

Docket Item # 2  
BAR CASE # 2008-0010

BAR Meeting  
February 20, 2008

**ISSUE:** Alterations to previously approved plans

**APPLICANT:** Gretchen Brown

**LOCATION:** 616 S. Royal Street

**ZONE:** RM/Residential

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

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans for the construction of a rear deck at 616 South Royal Street. The design of the rear deck, which was originally approved by the Board in September 2007 (BAR Case #2007-00175, 9/19/2007) is proposed to be modified so that it is fully rectangular with squared off corners rather than corners at a 45 degrees at the southeast and northeast corners.

The other design elements of the previously approved deck will remain unchanged from the September approval. That is, the deck will be constructed off the second floor of the property, with a height of approximately 9'1" from the grade; trex decking; metal guardrail and metal stairs.

**II. HISTORY:**

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

In 2003, the Board approved HVAC screening in the front (BAR Case #2002-0243, 2/5/2003).

**III. ANALYSIS:**

Proposed deck alterations comply with zoning ordinance requirements.

As previously noted by staff, the rear deck is only minimally visible from South Fairfax Street.

It is the opinion of staff that the proposed alterations to the configuration of the deck are quite minor and will not significantly alter the overall design previously approved by the Board. Staff believes that the proposed alterations are appropriate and, therefore, 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 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2".
- C-5 The new stairs must comply with USBC for riser and tread dimensions.
- C-6 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.