

Docket Item # 2
BAR CASE # 2007-0266

BAR Meeting
December 19, 2007

ISSUE: HVAC screen waiver
APPLICANT: Chris Wing
LOCATION: 1201 East Abingdon Drive
ZONE: OCM(50)/Office Commercial Medium

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of the Waiver of the HVAC screening requirement for the office building located at 1201 East Abingdon Drive. The waiver is requested because new equipment is proposed to be installed which will extend approximately 4” above the existing screening. The new mechanical equipment will be located in the same location as the present equipment at the west end of the roof. The new equipment will match that existing in color.

II. HISTORY:

The five-story, brick veneer office building at 1201 East Abingdon Drive was constructed in 1983-1984.

The Board approved signage for an office tenant of this building in 1998 (BAR Case #98-0171, 10/7/98).

III. ANALYSIS:

The zoning ordinance permits the Board to waive the rooftop screening requirement.

This building fronts on the George Washington Memorial Parkway. Staff maintains vigilance with respect to the perpetuation of the memorial character of the Parkway. However, in this instance, staff is convinced that the impact of the new mechanical equipment will essentially be de minimus and not intrude on the visual character of the Parkway. Therefore, staff recommends approval as submitted.

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:

Comments Pending

Historic Alexandria:

Comments Pending