

Docket Item #11  
BAR CASE #2005-0154

BAR Meeting  
July 6, 2005

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Susan and Abbott Lipsky

**LOCATION:** 517 Queen Street

**ZONE:** RM/Residential

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## STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans for the residential townhouse at 517 Queen Street. The Board approved a substantial rear addition last year (BAR Case #2004-0178, 9/1/04), however, the scope of work has since changed and this application reflects those changes.

#### East side

A tri-partite bay window is proposed to be installed along this elevation toward the rear of the house. The bay window will project 2'6". A pair of wood multi-light doors with flanking sidelights will be installed at the rearmost section which is part of the addition approved last year.

#### Rearmost section

A pair of wood multi-light doors with flanking sidelights will be installed at the rearmost section which is part of the addition approved last year.

All windows and doors are proposed to be Kolbe and Kolbe brand. The siding will be painted white.

### **II. HISTORY**

517 Queen Street was constructed in the early 19<sup>th</sup> century and has a number of later additions.

The Board approved a substantial rear addition last year (BAR Case #2004-0178, 9/1/04). In 1996 the Board approved a new two story addition that replaced the rearmost additions (BAR Case #96-269, 12/4/96) but the addition was never constructed.

### **III. ANALYSIS**

Proposed bay window and replacement roof complies with zoning ordinance requirements.

The Demolition Permit necessary to carry out the proposed work was approved last year and has not expired (BAR Case#2004-177, 9/1/04).

Staff notes that the rear of this property is only minimally visible from the public right-of-way. Staff has no objections to the revised design for the rear of the property. It continues the same architectural vocabulary that the Board approved for the larger rear addition last year and, in the opinion of Staff, meets the recommendations of the *Design Guidelines*.

### **IV. STAFF RECOMMENDATION**

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 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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-8 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.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.