

Docket Item # 13  
BAR CASE # 2007-0122

BAR Meeting  
July 18, 2007

**ISSUE:** Addition  
**APPLICANT:** Vanessa Veazie  
**LOCATION:** 535 S. Fairfax Street  
**ZONE:** RM/Residential

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

(Insert sketch here)

**Note:** Docket item #12 must be approved before this item can be considered.

**I. ISSUE:**

The applicant is requesting a Certificate of Appropriateness for an addition to be created by enclosing a porch at the southwest corner of the rear of the house. The narrow two story inset porch is located on the south side of the three story house. Only the first story of the porch will be enclosed. A new south and west wall will be constructed to enclose the porch. The walls will be clad in wood siding to match the existing. The south wall will be blind. There will be a multi-light wood door with a raised exterior grid, manufactured by Jeld-Wen in the west wall. The door will lead to a wood landing and steps to the rear yard. The landing and steps will have a simple wood picket railing.

The rear of the house is minimally visible from the public right-of-way on Royal and Gibbon Streets.

**II. HISTORY:**

As discussed in docket item #12, 535 South Fairfax Street is one of a row of four (529-535) attached frame Victorian style residential buildings constructed ca. 1900. The third story addition and two story porch at the rear of the subject property were approved by the Board in 1996 (BAR Case #96-0073 & #96-0074, 5/1/1996).

**III. ANALYSIS:**

The proposed addition complies with the zoning ordinance requirements.

In the opinion of Staff, the proposed addition is appropriate and conforms to the *Design Guidelines* for residential additions. By capturing existing roofed space the addition does not increase the footprint of the building. The enclosure of this small area so far removed from public view will have little impact on the appearance of the house. The materials used in the addition are compatible with the house and surrounding neighborhood.

**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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 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-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.

Historic Alexandria:

No comments received.