

Docket Item # 27
BAR CASE #2007-0152

BAR Meeting
August 1 2007

ISSUE: After-the-fact alterations
APPLICANT: Charlene's Kitchen
LOCATION: 104 N West Street
ZONE: KR/ King Street Urban Retail

STAFF RECOMMENDATION: Staff recommends denial of the application with the condition that the lights be removed within 15 days.

(Insert sketch here)

I. ISSUE:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for two spot lights on the hanging sign of the carry-out restaurant/catering business at 104 North West Street. The applicant is also requesting after-the-fact approval of a speaker located below the light at the corner of the building. The speaker does not comply with the conditions of the applicant's Special Use permit and must be removed.

II. HISTORY:

104 North West Street is an addition to 1401 King Street, which appears on the 1896, 1902, and 1912 Sanborn maps. Early building permits identify Alex White as the builder in 1896. 104 North West Street appears on the 1922 Sanborn Map as a two-story addition.

On June 21, 2005, the City Council granted a special use permit for 104 North West Street to allow the operation of a carry-out restaurant at this location. The Board approved a new sign on May 17, 2006 (BAR Case #2006-0088). The Board approved other alterations at 104 North West Street involving HVAC unit screening on September 6, 2006 (BAR Case # 2006-0173). Most recently, the Board approved awnings for the applicant (BAR Case #2007-0004, 2/7/07).

III. ANALYSIS:

The subject property is zoned KR, King Street Urban Retail. The proposed lighting complies with Zoning Ordinance requirements.

As noted in the history section above, the applicant has appeared before the board a number of times for different alterations related to the new restaurant use. As originally proposed, the hanging sign was approved without any illumination. The sign permit (SGN2007-00047, 4/9/07) issued by Code Enforcement also stated that there would be no electrical.

In addition to concerns with this being an after-the-fact case, staff is concerned about the illumination of the sign. According to the Special Use Permit for Charlene's Kitchen, the business is primarily a carry-out restaurant with peak hours anticipated at lunch time. In the opinion of Staff the proposed illumination is unnecessary and should be eliminated.

IV. STAFF RECOMMENDATION:

Staff recommends denial of the application with the condition that the lights be removed within 15 days.

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 Electrical Permit will be required for the after the fact installation of exterior lighting.

Historic Alexandria:

No comments were received.