

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

April 21, 2006

Alltel Communications
4525 Columbus Street Suite 100
Virginia Beach, VA 23462

~~BAR 06-04-06~~
819 W Main St.
810B West Main Street
TM 31 P 184

Norfolk Southern Corp, Owner/ALLTEL Communications, Applicant
Install Generator

Dear Sir or Madam,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 18, 2006.

The BAR voted (7-0) to approve the installation of a generator, with brown slat screening on a portion of the existing chain link fencing, as submitted.

In accordance with Charlottesville City Code 34-285(b), these decisions may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year, unless within that time period you have either: applied for a building permit if one is required, or if no building permit is required, commenced work. You may request an extension of the certificate of appropriateness for one additional year for reasonable cause.

Upon completion of work, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

cc:

Norfolk Southern Corporation
99 Spring Street SW
Atlanta, GA 30303

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 18, 2006**



**BAR 06-04-06
810B West Main Street
TM 31 P 184
Norfolk Southern Corp, Owner/ALLTEL Communications, Applicant
Install Generator**

Background

This property is located in the West Main Street ADC District. The radio tower is a non-conforming use. The zoning is Mixed Use – West Main North.

Application

The applicant is seeking approval for installation of an emergency generator with diesel fuel tank next to the radio tower and within an existing chain link fence that marks the leased area. The generator is 98” tall and sits on a 4’ x 8’ concrete pad. Brown slats are proposed to be added to part of the existing chain link fence as a screening measure.

Discussion

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City’s Design Guidelines.*

Pertinent Design Review Guidelines

Site Design and Elements

P. 2.7 Utilities and other Site Appurtenances

- 1. Place overhead wires, utility poles and meters, antennae, trash containers, and exterior heat exchangers in locations where they are least likely to detract from the character of the site.*
- 2. Encourage the installation of utility services underground.*
- 3. Screen utilities and other site elements with fences, walls or plantings.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations.*
- 5. Screen all rooftop mechanical equipment with a wall of a material harmonious with the building or structure.*

Recommendations

This area is generally unkempt and is visible from West Main Street. Preferred screening would consist of evergreen shrubs or trees around the fenced area. It appears the applicant does not have control of the area outside the fence. The BAR may want to require that a larger portion of the fence be screened to look consistent. Staff has no other suggestions.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new generator and fence slats satisfy the BAR's criteria and are compatible with other properties in this district, and that the BAR approves the application as submitted (with the following conditions....) OR

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new generator and fence slats do not satisfy the BAR's criteria and are not compatible with other properties in this district, and that the BAR denies the application as submitted.



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit \$150 application fee, ten (10) copies of application form and all attachments.
The BAR meets third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property

Physical Street Address:
810B West Main St.
City Tax Map/Parcel: # : 31-184

Do you intend to apply for Federal or State Tax Credits for this project? NO

Applicant

Alltel Communications
4525 Columbus St. Suite 100
Virginia Beach Va. 23462
Email alan.d.gummo@alltel.com
Phone: (w) 757 681 7505
Information Contact:
Wayne Duley / Duley's Electric
434 987 4000 wcdpower@aol.com

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Wayne Duley 3/27/06
Signature Date

Property Owner (if not applicant)

Name: Norfolk Southern Corp.
99 Spring St. SW
Atlanta, Ga. 30303
Phone: (w) 404 529 1493

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Covered Under Lease W

Signature Date

Name of Historic District or Property: DownTown

Description of Proposed Work (attach separate narrative if necessary):

Install Generator at existing Tower Site for Alltel

Attachments (see reverse side for submittal requirements):

- Statement of Work
- Pictures of Location
- Site Plan
- Pictures of Proposed Generator
- Pictures of Fence Buffer Example

For Office Use Only

Received by: SSW

Approved (Disapproved) by: _____

Fee Paid: 150.00 ch # 10505

Date: _____

Date Received: 3/28/06

Conditions of approval: _____

Board of Architectural Review

ALLTEL
COMMUNICATIONS

Request for Review

Installation of Emergency Generator
Location
801B West Main St.
Existing Tower Site

Contents

Application (on back of cover)

Statement of Request

Site Plans

Norfolk Southern Railway (Property Owner Permission)

Pictures: Set 1

Example of a Generator Installation

Pictures: Set 2

View from Bridge

View from Bridge

View from east end of Bridge by steps

View from Lower Parking Lot (with train) Location 4

View from Lower Parking Lot (without train) Location 4

View from Basketball Court

Pictures: Set 3

View Towards Bridge from Generator Location at Site

View Towards east end of Bridge by steps

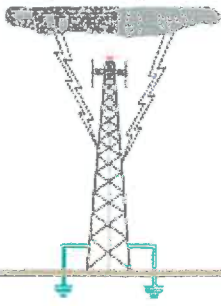
View Towards Lower Parking Lot Location 4

View Towards Basketball Court

Pictures: Set 4

View of existing Foliage along Fence parallel to tracks

Example of Brown Slats Proposed for fence



Duley's Electric
Communication Site Services

Wayne Duley 804-860-3000
wcdm@duleyselectric.com
Travis Duley 434-989-4412
travisd@duleyselectric.com
4711 Tabscott Rd.
Kents Store, VA 23084

• Electrical • Generators • Ground Systems • Tower Service • Site Inspections and Audits •

Board of Architectural Review
City of Charlottesville
P.O. Box 911, City Hall
Charlottesville, Virginia 22902

On Behalf of Alltel Communications I Wayne Duley of Duley's Electric would like to present to BAR for your Review – Consideration & Approval Our request to install An Emergency Standby Generator at the Existing Alltel Site located at 810B West Main .

This Generator will provide the needed Back Up Power to Help Support the Alltel Network in the Downtown Area in the event of Power Failure.

The Proposed Generator is a Diesel Fueled Unit
Fuel Tank is mounted as a Sub-base
Fuel Tank is Double Wall with inner wall leak detection monitors.
Diesel is the preferred Unit for this application.

Reasons: Limited Space for placement of a Propane Tank
Ability of refueling without the dependence of a Propane Fuel Truck
Diesel fuel can be transported in a pickup truck if need be.
Performance

The Proposed Generator has a industry standard as a QUITE Site Unit
These Units are designed for installations in areas where Noise is a factor
Such as Hospitals-Office areas-Nursing Homes – Residential Areas-etc.

Alltel Proposes to install Fence Buffer Slats (Brown) in the existing Fence Parallel To Tracks and also in a 20ft section of fence by basketball Court.
See Example in Picture Section

Size of Generator : 98inch tall. Sits on a 4ft X 8ft Concrete Pad
Color: Beige (tan) / Black base & side panel (see example in picture section)

Should you have Questions or concerns that can be addressed prior to your next meeting
Please contact me : Wayne Duley 434 987 4000 e mail wcdpower@aol.com

Thank you BAR for your consideration of this request:

Wayne Duley



**PROJECT NAME:
DOWNTOWN CHARLOTTESVILLE SITE**



ALLTEL COMMUNICATIONS
4525 COLUMBUS STREET
SUITE 100
VIRGINIA BEACH, VA. 23462

**PROJECT NAME:
DOWNTOWN
CHARLOTTESVILLE
SITE
810B WEST MAIN ST.
CHARLOTTESVILLE, VIRGINIA**

COVER SHEET



SITE INFORMATION
DIRECTIONS TO SITE: FROM RICHMOND TAKE I-64 WEST TO EXIT 121 AND TAKE VA-20 NORTH (MONTICELLO AVE.). TURN RIGHT ONTO RIDGE ST. TURN LEFT ONTO WEST MAIN ST. SITE IS ON THE RIGHT AFTER A BRIDGE OVER TRAIN TRACKS.

SITE ADDRESS: 810B WEST MAIN ST.
CHARLOTTESVILLE, VA 22903

PROJECT DIRECTORY
TOWER OWNER: NORFOLK SOUTHERN CORP.
99 SPRING STREET SW
ATLANTA, GA-30303
(404) 325-1493

APPLICANT: ALLTEL
ALAN GUMMO
4525 COLUMBUS STREET
SUITE 100
VIRGINIA BEACH, VA. 23462
(757) 687-3377

ENGINEER: TIMMONS GROUP
BRIAN CRUTCHFIELD
4260 CROSSINGS BLVD.
SUITE 1
PRINCE GEORGE, VA. 23875
(804) 541-6611



VICINITY MAP
1"=2000'
COPYRIGHT AND THE MAP PEOPLE
PERMITTED USE NO. 20063658

CITY OF CHARLOTTESVILLE, VIRGINIA

DATE: FEBRUARY 28, 2006

TAX PARCEL #: 31-184

REVISIONS

DATE	SHEET NUMBERS	BY

SHEET INDEX

NO.	TIMMONS GROUP
T1	COVER SHEET
C1	SITE LAYOUT

TIMMONS GROUP

Site Development Residential Infrastructure Technology
YOUR VISION ACHIEVED THROUGH CARE.

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

THIS DRAWING PREPARED AT THE
PRINCE GEORGE OFFICE
4260 Crossings Blvd | Prince George, VA 23875
TEL 804.541.6600 FAX 804.751.0798 www.timmons.com

DATE: 2/28/06 SCALE: NONE

DRAWN BY: D. MCBRIDE

CHECKED BY: B. CRUTCHFIELD

JOB NO. 200-00

T1

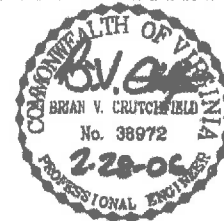


ALLTEL COMMUNICATIONS
4525 COLUMBUS STREET
SUITE 100
VIRGINIA BEACH, VA. 23462

PROJECT NAME:

**DOWNTOWN
CHARLOTTESVILLE
SITE**
810B WEST MAIN ST.
CHARLOTTESVILLE, VIRGINIA

SITE LAYOUT



TIMMONS GROUP

Site Development | Residential | Infrastructure | Technology
YOUR VERSION ACHIEVED THROUGH US.

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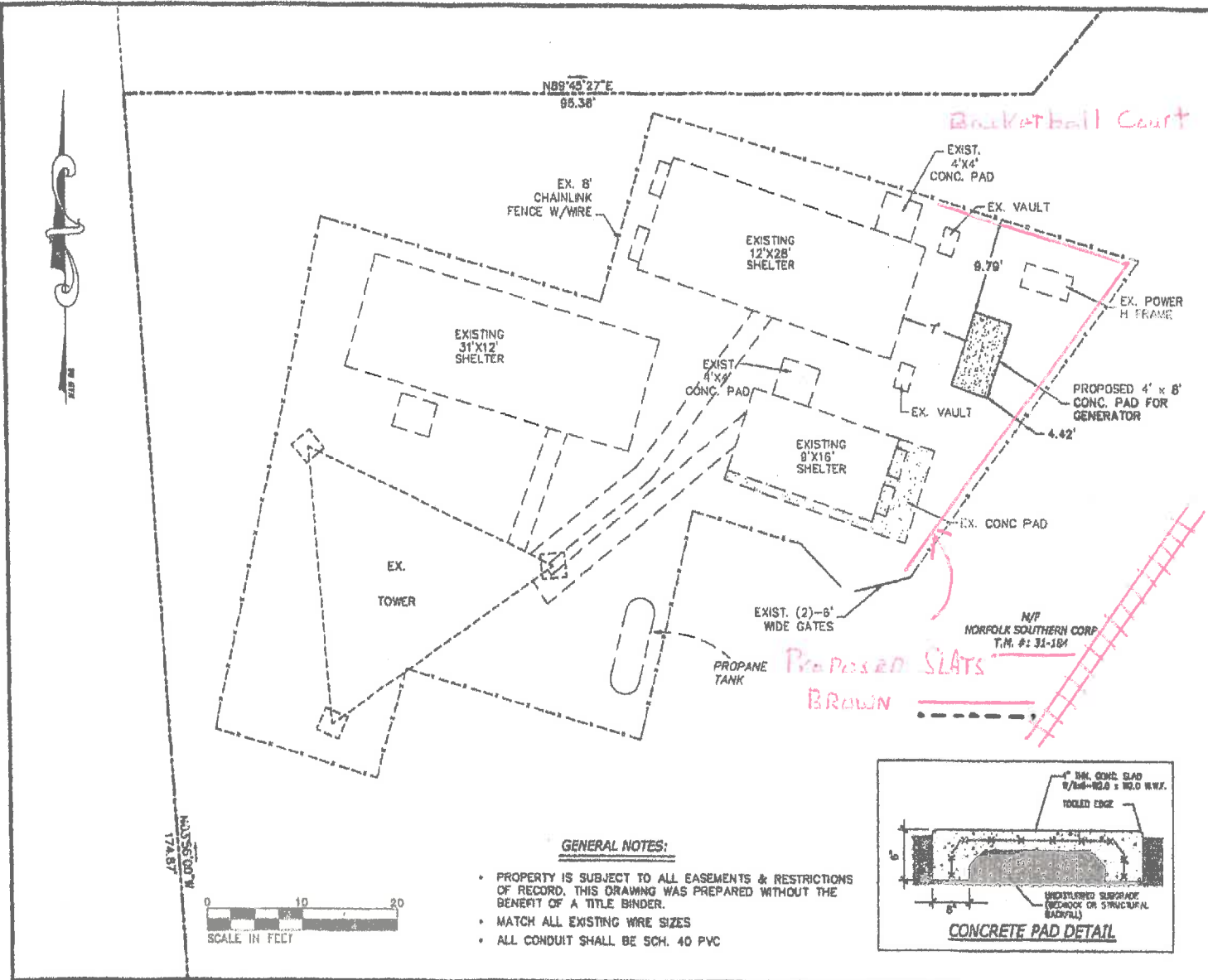
DATE: 2-28-08 SCALE: 1"=10'

DRAWN BY: D. MCBRIDE

CHECKED BY: B.C. CRUTCHFIELD

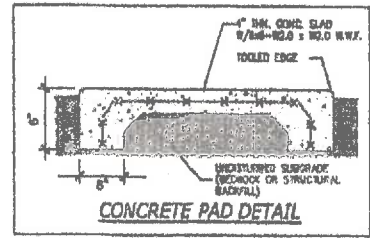
JOB NO. 200-00

C1



GENERAL NOTES:

- PROPERTY IS SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER.
- MATCH ALL EXISTING WIRE SIZES
- ALL CONDUIT SHALL BE SCH. 40 PVC



WEST MAIN ST.

SECOND AMENDMENT

THIS SUPPLEMENTAL AGREEMENT is made this 2nd day of April, 2002 between NORFOLK SOUTHERN RAILWAY COMPANY, a Virginia corporation, hereinafter styled Company, and ALLTEL, a Virginia corporation, hereinafter styled Licensee. Communication of Virginia No. 1, Inc.

WHEREAS, Citico Realty Company ("Citico") and Centel Cellular Company of Charlottesville ("Centel") entered into an agreement ("Contract") made as of February 16, 1994 and effective February 1, 1994, granting Licensee the right to occupy and use a portion of Company's microwave tower in Charlottesville, Virginia on which to attach Licensee's four cellular antennas and coaxial cables and also to place an equipment building, generator and parking within the limits of Company's property; and

WHEREAS, Centel later changed its name to 360 Communications Company of Charlottesville ("360"); and

WHEREAS, Citico, Company and 360 entered into a first amendment dated June 13, 1997 of the Contract to substitute Company as the "Company" party and also (a) for the period from July 1, 1995 to June 30, 1997 to change the devices on the tower to three cellular antennas, six cellular antennas with face-mounted sidearms and a communications dish and corresponding coaxial cable (b) for the period after July 1, 1997 to change the devices to twelve cellular antennas and corresponding coaxial cables, with rental changes; and

WHEREAS, by letter dated June 15, 1998, 360 notified Company of its renewal of the Contract for a renewal term ending January 31, 2004; and

WHEREAS, by agreement dated April 1, 2002, 360 assigned the Contract, as amended and renewed, to Licensee; and

WHEREAS, said Contract as amended, renewed and assigned is hereinafter called "Agreement"; and

WHEREAS, Licensee wishes again to change the antennas located on the tower and the location of the antennas, and Company is agreeable subject to the following terms and conditions;

NOW, THEREFORE, the parties hereto agree that the Agreement is hereby amended as follows but not otherwise:

1. The description (or indented) section of Article 1 of the Contract is deleted in its entirety and in lieu thereof a new description paragraph is inserted, reading as follows:

"A portion of Company's site per attached survey to locate building, generator and parking. In addition, a portion of Company's tower in Charlottesville, Virginia to attach Licensee's:

Three (3) metawave antenna (decibel 876QNLH120) with side-cart antennae, with one (1) metawave per sector and three (3) sectors @ azimuths: 30 degrees; 150 degrees; and 270 degrees, a 185 centerline and dimensions of the metawave being 72" x 36" x 6" and being 100 lbs.

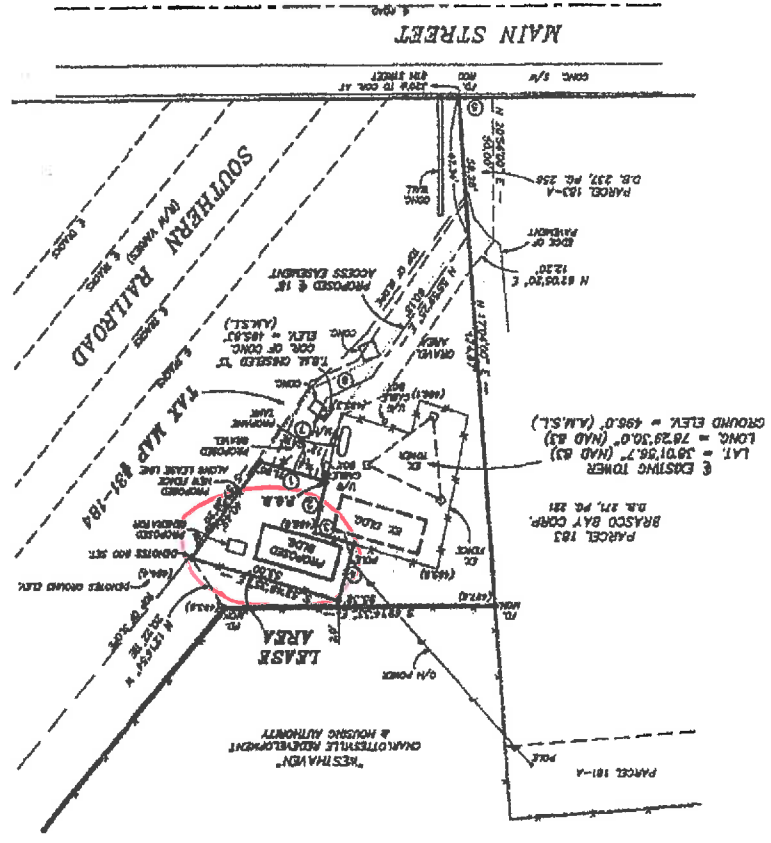
THIS IS TO CERTIFY THAT ON 12/22/93 I MADE AN APPROX. FIELD SURVEY OF THE PROPOSED SHOWN HEREON THAT ALL APPROXIMATIONS KNOWN OR BELIEVED ARE SHOWN HEREON THAT THERE ARE NO DISCREPANCIES BY INSTRUMENTS OTHER THAN APPROXIMATIONS OR FROM SUBJECT PROGRESS UPON ADDRESSING PROPOSES OTHER THAN AS SHOWN HEREON.



DATE: 12-22-93

J.K. TIMMONS AND ASSOCIATES, P.C.
 ENGINEERS • SURVEYORS • PLANNERS
 RICHMOND • HENRICO CO. • CHESTERFIELD CO. • PRINCE GEORGE CO.
 VIRGINIA
 DATE: JAN 7, 1993 SCALE: 1" = 90'

SPRINT CELLULAR
 LOCATED ON TAX MAP #31-184
 CHARLOTTEVILLE, VIRGINIA
 SITUATED FOR
**PLAT SHOWING A LEASE AREA AND
 A PROPOSED 16' ACCESS EASEMENT**



BEARING	DISTANCE
N 52°42'25" E	22.90'
N 52°14'0" E	18.00'
N 52°02'25" W	14.87'
N 37°02'25" E	20.00'
N 89°18'00" W	12.00'
N 08°50'25" E	17.27'
N 48°31'30" E	27.80'

LEGAL DESCRIPTION
 SITUATED IN THE CITY OF CHARLOTTEVILLE, VIRGINIA.
 BEGINNING AT A FOUND MON. ON THE NORTH RIGHT OF WAY LINE OF WEST MAIN STREET BEING A COMMON CORNER WITH THE SOUTHERN RAILROAD PROJECT AND THE BRASCO BAY CORP. PROJECTS THENCE LEAVING SAID RIGHT OF WAY LINE N 17°04'00" E 42.54' TO THE CENTERLINE OF A PROPOSED 16' ACCESS EASEMENT THENCE ALONG CENTERLINE OF SAID EASEMENT N 89°18'00" E 12.00' THENCE N 08°50'25" E 17.27' THENCE N 48°31'30" E 27.80' TO A POINT ON THE SOUTHERN RAILROAD LEASE AREA BOUNDARY LINE THENCE ALONG SAID BOUNDARY LINE N 37°02'25" E 11.00' TO A SET MON. THIS BEING THE P.O.B. OF THE SAID SPRINT CELLULAR LEASE AREA THENCE N 24°14'40" E 18.00' TO A RANGE CORNER BEING N 52°14'00" E 14.87' TO A SET MON. THENCE S 27°02'25" W 20.00' TO A SET MON. THENCE N 89°18'00" W 12.00' TO A SET MON. THENCE N 08°50'25" E 17.27' TO SAID SET MON. THIS BEING THE P.O.B.
 LEASE AREA = 1.482 ACRES.
 (ACCESS EASEMENT = 1.978 ACRES.)



J.N.:9312-03

IN WITNESS WHEREOF, the parties hereto have executed this Second

Amendment in triplicate, each part being an original, as of the date hereinabove first recited.

In presence of:

NORFOLK SOUTHERN RAILWAY
COMPANY

Judy Nash
As to Company

By: SB Portman
Title: _____

In presence of:

of Virginia No. 1
ALLTEL COMMUNICATIONS, Inc.

Malcolm Ruster
As to Licensee

By: [Signature]
Title: vice President Network Services

SECONDDAMENDMENTalltelCHARLOTTESVILLE.doc

Example of Gen. Install

Size: 98 inch Tall
Mounted on a 4ft X 8ft Pad



Proposed
Location of Generator



THE DREWARY J. BROWN
MEMORIAL BRIDGE
IN HONOR OF THOSE PEOPLE
WHO SUCCEEDED