

Docket Item #5
BAR CASE #2005-0083

BAR Meeting
May 4, 2005

ISSUE: Rooftop mechanical equipment and screening

APPLICANT: Pamela Vito

LOCATION: 106 North Lee Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for a new rooftop HVAC unit and exhaust fan. The HVAC unit will be located towards the rear of the building, approximately 30' from the southern wall. The exhaust fan will be located approximately 14' from the south wall and also towards the rear of the property. Both the HVAC unit and the exhaust fan will be screened by wood rectangular lattice painted ivory to match the building. The lattice for the HVAC unit measures 72" in width, 98" in length, and 36" in height. The exhaust fan lattice measures 31" in width, 31" in length, and 20" in height.

II. HISTORY:

According to Sanborn maps, the two story brick-faced, concrete block commercial building at 106 North Lee Street was built between 1921 and 1941.

The Board has approved a number of alterations and signs for various tenants of the building. Extensive alterations to the west and south facades of the building for the operations of Portside Outlets were approved by the Board on August 17, 1983. In 1991 and 1992, the Board approved alterations for Cipollina's Deli (BAR Case #91-83, 5/1/91, BAR Case #92-72, 4/15/92). In 1996 the Board approved a hanging sign and window sign for Firehook (Bar Case #96-266, 12/4/96). Recently, the Board approved alterations to the entrance, awnings, and signage for Hannelore's (BAR Case #2005-0005, 2/16/05).

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff notes that the building at 106 North Lee Street occupies the entire lot. Therefore, the only possible location for the new exhaust fan and HVAC unit is on the roof.

Due to the location of this building, adjacent to the Carlyle House & Gardens Staff supports the use of screening for the new rooftop equipment.

The proposed mechanical equipment and screening meet the recommendations of the *Design Guidelines* and are appropriate (HVAC Equipment - Page 3).

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 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the HVAC unit.
- C-2 HVAC screening shall be designed to withstand lateral wind loads as specified in the USBC.
- C-3 Construction permits are required for this project.

Historic Alexandria:

“No comment”