

Docket Item # 3
BAR CASE #2008-0072

BAR Meeting
May 28, 2008

ISSUE: Alterations
APPLICANT: Lorena Alvarez
LOCATION: 308 N. Patrick St.
ZONE: CL/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 map here

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a wood fence at 308 North Patrick Street. There is currently a fence running along both the South and West property lines of 308 N. Patrick Street. The proposed fence will enclose the rear yard and will run east to west on the north property line at a length of 16.75 feet. The new section of fence will be constructed identically to match the existing fence and be 6 feet tall, pine wood and varnished in a natural finish.

II. HISTORY:

308 and 310 North Patrick Street are semi detached, frame, wood clapboard, two bay townhouses. In researching the history of 308 North Patrick Street, staff found that as related in BAR case 2003-0044, the attached townhouse at 310 North Patrick Street predates 1877, as it appears on the Hopkins map of that date. Due to the fact that 308 North Patrick was most likely constructed as a twin to 310 North Patrick Street, staff would conclude that it too predates 1877.

Staff found no previous BAR cases for this address.

III: ANALYSIS

The proposed alterations comply with the zoning ordinance requirements.

Staff has no objection to the proposed fence, which will be the third section of an already constructed fence that will now encompass the entire rear yard of 308 North Patrick Street and is primarily visible only from the rear alley. The proposed fence is consistent with the location of the other fences/walls on the rest of the alley and is appropriate in design and scale to the townhouse, as recommended in the *Design Guidelines*.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments received.

Office of Historic Alexandria:

No comments received.

VI. IMAGES

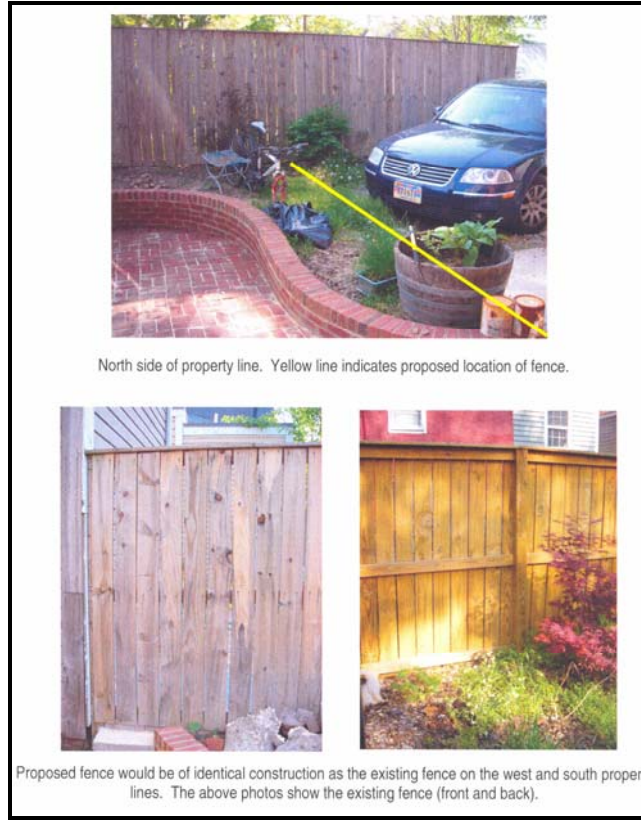


Figure 1 Proposed location of new fence and pictures of existing fence.

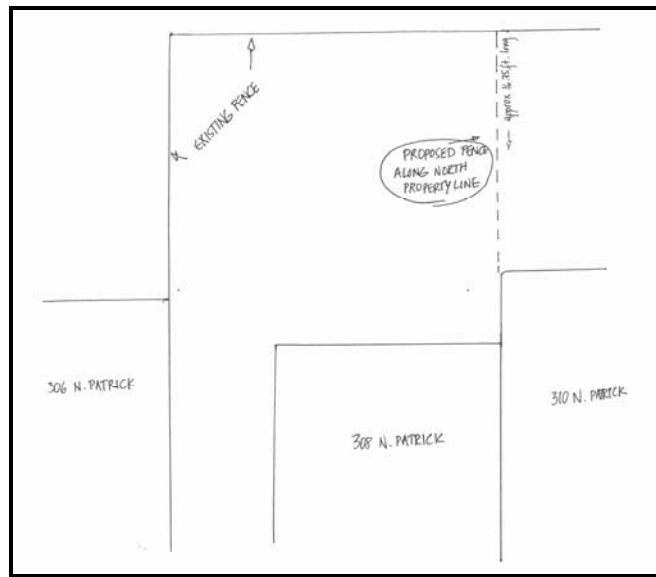


Figure 2 Lot Diagram