

Docket Item # 18  
BAR CASE #'s 2006-0173

BAR Meeting  
September 6, 2006

**ISSUE:** Alterations  
**APPLICANT:** Charlene Henry  
**LOCATION:** 104 North West Street  
**ZONE:** KR/Commerical

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to construct one rooftop exhaust fan enclosure and a rear ground level HVAC enclosure for the property located at 104 North West Street, which is connected to 1401 King Street.

The rooftop exhaust fan enclosure will be constructed on 1x4 treated wood, on all four sides, and will be 1" taller than the fan, approximately 36", and will be painted to match the existing building. The fan has not been installed.

The HVAC equipment enclosure is located to the rear of the building, in a parking lot area, where two existing parking spaces are currently. The spaces will be moved back to accommodate the new enclosure, but will not be lost. The proposed screen will be 48" tall, and will be constructed of 4x4 treated wood posts set in concrete, and 1x4 treated reverse board on board, on a 2x4 frame with a 2x4 cap rail. The enclosure/screen will be painted to match the existing building.

**II. HISTORY:**

104 North West Street is an addition to 1401 King Street, which appears on the 1896, 1902, and 1912 Sanborn maps. Early building permits identify Alex White as the builder in 1896.

104 North West Street appears on the 1922 Sanborn Map as a two-story addition.

The Board approved signage for the business earlier this year (BAR Case# 06-0088). Staff could locate any additional Board approvals for 104 North West Street. 1401 ½ King Street has received approvals for signage as recently as 2001 (BAR Case # 2001-0289).

On June 21, 2005, the City Council granted a special use permit for 104 North West Street to allow the operation of a carry-out restaurant at this location.

**III. ANALYSIS:**

The proposed HVAC units comply with zoning ordinance requirements.

According to the Design Guidelines, "HVAC equipment which must be located in the front or in a visually prominent area of a building should be screened. HVAC equipment should be painted so that it does not detract from the architecture of a building. Rooftop HVAC equipment is generally discouraged on small scale structures and the front of roofs of buildings because they create visual disruption of the historic streetscape and are difficult to screen effectively.

In staff's opinion, the proposed exhaust fan and HVAC enclosures are well-designed and will screen the exhaust fan and HVAC unit effectively. The rooftop exhaust fan enclosure will be partially hidden from North West Street by the existing parapet. By painting the enclosures to

match the building, their visual impact on the building will be minimized. Therefore, staff supports the application and recommends approval.

**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:

- F-1 The current space is classified a B, Business. The proposed use requests a subdivision of the space for a catering business. The configuration of the new space will effect current rear egress conditions and a change of use. The following conditions shall apply to this application:
- C-1 The current use is classified as B, Business; the proposed additional tenant use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 The proposed use constitutes a change in use group classification. New Certificates of Occupancy are required (USBC 119.1). The space contains mixed uses and each certificate must specify use group, type of construction, and occupant load (USBC 119.4).
- C-4 This structure contains mixed use groups [B, Business; F, Factory) and is subject to the mixed use and occupancy requirements of USBC 302.3
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 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.

- C-8 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
  - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-9 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 food stuffs will be stored on site.
  - (c) Rodent baiting plan.
- C-10 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C- 11 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C- 12 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.

Historic Alexandria:

HVAC enclosure is appropriate, but exhaust fan enclosure seems a discordant element on the roofline, especially since there appears to be windows from an adjacent building at eye level with the enclosure.