

Docket Item #4
BAR CASE #2003-0236

BAR Meeting
November 5, 2003

ISSUE: Facade alterations
APPLICANT: 7-Eleven, Inc.
LOCATION: 800 Franklin Street
ZONE: CL/ Commercial

BOARD ACTION, OCTOBER 15, 2003: Deferred for lack of public notice.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant s Description of the Undertaking:

request for Certificate of Appropriateness for replacement of siding, trim and roof materials. Please see attached description.

Issue:

The applicant requests approval of a Certificate of Appropriateness for alterations to the 7-11 located at 800 Franklin Street. These alterations include:

- * New raised parapet with new moldings and trim. This will be painted white. The new parapet will be covered in T-11 siding and painted beige;
- * New asphalt shingle roof;
- * Renovation of the existing freestanding sign with the same graphics;
- * The color striping and banding at the front of the building will be removed.

History and Analysis:

800 Franklin Street is a freestanding one story retail building occupied by 7-11, a convenience store and was constructed in 1962.

The existing convenience store is classified as nonconforming use. Section 12-214(D) of the zoning ordinance states any convenience store existing on October 16, 1999, and any such store thereafter established shall be considered a convenience store in perpetuity, notwithstanding the addition of floor area sufficient to remove the store from the size limitation set forth in the definition of such use, unless the store also adds features to the use which, regardless of the size, are inconsistent with the definition of a convenience store.

Section 12-214(B)(3) of the zoning ordinance permits siding, shingles and roofing to be repaired or upgraded on the building.

The existing store is pending special use permit approval to allow the store to continue as a legal nonconforming use.

Proposed alterations comply with zoning ordinance requirements.

In the opinion of Staff, the proposed alterations to the building considerably quiet the somewhat busy facade and are an improvement over the current design. Staff has no objection to the proposed alterations and recommends approval.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 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 as applicable.

- 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 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How foot stuffs will be stored on site.
 - (c) Rodent baiting plan.

Office of Historic Alexandria:

No comment.