

Docket Item #2
BZA CASE #2010-0018

Board of Zoning Appeals
July 8, 2010

ADDRESS: 907 PRINCE STREET
ZONE: CL, COMMERCIAL
APPLICANT: STEPHEN AND JASMINE MILONE, OWNERS

ISSUE: Variance to (1) reconstruct an existing two story rear addition and replace a shed roof to a flat roof in the required east and west side yards and (2) construct a rear balcony in the required side yards.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED VARIANCE
4-106(A)(2)(a)	Side Yard (East) Addition	16.00 feet	4.00 feet	12.00 feet
	Side Yard (West) Addition	16.00 feet	3.35 feet	12.65 feet
	Side Yard (East) Balcony	16.00 feet	4.62 feet	11.38 feet
	Side Yard (West) Balcony	16.00 feet	3.93 feet	12.07 feet

BOARD OF ZONING APPEALS ACTION OF JULY 8, 2010: On a motion to approve by Mr. Koenig, seconded by Ms. Lewis the variance was approved by a vote of 6 to 0.

Reason: The applicant demonstrated a hardship due to the substandard size of the lot, the width of the lot and the requirement to provide two 16.00 foot side yard setbacks as outlined in the staff report.

Speakers:

David Peabody, architect and Jasmine Milone, owner, made the presentation

Staff **recommends approval** of the request because the applicants have demonstrated a hardship.

If the Board decides to grant the requested variances 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 variance 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 proposed to reconstruct a rear two story addition, change the addition's shed roof to a flat roof and construct a rear balcony in the required east and west side yards at 907 Prince Street.

II. Background

The subject property, is one lot of record, with 24.00 feet of frontage facing Prince Street, and a depth of 100.00 feet. The property contains 2,400 square feet of lot area, which is substandard from the 6,400 square feet requirement for a multifamily building with four dwelling units in the CL zone. The property is noncomplying as to the minimum lot frontage in the CL zone which requires 50.00 feet of frontage for a multifamily building.

The existing building encroaches 1.40 feet into the public right-of-way across the front property line, and is located on the east side property line, 3.10 feet from the west side property line and 18.00 feet from the rear property line.

The property is located within the Old and Historic Alexandria District. The house at 907 Prince Street was constructed between 1896 and 1902. The 1902 Sanborn map shows the three story brick house with its long two story brick ell and a two story frame addition of approximately the same size as the current addition at the rear. Over the years a number of alterations have been made to the interior. However, with the exception of the rear frame addition, the exterior retains a high level of integrity. The front facade of the late Victorian period rowhouse exhibits Romanesque Revival influence in its use of arched openings and Roman brick. The rear addition retains none of the character of turn-of-the-19th century frame construction. It is clad in vinyl siding and has modern windows. Demolition of this frame addition was approved by the BAR for a prior proposal on April 7, 2004.

BAR Staff has no objections to the scale or mass of the proposed addition but suggests that architectural details of the doors and windows on the addition might be improved by a more direct reference to the Romanesque Revival character of the original front façade.

III. Description

The applicants propose the following improvements to their home.

1) Reconstruct a rear two-story addition and raise the roof by replacing the existing shed roof with a flat roof 4.00 feet from the east side property line, 3.35 feet from the west side property line, and 17.60 feet from the rear property line. The addition will continue to measure 7.80 feet by 15.85 feet and totals 247.26 square feet. The addition's height is 26.50 feet to the top of the new flat roof from average existing grade. Because the applicants are proposing to increase the height of the addition by changing from a shed roof to a flat roof they must request variances to reconstruct the addition in the required east and west side yards. The new addition complies with the required rear yard setback.

2) Construct an open rear balcony across the rear wall of the addition 4.62 feet from the east side property line, 3.93 feet from the west side property line and 14.70 feet from the

rear property line. The balcony is 14.50 feet in height to the top of the railing from average existing grade and 2.90 feet by 14.75 feet, totaling 42.78 square feet. The balcony will not be covered and the decking must remain open to prevent the area below the balcony from being counted as FAR. The applicants must request variances to construct the balcony in the required east and west side yards. The balcony complies with the required rear yard setback.

3) Excavate underneath the existing house and addition in order to construct a below grade basement. No variances are required for the basement.

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

IV. Master Plan/Zoning

The subject property is zoned CL and has been so zoned since adoption of the Third Revised Zoning Map in 1951 and identified in the Old Town Small Area Plan for residential land use.

V. Requested variances

Section 4-106(A)(2)(a) Yards

Addition

In order to reconstruct and raise the roof of the addition, the applicants must request variance of 12.00 from the required 16.00 feet east side yard and 12.65 feet from the required 16.00 feet west side yard.

Balcony

The applicants request variances of 11.38 feet from the required 16.00 feet east side yard and 12.07 feet from the required 16.00 feet west side yard to construct the rear balcony.

VI. Noncomplying structure

The existing building at 907 Prince Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Front Yard	20.00 ft	Encroaches 1.40 ft	20.00 ft
Side Yard (east)	16.00 ft	0.00 ft	16.00 ft
Side Yard (west)	16.00 ft	3.10 ft	12.90 ft
Open Space	960 sq ft	0 sq ft	960 sq ft
Lot Area	6,400 sq ft*	2,400 sq ft	4,000 sq ft

Lot Frontage 50.00 ft 24.00 ft 26.00 ft

*Multifamily buildings in the CL zone are required to provide 1,600 square feet of lot area per dwelling unit. This building contains 4 residential dwelling units.

VII. Staff analysis under criteria of section 11-1103

To grant a variance, the Board of Zoning Appeals must determine that a unique characteristic exists for the property. Section 11-1103 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants varying the zoning regulations.

- (1) The particular physical surroundings, shape, topographical condition or extraordinary situation or condition of the property that prohibits or unreasonably restricts the use of the property.
- (2) The property's condition is not applicable to other property within the same zoning classification.
- (3) Hardship produced by the zoning ordinance was not created by the property owner.
- (4) The granting of a variance will not be detrimental to the public or other property or the neighborhood in which the subject property is located. Nor will the granting of a variance diminish or impair the value of adjoining properties or the neighborhood.
- (5) The granting of the variance will not impair light and air to the adjacent property.
- (6) The granting of a variance will not alter the character of the area nor be detrimental to the adjacent property.
- (7) Strict application of the zoning ordinance will produce a hardship.
- (8) Such hardship is generally not shared by other properties in the same zone and vicinity.
- (9) No other remedy or relief exists to allow for the proposed improvement.
- (10) The property owner has explored all options to build without the need of a variance.

VIII. Applicant's Justification for Hardship

The applicants state that the substandard size of the lot and the narrowness of the lot create a hardship when two 16.00 foot side yard setback requirements are imposed. In 2004, the applicants received approval from the Board of Architectural Review to reconstruct the addition in the same location, at the same height. However, some Board of Architectural Review members opposed the addition and suggested it be constructed in

brick. After exploring some design alternatives, the applicants discovered that in order to construct the proposed addition with brick, the building and roof height must be increased to accommodate lintels above the second floor windows and doors. The applicants also state that the footprint of the addition is the same as the existing addition only the height is increased by changing the roof form.

IX. Staff Analysis

Staff agrees with the applicants that the substandard size and width of the lot constitute a hardship on the lot especially when two 16.00 foot side yards are required. The addition is essentially just a replacement of the existing addition with modifications to the roof type and the addition of an open rear balcony. It is unlikely that the proposed changes will negatively impact adjacent properties.

While the property currently does not provide any open space on the lot, the applicants are proposing as part of this project to remove some of the concrete in the rear yard to create some open and useable yard or grass on the lot.

Staff believes the applicants have demonstrated a hardship and the changes to the addition are modest in nature. Therefore, staff recommends approval of the requested variances.

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)
- R-7 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R-8 Construction of a new driveway entrance, or widening of an existing driveway entrance, requires separate application to; and approval from, the Department of Transportation and Environmental Services.
- 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) 746-4064. 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>

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

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 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

- C-4 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-5 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-6 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.

Recreation (Arborist):

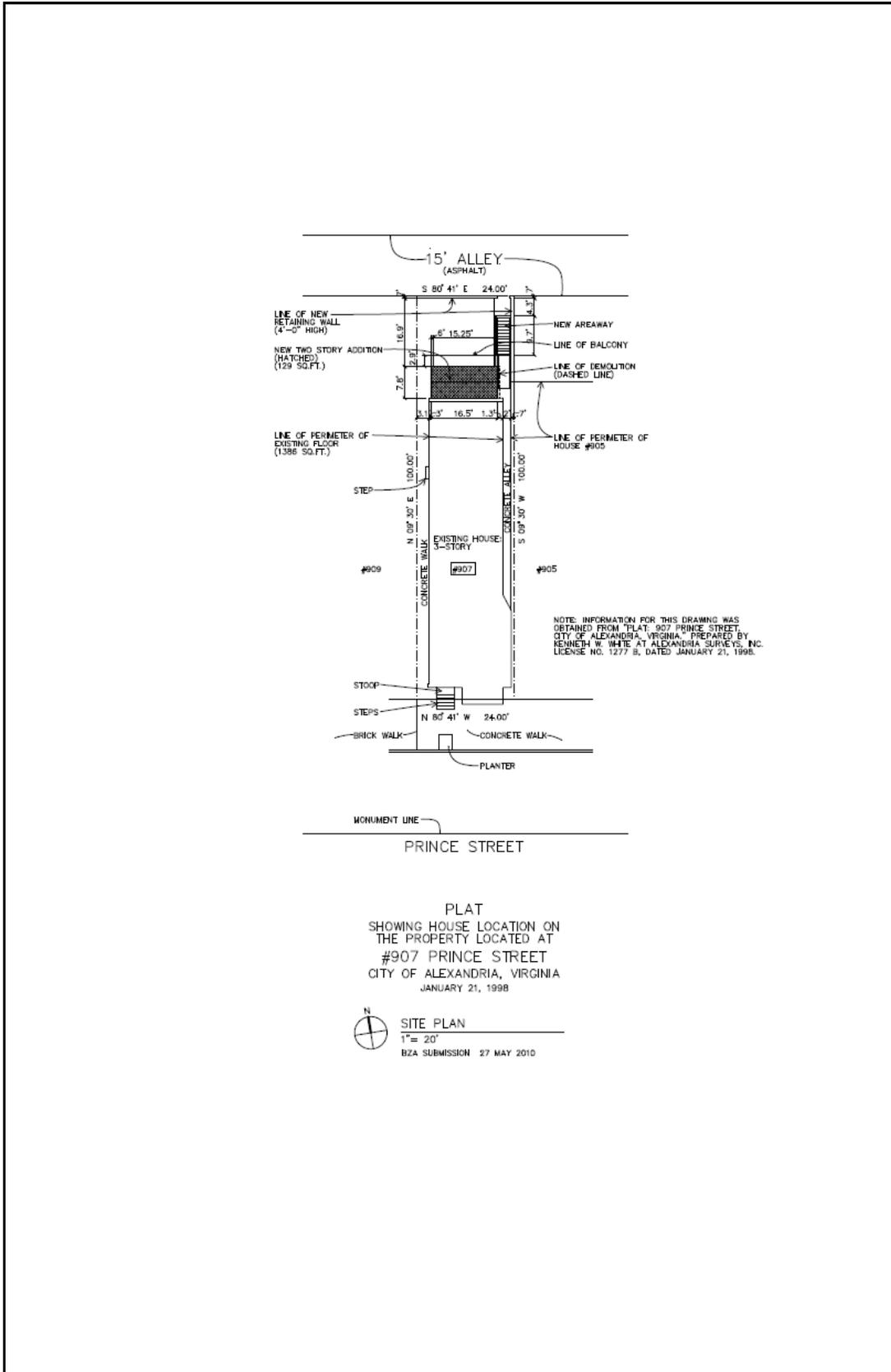
- F-1 No trees are affected by this plan.

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.



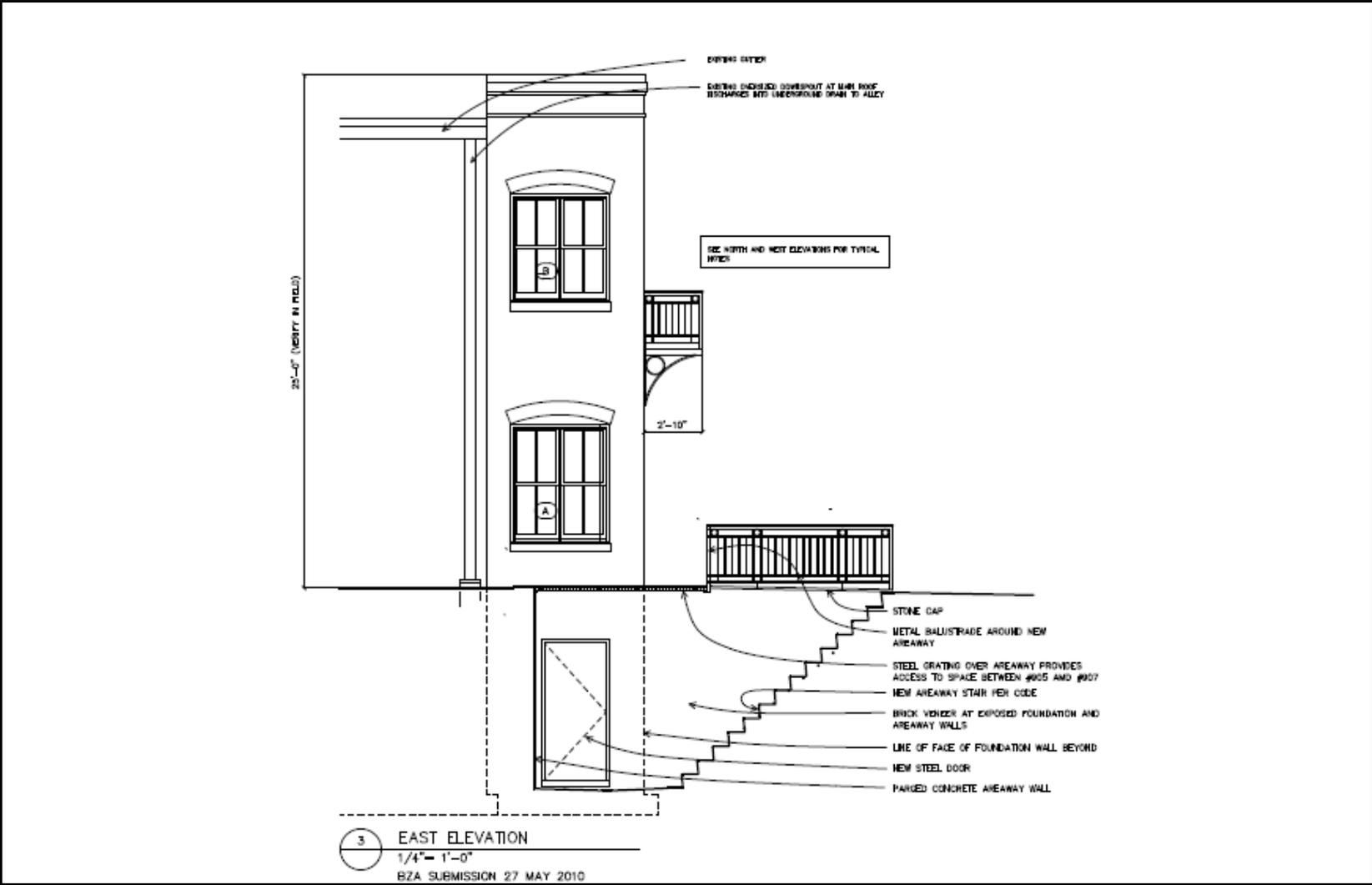




Figure 1 - 911, 909, 907 and 905 Prince Street



Figure 2 - 907 Prince St rear addition west and north elevations



Figure 3 - 907 Prince St façade



Figure 4 - 907 Prince St rear addition north elevation



Figure 5 - 907 Prince St north and east elevations



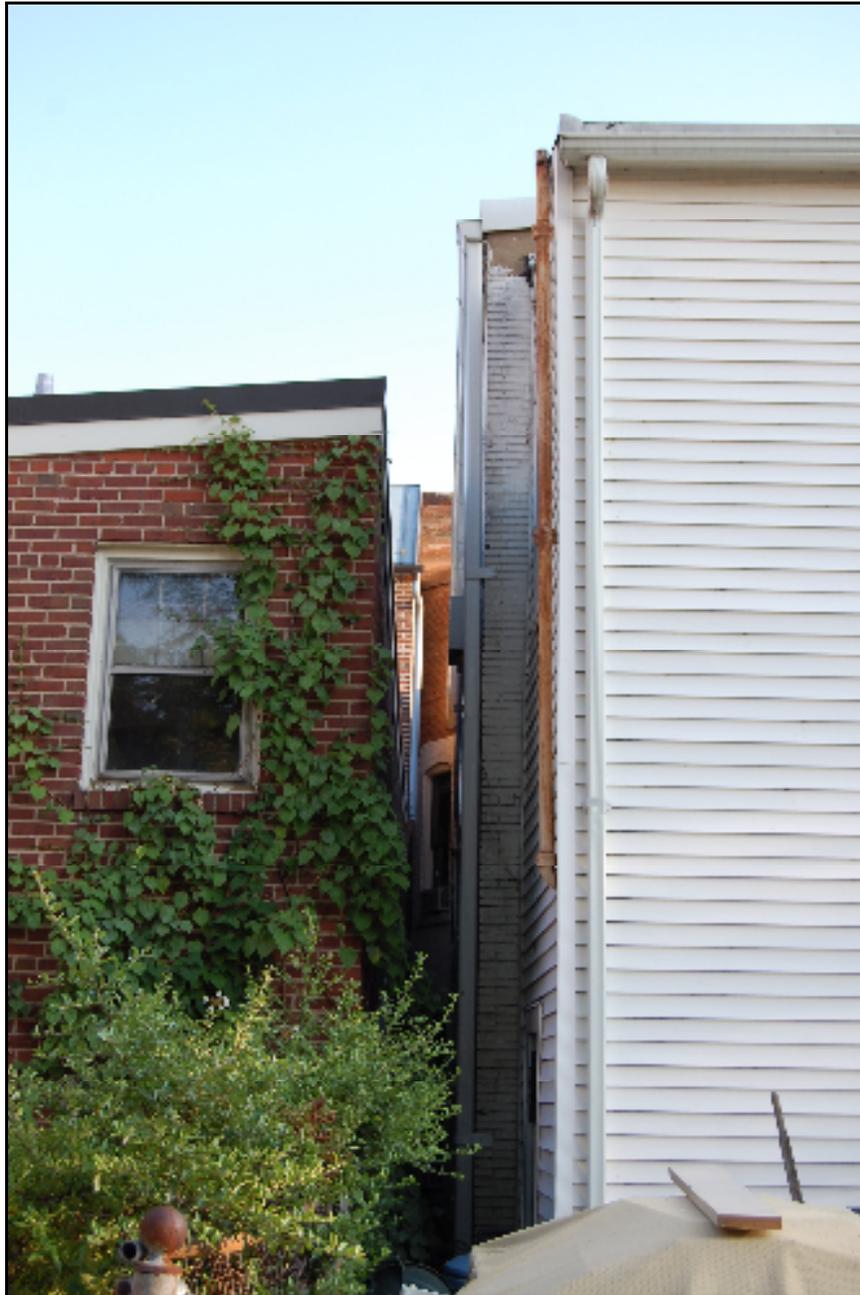
Figure 6 - 907 Prince St rear addition west elevation















File Copy

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**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

4-106(A)(2)(a)

PART A

1. Applicant: Owner Contract Purchaser Agent

Name STEPHEN AND JASMINE MILONE

Address 907 PRINCE STREET

ALEXANDRIA, VA

Daytime Phone 703 986-8536

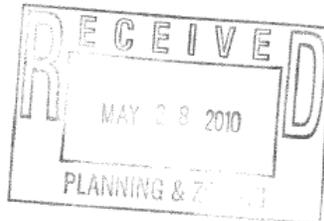
Email Address stevenmilone@yahoo.com

2. Property Location 907 PRINCE STREET

3. Assessment Map # 74.01 Block 06 Lot 18 Zone CL

4. Legal Property Owner Name STEPHEN OR JASMINE MILONE

Address 907 PRINCE STREET



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OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. STEPHEN + JASMINE MILONE	907 PRINCE ST ALEXANDRIA, VA	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 907 PRINCE STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. STEPHEN + JASMINE MILONE	907 PRINCE ST ALEXANDRIA, VA	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/17/2010 STEPHEN MILONE *Stephen A. Milone*
Date Printed Name Signature

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Alexandria City Council

William Euille, Mayor
Kerry Donely, Vice Mayor
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske, Chair
H. Stewart Dunn, Vice Chair
Donna Fossum
J. Lawrence Robinson
Mary Lyman
Jesse Jennings
Eric Wagner

Board of Zoning Appeals

Harold Curry, Chair
Mark Allen, Vice Chair
Geoffrey Goodale
David Lantzy
Jennifer Lewis
Eric Zander
John Keegan

**Board of Architectural Review
Old and Historic District**

Thomas Hulfish, Chair
Oscar Fitzgerald, Vice Chair
Arthur Keleher
Wayne Neale
Peter Smeallie
James Spencer
John Von Senden

Board of Architectural Review

Parker-Gray District
William Conkey, Chair
Deborah Rankin, Vice Chair
Christina Kelley
H. Richard Lloyd, III
Robert Duffy
Douglas Meick
Philip Moffat

Updated 5/1/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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5. Describe request briefly:
REQUEST TO INCREASE THE HEIGHT OF AN EXISTING
REAR ADDITION BY 3.25 TO 4.5 FEET IN ORDER TO
RECONSTRUCT THE ADDITION WITH A FLAT ROOF
IN PLACE OF THE EXISTING SHED ROOF.

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?
 N/A
 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:

STEPHEN MILONE
Print Name
703 986-8536
Telephone


Signature
5/27/2010
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.

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PART B (SECTION 11-1102)

NOTE: The Board of Zoning Appeals may grant a variance only if the applicant can demonstrate a legal hardship. A legal hardship refers to the shape and topographical conditions, or to some other unique characteristic of the property; for example, if a rear yard has sharp drop-off or hilly terrain where an addition could otherwise be located legally, or if the property has three front yards.

A legal hardship is NOT, for example, having a large family in a two-bedroom house, or that you need a first-floor bedroom and bath. (These are good personal reasons for a variance, but do not constitute a legal hardship having to do with specific conditions of the land.)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please print clearly and use additional pages where necessary.)

1. Does strict application of the zoning ordinance to the subject property result in a hardship to the owner? (Answer A or B).

A. Explain how enforcement of the zoning ordinance will amount to confiscation of the property.

B. Explain how enforcement of the zoning ordinance will prevent reasonable use of the property.

WE ARE REQUESTING MINIMAL VARIANCE IN ORDER
TO REVISE THE DESIGN OF AN EXISTING ADDITION,
IN PART TO COMPLY WITH GUIDANCE FROM THE BOARD
OF ARCHITECTURAL REVIEW. NO FLOOR AREA WILL BE
ADDED TO THE STRUCTURE.

2. Is this hardship unique to the property?

A. Explain if the hardship shared by other properties in the neighborhood.

NO OTHER STRUCTURE ON THIS BLOCK IS CONSTRUCTED
WITH A TWO-STORY FRAME ADDITION.
THE MAJORITY OF BUILDINGS ON THE BLOCK WERE
CONSTRUCTED AS FULL HEIGHT TWO OR THREE STORY
BRICK MASONRY STRUCTURES. THE CL ZONING WAS
PLACED ON THE PROPERTIES ON THIS BLOCK DECADES AFTER
THEY WERE CONSTRUCTED. NONE OF THE PROPERTIES
COMPLY WITH SIDEYARD SETBACKS EXCEPT FOR THOSE
PROPERTIES THAT HAVE BEEN CHANGED TO COMMERCIAL
USES AND HAVE NO YARD REQUIREMENTS.

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B. Explain how this situation or condition of the property (on which this application is based) applies generally to other properties in the same zone.

COMMERCIAL USE PROPERTIES IN THE ZONE HAVE NO
YARD REQUIREMENTS. THE OTHER RESIDENTIAL AND
MULTIFAMILY STRUCTURES ON THE BLOCKFACE IN THE CL
ZONE ARE CONSTRUCTED WITH FULL TWO OR THREE STORY BRICK
REAR ELEVATIONS

3. Was the hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

THE EXISTING BUILDING WAS CONSTRUCTED CIRCA 1899
IN THE PRESENT CONFIGURATION.

B. Did the applicant purchase the property without knowing of this hardship?

THE APPLICANT WAS AWARE THAT CERTAIN ASPECTS
OF THE BUILDING DID NOT COMPLY WITH THE
ZONING THAT HAD BEEN PLACED ON THE PROPERTY.

C. How and when was the condition, which creates the hardship, first created? A COMBINATION OF

WHEN THE HOUSE WAS CONSTRUCTED IN 1899 AND
WHEN THE PRESENT CL ZONING WAS PLACED ON

D. Did the applicant create the hardship and, if so, how was it created?

NO. THE CONDITION WAS CREATED WHEN THE
ORIGINAL, HISTORIC HOUSE WAS CONSTRUCTED AND THE PRESENT
CL ZONING WAS PUT IN PLACE ON THE PROPERTY.

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4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

NO. THE BUILDING FOOTPRINT WILL REMAIN THE SAME. INCREASING THE HEIGHT OF THE ROOF BY 3 TO 4.5 FEET WILL NOT IMPACT THE LIGHT AND AIR AVAILABLE TO ADJACENT PROPERTIES.

B. Explain how the proposed variance will affect the value of the adjacent and nearby properties.

THE PROPOSED ADDITION WILL INCREASE THE VALUE OF THE ADJACENT AND NEARBY PROPERTIES BY REMOVING THE DILAPIDATED PRESENT FRAME ADDITION AND REPLACING IT WITH A NEW ADDITION OF HIGHER QUALITY CONSTRUCTION THAT IS MORE IN KEEPING WITH THE MAIN HOUSE

C. Has the applicant shown the proposed plans to the most affected property owners? Has that neighbor objected to the proposed variance, or has the neighbor written a letter of support of the proposed variance? If so, please attach the letter.

NO. NEIGHBORS DID NOT OPPOSE PLANS TO RECONSTRUCTED ADDITION IN 2004. HAVE NOT YET SHARED NEW PLANS WITH NEIGHBORS BUT WILL DO SO BEFORE HEARING

D. Explain how the proposed variance will change the character of the neighborhood.

GRANTING THE PROPOSED VARIANCE WILL IMPROVE THE CHARACTER OF THE NEIGHBORHOOD BY PROVIDING A HIGHER QUALITY, MORE ATTRACTIVE REAR ELEVATION FOR 907 PRINCE STREET THAT WILL BE MORE COMPATIBLE WITH MORE ATTRACTIVE REAR YARDS AND REAR ELEVATIONS OF THE SURROUNDING PROPERTIES ALONG THE REAR ALLEY.

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- 5. Is there any other administrative or procedural remedy to relieve the hardship?

NONE

PART C

- 1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

WE ORIGINALLY PLANNED TO RECONSTRUCT THE ADDITION
IN A MASSING TO MATCH THE EXISTING ADDITION THAT
IS IN POOR STRUCTURAL CONDITION. THE BAR
APPROVED RECONSTRUCTION PLANS FOR THE ADDITION
UNDER CASE BARTH 2004-0051 AND 0052 ON APRIL 7,
2004. AT THE BOARD OF ARCHITECTURAL REVIEW
HEARING, ONE OF THE MEMBERS OPPOSED THE PROPOSAL,
SUGGESTING THAT THE ADDITION WOULD BE IMPROVED
IF IT WERE CONSTRUCTED IN BRICK AND "THAT THE
DESIGN OF THE REAR ADDITION DID NOT RELATE TO THE
DESIGN OF THE FRONT OF THE HOUSE."
IN EXPLORING A REDESIGN OF THE ADDITION, WE
DETERMINED THAT TO CONSTRUCT THE ADDITION IN BRICK,
THE HEIGHT OF THE ROOF WOULD HAVE TO BE
INCREASED BY SEVERAL FEET IN ORDER TO CONSTRUCT
A PORTION OF MASONRY WALL AND INSTALL A LINTEL
ABOVE THE REAR SECOND FLOOR WINDOWS AND DOORS.
WE FEEL THAT THIS DESIGN BETTER RELATES TO THE
EXISTING HOUSE, IS IN KEEPING WITH THE COMMENTS
FROM THE BAR AND IS A MINIMAL REQUESTED
VARIANCE

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B

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 907 PRINCE STREET Zone CL
 A2. 2400 x 0.75 = 1800
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	500	Basement**	500
First Floor	1500	Stairways**	184
Second Floor	1500	Mechanical**	-
Third Floor	500		
		Total Exclusions	684
Total Gross *	4,000		

B1. Existing Gross Floor Area *
4,000 Sq. Ft.
 B2. Allowable Floor Exclusions**
684 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
3316 Sq. Ft.
 (subtract B2 from B1)

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

Proposed Gross Area*		Allowable Exclusions	
Basement	1,000	Basement**	1,000
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	1,000
Total Gross *	1,000		

C1. Proposed Gross Floor Area *
1,000 Sq. Ft.
 C2. Allowable Floor Exclusions**
1,000 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 3316 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1800 Sq. Ft.

- NO ABOVE GRADE CHANGE IN FLOOR AREA PROPOSED

*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

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

E. Open Space Calculations

Existing Open Space	0
Required Open Space	960
Proposed Open Space	NO CHANGE

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

Signature: [Signature] Date: 5/27/2010