

Docket Item #3  
BAR CASE # 2007-0056

BAR Meeting  
April 18, 2007

**ISSUE:** Rooftop HVAC Unit & Screening

**APPLICANT:** Alec & Patricia Walker

**LOCATION:** 305 Wilkes Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a rooftop HVAC unit with screening on the rear of the sloping roof of 305 Wilkes Street. The new unit may be visible from certain views from Wilkes Street and South Fairfax Street.

The new HVAC will be 22 ½” x 22 ½” and will be located on the northwest rear section of the sloping roof of the main section of the house. The manufacturer for the new unit is Ducane. The 26”x 26” screening will consist of painted cedar lattice fencing, in a rectangular pattern.

**II. HISTORY:**

305 Wilkes Street is not discussed in Ethelyn Cox’s Historic Alexandria: Street by Street.

However, 305 Wilkes Street does appear on the 1885 Sanborn map and again on the 1891.

Prior approvals for 305 Wilkes Street include approval of new siding by the Board on August 21, 1947 and approval of a one-story addition on March 3, 1949. Staff did not locate any recent approvals by the Board.

**III. ANALYSIS:**

Proposed rooftop HVAC unit and screening complies with rear yard setbacks and zoning ordinance requirements.

According to the Design Guidelines, “HVAC equipment should be located in a visually inconspicuous area of a building.” Also, “Wood lattice should have a rectangular pattern rather than a diamond pattern.”

Staff supports the application. The new HVAC equipment will be minimally visible from the two public-rights-of-ways of Wilkes Street and South Fairfax, due to its location on the rear of the sloping roof. The applicant will be screening the new unit with wood lattice in an appropriate pattern. Therefore, staff 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:

- C-1 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A Mechanical Permit will be required for this project.
- C-4 An Electrical Permit is required for this project.
- C-5 New construction shall comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments were received.