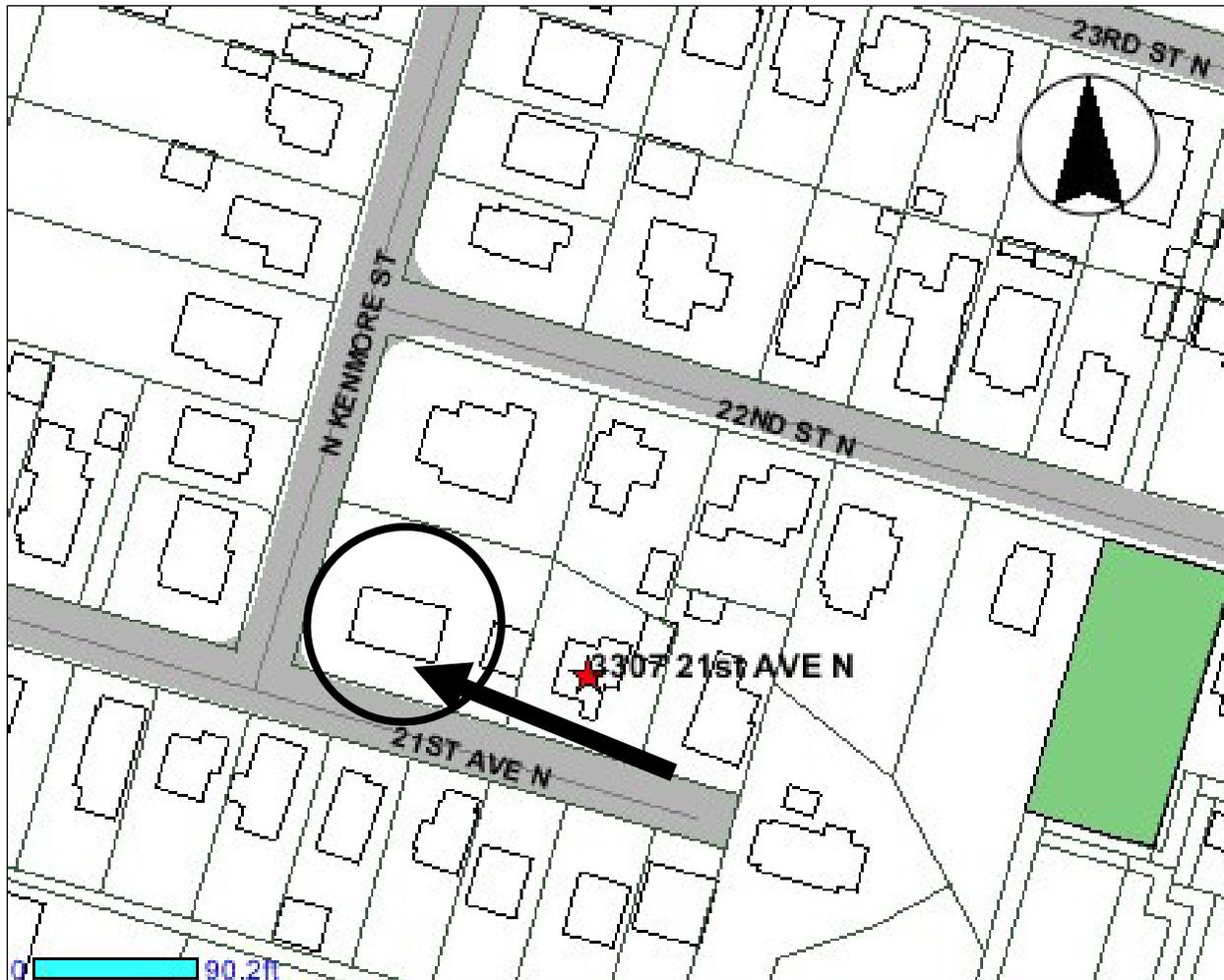


Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 13-04A (HP1300004)



A request, by Anne Braghetta & Tim Huson, owner of the property at 2101 North Kenmore Street in the Maywood Neighborhood Historic District, to amend previously approved CoA 13-04 to seek a variance to allow for a 2' encroachment into the sideyard for the previously approved window wells.

For DRC (circle those present): **Robert Dudka, Charles Craig**, Charles Matta, Darren Hannabass,

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo**

Case #13 - 04A Agenda Item # No 2

Application Complete

Application Incomplete

Applicant(s): Anne Braghetta & Tim Huson
For Applicant(s): Anne Braghetta & Tim Huson

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Window well appropriate for neighborhood. Recommend HALRB produce a letter for Zoning stating the same.
- 2.
- 3.
- 4.

Findings:

- Return to next DRC meeting
- Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

- Place on consent agenda
- Place on discussion agenda:
 - Recommend approval of CoA, with DRC design recommendations and/or additional information provided
 - Recommend deferral of ruling on CoA (explanation):
 - Recommend denial of CoA (explanation):
 - No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo
DATE: May 7, 2013
SUBJECT: 2101 North Kenmore Street, Case 13-04A, Maywood Historic District

This is a request for the HALRB to approve a setback variance for a previously approved window well (CoA 13-04). The house is a Craftsman Bungalow that was constructed prior to 1926. The *Maywood National Register Nomination* describes the house as follows: “The house at 2101 North Kenmore Street is a particularly fine example of the Craftsman-style bungalow in Maywood. The building is characterized by a wide shed-roof dormer featuring two sets of paired 6/6 wood-sash windows, wide overhanging eaves with exposed rafter tails, and a one-story, three-bay front porch with Tuscan columns” (pg. 14). It is listed as a contributing building in the *National Register Nomination*.

Subsection 31A.E.4 of the Arlington County Zoning Ordinance allows the HALRB to direct the County’s Zoning Administrator to issue setback variances if the HALRB finds that the proposed setback is compatible with the existing streetscape. The window well in question is located on the south elevation, adjacent to 21st Avenue North. Egress windows are permitted to encroach as close as 21’ to street right of ways. This dimension is taken from the property line to the outside of the wall of the egress. The window well in question is set back at 19’ from 21st Ave N. The applicants are requesting a 2’ encroachment into this setback.

Regarding compatibility with the streetscape in Maywood, there are 38 houses on corner lots. The average setback is 23.2 feet; the subject property at 2101 North Kenmore Street has a sideyard setback of 23 feet. The request to allow a sideyard setback of 19 feet is still well within the range of typical for Maywood. Specifically, four houses currently have a sideyard setback of 19’ (2334 N EDGEWOOD ST, 3202 23rd ST N, 3508 22nd ST N, and 3600 22nd ST N). Twelve other properties have smaller setbacks ranging from 18’ – 6’. The proposed 19’ setback is therefore both typical of the neighborhood and compatible. In addition, the window well that will be encroaching is a below grade structure and will not be visible from the street.

The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the May 15, 2013, HALRB meeting. Staff agrees with the DRC recommendation, and recommends that the HALRB direct the Zoning Administrator to approve the setback variance to allow a 2’ encroachment into the side yard. Staff also recommends that submitting the final location plat for the new work, the applicant must include the following language in order to finalize the setback variance from the Zoning Administrator;

Pursuant to SS 31A.E.3 of the ACZO, a ____ foot setback from the ____ yard has been GRANTED by ____ (Zoning Administrator) on ____ (date).