

Docket Item # 3
BAR CASE # 2009-0291

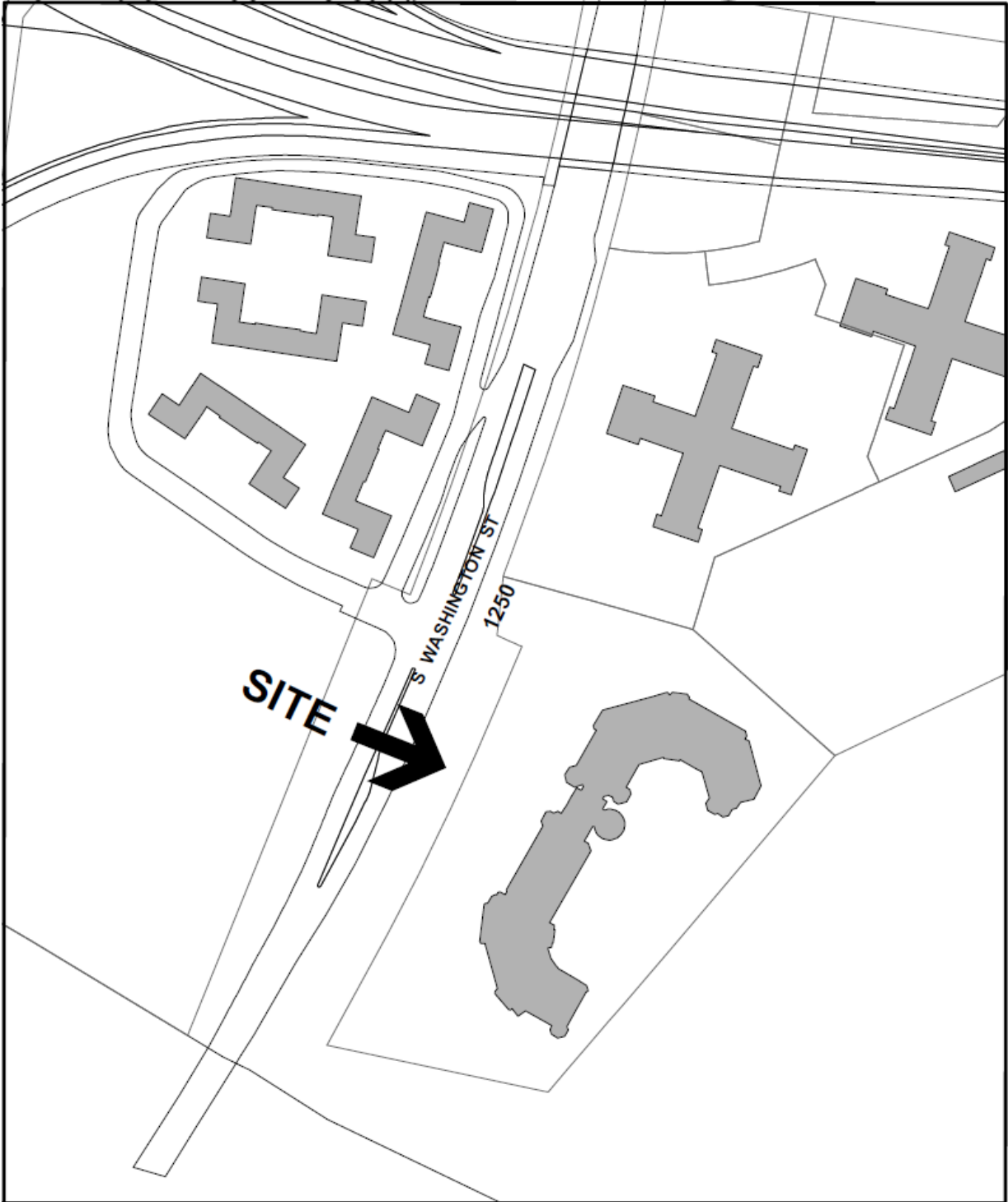
BAR Meeting
January 6, 2009

ISSUE: Alterations
APPLICANT: Frederick Kroesen
LOCATION: 1250 S. Washington Street (Unit 705)
ZONE: RC/Residential

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

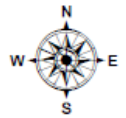
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of BAR approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



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1/6/2009



I. ISSUE:

The applicant is requesting a Certificate of Appropriateness to enclose a balcony at unit 705 of the Porto Vecchio high rise residential condominium building at 1250 South Washington Street. The proposed construction comprises the installation of new solid glass kneewall and new solid glass and screen rolling panels into the existing structural components. The existing floor, wall framing, and ceiling are to remain as-is without alteration. The proposed framing material is extruded aluminum in an anodized Quaker bronze finish. The proposed glass will be tempered and laminated with a SB70VT Low-E coating.

II. HISTORY:

The Porto Vecchio residential complex was built in 1984, prior to this area being included in the Old and Historic Alexandria District.

The Board approved the enclosure of the balcony on unit #802 on 8/18/93 (BAR Case #92-27), unit #611 on 2/5/92 (BAR Case #93-135); unit #822 on 6/5/96 (BAR Case #96-0125); unit 601 on 3/4/98 (BAR Case #98-0020); unit #206 on 3/18/98, (BAR Case #98-0031); unit #805 on 6/17/98 (BAR Case #98-0082); unit #202 on 8/18/99, (BAR Case #99-0128); unit #820 on 8/18/99, (BAR Case #990-0129). This case, as with the previous cases involving balcony enclosures at Porto Vecchio, is permitted under zoning regulations because the balconies were previously counted toward the allowable overall floor area for the building. Of the 91 balcony units a total of 83 have been enclosed to date.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff recommends approval of the application as submitted, due to the fact that the proposed balcony enclosure does not affect the structural integrity of the building and the alterations are in keeping with prior approvals of the Board at the same location.

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

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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-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.
- C-5 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.

VI. IMAGES

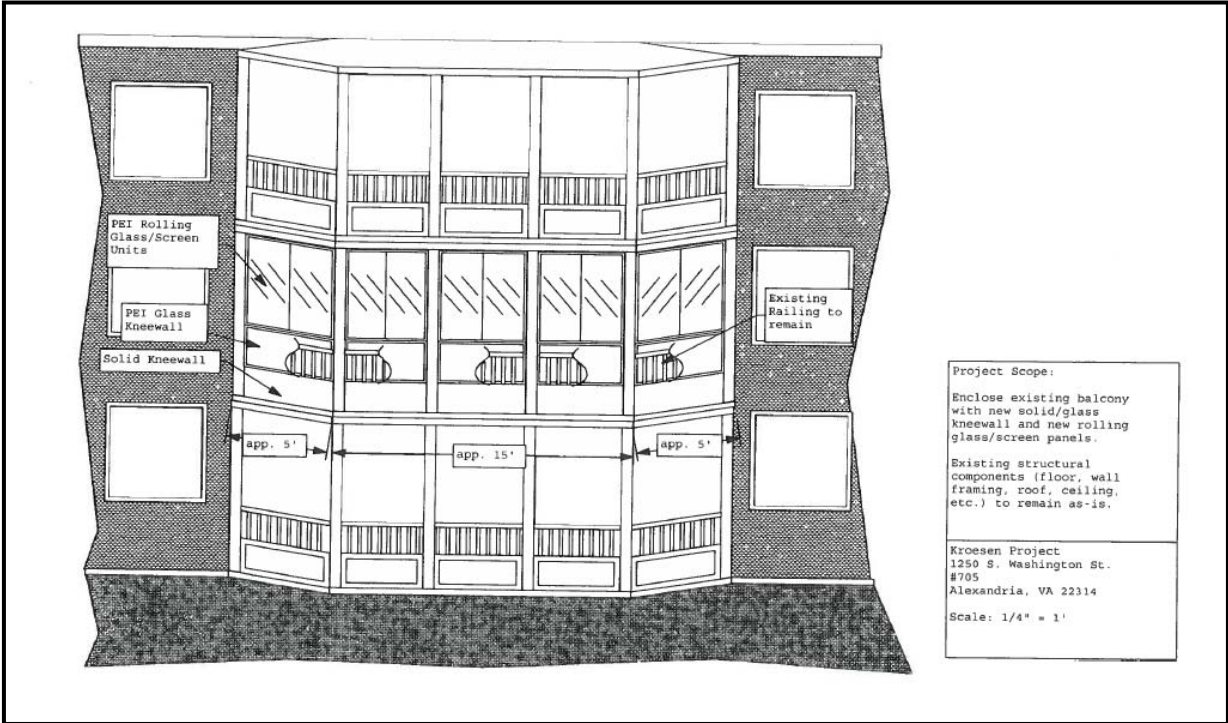


Figure 1: Diagram of proposed alterations.



Figure 2: Photograph of balcony to be enclosed.