

Docket Item # 5
BAR CASE # 2006-0255

BAR Meeting
December 6, 2006

ISSUE: Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Arthur M. Keleher

LOCATION: 208 North Royal Street

ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of the Waiver of Rooftop HVAC Screening requirement. A new HVAC unit has been installed on the roof of the rear two-story section of 206 North Royal Street. The new unit is not visible from any public rights-of way. The adjacent alley is private.

II. HISTORY:

208 North Royal Street is a three story, three bay sidehall house constructed in 1799 according to Ethelyn Cox in *Alexandria Street by Street* (p.150).

The Board approved the encapsulation of the rear wall for a new rear porch and a new gate in 2001 (BAR Case #2001-0035).

III. ANALYSIS:

BAR is permitted to waive the rooftop HVAC unit screening requirement if the BAR finds waiving or modifying such requirement is appropriate per Section 6-403(B)(3) of the city code. Proposed rooftop HVAC complies with zoning ordinance requirements.

Since the HVAC unit is not visible from any public right-of-way, staff supports the application for the waiver of the rooftop HVAC screening and recommends approval as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comments received.