

Docket Item# 1
BAR CASE #2011-0123

BAR Meeting
June 15, 2011

ISSUE: Certificate of Appropriateness for Fence Installation

APPLICANT: Elizabeth Lee

LOCATION: 802 Green Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness with the conditions:

1. That the metal fence posts will be replaced with wood, fence posts.
2. That the wood fence will be painted or stained.

*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 issuance 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.



BAR CASE #2011-0123



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new a 3'6" high, wood picket fence with metal posts along the side (west) property line at 802 Green Street, which abuts the adjacent neighbor at 804 Green Street.

The new fence will be visible from Green and South Columbus Streets.

II. HISTORY:

802 Green Street is an end unit townhouse on a corner lot at the intersection of South Columbus and Green Streets. The original townhouse on the site was destroyed in a gas explosion in 1996. The Board approved this new brick townhouse in **1997** (BAR Case #97-0055, 4/2/97). The original townhouse at 802 Green Street was originally constructed ca. 1945, immediately after World War II, as part of the Hunting Creek Homes subdivision. The 800 block of Green Street presently consists of a largely unaltered row of similar brick townhouses.

Previous Approvals

On December 6, 2000, the Board approved a wood picket fence for the front and south property lines (BAR CASE # 2000-0254). In early 2001, the Board approved a waiver of the vision clearance for the picket fence (BAR Case #2001-0013). *These fences have been removed from the subject property.*

III. ANALYSIS:

The proposed fence complies with zoning ordinance requirements.

The *Design Guidelines* recommend that: "Fences, garden walls and gates should be appropriate in materials, design and scale to the period and character of the structure they surround." The *Guidelines* also state that "Wood is a traditional material for fences and gates."

Historically, Hunting Creek Homes did not have fences enclosing the front yards. However, Staff finds that constructing a wood picket fence along the side property line is appropriate, as the fence will not be completely enclosing the front yard. It is noted that the property immediately adjacent to the subject property, 804 Green, recently removed an over 6' high natural hedge from the proposed location of the new fence. Staff supports the French Gothic style picket design of the wood fence as the pickets will match the fence of other neighbors within the same block (806, 808 and 810) however; it is recommended that the proposed metal posts be replaced with more traditional wood posts of the same size as the neighbor's fences. Staff finds that the proposed fence, as amended is appropriate and recommends that the fence be either painted or stained.

This fence application did not meet the criteria for administrative approval under the Board's new, adopted policy for fencing, as the proposed fence faces a public street.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Section:

C-1 Proposed 3.5' open fence complies with zoning.

Code Administration:

C-1 A building permit will be required prior to the erection of the fence (**no building permit required-fence < 6' high-6-10-11**)

C-2 Specifications submitted with the BAR request are not approved for construction

C-3 Please provide better details of the type of fence to be installed (i.e. chain link, picket, post and rail, etc.) (**detail not required, see C-1 above-6-10-11**)

Transportation and Environmental Services (T&ES)

RECOMMENDATIONS

R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R2. An Erosion and Sediment Control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)

R3. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

FINDINGS:

F1. An approved grading plan is not required for the proposed improvement at this time.

CITY CODE REQUIREMENTS

C1. An Encroachment will be required for the front fence installation if it extends into the public right-of- way. (Sec. 5-2-29) (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-3 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T

V. IMAGES

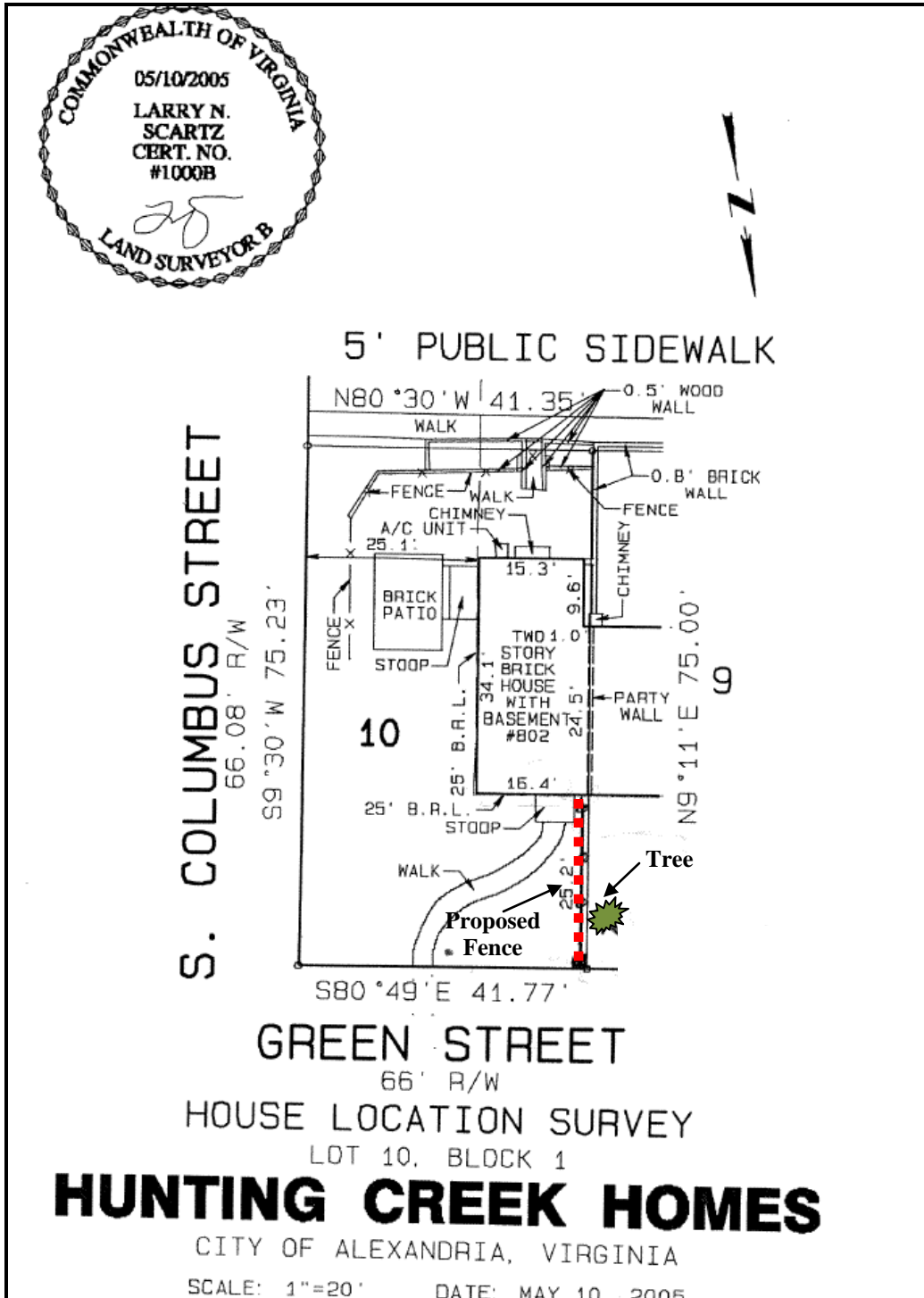


Figure 1: Plat



Figure 2: Photo of hedge prior to removal by neighbor



Figure 3: Photo showing location of future fence

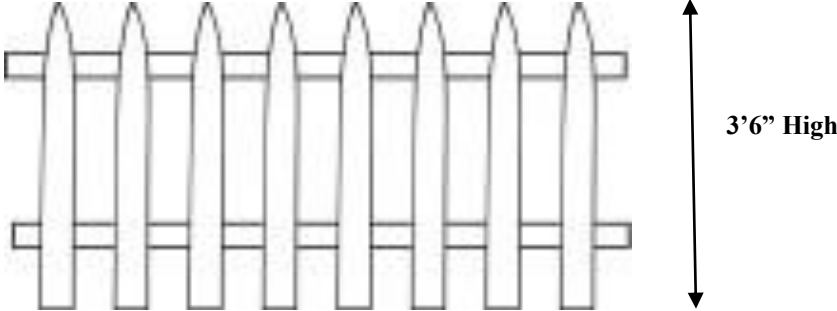


Figure 4: Proposed Fence Design



Figure 5: Proposed Fence Design with Metal Pipe Posts