

Docket Item #3  
BAR CASE #2003-0171

BAR Meeting  
October 1, 2003

**ISSUE:** Rooftop HVAC screening or Waiver of rooftop screening requirement

**APPLICANT:** Richard Bierce

**LOCATION:** 117 South Alfred Street

**ZONE:** CD/Commercial

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**SEPTEMBER 17, 2003:** Deferred for lack of public notice.

### STAFF RECOMMENDATION:

Staff recommends:

1. Approval of the application with the condition that the screening be painted or stained; or
2. Approval of the waiver of the rooftop screening requirement.

### DISCUSSION:

#### Applicant s Description of the Undertaking:

Construct platform and screen for rooftop A/C condenser.

#### Issue:

The applicant is requesting approval of a Certificate of Appropriateness for rooftop hvac screening requirement for new rooftop units at 117 South Alfred Street. The new screening will be installed on the roof of the rear (western) ell behind the main historic block. The screening will run along the south and west faces of the new condensing unit and will be constructed of a 2x2 frame with unpainted pressure treated lattice on a metal base. The screening will be 8' square and be the height necessary to screen the new rooftop unit.

In the alternative, the applicant requests approval of a waiver of the rooftop screening requirement.

#### History and Analysis:

117 South Alfred Street is a two story, three bay brick residential rowhouse constructed in the early 19<sup>th</sup> century according to Ethelyn Cox in *Alexandria Street by Street* (p.2).

Proposed rooftop hvac screening comply with zoning ordinance requirements.

Staff believes that the design of the rooftop screening is appropriate. However, as recommended in the *Design Guidelines* Staff believes that the screening should be painted or stained to further minimize its visibility.

Additionally, Staff has no objection to the approval of the waiver of the rooftop screening requirement. The area where the rooftop equipment is proposed to be located is not visible from South Alfred Street and is only minimally visible from South Patrick Street. In July, the Board waived the rooftop screening requirement for the immediately adjacent property at 901 Prince Street (BAR Case #2003-0164, 7/16/03). Thus, Staff has no objection to either alternative for the installation of the rooftop equipment.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the A/C unit (USBC ^[1104.2).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

### Office of Historic Alexandria:

No comment.