




STAFF REPORT COVER SHEET

July 18, 2018

Address:	505 Princess Court, SW	Case Number:	BZA-37-18
Public Meeting Date:	7/18/2018	Applicant:	Richard Moyssiadis
Board/Commission:	Board of Zoning Appeals	Owner:	Mursch & Rico, LLC
Existing Zoning:	RS-12.5	Existing Land Use:	Low Density Residential
Brief Summary of Request:	<p>Request for approval of a variance from Section 18-24.C of the Vienna Town Code in order to convert an existing carport into a garage, expand roofline over main house and replace the existing stoop with a new covered porch; all of which encroach into the front Building Restriction Line (BRL). Property located at 505 Princess Court, SW, in the RS-12.5, Single-Family Detached Residential zoning district. Application filed by Richard Moyssiadis, agent for Mursch & Rico, LLC, owners.</p> 		
Site Improvements:	Owners wish to enclose existing carport, expand roofline over main house and replace the existing stoop with expanded covered porch, which encroaches into the front 30 foot Building Restriction Line (BRL).		
Size of Property:	12,747 Square Feet		
Public Notice Requirements:	Code requires posting Ads in local newspaper for two successive weeks prior to Board of Zoning Appeals meeting; advertisement published in Washington Times newspaper on July 4, and July 11, 2018. Public notice placard on July 3, 2018.		
Staff Recommendation: Approval			
Brief Analysis			
<p>PROPERTY HISTORY</p> <p>The single-family dwelling, constructed in 1959, includes a one-story brick house, attached carport and concrete driveway. This property was granted a variance on November 19, 1969 to build a double carport open on three sides that encroached 10 feet into the BRL as shown on the Property Survey Plat prepared by Lester Johnson dated October 24, 1961, and is attached to the BZA Order dated November 19th 1969.</p> <p>COMPATIBILITY WITH THE ZONING ORDINANCE</p> <p>The proposed garage, expanded roofline over main house and new front porch does not comply with the front yard setback of 30 feet from the front property line required by Town Code Section §18-24.C.</p>			
Attachments:	BZA Application <input checked="" type="checkbox"/> Justification Statement <input checked="" type="checkbox"/> Submitted Plat <input checked="" type="checkbox"/> Architectural drawings <input checked="" type="checkbox"/> BZA Order <input checked="" type="checkbox"/>		

ITEM NO. 2:

Request for approval of a **variance** from Section §18-24.C of the Vienna Town Code in order to convert an existing carport into a garage, expand roofline over main house and replace the existing stoop with a new covered porch, all of which encroaches into the front Building Restriction Line (BRL). Property located at 505 Princess Court, SW, in the RS-12.5, Single-Family Detached Residential zoning district. Application filed by Richard Moyssiadis, agent for Mursch & Rico, LLC, owners.

Introductory Comments / Characteristics of the Existing Property:

This property is located on a cul-de-sac on the northeasterly side of Princess, SW; located along Moorefield Road, SW; in the Moorefield Lot, 3 Section 1 subdivision. The subject tract resembles a kidney shaped lot that is 133.68' feet in depth, 50' feet in width along the rear property line, totaling 12,747 square feet. The property includes a one-story brick single-family dwelling built in 1959, and attached open double carport with a concrete driveway; as shown on the Physical Improvement Survey prepared by Scartz Surveys, dated May 4, 2018; revised June 15, 2018 (See attached Plat):

A 10-foot variance was granted on November 19, 1969, for the construction of the carport (see attached BZA Order). The attached BZA orders and survey illustration show that the corner of the carport needs to be 20 feet from the front property line. The property survey shows that a portion of the main house and front stoop were included in the variance.

Proposed Improvements:

The applicant is requesting a modification of the previously approved variance in order to convert the open carport into a two-stall garage, remove/alter the rooflines to encompass a proposed side and rear additions and replace the existing front stoop with a new front porch. The Physical Improvement Survey prepared by Scartz Surveys shows that the carport and main house footprint in those previously approved areas will not change. The only encroachment into the front thirty-foot (30') foot building restriction line (BRL) would be the new front porch. It will encroach 4.4' feet into front BRL. This property meets all other zoning requirements for height, setbacks, and lot coverage. It also meets the proposed 5% deck coverage requirement.

Staff Recommendation:

Staff recommends approval of this application due to the property has irregularly shaped lot and house orientation in reference to the front thirty-foot (30') Building Restriction Line (BRL). This request is a minor modification of a previously granted variance for the encroachment of an open three-sided carport and front stoop. The applicant wishes to update this functionally obsolete house and further the encroachment into this front BRL. The applicant wishes to replace the aging front stoop with a minimally expanded front porch; increase the rooflines of the structures, and convert the existing carport into an enclosed two-car garage, all of which encroaches into this thirty-foot (30') Building Restriction Line (BRL), without exceeding the Town's twenty-five percent (25%) lot coverage requirement.

Required Board Approval:

A granting of the following variance will be necessary to permit the owner to construct a garage, expand roofline over main house, and replace the existing stoop with an new covered porch as referenced on the Physical Improvement Survey prepared by Scartz Surveys, dated May 4, 2018; revised June 15, 2018 (See attached Plat):

1. § 18-24.C; Front-yard setback line: The front yard setback line is 30 feet away from the front property line and runs contiguously with Princess Court, SW. This setback line causes portions of the proposed garage, corner of main house and new porch to encroach into this front Building Restriction Line (BRL).

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The applicant has provided a justification statement. By copy of this staff report, all interested parties are reminded that it will be necessary to attend the public hearing and to provide sworn testimony in support or denial of the variance request.