

Docket Item #17
BAR CASE #2004-0225

BAR Meeting
October 20, 2004

ISSUE: Accessibility ramp

APPLICANT: Louise Phillips-Hardy

LOCATION: 827 Columbus Street

ZONE: RB/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

- 1) That the ramp be located entirely on the applicant s property; and,
- 2) That the ramp be painted to match the trim on the house as soon as is practicable.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a handicapped ramp from the sidewalk in front of 827 North Columbus Street to the porch at the front of the house. The uprights for the ramp have already been installed. The ramp will be 36" wide and will extend back from the sidewalk approximately 12', ending in a landing platform before turning left toward the porch. This leg of the ramp will be approximately 7.3' long. The ramp will be constructed of pressure treated wood and will have rubber mats on the ramp surface and wood railings on both sides.

The ramp will be readily visible from North Columbus Street.

II. HISTORY:

The two story, brick, four-square house at 827 North Columbus Street was constructed between 1921 and 1941. There is no record of prior BAR reviews for this property.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements. In the opinion of Staff the proposed alterations are acceptable. While not particularly compatible with the house, the ramp is necessary and is a readily reversible alteration. Staff believes the ramp will be less objectionable if painted to match the trim on the house. Painting will also help to preserve the ramp. Staff notes the code comment concerning the requirement that the ramp not encroach on other private or public property. As the applicant has not yet submitted a survey plat, Staff recommends including this comment as a condition of the approval..

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

- 1) That the ramp be located entirely on the applicant s property; and
- 2) That the ramp be painted to match the trim on the house as soon as is practicable.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

F-1 The proposed handicap ramp shall not encroach upon other public or private property.

C-1 Construction Permits are required for the proposed project.

C-2 The handicapped ramp must comply with the requirements of USBC 1003.3.4.

C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Alterations to the existing structure must comply with the current Statewide Building Code (USBC).

Historic Alexandria:

The material provided is difficult to visualize. I need a consistent with the guidelines.