



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND WORK SESSION: 20 AUGUST 2012
AGENDA ITEM 6a**

BAR Case No. TLHP-2011-0080: Amendment to elevation drawings for 207 North St NE

Reviewer: Kim K. Del Rance, LEED AP
Address: **207 North St NE (Lot 3B)**
Zoning: R-HD, H-1 Overlay District
Applicant/Owner: Paul Reimers, PR Construction & Development

Site Description:

This is the first of two new houses being built on adjacent lots, TLHP-2011-0080 for Lot 3B or 207 North St NE and TLHP-2012-0061 for Lot 3A or 209 North St NE. This was approved in 2011 and the dwelling has been built, however, the elevations on the east and north vary from the approved elevations. The subject lot is steeply sloping away from the street and from the left to the right when facing the new construction from the street.

Context:

North Street slopes uphill when driving east. There is a one story house downhill to the right of the completed house at 207 North St NE and there is a historic house uphill to the left of where the new house at 209 North St NE will be located. There are houses downhill behind the house and houses are uphill across the street for varying degrees of privacy in all houses and yards nearby.

Description of Proposal:

Owner proposes to amend the approved drawings for TLHP-2011-0080 so they will match what was built at 207 North St NE. The previously approved site plans are submitted along with the corrected elevations.

Site Development/Zoning Issues: The height of the building as built was called into question as to whether it is now higher than what was approved. Building heights and grading elevations are not shown on the approved elevations, nor is an actual grading line showing where the ground is on the front elevation.

- Does the house conform to the maximum building height of 35 feet in the R-HD zoning district? Deputy zoning administrator, Wade Burkholder has reviewed the drawings and finds it does meet zoning height requirements.

APPLICABLE GUIDELINES

OLD AND HISTORIC DISTRICT CHAPTER 5 & 6

COA APPLICATION CHECKLIST:

Elevations depicting the area(s) that will be altered. The elevations must be accurately drawn to scale, and annotated with dimensions and materials. The proposed alterations must be shown on the elevations.

- Does the house conform to the approved Certificate of Appropriateness? yes

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that the August 7, 2012 drawings match the elevations of the built construction and the corrected elevations are allowable based on the guidelines:

Staff recommends approval of TLHP-2011-0080 subject to the drawings submitted by Paul Reimers, PR Construction and Development dated August 7, 2012, prepared by PR Construction and Development and submitted as part of this application material set.

DRAFT MOTION

I move that TLHP-2011-0080 amendments to the approved elevations be approved based on the drawings submitted by Paul Reimers, PR Construction and Development dated August 7, 2012, prepared by PR Construction and subject to the findings as stated in the August 20, 2012 Staff Report (or as amended by the BAR on August 20, 2012).