

Docket Item # 1  
BAR CASE # 2013-00092

BAR Meeting  
May 1, 2013

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

**APPLICANT:** John R Tyler and Karen Richardson

**LOCATION:** 203 Cameron Street

**ZONE:** RM / Residential

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**STAFF RECOMMENDATION**

Staff recommends approval with the condition that the applicant will 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.



**BAR2013-00092**



## **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 required by the zoning ordinance required throughout Alexandria. The applicant has illustrated the location and design of screening which would be installed for compliance with the zoning regulations in their submission.

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 be visible from North Lee Street through the property at 201 Cameron Street.

## **II. HISTORY**

The townhouse at 203 Cameron Street is a two and a half story brick townhouse with two-story brick ell was constructed in the **mid-19<sup>th</sup> century**, according to Ethelyn Cox in *Historic Alexandria Street by Street*.

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

## **III. ANALYSIS**

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.” The zoning ordinance gives the BAR the ability to waive rooftop screening because, 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 through the rear of 201 Cameron Street as viewed from North Lee Street. 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 during the building mechanical permit approval process.

### **Waiver of Mechanical Screening Requirement - Section 6-403(B)(3):**

*Per Section 6-403(B)(3): In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 6-403(B)(1) may be waived or modified by the board of architectural review where the board finds that the screening requirement would be architecturally inappropriate and inconsistent with the character of the district.*

Staff recommends that the Board find utilizing screening for the proposed mechanical equipment visually obtrusive and supports the waiver of the screening requirement. Installing HVAC equipment on the rooftop is architecturally appropriate, consistent with the character of the district and is common on surrounding buildings. Staff recommends that the Board support the waiver of Section 6-403(B)(1) screening requirement of the equipment.

## **STAFF**

Michele Oaks, 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

##### **Zoning Section:**

C-1 Proposed roof top AC unit complies with zoning, if the BAR waives screening requirement.

##### **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, Plan Review Services Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

C-1 Building and trades permits where required must be obtained prior to applicable work commencement. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of any alterations made to mechanical, electrical, and plumbing systems must be submitted to the Code office for review. 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 alterations to the existing structure must comply with the current edition of the Virginia Uniform Statewide Building Code (VUSBC).

##### **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)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (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)

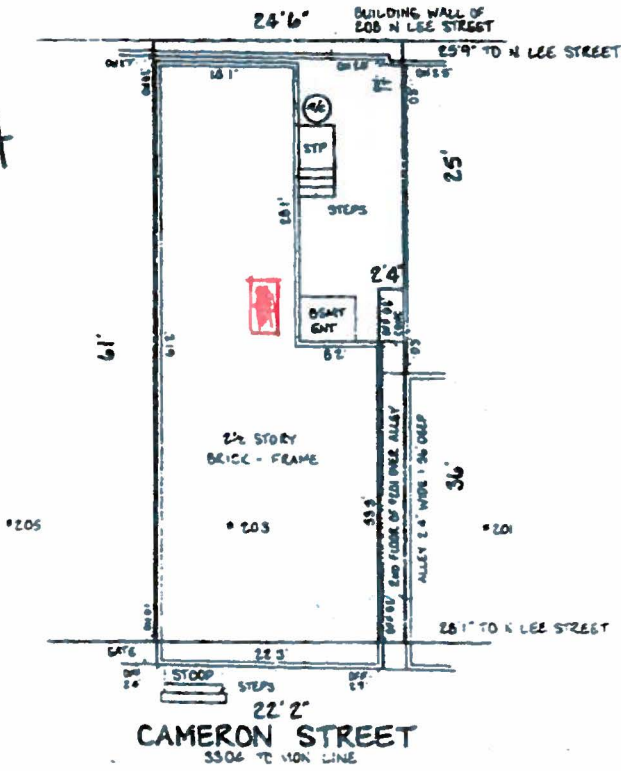
C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11,

Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 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-5 Any work within or performed from the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

OK 1301 P00604

NOTE UTILITIES UNDER



**PLAT**  
 SHOWING HOUSE LOCATION ON  
 THE PROPERTY LOCATED AT  
**203 CAMERON STREET**  
**CITY OF ALEXANDRIA, VIRGINIA**  
 SCALE 1" = 10'      OCTOBER 16 1986

THIS PROPERTY IS NOT LOCATED IN A  
 FULLY DESIGNATED FLOOD HAZARD  
 ZONE.  
 PLAT SUBJECT TO RESTRICTIONS  
 OF RECORD.  
 TITLE REPORT NOT FURNISHED.  
 I HEREBY CERTIFY THAT THE POSITIONS  
 OF ALL THE CORNERS AND POINTS HEREIN  
 SHOWN WERE FIELD EXAMINED BY A TRIP  
 OF THIS SURVEYOR AND THE DATA  
 THEREON WERE ACCURATELY OBTAINED.  
 THERE ARE NO VISIBLE ENCUMBRANCES.  
*Ronald W. White*  
 CH. S. SURV.



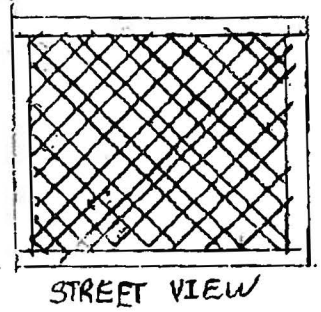
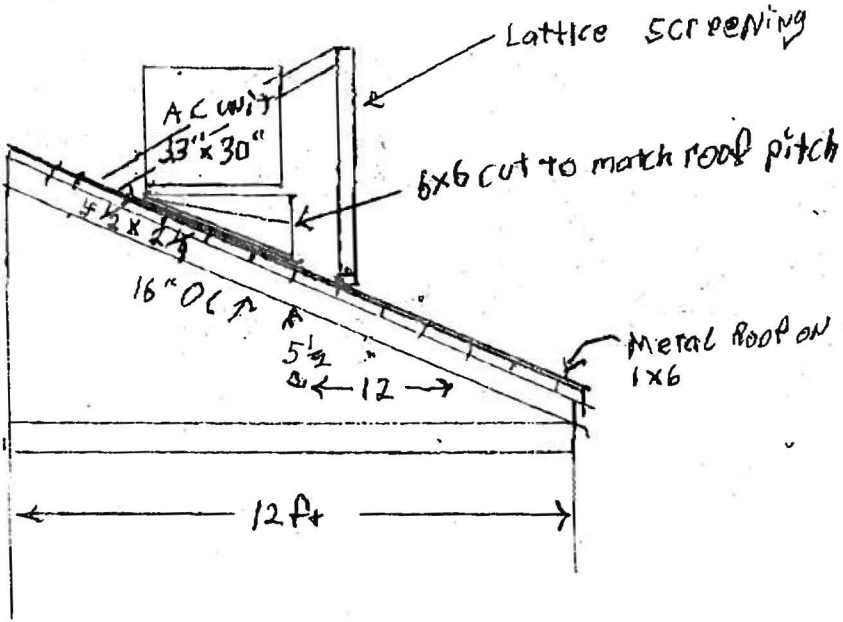
CASE NAME  
 HUBBEL - SCHNEIDER  
 GEORGE J. VAN DOK  
 ALEXANDRIA SURVEYS INC  
 6343 SOUTH RINGS HIGHWAY  
 ALEXANDRIA VIRGINIA 22306

6807419  
 Exhibit C

000066

Attachment A.







FRONT FACADE OF 203 CAMERON ST.



BACK FACADE - 203 CAMERON ST. - L WING ROOFLINE



CLOSE UP - ROOFLINE LOCATION OF HVAC - 203 CAMERON ST.

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 203 Cameron Street

TAX MAP AND PARCEL: 065.03-09-15 ZONING: residential

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: John R. Tyler, Karen K. Richardson

Address: 203 Cameron Street

City: Alexandria State: Va. Zip: 22314

Phone: (202) 514-2356 E-mail: john.tyler@usdoj.gov

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: (202) 514-2356

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: John R. Tyler, Karen K. Richardson

Address: 203 Cameron Street

City: Alexandria State: Va. Zip: 22314

Phone: (202) 514-2356 E-mail: john.tyler@usdoj.gov



- 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).*

Owners of 203 Cameron Street wish to place an HVAC compressor unit on the roof of the rear "L" wing of their property, as indicated in the accompanying plat. The unit would not be visible from Cameron Street. The rear "L" wing of the owners' property is partially visible from Lee Street at a distance of approximately 36.35 feet from the sidewalk. The compressor would be partially obscured by an evergreen tree on a neighbor's property, as indicated in the accompanying photographs taken from Lee Street. As an option, the owner is prepared to use screening, as depicted in the accompanying sketch, to further hide the compressor from view.

**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.

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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: John Tyler Digitally signed by John Tyler  
DN: cn=John Tyler, o=Justice Department, ou=Federal Programs  
Branch, C=US, email=john.tyler@usdoj.gov, c=US  
Date: 2013.03.29 13:42:17 -0400

Printed Name: John R. Tyler

Date: 04/01/2013

**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.		
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 203 Cameron Street \_\_\_\_\_ (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. John R. Tyler	203 Cameron Street	100%
2. Karen K. Richardson	203 Cameron Street	100%
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.		
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.

04/01/2013

Date

John R. Tyler

Printed Name

John Tyler

Signature

Digitally signed by John Tyler  
DN: cn=John Tyler, o=Alexandria Department,  
ou=Professional Programs Bureau, C=US,  
email=john.tyler@va.gov, c=US  
Date: 2013.03.29 13:22:50 -0400