

Docket Item # 1
BAR CASE # 2012-0087

BAR Meeting
May 2, 2012

ISSUE: Alterations (rooftop HVAC) and Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Rebecca Hunt-Lewis by Lee McAllister

LOCATION: 224 North Alfred Street

ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval with the condition that the applicant provide detailed drawings of the structural mount for the unit and how it will be attached to the existing roof, with final approval by Staff.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



CASE BAR2012-0087



I. ISSUE:

The applicant is requesting approval to install rooftop HVAC equipment on at the rear ell and a waiver of the rooftop HVAC screening requirement. The unit will be located on a small platform on the valley between the rear of the main house and the rear ell. The proposed rooftop HVAC unit will only be visible from a public alley, not a public street.

II. HISTORY:

The townhouse at 224 North Alfred Street is a two and a half story brick townhouse which was constructed circa 1812 by Joseph Birch to whom Charles Alexander conveyed the lot at that time, according to Ethelyn Cox in *Historic Alexandria Street by Street*.

Staff could not locate any previous BAR approvals for the subject property.

III. ANALYSIS:

Section 6-403(B)(1) of the Zoning Ordinance requires the architectural screening of rooftop mechanical appurtenances throughout the City. However, the BAR “having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of Section 6-403(B)(1) if the board finds such requirement to be architecturally inappropriate.”

The *Design Guidelines* note that “HVAC equipment should be located in a visually inconspicuous area of a building” and “rooftop HVAC equipment is generally discouraged on small scale structures and the front roofs of building because they create visual disruption of the historic streetscape and are difficult to screen effectively.” In many instances, the screening of HVAC rooftop equipment is more visually obtrusive than the unit itself.

In this particular case, Staff finds that the proposed unit will be recessed into a roof valley at the rear of the main block and will only be visible from the public alley. While the weight of the HVAC unit on the historic structure is of potential concern, Staff recommends that the approval of the rooftop HVAC installation and screening requirement be conditioned upon the applicant providing detailed drawings of the structural mount for the unit and how it will be attached to the existing roof, with final approval by Staff.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

- C-1 Trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Before a mechanical permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-4 Rooftop anchorage/installation details must be submitted.
- C-5 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-6 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $> 30''$, guards shall be provided (USBC 2801.1). This section comes from the IMC since the IRC does not address rooftop units.
- C-7 Appropriate clearances shall be maintained around the unit as per manufacturer specifications.

Transportation & Environmental Services

RECOMMENDATIONS

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R2. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)

CITY CODE REQUIREMENTS

- C-1 Roof, surface and sub-surface drains shall be connect to the public storm sewer system, if available, by continuous underground pipe. Where a storm sewer is not available, the applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (5-6-224) (T&ES)
- C-2 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. This shall include any discharge drain lines from HVAC Units. (T&ES)

- C-3 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-6 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. IMAGES



Figure 1. Front (east) and side (south) elevation, adjacent to alley.

THE SCOPE OF WORK INCLUDES INTERIOR DUCT WORK RENOVATIONS THAT REQUIRE A NEW AC UNIT TO BE MOUNTED BETWEEN THE TWO DIFFERENT ROOF TOPS OF THE HOUSE, AS SHOWN IN THE ATTACHED IMAGES. PLEASE ALSO REFER TO THE ATTACHED SPEC SHEET.



Figure 2. Proposed HVAC unit at rear roof of house.

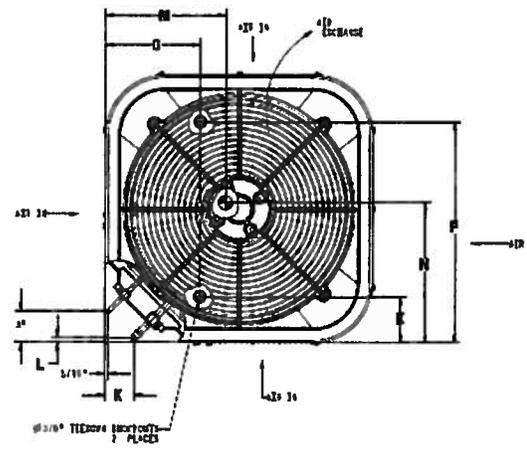
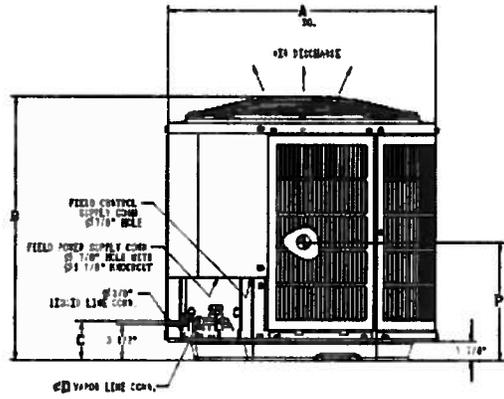
DIMENSIONS - ENGLISH

UNIT	SERIES	ELECTRICAL CHARACTERISTICS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS L x W x H
74ACD18	E	3 0 0 0	81 3/16"	35 3/4"	3 3/4"	3 1/2"	8 1/16"	24 1/2"	9 1/8"	9 1/16"	1 1/2"	10 1/4"	19"	18 3/8"	14"	18 3/8"	187	225	32 1/8" x 33 1/2" x 29 3/8"	
74ACD24	F	3 0 0 0	35"	20 15/16"	3 3/4"	3 1/2"	8 3/16"	20 7/16"	9 1/8"	9 1/16"	1 1/2"	11 1/2"	18 3/4"	14 1/2"	14 1/2"	14 1/2"	184	225	30 1/8" x 30 1/16" x 29 3/16"	
74ACD30	F	3 0 0 0	35"	20 15/16"	3 3/4"	3 1/2"	8 3/16"	20 7/16"	9 1/8"	9 1/16"	1 1/2"	11 1/2"	18 3/4"	13 1/2"	14 1/2"	14 1/2"	187	219	30 1/8" x 30 1/16" x 29 3/16"	
74ACD36	F	3 0 0 0	35"	20 15/16"	3 3/4"	3 1/2"	8 3/16"	20 7/16"	9 1/8"	9 1/16"	1 1/2"	11 1/2"	18 3/4"	13 1/2"	14 1/2"	14 1/2"	193	230	30 1/8" x 30 1/16" x 29 3/16"	
74ACD42	F	3 0 0 0	35"	20 15/16"	3 3/4"	3 1/2"	8 3/16"	20 7/16"	9 1/8"	9 1/16"	1 1/2"	11 1/2"	18 3/4"	13 1/2"	14 1/2"	14 1/2"	228	267	30 1/8" x 30 1/16" x 29 3/16"	
74ACD48	F	3 0 0 0	35"	20 15/16"	3 3/4"	3 1/2"	8 3/16"	20 7/16"	9 1/8"	9 1/16"	1 1/2"	11 1/2"	18 3/4"	13 1/2"	14 1/2"	14 1/2"	210	269	30 1/8" x 30 1/16" x 29 3/16"	
74ACD60	F	3 0 0 0	35"	20 15/16"	3 3/4"	3 1/2"	8 3/16"	20 7/16"	9 1/8"	9 1/16"	1 1/2"	11 1/2"	18 3/4"	13 1/2"	14 1/2"	14 1/2"	257	272	30 1/8" x 30 1/16" x 29 3/16"	

200-230-400	230-440	200/230-400	400-540
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1 = 1/8"
2 = 1/4"

- NOTES
1. ALL DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.
 4. CENTER OF GRAVITY (CG)
 5. ALL DIMENSIONS ARE IN " 1/8" UNLESS NOTED OTHERWISE.



UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
18	29" x 30"
24, 30, 36, 42, 48, 60	31 1/2" x 31 1/2"
	33" x 33"

Figure 3. Specifications for proposed HVAC unit.

BAR Case # 2012-0087

ADDRESS OF PROJECT: 224 N. Almed Street

TAX MAP AND PARCEL: 6404 05 14 ZONING: RB

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Rebecca Hecht-Lewis

Address: 8450 Porter Lane

City: Alexandria State: VA Zip: 22308

Phone: 703-519-4362 E-mail: jrjm.lewis@cox.net

Authorized Agent (if applicable): Attorney Architect _____

Name: Lec McAllister

Phone: 703 973 8261 (C)

E-mail: email@mea-arch.com

703-519-9623 (W)

Legal Property Owner:

Name: Rebecca Hecht-Lewis + James Lewis

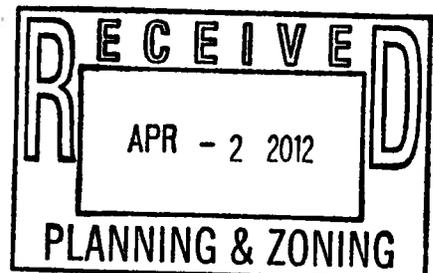
Address: 8450 Porter Lane

City: Alexandria State: VA Zip: 22308

Phone: 703-360-2433 E-mail: jrjm.lewis@cox.net

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.



NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Installation of compressor unit for HUAC on
the roof at the back of the house.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - FAR & Open Space calculation form.
 - Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - Existing elevations must be scaled and include dimensions.
 - Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - Square feet of existing signs to remain: _____
 - Photograph of building showing existing conditions.
 - Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - Location of sign (show exact location on building including the height above sidewalk).
 - Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Rebecca Hunt-Lewis

Date: 4/1/12

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Rebecca & Jim Lewis	8450 Porter Lane ALEXANDRIA, VA 22308	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 224 N. Alfred St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

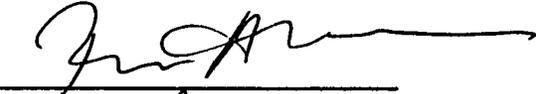
Name	Address	Percent of Ownership
1. Rebecca & Jim Lewis	8450 Porter Lane ALEXANDRIA, VA	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

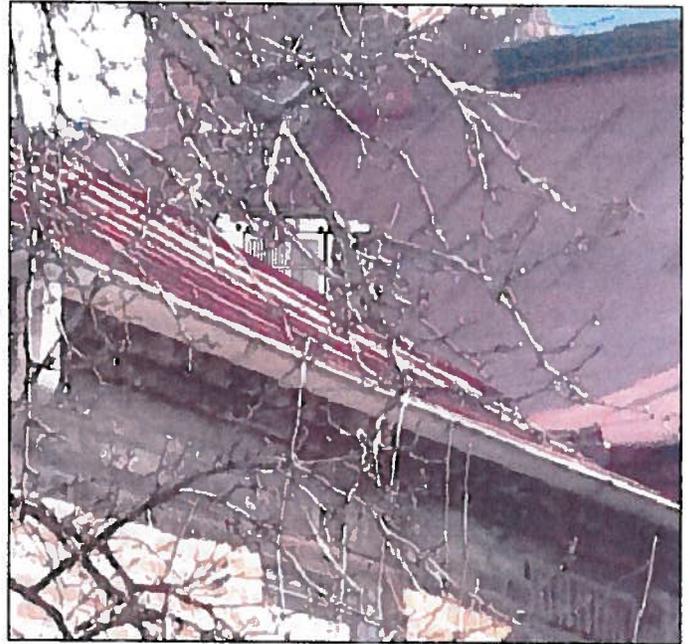
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NA		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/11/12 Rebecca H. Lewis 
 Date Printed Name Signature
 J-A. LEWIS J.A. Lewis

THE SCOPE OF WORK INCLUDES INTERIOR DUCT WORK RENOVATIONS THAT REQUIRE A NEW AC UNIT TO BE MOUNTED BETWEEN THE TWO DIFFERENT ROOF TOPS OF THE HOUSE, AS SHOWN IN THE ATTACHED IMAGES. PLEASE ALSO REFER TO THE ATTACHED SPEC SHEET.



McAllister
ARCHITECTS, P.C.

DATE: 03/30/2012	PROJECT: ALFRED STREET RESIDENCE REPAIRS	PROPOSED SCHEME
SCALE: NTS		
DRAWN BY: AMELIA DECKER	REQUESTED BY: REBECCA LEWIS	REF.: 1036

DIMENSIONS - ENGLISH

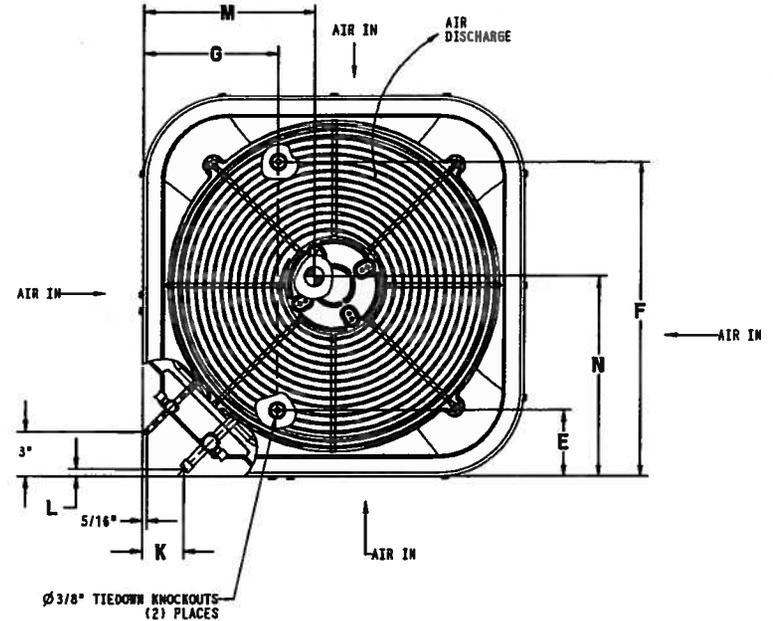
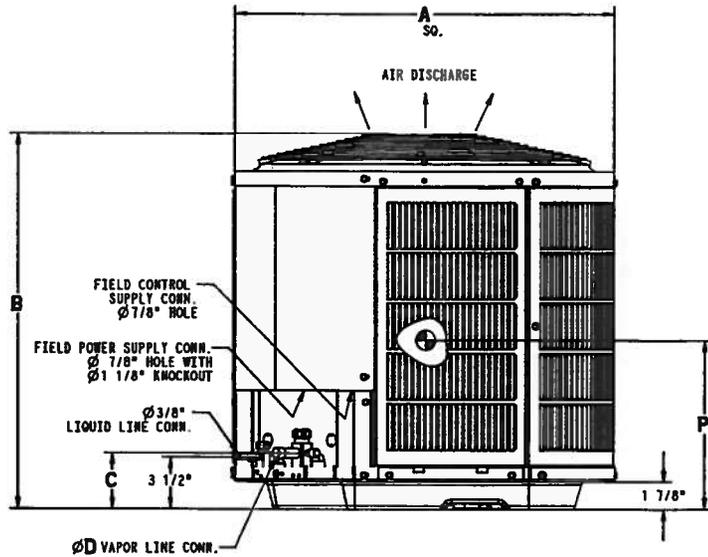
UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS (L x W x H)
24ACB418	0	X	0	0	0	31 3/16"	35 3/4"	3 3/4"	5/8"	6 9/16"	24 11/16"	9 1/8"	2 13/16"	1/2"	16 1/4"	16"	16 5/8"	197	225	32 3/8" X 35 1/2" X 39 3/8"
24ACB424	0	X	0	0	0	35"	28 15/16"	3 3/4"	5/8"	6 9/16"	28 7/16"	9 1/8"	2 13/16"	1/2"	17 1/2"	15 3/4"	14 1/2"	184	223	36 1/8" X 39 5/16" X 32 9/16"
24ACB430	0	X	0	0	0	35"	28 15/16"	3 3/4"	3/4"	6 9/16"	28 7/16"	9 1/8"	2 13/16"	1/2"	16 1/4"	15 1/2"	14 1/2"	177	218	36 1/8" X 39 5/16" X 32 9/16"
24ACB436	0	X	0	0	0	35"	35 3/4"	3 3/4"	3/4"	6 9/16"	28 7/16"	9 1/8"	2 13/16"	1/2"	18 1/4"	18 1/2"	17 1/2"	225	259	36 1/8" X 39 5/16" X 39 3/8"
24ACB442	0	X	0	0	0	35"	28 15/16"	3 7/8"	7/8"	6 9/16"	28 7/16"	9 1/8"	2 15/16"	5/8"	15 1/4"	16 7/8"	13 1/4"	228	267	36 1/8" X 39 5/16" X 32 9/16"
24ACB448	0	X	0	0	0	35"	32 5/16"	3 7/8"	7/8"	6 9/16"	28 7/16"	9 1/8"	2 15/16"	5/8"	17 3/4"	18 3/4"	15 1/2"	270	303	36 1/8" X 39 5/16" X 35 15/16"
24ACB460	0	X	0	0	0	35"	45 15/16"	3 7/8"	7/8"	6 9/16"	28 7/16"	9 1/8"	2 15/16"	5/8"	17 7/8"	18 5/8"	20 1/4"	337	372	36 1/8" X 39 5/16" X 49 9/16"

208-230-160
230-160
208/230-3-60
460-3-60

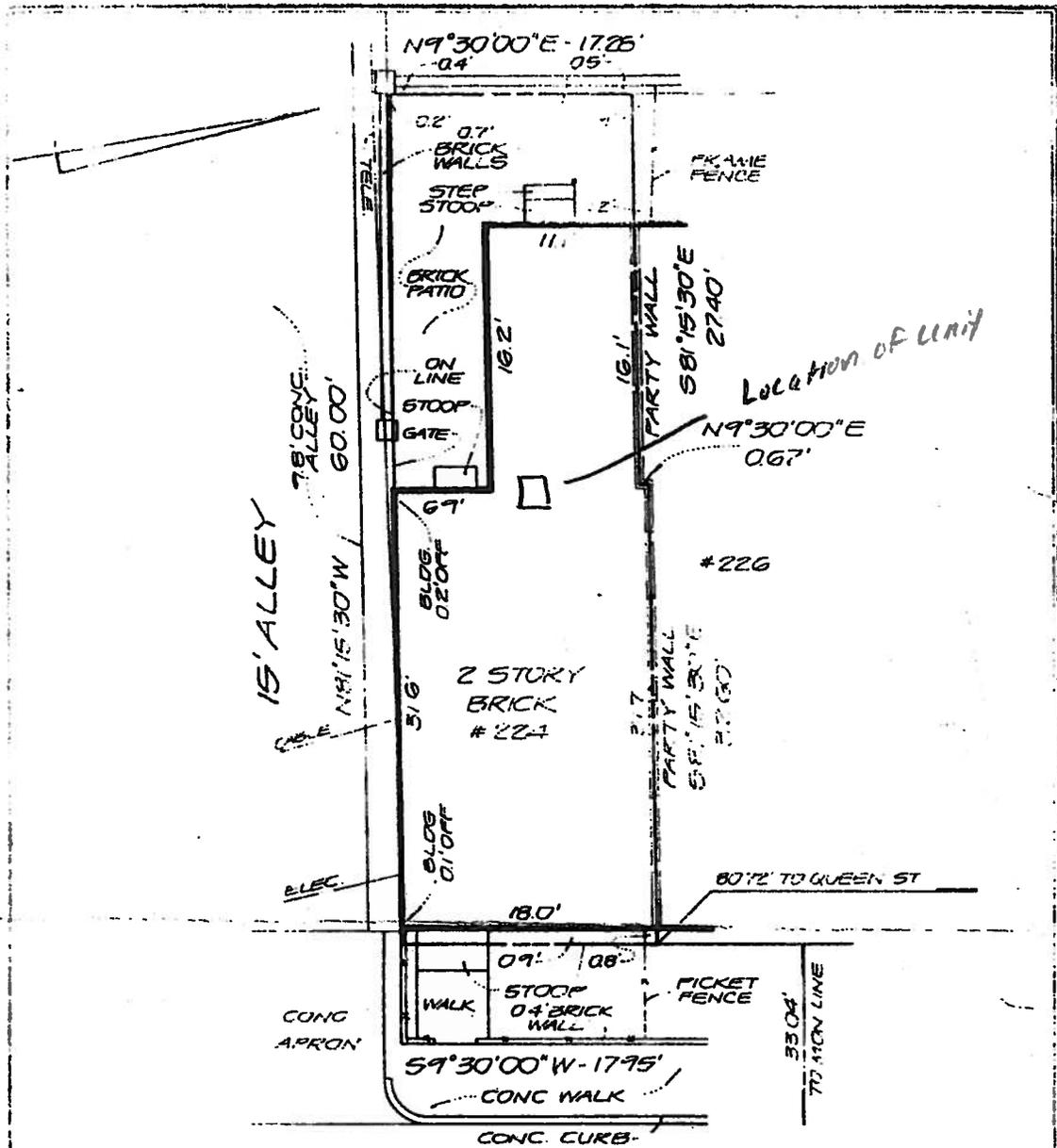
X = YES
0 = NO

NOTES:

1. ALLOW 30" CLEARANCE TO SERVICE SIDE OF UNIT, 48" ABOVE UNIT, 6" ON ONE SIDE, 12" ON REMAINING SIDE, AND 24" BETWEEN UNITS FOR PROPER AIRFLOW.
2. MINIMUM OUTDOOR OPERATING AMBIENT IN COOLING MODE IS 55°F, MAX. 125°F.
3. SERIES DESIGNATION IS THE 13TH POSITION OF THE UNIT MODEL NUMBER.
4. CENTER OF GRAVITY 
5. ALL DIMENSIONS ARE IN "INCHES" UNLESS NOTED.



UNIT SIZE	MINIMUM MOUNTING PAD DIMENSIONS
-	26" X 26"
18	31 1/2" X 31 1/2"
24, 30, 36, 42, 48, 60	35" X 35"



N. ALFRED STREET

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

224 N. ALFRED STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'

DEC. 14, 1992

DESCRIPTION OF THE SECOND FLOOR PARTY WALLS
IS RECORDED AT DEED BOOK 744, PAGE 417.

<p>THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.</p> <p>PLAT SUBJECT TO RESTRICTIONS OF RECORD.</p> <p>DEED PLAT NOT FURNISHED</p>		<p>CASE NAME</p> <p>GROSSLAND BANK - LEWIS</p> <p>GARY W. LONERGAN</p>
<p>I hereby certify that the positions of all the natural improvements have been carefully established by a TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.</p> <p><i>Kenneth W. White</i></p>		<p>ALEXANDRIA SURVEYS INC. 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 TEL 660-6615 FAX 763-768-7764</p>

9243543