

Docket Item # 9
BAR CASE # 2006-0243

BAR Meeting
November 15, 2006

ISSUE: Rear addition
APPLICANT: Jessica Bernanke
LOCATION: 707 Chetworth Place
ZONE: RB/Residential

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

(Insert sketch here)

NOTE: Docket Item #8 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a rear addition to the residential rowhouse at 707 Chetworth Place. The addition is very simple in design and will be one story in height, 10' in length and approximately 13' in width [The dimensions set forth in the drawing are incorrect. Dimensions noted by Staff reflect the variance for the addition as approved by the Board of Zoning Appeals]. The proposed addition is proposed to be clad in brick with a sloped roof which will be covered with asphalt shingles. On the rear (north) elevation there is proposed to be a pair of multi-light French wood doors. A pair of multi-light casement windows are proposed on the west side and no fenestration is proposed on the east side.

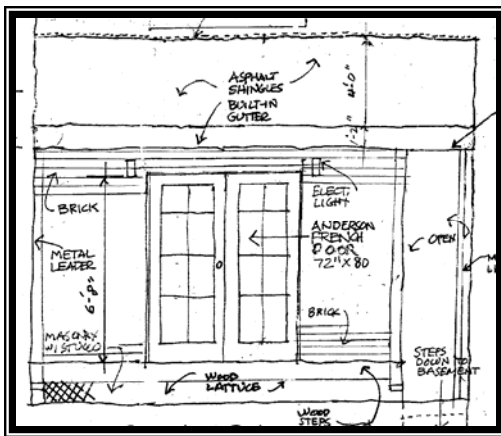


Figure 1- north elevation

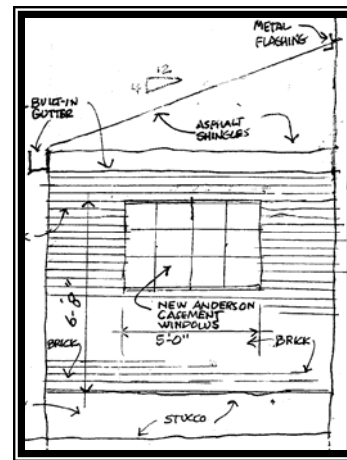


Figure 2 - west elevation

II. HISTORY:

707 Chetworth Place is a two story brick and stone veneer revivalist style rowhouse constructed in the mid-20th century as part of a residential subdivision.

Staff did not locate any prior BAR reviews for this property.

The Board of Zoning Appeals approved an open space variance in April to allow construction of a rear addition (BZA Case #2006-0008, 4/13/06).

III. ANALYSIS:

The proposed rear addition complies with the approval of the Board of Zoning Appeals.

In the opinion of staff, the addition is similar to a number of other additions that have been approved by the Board in recent years for the rowhouses in this subdivision.

For example, earlier this year the Board approved a rear porch at the rowhouse at 700 Chetworth Place (BAR 2006-0015, 2/15/06). Other Board approvals have included a stone wall at 708 Devon Place (2004-0220, 10/10/2004), and in 2003 an addition and alterations at 706 Chetworth Place (BAR 2003-0146 & 0147, 7/16/2003).

Based upon the design of the addition and previous Board approvals, staff recommends approval.

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.

Historic Alexandria:

No comments were received.

Alexandria Archaeology:

There is low potential for significant archaeological resources on this property. No archaeological action is required.

Transportation and Environmental Services:

- C-1 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)

- C-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

- C-3 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)