

Docket Item #3
BAR CASE # 2006-0236

BAR Meeting
November 1, 2006

ISSUE: Waiver of Rooftop HVAC Screening

APPLICANT: Land Design, Inc.

LOCATION: 200 South Peyton Street

ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the Waiver of the rooftop HVAC screening.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Waiver of Rooftop HVAC Screening for 200 South Peyton Street.

The applicant received approval of a Certificate of Appropriateness for a second story addition on October 4, 2006, but failed to apply for the waiver of the rooftop HVAC screening, for the relocation of two HVAC units.. The current HVAC units were approved in 2004 with a waiver of the screening. As proposed, two condenser units will be relocated on top of the roof of the new addition, and one existing unit will remain at its current location on the existing roof of the building. The existing lower unit will be partially screened by the existing parapet wall and new railing system. Rather than screening, the applicant will paint the three HVAC condenser units to match the building. The applicant submitted sight lines showing the visibility of the units from the public rights-of-way.

II. HISTORY:

200 South Peyton Street is a one and two story freestanding brick building that was constructed as an automobile repair facility and is located at the corner of South Peyton and Prince Street. It was originally constructed as an automobile service facility in 1960. The architect for the building was Hamilton Morton.

In 2003 and 2004, the Board approved substantial alterations to the building when it was converted to office use by the applicant, Land Design, Inc., a landscape design firm. (BAR Case #'s, 2003-0160, 2003-0161, 2004-0119).

On October 4, 2006, the Board approved a second story addition (BAR Case #2006-0219).

III. ANALYSIS:

The proposed rooftop HVAC Waiver complies with zoning ordinance requirements.

Staff believes the proposed relocation of the HVAC units and the waiver of screening is appropriate and recommends the approval of the waiver of the HVAC screening. The applicant has attempted to mitigate their appearance and visibility by painting them to match the building and by locating the units where their view is minimal from the public rights-of-way.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the waiver of the rooftop HVAC screening.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

No comments.

Historic Alexandria:

No comment.