

Docket Item # 3  
BAR CASE #2007-0129

BAR Meeting  
July 25, 2007

**ISSUE:** Accessibility alterations

**APPLICANT:** Ricardo A. Wanzer

**LOCATION:** 728 N Patrick Street

**ZONE:** CSL/Commercial

---

**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 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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new handicapped ramp and railing at the front of 728 North Patrick Street. The proposed ramp measures 14' in length, 5' in width and 9" in height. The ramp will be constructed of concrete with a simple black metal railing.

**II. HISTORY:**

728 North Patrick Street is a one story freestanding vernacular modernist brick commercial building dating from the mid-20<sup>th</sup> century.

The Board recently approved alterations for the applicant including new storefront windows and signage earlier this year (BAR Case #2006-0301, 1/24/07). In 2001 the Board considered a curb cut for this property but deferred the application for restudy (BAR Case #2000-0300, 1/24/01).

**III. ANALYSIS:**

The subject property is zoned CSL, commercial service low and a lot of record as of February 10, 1953. The proposed ADA accessibility ramp complies with zoning requirements pursuant to section 7-202(A)(8) which states that ramps and similar structures necessary to provide access for the handicapped are permitted obstructions in any required yard.

According to the *Design Guidelines*, accessibility ramps and structures should be made of materials which are sympathetic to the building materials generally found in the historic districts (Accessibility for Persons with Disabilities – Page 4).

Staff has no objection to the design of this utilitarian accessibility ramp. Staff believes that the proposed accessibility ramp meets the recommendations of the *Design Guidelines* and is appropriate.

**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 Applicant shall comply with ANSI 117.1-2003 405 ramps / 505 handrails.

C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).

Historic Alexandria:

No comments were received.