

Docket Item #10
BAR CASE# 2004-0259

BAR Meeting
February 2, 2005

ISSUE: Sign
APPLICANT: Bob Biroonuk
LOCATION: 610 Bashford Lane
ZONE: RCX Residential

BOARD ACTION, JANUARY 5, 2005: This docket item was removed from the Proposed Consent Calendar by Mr. Voorhees. On a motion by Ms. Neihardt, seconded by Dr. Fitzgerald the Board deferred the application for study. The vote on the motion was 4-0.

REASON: Because the applicant was not present, the Board deferred the application for restudy..

SPEAKERS: Alan Voorhees, Chairman, Old Town North Urban Design Advisory Committee, spoke in opposition

Sally Ann Greer, 1168 North Pitt Street, member, Old Town North Urban Design Advisory Committee, spoke in opposition

Update: There have been no changes to the application. Staff therefore repeats the report from the January 5, 2005 public hearing.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a sign for Riverton Condominiums at 610 Bashford Lane. The proposed sign will be attached to an existing brick garden wall located at the main entrance on Bashford Lane. The sign measures 13' by 3' and reads, "Riverton, A Condominium" in ½" thick white acrylic letters. The 2" thick oval shaped sign panel will be painted black.

II. HISTORY:

610 Bashford Lane is a series of two story brick buildings that were originally constructed around 1940 as rental apartments called the Locharbor Garden Apartments. They were converted to hotel use in 1986 (SUP #1864). The Executive Club Suites hotel is now being converted to condominiums.

The Board approved site and building lighting, entry canopies and two brass individual letter signs attached to garden walls in 1986 (BAR 86-220, 12/17/86). In 1996, the Board approved the installation of screening for a ground level generator (96-209, 9/18/96).

III. ANALYSIS:

Section 9-201 (B)(3) of the zoning ordinance states a multifamily dwelling sign may not exceed 40 square feet in area and only one sign may be erected on any such property. The proposed 39 square foot sign complies with zoning ordinance requirements.

The sign meets the recommendations of the *Design Guidelines*. Staff has no objections to the design of the sign.

IV. STAFF RECOMMENDATION:

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 Wall letters / signs must comply with USBC [H103-H111].

C-2 A construction permit is required for the proposed project

Office of Historic Alexandria:

“No comment”