

Docket Item #7  
SPECIAL USE PERMIT #2006-0094

Planning Commission Meeting  
November 9, 2006

**ISSUE:** Consideration of a request for a special use permit amendment to allow the addition of an aluminum-framed gable glass sunroom to an existing deck.

**APPLICANT:** David Kleiner and Juliann Tigert

**LOCATION:** 518 East Howell Avenue

**ZONE:** RB/ Residential Townhouse

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**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**SITE GRAPHIC**  
**AVAILABLE IN THE PLANNING AND ZONING OFFICE**

## I. DISCUSSION

### REQUEST

The applicant, David Kleiner and Juliann Tigert, requests special use permit approval to amend a special use permit for the addition of an enclosed glass sunroom on an existing deck at 518 East Howell Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with 25 feet of frontage on East Howell Avenue, 115 feet of depth and a total lot area of 2,875 square feet. The site is developed with a single-family home.

The property is surrounded by residential uses to the north and a vacant lot to the west. To the south of the site across East Howell Avenue is a contractor's storage yard. To the east is the rear wall of the AZ Printing business which faces Jefferson Davis Highway.



### BACKGROUND

On May 18, 2002, City Council granted Special Use Permit #2001-0066 for a reduction of off-street parking to allow one parking space, and for a modification of the side yard setback requirement in conjunction with the construction of a new single family residence at 518 East Howell Avenue.

On August 31, 2006, the applicant filed for Building Permit#2006-03847, which were plans for an enclosed sunroom on an existing deck. Condition #3 of the Special Use Permit indicates that the side yard modification for a covered deck and parking reduction was permitted if the building proposal was consistent with the plans and elevations submitted by the applicant on March 14, 2002. The plans that were recently submitted to staff by the applicant are not consistent with the plans that were submitted for the original SUP request in 2002, therefore the applicant is requesting an amendment to the Special Use Permit.

On September 26, 2006, staff visited the subject property to determine if the applicant was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

### PROPOSAL

The applicant is requesting special use permit approval for an amendment to Special Use Permit #2001-0066. The amendment is for an enclosed glass sunroom on an existing deck. The proposed

sunroom will consist of a 10' x 15' three-season transitional space with an aluminum-framed gable roof. The remaining portion of the space will be a 3' landing with stair egress to the back yard. The sunroom will be attached to the back exterior wall of the existing single-family dwelling. As proposed, the applicant will comply with all floor area ratio calculations as well as with the existing side yard modifications approved under the existing Special Use Permit (SUP#2001-0066).

#### PARKING

Pursuant to Sections 8-200(A)(1) and 8-200(D) of the Zoning Ordinance, a minimum of two standard size parking spaces, each independently accessible, are required for single family detached dwellings. City Council approved SUP#2001-0066 which allowed the applicant to have a reduction of one off-street parking space and allowed tandem parking for two vehicles on the property per condition #5.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB/Townhouse zone. Section 11-509 of the Zoning Ordinance indicates that whether or not a Special Use Permit has been granted, if there is any change in the nature of the use, it shall be required to obtain a separate Special Use Permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for residential use.

## **II. STAFF ANALYSIS**

Staff supports the proposed enclosed sunroom as illustrated in the submitted plans. While originally approved as a covered deck, the proposed sunroom will have little impact beyond what exists. The side yard modification approved was intended to allow the residence to be a semi-detached dwelling so that when the adjacent lot developed, it could also be semi-detached, which would be more consistent with the development along the block. The proposed sunroom does not conflict with this goal. In addition, because it is at the back of the house, design and architectural impacts are minimized. The sunroom will be in compliance with floor area ratio calculations, as well as what was approved under the existing Special Use Permit.

With the following conditions, staff recommends approval of the Special Use Permit, pursuant to the following recommended conditions.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The redesigned residence shall comply with all zoning requirements except for the side yard requirement which may be reduced to zero feet adjacent to the western property line. (P&Z)(SUP2001-0066)
2. **CONDITION AMENDED BY STAFF:** The driveway shall be ~~limited to maintained~~ as two parallel brick strips located directly on grade. No garage shall be provided. (P&Z)(SUP2001-0066)
3. The side yard modification and parking reduction permitted pursuant to this permit are allowed if the building proposal is consistent with the revised plans and elevations submitted by the applicant on March 14, 2002, provided that minor modifications to that proposal may be approved by staff. (P&Z) (SUP2001-0066)
4. **CONDITION DELETED BY STAFF:** ~~The driveway may only be used to park one vehicle.~~ (P&Z)(SUP2001-0066)
5. **CONDITION DELETED BY STAFF:** ~~A plot plan showing all improvements/alterations to the site shall be approved before a building permit can be issued.~~ (T&ES)(SUP2001-0066)
6. **CONDITION DELETED BY STAFF:** ~~Prior to the commencement of construction, the applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware for the home.~~ (Police)(SUP2001-0066)
7. **CONDITION AMENDED BY STAFF:** ~~That~~ The applicant shall maintain two stacked parking spaces ~~be included~~ in the design. ~~(City Council)~~(SUP2001-0066)(P&Z)

8. **CONDITION AMENDED BY STAFF:** That the applicant shall maintain the west elevation to have additional shutters to the satisfaction of the applicant and the staff. ~~(City Council)(SUP2001-0066)~~ (P&Z)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;  
James Hunt, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

F-1 No comment.

##### Code Enforcement:

- F-1 The proposed structure falls within 5'-feet of the interior lot line and shall comply with C-1.
- 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 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-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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.

##### Health Department:

F-1 No comment.

Police Department:

F-1 The Police Department has no comments or objections to the resident adding a sunroom onto the rear of their home.

Recreation, Parks, & Cultural Activities

F-1 No comment.



SUP #2006-0094  
518 East Howell Ave

**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**