

Docket Item #'s 5 & 6
BAR Case #2004-0223 &
2004-0224

BAR Meeting
October 20, 2004

ISSUE: Alterations to previously approved plans and waiver of rooftop mechanical screening requirement

APPLICANT: Warren Almquist

LOCATION: 1210 Prince Street

ZONE: CL/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans and waiver of the rooftop mechanical screening requirement for a new rooftop HVAC condenser for the residential rowhouse at 1210 Prince Street.

Revisions to Previously Approved Plans

In 2002 the Board approved a rear addition to this house. As previously approved the addition had a wrought iron deck with wrought iron railings with a simple vertical picket railing and a metal spiral stair on the east side of the addition. The applicant now proposes to relocate the spiral stair case to the west side of the addition. The other aspects of the design of the addition will remain as previously approved.

Waiver of the Rooftop Mechanical Screening Requirement

The applicant proposes to install a new HVAC condenser on the west side of the slope of the roof of the new addition and to install it without screening. The condenser is proposed to be painted the color of the asphalt shingle roof.

II. HISTORY:

The two story brick building at 1210 Prince Street was apparently constructed as a pair with 1208 Prince Street in the mid 19th century. In 1962, the property was subdivided into semi-detached dwellings. On November 17, 1976, the Board approved plans prepared by Mr. G. Revel Michael for a rear two story addition across the entire wall of the two semi-detached dwellings at 1208 and 1210 Prince Street. On December 20, 1976, the Board of Zoning Appeals granted side yard variances for both properties, enabling the BAR-approved plans to be constructed (BZA Case#1604).

In 2002 the Board approved the construction of a new addition (BAR Case #2002-015, 5/1/02). Later that same year, the Board approved an after-the-fact application for a skylight, located on this new rear addition (BAR Case #2002-0256, 10/16/02).

III. ANALYSIS:

The proposed project complies with zoning ordinance requirements.

Revisions to Previously Approved Plans

Staff has no objection to the relocation of the spiral stairway from the east side of the addition to the west side. In the opinion of Staff, it does not effect the overall design of the addition and is consistent with the Board's previous approval.

Waiver of the Rooftop Mechanical Screening Requirement

Likewise Staff has no objection to waiving the rooftop screening requirement. In the opinion of Staff rooftop screening often only adds mass and bulk to a roof. That would be the situation in this case, since the addition is of quite modest scale. Further, the rear of the addition is only

visible from the alley, thus the mechanical equipment would not be visible along Prince Street.

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 Plan revisions are required to be submitted to Code Enforcement for the proposed changes.

Historic Alexandria:

No comment.