

Docket Item # 12  
BAR CASE # 2007-0093

BAR Meeting  
August 1, 2007

**ISSUE:** Alterations  
**APPLICANT:** Paul & Joyce Stevens  
**LOCATION:** 630 South Fairfax Street  
**ZONE:** RM/Residential

---

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

(Insert sketch here)

NOTE: Docket item #11 must be approved before this item may be considered.

**I. ISSUE:**

The applicant is requesting approval for alterations to the existing shed at the rear of 630 South Fairfax Street. The existing roof will be replaced with a new gable roof and the height of the shed will be raised from approximately 7' to 9'9" at the peak of the new gable. The new roof will be standing seam metal to match the adjacent shed and main house. The shed will be clad in wood siding to match the existing siding.

The applicant is also proposing to replace a section of the existing wood fence with a new wood gate.

The shed and gate are visible from Franklin Street.

**II. HISTORY:**

The house at 630 South Fairfax Street is a two story, brick house with a modillion cornice constructed in the early 19<sup>th</sup> century, according to Ethelyn Cox in *Historic Alexandria Street by Street* (p. 51). Until the mid-20<sup>th</sup> century, the house now known as 630 S Fairfax Street was two units, 628 and 630. Sometime between 1941 and 1959 the two houses were combined to form a larger, single house (Sanborn Insurance Maps).

Additions were made to the rear (east) ground level facade in 1941 and 1965 (Building Permits) for the construction of a glass and brick enclosed porch. The 16' by 10' shed to the rear of the property was granted a Variance (BZA#813, 5/25/65) and constructed as a workshop in 1965.

The Board approved a second story addition as well as a new rear 2 story addition for 630 South Fairfax Street in 1996 (BAR Case #96-0011, 2/14/96). At the February 14, 1996 hearing the Board also reviewed an addition to the subject shed which would have extended the shed to the south property line. The Board approved the shed addition with the condition that the addition be made to the rear or north elevation subject to staff approval. This addition was never constructed. The shed appears to have been constructed between 1965 and 1992 without any approvals.

**III. ANALYSIS:**

The subject property is zoned RM Residential. A Variance to replace the existing flat roof with a gable roof on the existing shed located in the required side and rear yards was approved by the Board of Zoning Appeals in July (BZA Case #2007-0019, 7/12/07).

Staff believes that the proposed alterations to the shed are appropriate and visually compatible to the existing house as well as the Old and Historic Alexandria District. The alterations meet the recommendations of the *Design Guidelines* for accessory structures. Similarly, the wood gate matches the design of gates routinely approved by the Board.

**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 A construction permit is required for the proposed project.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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 were received.