

Docket Item #17
BAR CASE #2003-0159

BAR Meeting
September 17, 2003

ISSUE: Rear deck

APPLICANT: Frances & Gerard Hallihan

LOCATION: 104 Pommander Walk

ZONE: RM/ Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant s Description of the Undertaking:

Construct 12' x 6' wooden deck with iron railings no stairs (or staircase) on rear at 2nd floor level, 8 ½' elevation.

Issue:

The applicant requests approval of a certificate of appropriateness for the installation of second story rear wood deck to the residence at 104 Pommander Walk. The wooden deck will be 8.5' above ground level and measures 6' by 12' with a black iron railing and pickets.

History and Analysis:

The brick rowhouse at 104 Pommander Walk was approved by the Board on August 13, 1969 as Phase One of the Pommander subdivision, which included five townhouses.

Staff has no record of any previous BAR approvals for this residence.

On July 10, 2003, the Board of Zoning Appeals approved a variance to construct a rear open deck off of the second story using required open space (BZA #2003-0043).

The proposed deck is similar to many of the existing decks in the neighborhood. In 1991, City Council approved a wooden deck for 101 Franklin Street on appeal (BAR Case #91-107). In 1994, the Board approved a wooden deck for 107 Franklin Street (BAR Case #94-185, 11/16/94).

In the case of this deck, Staff once again supports the deck as appropriate. Decks are utilitarian means of providing additional outdoor living space and are found throughout the historic districts. The proposed deck meets the recommendations of the *Design Guidelines* and Staff has no objection to the simple design of the deck. Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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.

Office of Historic Alexandria:

No comment.