

Docket Item # 4
BAR CASE # 2007-0096

BAR Meeting
June 6, 2007

ISSUE: Alterations
APPLICANT: National Association of Chain Drug Stores
LOCATION: 413 North Lee Street
ZONE: CD/Commercial

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 to extend an existing mechanical equipment enclosure. The existing enclosure consists of a walled area between the 413 North Lee Street building and the small trash building just to the north. The extension will require the removal of an existing wall and construction of two new walls, approximately 13' and 9.5' long. The new 9' high brick walls will match the existing. The extension will screen a proposed new electrical generator. The area that will be consumed by the extension now has a planting area with a tree and shrub and a parking space. These will be lost as a result of the extension.

II. HISTORY:

413 North Lee Street is located within the circa 1979 office development known as Lee Street Square. From the late 19th century into the first decades of the 20th, the site was the City Gas Works. A portion of the 413 North Lee Street building may have been a coal storage structure for the gas plant. Later in the 20th century, the site was used for a variety of manufacturing and storage purposes. The building was apparently renovated and expanded along with the construction of new buildings and an extensive surface parking lot circa 1979. The Board has reviewed a number of cases for this property involving a variety of minor alterations. In 1993 the Board approved the construction of the present brick screen wall (BAR Case #93-184, 10/6/1993).

III. ANALYSIS:

The proposed wall extension meets the zoning ordinance requirements even though it eliminates an existing parking spot in the parking lot to the north of the subject property. Site Plan #77-050 indicates that there were 73 parking spaces provided upon the development of Lee Street Square. Under current zoning regulations, Lee Street Square is required to have 59 parking spaces. The removal of the 1 parking space from Lee Street Square will not cause the parking lot to be deficient in spaces.

In the opinion of Staff, the proposed alterations are appropriate. The new emergency generator will be screened from view. The overall appearance of the complex as seen from the public right of way will be only minimally altered. The new construction will match the existing brick walls and will be compatible with the architectural character of the existing development and surrounding area.

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:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 A Construction permit will be required for the proposed project.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Installation of a generator will require a mechanical and electrical permit.

Historic Alexandria:

No comment.