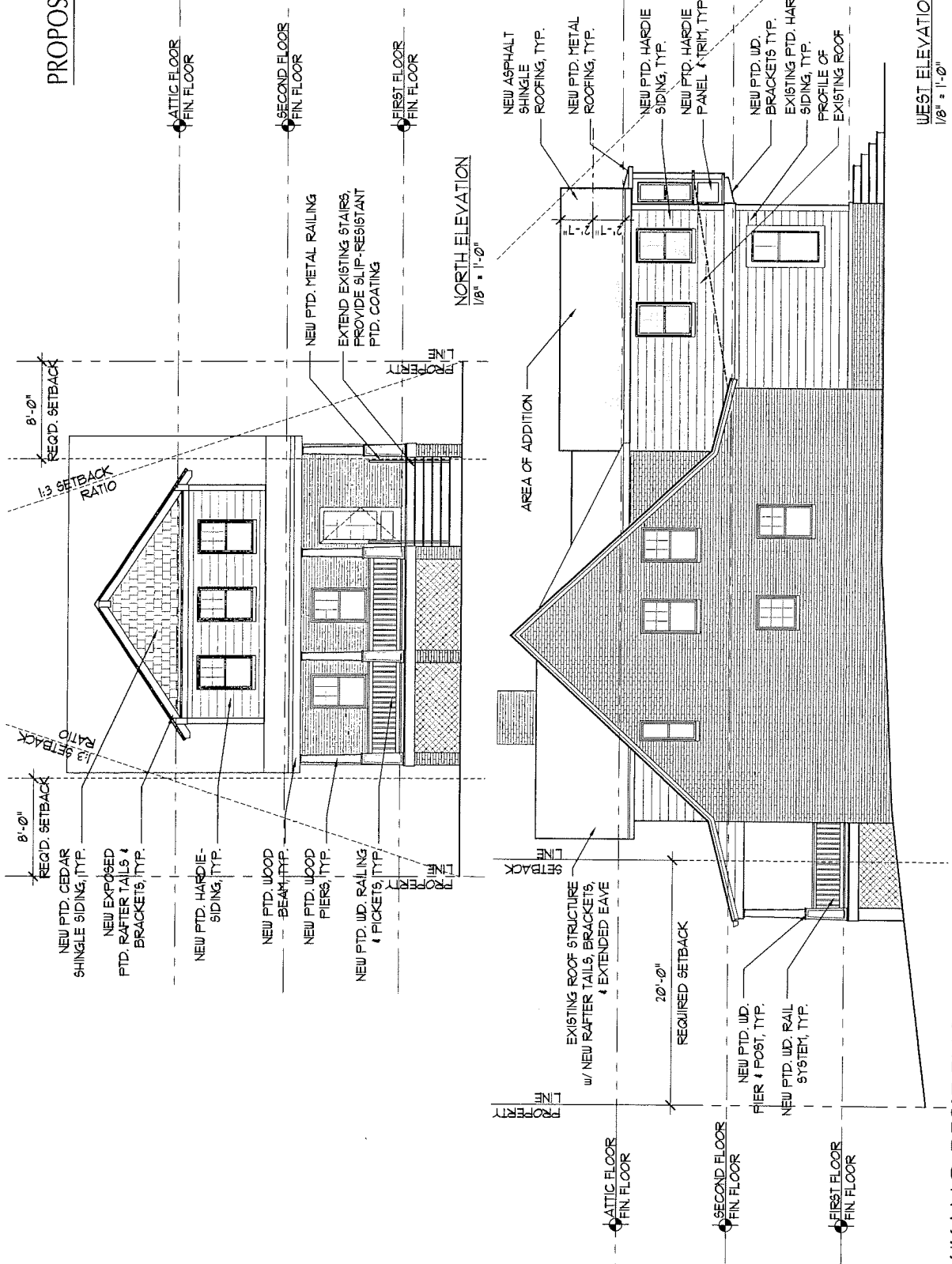


ATTIC FLOOR PLAN
1/8" = 1'-0"

PROPOSED SECOND FLOOR
& ATTIC PLANS
1/8" = 1'-0"

PROPOSED ELEVATIONS

1/8" = 1'-0"



HANBURY/KANG RESIDENCE
1504 CAMERON STREET

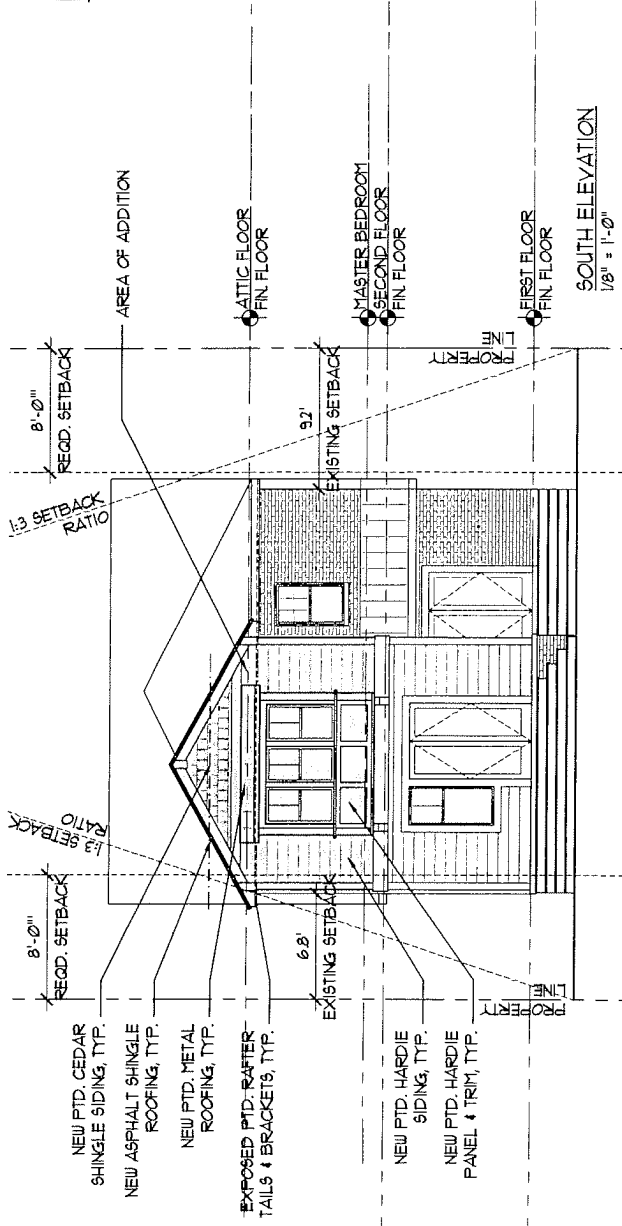
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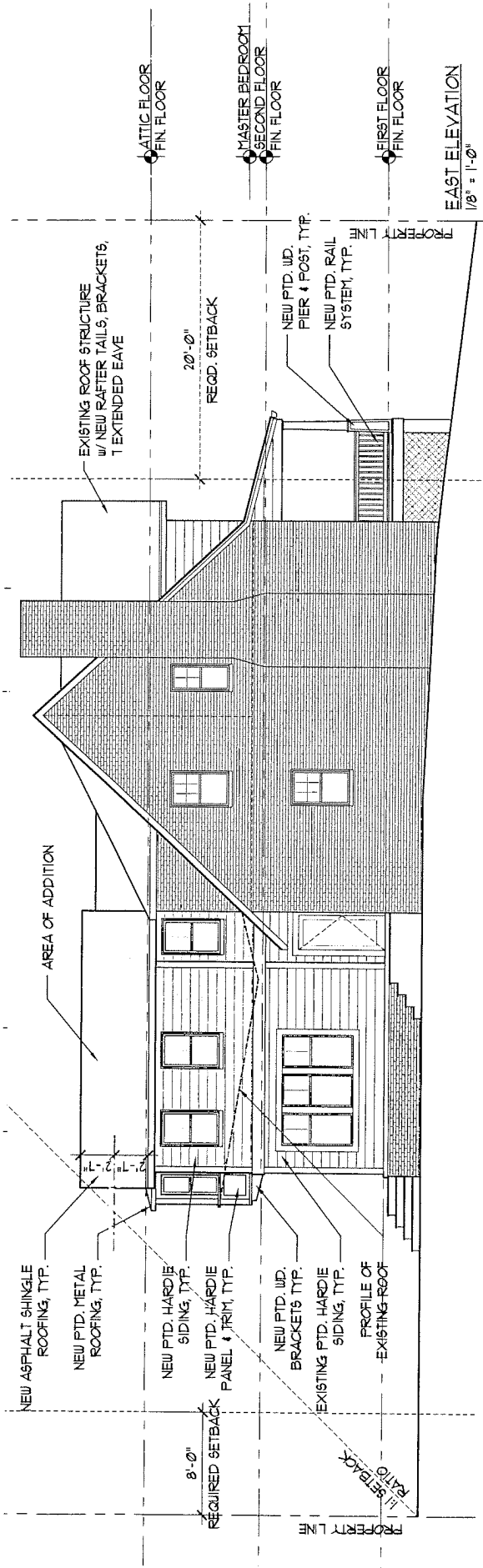
CUNNINGHAM | QUILL ARCHITECTS PLLC

PROPOSED ELEVATIONS

1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

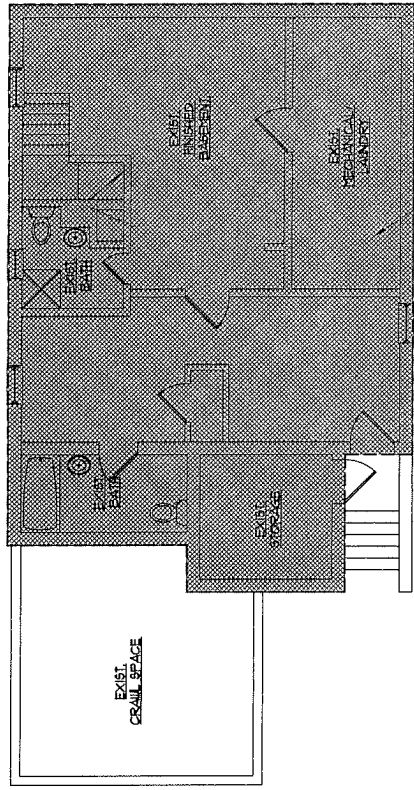


EAST ELEVATION
1/8" = 1'-0"

HANBURY/KANG RESIDENCE
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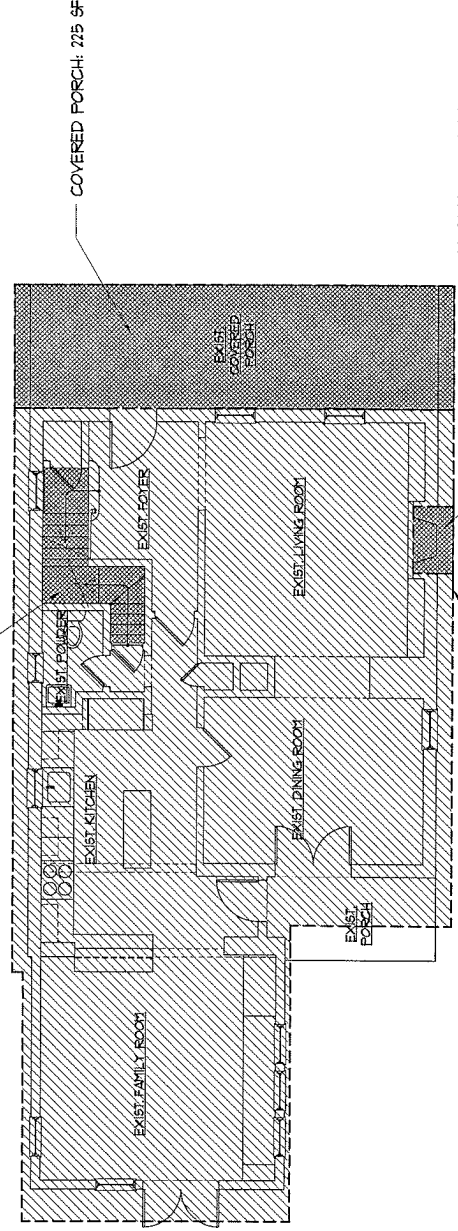
CUNNINGHAM I QUILL ARCHITECTS PLLC



BASEMENT PLAN
EXISTING
1/8" = 1'-0"

STAIR: 40 SF

EXISTING BASEMENT: 915 SF



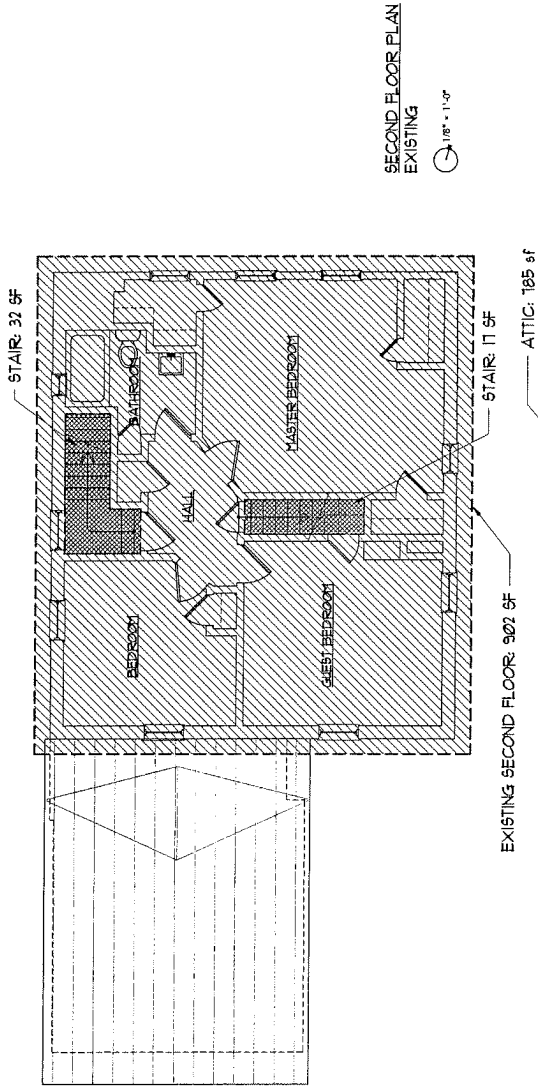
FIRST FLOOR PLAN
EXISTING
1/8" = 1'-0"

FIRST FLOOR: 1264SF

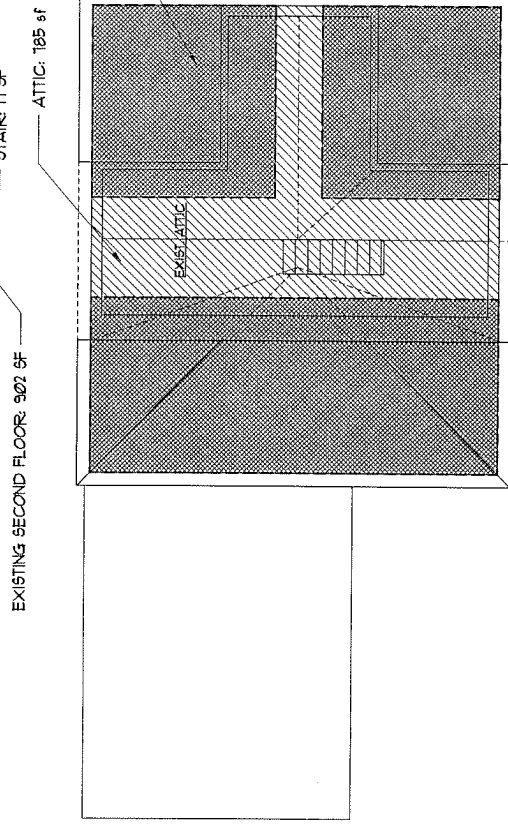
- KEY:
- EXISTING FAR AREA
 - FAR EXCLUSIONS

EXISTING BASEMENT &
FIRST FLOOR FAR DIAGRAMS



1/8" = 1'-0"



SECOND FLOOR PLAN
EXISTING
1/8" = 1'-0"

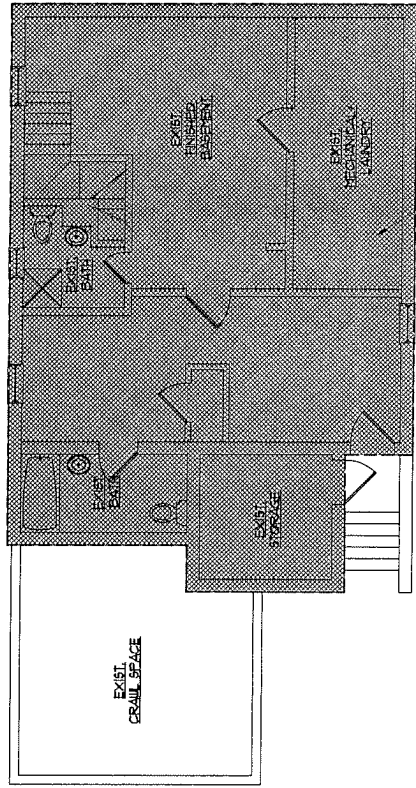


ATTIC PLAN
EXISTING
1/8" = 1'-0"

- KEY:
-  EXISTING FAR AREA
 -  FAR EXCLUSIONS

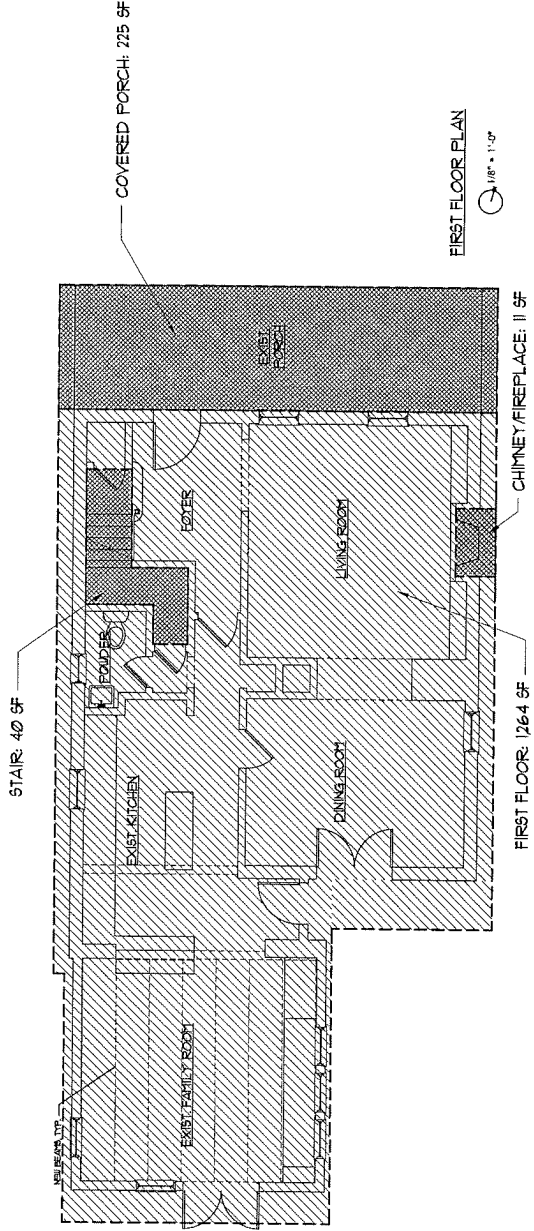
EXISTING SECOND FLOOR & ATTIC
FAR DIAGRAMS

1/8" = 1'-0"



BASMENT PLAN
EXISTING
1/8" = 1'-0"

EXISTING BASEMENT: 915 SF

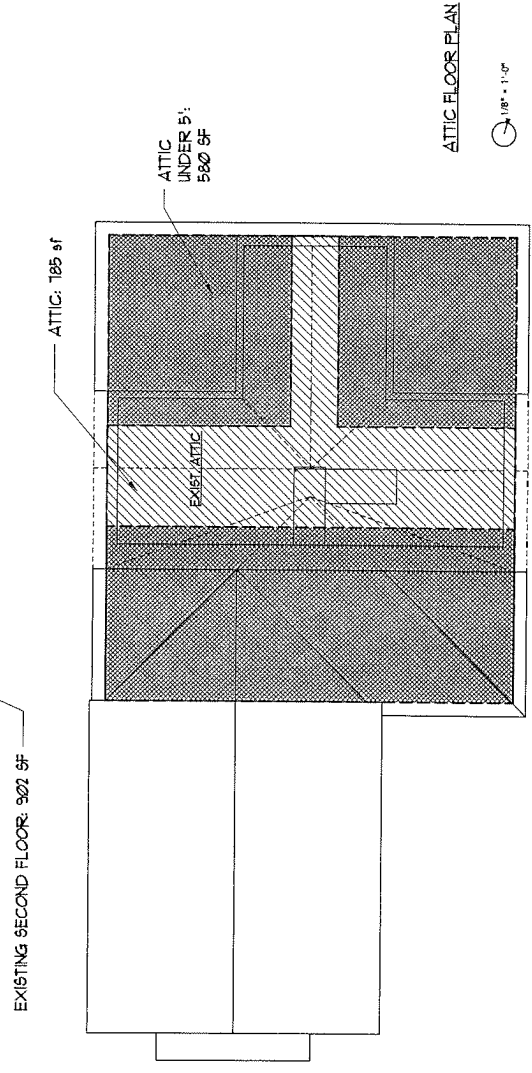
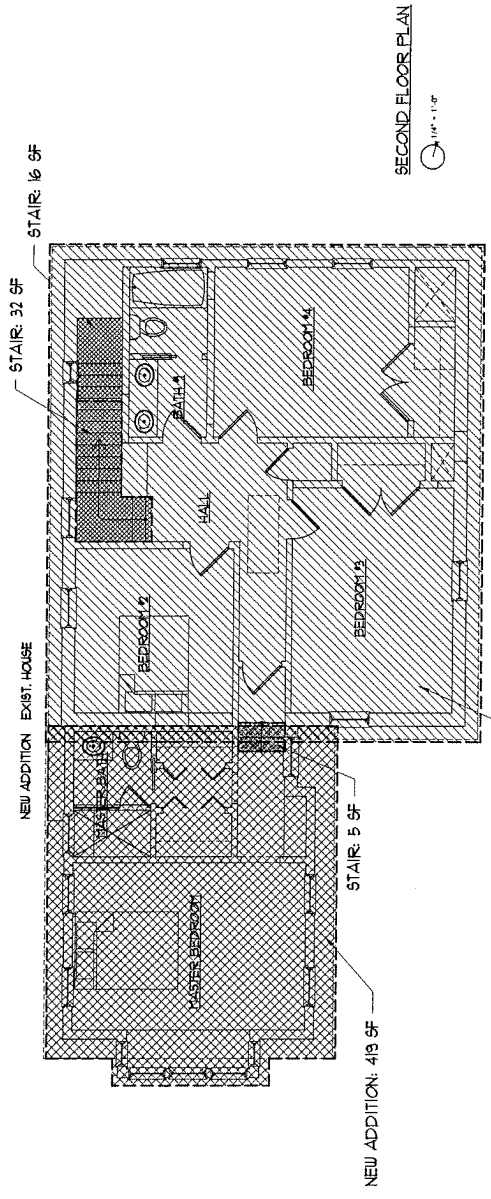


FIRST FLOOR PLAN
1/8" = 1'-0"

- KEY:
- EXISTING FAR AREA
 - NEW FAR AREA
 - FAR EXCLUSIONS

PROPOSED BASEMENT &
FIRST FLOOR FAR DIAGRAMS

1/8" = 1'-0"



- KEY:
- EXISTING FAR AREA
 - NEW FAR AREA
 - FAR EXCLUSIONS

PROPOSED SECOND FLOOR & ATTIC
FAR DIAGRAMS

1/8" = 1'-0"



1504 CAMERON STREET

1600 CAMERON STREET



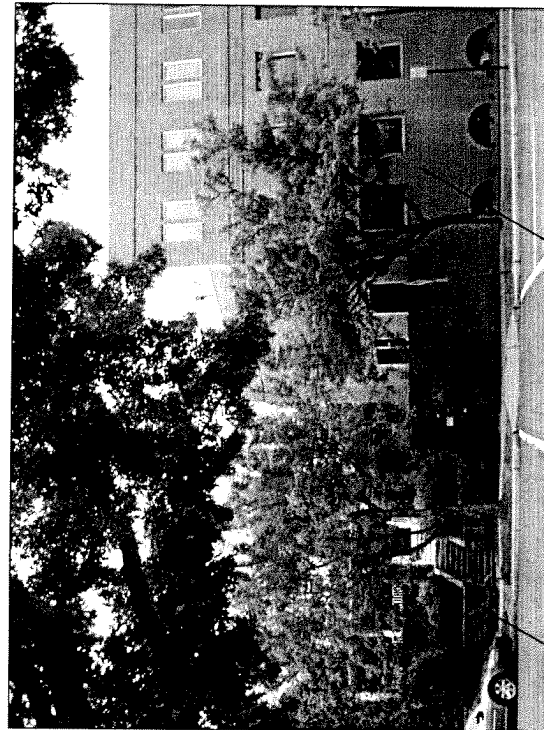
EXISTING ONE-STORY ADDITION



EXISTING ONE-STORY ADDITION

1504 CAMERON STREET

1600 CAMERON STREET



EXISTING ONE-STORY ADDITION

1504 CAMERON STREET

1600 CAMERON STREET

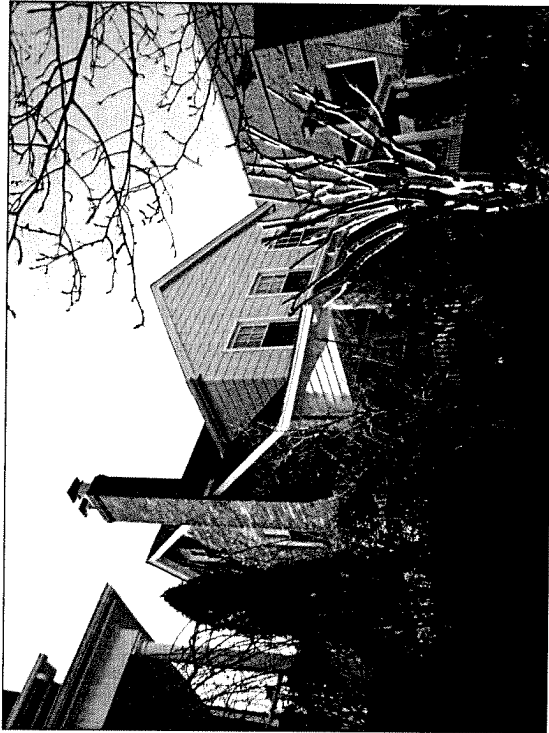
HANBURY/KANG RESIDENCE
1504 CAMERON STREET

Alexandria, Virginia 22314

BZA Special Exception Package
July 22, 2009

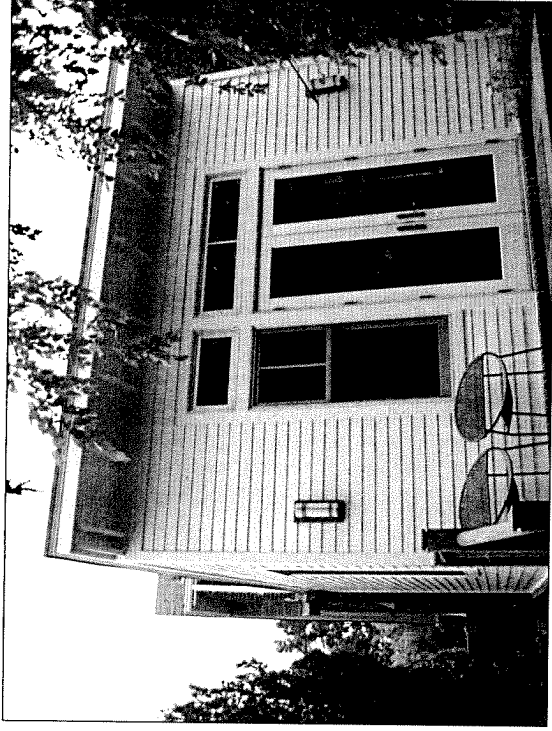
CUNNINGHAM | QUILL ARCHITECTS PLLC

EXISTING SITE PHOTOS



1504 CAMERON STREET

1600 CAMERON STREET



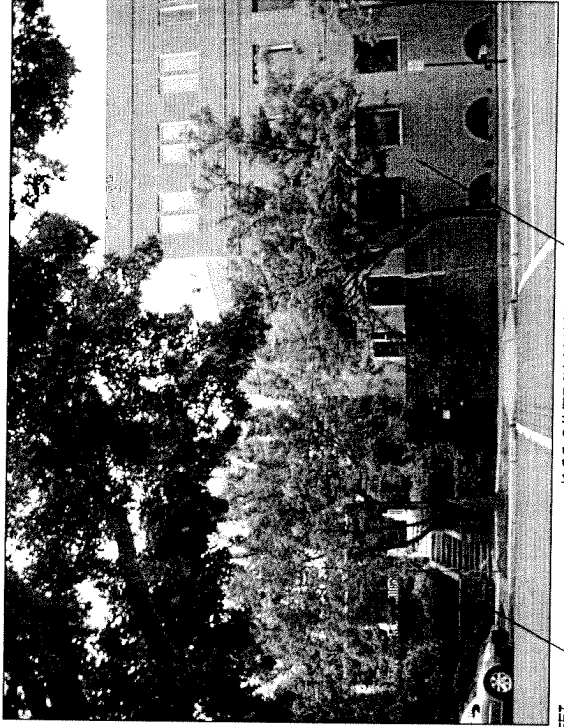
EXISTING ONE-STORY ADDITION



EXISTING ONE-STORY ADDITION

1504 CAMERON STREET

1600 CAMERON STREET



EXISTING SITE PHOTOS

HANBURY/KANG RESIDENCE
1504 CAMERON STREET
Alexandria, Virginia 22314

BZA Special Exception Package
July 22, 2009

CUNNINGHAM | QUILL ARCHITECTS PLLC

Docket Item #4
BZA CASE #2002-0060

Board of Zoning Appeals
July 11, 2002

ADDRESS: 1504 CAMERON STREET
ZONE: RB, RESIDENTIAL
APPLICANT: TREY HANBURY AND SUZANNA KANG, OWNERS

ISSUE: Special exception to construct a rear one-story addition in the required west side yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
3-706(A)(2)	Side Yard (West)	8.00 ft*	6.80 ft	1.20 ft

* Based upon a building height of 14.00 feet to the top of the roof of the new one-story addition facing the west side property line.

BOARD OF ZONING APPEALS ACTION OF JULY 11, 2002: On a motion to approve by Ms. Lyman, seconded by Ms. Kung, the special exception was approved as requested by a vote of 5 to 0.

Reasons: This case meets the criteria for approval of a special exception.

(insert sketch here)

STAFF CONCLUSION:

This property does meet the criteria for a special exception.

DISCUSSION:

1. The applicants at 1504 Cameron Street propose to build a one-story rear addition in line with the existing house which is located within the required west side yard.
2. The subject property, a through lot, is two lots of record with 42.00 feet of frontage facing Cameron Street, 30.00 feet of frontage facing Baggett Place, a depth of 100.00 feet and totaling 4,200 square feet of lot area. The subject property is nearly twice as large as the minimum 1,980 square feet lot area required for an RB zone property.
3. The existing single-family dwelling with a front covered open porch and a one-story rear porch addition is currently a noncomplying structure in that it does not comply with RB zone side yard setback requirements. The existing house, a two-story brick and frame detached dwelling, is built 15.10 feet from the front property line facing Cameron Street, 9.20 feet from the east side property line, 6.80 feet from the west side property line and 38.00 feet from the front property line facing Baggett Place. An asphalt parking pad for two vehicles is off Baggett Place. The required side yard setbacks are 8.00 feet or one-third the building height on each side; the required front yard setbacks are 20.00 feet from Cameron Street and Baggett Place. Since the house currently does not comply with RB zone front and side setback regulations, the rear one-story addition also will not comply. According to real estate assessment records, the house was constructed in 1939.
4. Section 12-102(A) of the zoning ordinance states that no noncomplying structure may be physically enlarged or expanded unless such enlargement or expansion complies with the regulations of the zone in which it is located.
5. The subject building does not meet RB zone regulations, and the rear one-story addition also will not comply with RB zone regulations as to the required setback from the west side property line. The walls of the rear addition will be placed in line with the existing house wall; the new roof for the addition will match the existing shed roof style.
6. The proposed one-story rear addition measures 12.00 feet by 14.50 feet and totals approximately 258 square feet of floor area. The height of the new rear addition from grade to the top of the roof facing the west side property line is approximately 14.00 feet. The rear addition will be located in line with the existing south building wall which is located 6.80 feet from the west side property line, and a special exception of 1.20 feet is needed. The new addition will accommodate a new family room and study.

BZA CASE 2002-0060

7. On November 17, 2001, City Council adopted the special exception regulations applicable to additions to existing noncomplying structures. This case falls within the group of cases to which the special exception applies because the applicant is seeking to extend and enlarge one noncomplying plane. In this case the existing building wall projects into the required west side yard, and the proposed one-story rear addition will be in line with that plane.
8. The proposed addition will comply with floor area and open space requirements. (Refer to floor area calculations.)
9. The applicants indicate the proposed design is intended to maintain the architectural character and roof line of the main house.
10. There have been no previous variances granted for this property.
11. Since 1990 there have been no similar variance applications heard by the Board in the immediate neighborhood.
12. Master Plan/Zoning: The subject property is zoned RB and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in the adopted King/Eisenhower Small Area Plan for residential land use.

REQUESTED SPECIAL EXCEPTION:

Section 3-706(A)(2), Side Yard:

The RB zone requires two side yard setbacks of 8.00 feet or one third the building height, whichever is greater. The proposed one-story rear addition is located 6.80 feet from the west side property line. The applicants request a modification of 1.20 feet for the proposed rear one-story addition.

NONCOMPLYING STRUCTURE:

The existing building at 1504 Cameron Street is a noncomplying structure with respect to the following:

<u>Yard Provision</u>	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Front (Cameron)	20.00 feet	15.10 feet	4.90 feet
Side Yard (West)	8.00 feet	6.60 feet	1.40 feet

STAFF ANALYSIS UNDER CRITERIA OF SECTION 11-1302 FOR SPECIAL EXCEPTION:

This case asks the Board of Zoning Appeals to rule on whether a proposed rear one-story addition located within the required west side yard meets the standards recently adopted for a special exception for additions.

Special Exception Standards

The rules for additions built on noncomplying structures reflect Council's decision that property owners should be able to seek relief for modest improvements to their existing homes when the proposal involves the expansion of only one noncomplying wall projecting into a required yard. In such cases, an applicant no longer needs to file a variance and argue a legal hardship. Under the recently adopted 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:

- (A) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to adjacent properties.
- (B) 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.
- (C) Whether approval of the special exception will alter the essential character of the area or the zone.
- (D) Whether the proposal will be compatible with the development in the surrounding neighborhood.
- (E) 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.

In this particular case a proposed rear one-story addition will be built at the rear of the south noncomplying wall which is now located 1.20 feet from the west side property line. No other relief is requested. This request to extend one noncomplying wall meets the standards for a special exception application.

Neighborhood Impact

The subject lot is one of three single-family lots with homes constructed around the 1940's on top of hills looking down onto Cameron Street. The houses have a uniform blockface towards Cameron Street and, based on Sanborn maps, the existing homes are located in one side yard. The applicants'

lot and the adjacent lots to the east and west of the subject property are the only two double-sized lots with homes having large open yards; the lots are uniformly platted and similar in area.. All of the lots adjoining the property provide a comparable lot area, topography, building height and side yard setback to their residential neighbors. The houses were built during the same time period as the applicants' home, closer to either the east or west side property line than zoning rules permit. In fact, the houses were built prior to enactment of side yard regulations. All the homes have similar front setbacks to Cameron Street and appear to also not comply with the RB zone front yard setback of 20.00 feet.

Light and Air

The proposed addition is modest in size to the existing house and will not affect the adjoining property to the west, now used as a structured garage serving an office building. The addition will not reduce light and air enjoyed by the neighboring commercial property, which casts a greater impact than will the proposed one-story residential addition. According to Sanborn maps, the existing houses generally are located within one required side yard. Given the similar lot characteristics, current building location and less than 1.20 foot side yard modification requested, staff believes the proposed addition is modest and will not increase harm to the adjacent commercial parking garage and office building. The neighbor currently views 35.10 feet of building wall. Upon completion of the addition nearly 50.00 feet of building wall will be facing the adjacent most affected property owner; however the immediate neighbor at 1600 Cameron Street will not be impacted by the proposed addition. In fact, the applicants directly view to the west, adjoining their property, over 100 feet of commercial building wall. The subject property and two adjoining residential properties all have deep rear yards currently used as open space.

Location of Improvements

The subject property is not substandard in lot area and is located on top of a hill looking down onto Cameron Street. The proposed rear addition will align with the existing south wall of the house, which is currently built into the required west side yard. The subject property is twice the size required for a single-family dwelling lot zoned RB, residential. The existing house placement does allow the owners to build the addition in compliance with the east side yard setback requirement of 8.00 feet without substantially altering the look of the house and impacting the neighbor at 1502 Cameron Street. The addition could be built in compliance with the zoning ordinance, but it would have to be recessed by less than 1.20 feet to comply with the side yard requirement facing the west property line.

Staff Conclusion

The rear one-story addition is modest and will add only 15.00 feet of additional building wall. Alternatively, a rear addition respecting the side yard could be placed on the lot which would not be that perceptible, given the existing house nearly complies with the 8.00 foot side yard requirement. An addition could be placed elsewhere but, because of the placement of the existing house on the lot, it would radically alter the character of the house to its neighbors. Staff believes that the addition as placed will have the least impact on the neighborhood and the adjacent commercial neighbor to the west. The proposed design is intended to compliment the existing house, and the proximity of the building improvements will align with the existing house and not project any closer than it now does. The proposed design does not unduly exacerbate existing conditions on the lot nor maximize

the full floor area allowed on the lot. Staff recommends approval of the special exception request.

STAFF:

Barbara Ross, Deputy Director, and Peter Leiberg, Principal Planner, Department of Planning and Zoning

DEPARTMENTAL COMMENTS

Transportation and Environmental Services:

- C-1 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)
- R-1 City Code Section 8-1-22 requires that roof, surface and sub-surface drains be connected to the public storm sewer system. Where storm sewer is not available applicant must provide a design to mitigate storm water drainage onto adjacent properties to the satisfaction of the Director of Transportation & Environmental Services.

Code Enforcement:

Comments will be forwarded when received.

Recreation (Arborist):

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

Historic Alexandria (Archaeology):

- F-1 This property was part of the site of "Peyton's Grove," a large mansion owned by Colonel Francis Peyton. Peyton served as a justice in 1790, a town trustee in 1795 and the coroner in 1797. During the Civil War, the block was the site of a commissary mill and office, cattle yard, feeding sheds, and barn, which surrounded the old house. The property, therefore, has the potential to yield archaeological resources which could provide insight into residential, as well as military, activities in Alexandria.
- C-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-2 The above statement must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.

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.