

Docket Item # 10
BAR CASE # 2007-0174

BAR Meeting
September 19, 2007

ISSUE: Permit to Demolish

APPLICANT: Jay and Judith Turim by Robert Bentley Adams and Associates

LOCATION: 616 S. Royal Street

ZONE: RM/Residential

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

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to remove an existing open wood deck to the rear of the house located at 616 S. Royal Street. The existing deck is minimally visible from South Fairfax Street. The applicant will replace the existing deck with a new deck.

II. HISTORY:

616 South Royal Street was built around 1960 as part of the Yates Garden Subdivision. The subdivision is comprised of Colonial Revival townhouses covering approximately 14 blocks of the City.

The most recent approval by the Board for this property includes HVAC screening on February 5, 2003, (BAR Case #2002-0243). Staff could not locate any additional Board approvals for this property, including an approval for the existing deck.

III. ANALYSIS:

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the above criteria are met. The demolition is a late 20th century wood deck structure.

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:

- F-1 Applicant inadequately refers to Section R-316 - Insulation of the 2000 IRC. Please place correct Section R-312.1 - Guards of the 2003 IRC on plans.
- C-1 A building permit is required for the proposed project (doors, fence, windows and brick wall).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-4 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.

Historic Alexandria:

No comments.