

Docket Item #5
BAR CASE #2004-0063

BAR Meeting
April 21, 2004

ISSUE: Rooftop HVAC unit & screening

APPLICANT: Paul Davey

LOCATION: 221 South Lee Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Applicant's Description of the Undertaking:

"Homeowners request approval for mechanical screening on the rear of the residence."

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for three new rooftop HVAC units and screening. The new rooftop units will be located to the south of the rear dormer behind the main block of the house. The HVAC unit will be screened by 30" high PVC lattice in a rectangular pattern. The overall dimension of the proposed screening is 2'6" by 3' by 7'6". The screening will be painted to match the building trim.

The new rooftop HVAC unit and screening will be visible from Duke Street.

History and Analysis:

221 South Lee Street is a Federal-style three story dwelling built by Absalom Wroe ca. 1794. There have been several subsequent additions to the main house.

In 2003, the Board approved alterations to the rear chimney (BAR Case #2003-0055, 6/4/03). In 2002, the Board approved a change out of a first floor window into sliding French doors and the change of an existing door to a double hung single glazed window (BAR Case #2002-0302 12/18/02). The Board also approved a replacement chimney and a waiver of rooftop screening for a HVAC unit located behind the chimney at the rear of the property (BAR Case #2002-0119/120/121, 6/5/02). A small third floor addition at the rear of the house was approved in 1990 (BAR Case #89-214, 3/7/90).

The proposed alterations comply with zoning ordinance requirements.

Generally screening approved by the Board is constructed of wood. In this case, Staff can support the use of PVC since the screening is so far removed from the street and Staff believes that it will be difficult to distinguish the material from the public right of way.

Therefore, 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 A construction permit is required for the proposed project.

C-2 The proposed project shall be designed to withstand wind loads in accordance with the USBC.

Historic Alexandria:

No comment.