

Docket Item #17  
BAR CASE #2006-0198

BAR Meeting  
September 20, 2006

**ISSUE:** Alterations  
**APPLICANT:** David Cammack by Wayne Neale  
**LOCATION:** 313 South Union Street  
**ZONE:** RM/Residential

---

**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: Docket item #16 must be approved before this docket item may be considered.

**I. ISSUE:**

The applicant is requesting approval to replace the original curved glazing system on the single story “garden room” on the Waterford Place front of the house with a new copper roof and double hung wood windows. The existing brick base and sidewalls will remain in place. The shed roof will be clad in standing seam copper. There will be a series of four double hung windows at the front of the Garden room. The windows will be wood six-over-six windows with simulated divided lights manufactured by Marvin. The applicant has provided Staff with a letter from the Home Owners Association approving the proposed work.

The garden room is visible only from Waterford Place, a court off of South Union Street.

**II. HISTORY:**

As discussed in docket item #16, the residential townhomes at Waterford Place were constructed in 1980 according to plans approved by the Board in 1978. A number of townhouses in the development have already replaced the glazing of the garden room section. For example, the houses at 307 and 309 South Union Street have a similar metal clad shed roof and double hung window alteration.

**III. ANALYSIS:**

The proposed alteration complies with the zoning ordinance requirements.

In the opinion of Staff, the proposed alteration is acceptable. As the original curved glazing systems age and continue to fail, more units in the development will require alterations to the garden room. Staff believes the proposed alteration for 313 Union Street is acceptable. It is compatible in design with the traditional architecture of the late 20<sup>th</sup> century house and with the larger district. In addition, the alteration is very similar to other already altered garden rooms.

**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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

The request seems appropriate.