

Docket Item # 3  
BAR CASE # 2006-0269

BAR Meeting  
December 20, 2006

**ISSUE:** Alterations  
**APPLICANT:** The Fountainhead Group, LLC  
**LOCATION:** 123 South Royal Street  
**ZONE:** CD/Commercial

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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 screening for rooftop HVAC equipment at the commercial building at 123 South Royal Street. The rooftop screening measures approximately 11'9" in width x 40' in length and will have an overall height of approximately 5' and is proposed to be constructed of standing seam metal. The screening will be a gray color.

The proposed rooftop HVAC screening will not be visible from South Royal Street, but will be visible from the 400 block of Prince Street.

**II. HISTORY:**

123 South Royal Street is a two and a half story brick building that was constructed in the late 19<sup>th</sup> century. It has been converted to office use and has been heavily altered in the late 20<sup>th</sup> century with an extension of the front façade including a projecting bay window.

**III. ANALYSIS:**

The proposed rooftop screening complies with the Zoning Ordinance requirements.

Staff has no objection to the proposed screening for the rooftop HVAC equipment. Staff believes that the screening will present a finished appearance to the rooftop adjacent to the residences on Prince Street rather than a ragged agglomeration of the rooftop equipment necessary to functioning of a modern day office building. Therefore, staff 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:

No comments.

Historic Alexandria:

No comments received.