

From: Scala, Mary Joy
Sent: Friday, November 22, 2013 3:51 PM
To: jon.cooper@gdnsites.com
Cc: 'Schweller, Lori H.'; Engel, Chris
Subject: BAR Action November 19, 2013

November 22, 2013

Verizon Wireless
1831 Rady Ct
Richmond, VA 23222
ATTN: Jon Cooper

RE: Certificate of Appropriateness Application
BAR 13-11-02
500 E Market Street
Tax Map 53 Parcel 91L
Ch'ville Parking Center, Inc, Owner/Verizon Wireless c/o Jon Cooper, Applicant
Two small cell antennas

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on [November 19](#), 2013. The following action was taken:

The BAR approved (7-0) with silver antennas.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (May 19, 2015), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 19, 2013**



Certificate of Appropriateness Application

BAR 13-11-02

500 E Market Street

Tax Map 53 Parcel 91L

Ch'ville Parking Center, Inc, Owner/Verizon Wireless c/o Jon Cooper, Applicant

Two small cell antennas

Background

The Market Street Parking Garage (1975) is located in the Downtown ADC District.

Application

Verizon Wireless is seeking approval to add two small cell antennas mounted within the existing light structures on the Downtown Mall side of the parking garage. The antennas will be placed near the top of the first two (of eight) light structures nearest the elevator. The antennas are approximately 20 inches in height and 2.5 inches in diameter. Other equipment will be located inside the garage and will not be visible from the Mall or Water Street.

The antennas can be painted any color, such as black to match the light mounting facilities, or light gray to blend with the frosted glass.

Criteria, Standards, and Guidelines

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

H. Utilities & Other Site Appurtenances

- 1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers and exterior mechanical units where they are least likely to detract from the character of the site.*
- 2. Screen utilities and other site elements with fences, walls or plantings.*
- 3. Encourage the installation of utility services underground.*
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

The proposal is an appropriate solution.

The pertinent zoning section on Telecommunication Facilities states:
Sec. 34-1073. Facilities by district.

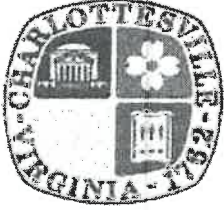
(a) Within the city's historic and entrance corridor overlay districts:

(1) The following shall be permitted uses: *antennae or microcells mounted on existing communications towers established prior to February 20, 2001*; attached communications facilities utilizing utility poles or other electric transmission facilities as the attachment structure; and other attached communications facilities if such other attached communications facilities are not visible from any adjacent street or property.

(2) The following shall be prohibited uses: attached communications facilities where such facilities are visible from any adjacent street or property, and communications facilities utilizing alternative tower, monopole tower, guyed tower, lattice tower and self-supporting tower support structures.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposal to add two new antennas satisfies the BAR's criteria and is compatible with other properties in the Downtown ADC District, and that the BAR approves the application as submitted.



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

RECEIVED

OCT 30 2013

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 ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Charlottesville Parking Center Inc

Owner Name City of Charlottesville Applicant Name VERIZON WIRELESS
Project Name/Description Verizon Wireless Small Cell Parcel Number 53-91L
Property Address 300 E. Market St. / Market Street Parking Garage

Applicant Information

Address: 1831 Kady Ct
Richmond VA 23222
Email: jon.cooper@celmsites.com
Phone: (W) 540-556-8456 (H) _____
FAX: _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 10-29-2013
Signature Date

Jon C. Cooper
Print Name Date

Property Owner Information (if not applicant)

Address: City of Charlottesville
Chris Engel, CEO
Email: _____
Phone: (W) 434-970-3111 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

X [Signature] 10/29/13
Signature Date

X CHRIS ENGEL 10/29/13
Print Name Date

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

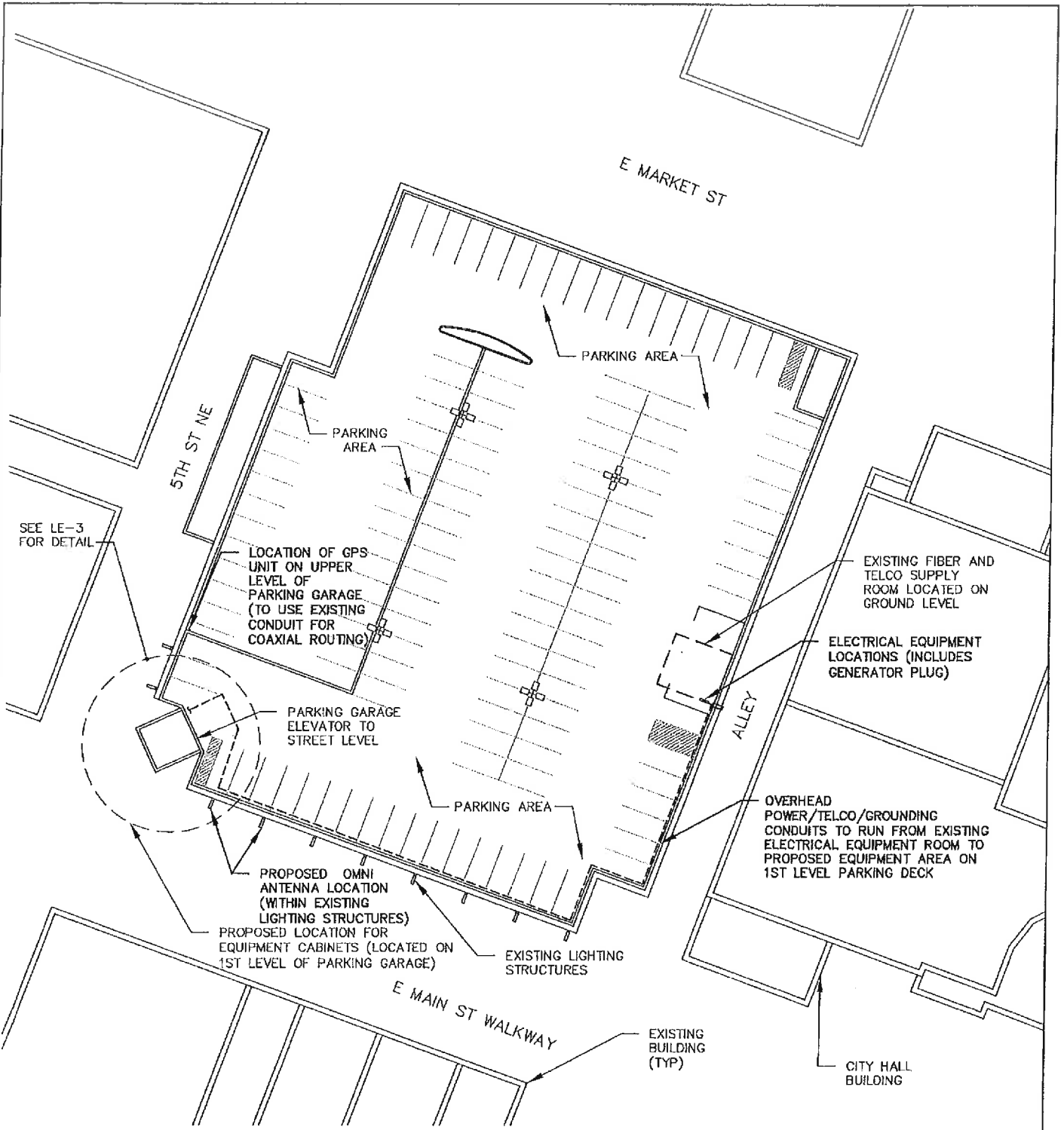
Description of Proposed Work (attach separate narrative if necessary): _____

List All Attachments (see reverse side for submittal requirements):

Small cell antenna mounted with existing light structure on south side (E. Main St) side of building

For Office Use Only
Received by: D. Eubank
Fee paid: 125.00 Cash/Ck. # 1137
Date Received: 10/30/13
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P13-0186



1 OVERALL SITE PLAN
 LE-1 SCALE: 1" = 50'

TECTONIC

- PLANNING
- ENGINEERING
- SURVEYING
- CONSTRUCTION MANAGEMENT

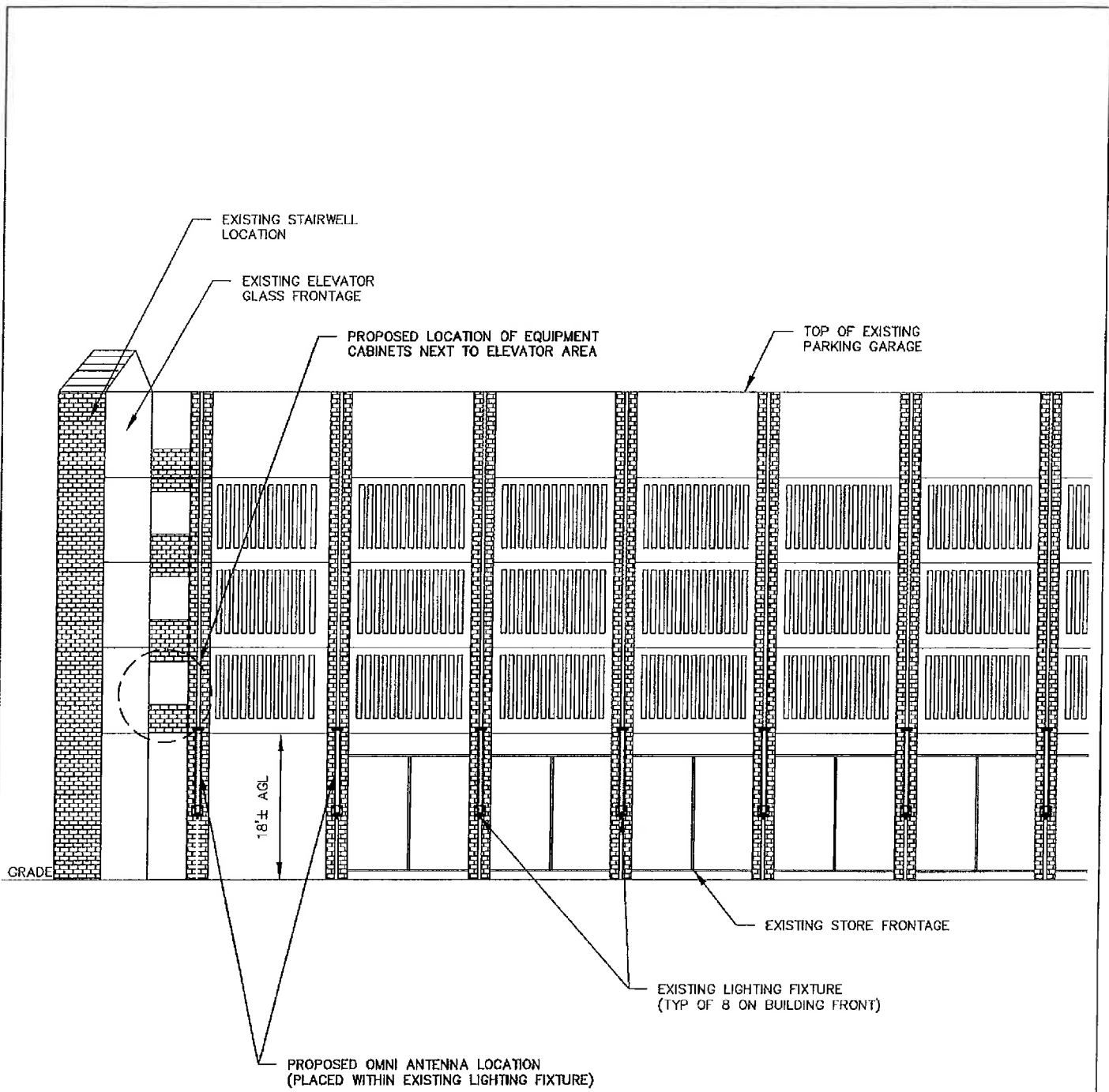
TECTONIC Engineering & Surveying Consultants P.C.
 8639 Mayland Drive, Suite 102
 Richmond, VA 23294

Phone: (804) 217-8504
 Fax: (804) 270-0541

www.tectonicengineering.com

SITE NAME: VZW-CHARLOTTESVILLE-SC

513 EAST MAIN ST
 CHARLOTTESVILLE, VA 22902



1
LE-3

ELEVATION VIEW

SCALE: 1" = 20'

TECTONIC

- PLANNING
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- SURVEYING
- CONSTRUCTION MANAGEMENT

TECTONIC Engineering & Surveying Consultants P.C.
8639 Mayland Drive, Suite 102
Richmond, VA 23294

Phone: (804) 217-8504
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SITE NAME: VZW-CHARLOTTESVILLE-SC

513 EAST MAIN ST
CHARLOTTESVILLE, VA 22902

Ordinance Justification

Per Section 34-282 of the City of Charlottesville Zoning Ordinance (the “Zoning Ordinance”), the following information and exhibits are to be submitted along with each application to the Board of Architectural Review (BAR):

- (1) Detailed and clear descriptions of any proposed changes in the exterior features of the subject property, including but not limited to the following: the general design, arrangement, texture, materials, plantings and colors to be used, the type of windows, exterior doors, lights, landscaping, parking, signs, and other exterior fixtures and appurtenances. The relationship of the proposed change to surrounding properties will also be shown.

Please find attached a set of plans prepared by Tectonic showing the proposed additions and other changes to the Building.

- (2) Photographs of the subject property and photographs of the buildings on contiguous properties.

Please see the attached site photos taken from the mall.

- (3) Samples to show the nature, texture and color of materials proposed.

N/A

- (4) The history of an existing building or structure, if requested by the BAR or Staff.
The Building proposed for this installation was built in 1975.

- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form) depicting the site, and all buildings and structures to be located thereon, as it will appear upon completion of the work that is the subject of the application.

This project does not necessitate any expansion of the footprint of the existing building.

- (6) In the case of a demolition request where structural integrity is at issue the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The BAR may waive the requirement for a structural evaluation and cost estimates in the case of emergency, or if it determines that the building or structure proposed for demolition is not historically, architecturally or culturally significant under the criteria set forth in Section 34-274.

This proposal does not require the demolition of any existing structures.

Chapter three (3), Section O (New Construction and Additions) of the Charlottesville Architectural Design Control Districts Design Guidelines suggests the following careful consideration be taken when additions are made in historic Districts:

1. Function and Size

The proposed antennas and related facilities exemplify “small cell” technology, which refers to wireless communications facilities designed to serve a small “cell” of coverage in order to provide infill service and/or additional capacity in areas with existing service. These facilities typically use relatively small, unobtrusive antennas that can be mounted on existing buildings and other structures. They are ideal for providing enhanced coverage and/or increased capacity in urban areas with dense populations and heightened wireless service needs.

2. Location

Wireless facilities must be located where the service is needed. The Downtown Mall area of Charlottesville generates a high demand for voice, data, and other wireless services. This particular location would serve local businesses, tourists, and citizens, as well as attendees of functions at the nearby Pavilion. By locating the facilities on the side of the parking garage, the applicant can achieve necessary propagation of the wireless technology while minimizing the visibility of the antennas and other equipment to the greatest extent possible.

3. Design

Verizon Wireless is proposing a mounting solution that will blend in seamlessly with the existing Building to ensure minimal visual impact from surrounding roadways and buildings.

4. Replication of Style

The mounting solution will permit the antenna to be placed within the existing lighting structure.

5. Materials and Features

The project does not necessitate new materials or features. The antennas can be painted any color (e.g. black to match the light mounting facilities or light gray to blend with the frosted glass), as recommended by the Board.

6. Attachment to Existing Building

Please refer to the enclosed plans for information regarding installation of the proposed facilities and mounting feature.

Division 5 (“Telecommunications Facilities”) of Article IX of the Ordinance provides specific guidance regarding wireless communications facilities. Section 34-1073(a) (Facilities by District) of the Zoning Ordinance permits communications facilities attached to existing structures within the city’s historic and entrance corridor overlay districts, if such attached communications facilities are not visible from any adjacent street or property.

Section 34-1080 (Visibility and Placement), subsection (a)(1) states that where such facilities are visible from adjacent properties or public rights of way, the communication facilities shall be located so as to blend in with the existing structure to the maximum extent feasible through measures such as screening or the use of neutral colors.

The definition of “attached communications facility” does not include screening devices but, rather, the communications facility components themselves, such as antennas and related equipment:

“Attached communications facility or attached facility as used in Article IX, section 34-1070, et seq. shall mean an antenna or other communications equipment (broadcasting or receiving, including any PWSF or microcell) that is attached to an existing building or structure ("attachment structure"). For the purposes of this definition, the term structure shall include, without limitation, utility poles, signs, and water towers; however, the term shall exclude communications towers. Where reference is made to an attached facility, unless otherwise specified the reference will be deemed to include any accompanying pole or device ("attachment device") which attaches the antenna array or communications equipment to the existing building or structure, as well as transmission cables and any equipment shelter which may be located either inside or outside the attachment structure. “

Code Section 24-1200.

Section 34-1080(c) provides that “(t)he equipment shelters and/or cabinets used ancillary to a microcell shall be contained wholly within a building or structure, or otherwise concealed and camouflaged, or located underground.” The proposed cabinet ancillary to the antennas shall be located within the Building and will not be visible from surrounding roadways.

Additionally, Section 34-1074(a) (Height) restricts the total height of a communication facility to twenty (20) feet above the height of the attachment structure, which must be at least forty (40) feet in height. The design of the proposed communications facility complies with each of the above-mentioned requirements.

Verizon Wireless has given careful consideration to the City of Charlottesville’s Zoning Ordinance and Architectural Design Control Districts Design Guidelines to design a facility that is in accordance with the Downtown Mall District’s guidelines for scale, size, design, screening, and color. The antenna will be mounted within existing architectural light fixtures and mounted and painted to minimize visual impact; therefore the proposed facilities should not impose any negative impact upon the adjacent streets or the surrounding area since the addition is consistent with the modern design of the existing building.

October 29, 2013

Mary Joy Scala
Preservation and Design Planner
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

RE: Architectural Review Board Application – Verizon Wireless Proposal – 504 E. Market St.

Dear Ms. Scala,

Cellco Partnership, trading as Verizon Wireless (“Verizon”), is proposing the placement of antennas and associated radio equipment on the side of the parking garage with current address 504 East Market St., Charlottesville, VA 22902 and identified as Tax Map 53, parcels 91L, 91LA, 91LB, 91LC, 91LD, 91LE, 91LF, 91LG, 91LH1, 91LH2, 91LH3, 91LI, and 91LJ. (the “Building”).

The proposed antennas consist of two omnidirectional antennas approximately 20 inches in height and 2.5 inches in diameter. The antennas will be concealed within two of the the eight existing light fixtures on the south (Mall) side of the building above the business storefronts.

New radio equipment cabinets will be located inside the parking garage and will not be visible from the Downtown Mall or from Water Street.

Enclosed is an application for a Certificate of Appropriateness, Zoning Ordinance Justification Narrative, and other exhibits, as required by the Charlottesville Zoning Ordinance. Verizon Wireless respectfully requests the approval of the submitted Architectural Review Board Application. If further information is required for the review of the application, please feel free to contact me at 540-556-8456 or by e-mail at jon.cooper@gdnsites.com

Sincerely,

Jon Cooper/djl

Jon Cooper
Site Development Consultant
GDN Sites on behalf of Verizon Wireless
540-556-8456



TECTONIC

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ORIGINAL VIEW FROM THIS LOCATION

6642.08 CHARLOTTESVILLE MALL

P-1



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PROPOSED EQUIPMENT AND BLACK ANTENNAS SHOWN FROM THIS LOCATION

S-1B

6642.08 CHARLOTTESVILLE MALL



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ORIGINAL VIEW FROM THIS LOCATION

P-3

6642.08 CHARLOTTESVILLE MALL



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PROPOSED EQUIPMENT AND GREY ANTENNAS SHOWN FROM THIS LOCATION

S-1A

6642.08 CHARLOTTESVILLE MALL



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PROPOSED EQUIPMENT AND GREY ANTENNAS SHOWN FROM THIS LOCATION

S-3A

6642.08 CHARLOTTESVILLE MALL



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PROPOSED EQUIPMENT AND BLACK ANTENNAS SHOWN FROM THIS LOCATION

S-3B

6642.08 CHARLOTTESVILLE MALL

mailed 11-5-2013

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



November 5, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 13-11-02
500 E Market Street
Tax Map 53 Parcel 91L
Ch'ville Parking Center, Inc, Owner/Verizon Wireless c/o Jon Cooper, Applicant
Two small cell antennas

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 19, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or hawksm@charlottesville.org.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Mary Joy Scala', written in a cursive style.

Mary Joy Scala, AICP
Preservation and Design Planner

510 PARTNERS
510 EAST MAIN STREET
CHARLOTTESVILLE VA 22902

CITY OF CHARLOTTESVILLE
P O BOX 911
CHARLOTTESVILLE VA 22902

EAST MALL, LLC
112 W MAIN ST STE 5
CHARLOTTESVILLE VA 22902

MAIN, RALPH TR OF BLACK
DUCK LD TR
P O BOX 2378
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
GLASS PALATTE
110 5TH STREET NE
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
MAZI'S
1507 CHESAPEAKE
STCHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
P.O. OFFICE
513 EAST MAIN STREET
CHARLOTTESVILLE VA 22902

RJD&P LLC
P O BOX 2057
CHARLOTTESVILLE VA 22902

ALWOOD, LLC
206 5TH STREET NE
CHARLOTTESVILLE VA 22902

CITY OF CHARLOTTESVILLE
P O BOX 911
CHARLOTTESVILLE VA 22902

MAIN, RALPH TR OF BLACK
DUCK LD TR
P O BOX 2378
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
MMM DESIGN
102 5TH STREET NE
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
503 EAST MAIN STREET
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
INCUBATOR LAB
501 E MAIN ST STE 100
CHARLOTTESVILLE VA 22902

MASONIC CORPORATION OF
CH'VILLE

VIRGINIA BROADCASTING
CORPORATION
P O BOX 769
CHARLOTTESVILLE VA 22902

CH'VILLE PARKING CENTER INC
P O BOX 262
CHARLOTTESVILLE VA 22902

CITY OF CHARLOTTESVILLE
P O BOX 911
CHARLOTTESVILLE VA 22902

MAIN, RALPH TR OF BLACK
DUCK LD TR
P O BOX 2378
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
BASHIR TAVERNA
P O BOX 262
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
P O BOX 262
CHARLOTTESVILLE VA 22902

MARKET STREET PARKING
GARAGE
CITY SPACE
100 5TH STREET NE
CHARLOTTESVILLE VA 22902

MASONIC CORPORATION OF
CH'VILLE
B BASKERVILLE
1326 HILLTOP ROAD
CHARLOTTESVILLE VA 22903

WILHOITE, LLC
1150 PEPSI PLACE
P O BOX 9035
CHARLOTTESVILLE VA 22906