

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Harold White

LOCATION: Parker Gray District
319 North Alfred Street

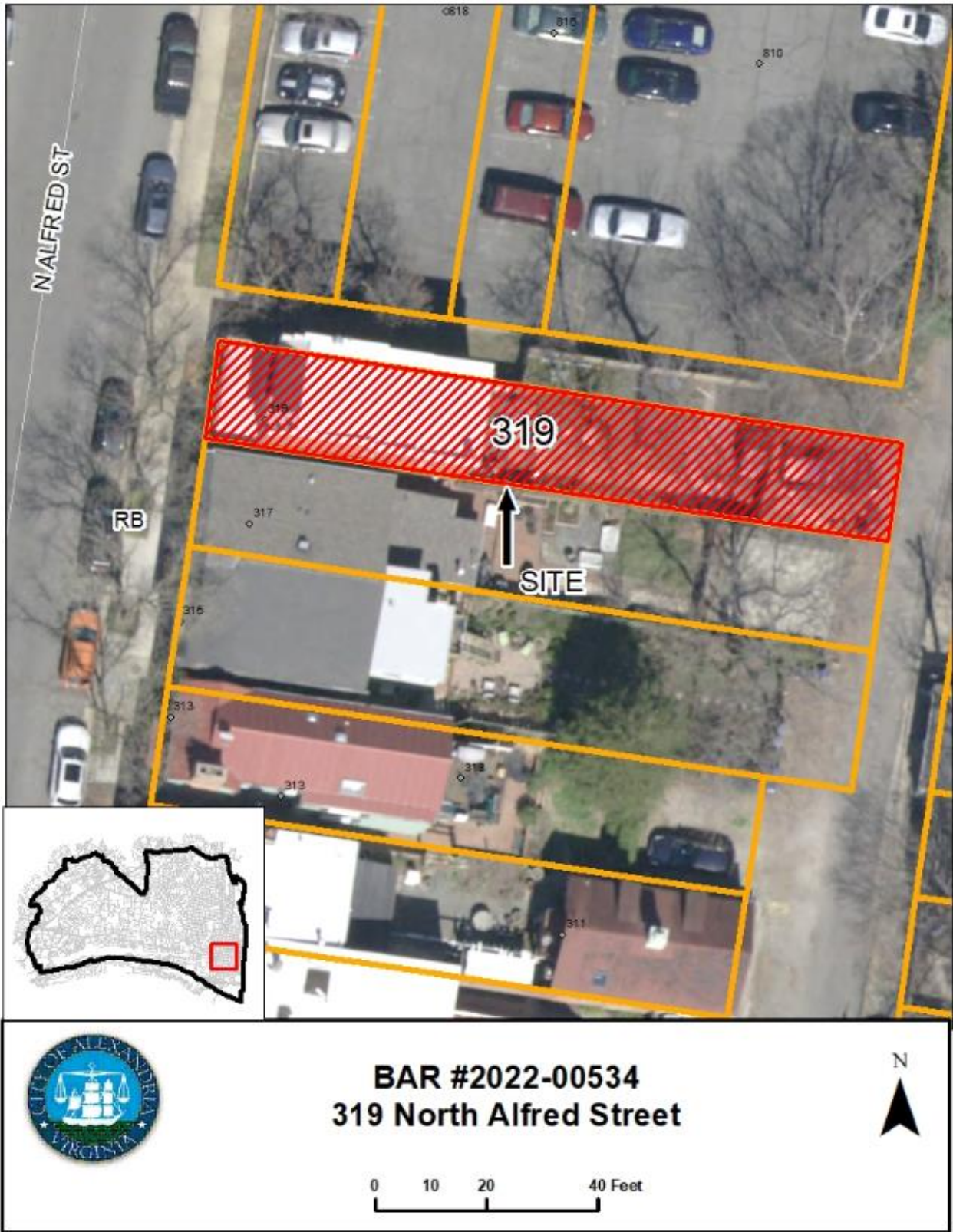
ZONE: RB/Townhouse zone

STAFF RECOMMENDATION

Staff recommends denial of the Certificate of Appropriateness for after-the-fact installation of HVAC piping on the north elevation.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish **PRIOR** to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for the after-the-fact installation of HVAC piping on the exterior of the north wall.

Certificate of Appropriateness

The applicant has installed HVAC piping on the exterior of the north wall of the structure extending from the rooftop mounted mechanical unit to four separate locations. The piping is located within a paintable plastic enclosure and serves split system units at the interior of the structure. The installation was completed without the required BAR approvals.

Site context

The subject property is located on the east side of the 300 block of North Alfred Street. The structure is detached from the neighboring structure to the south and a narrow alley of undetermined ownership is located between the structure and a surface parking lot to the north. This parking lot extends to the corner of Princess Street and North Alfred Street, meaning that the north wall of the structure is visible from both North Alfred Street and Princess Street (Figure 1).



Figure 1: View of north elevation from North Alfred Street

II. HISTORY

The freestanding brick house at 319 North Alfred Street was constructed in 1928 by the B.B. Ezrine Construction Company (Building Permit #743, 3/7/28). Mr. B.B. Ezrine was a builder in Alexandria and also one of the first members of the 1930 Zoning and Planning Commission. The two-and-a-half story Wardman-style townhouse is highly unusual in Alexandria in that it originally had Craftsman style architectural detailing, rather than the more traditional Colonial Revival style often seen in Alexandria and Washington DC.

Previous BAR Approvals

- Permit 39326 – 1983 – Replacement of the front porch floor, replacement of attic windows, replacement of doors on rear porch
- Permit 00583 – 1988 – Installation of new roof
- BAR 96-00286 – Approval for painting unpainted masonry
- BAR 2000-00298 – After the fact masonry painting and shutters
- BLD 2014- 01133 – Repair of brick column at front porch
- BAR 2016-00335 – Paint north elevation, replace windows, replace entry steps, shutters and brackets, roofing
- BAR 2019-00101 – Aluminum coping
- BAR 2019-00457 – Mech unit on roof and screening waiver
- BAR 2022-00085 – Removal of existing asphalt shingle mansard and dormer roof. Removal of modified bitumen “siding.” Installation of new mechanical lock metal roofing and flush seam siding on dormer. Removal and replacement of half round gutter on front porch with new copper half round to match existing.

III. ANALYSIS

The applicant is requesting after-the-fact approval for the installation of HVAC piping on the surface of the north wall of the existing structure. The piping is located within a paintable plastic enclosure and extends from the rooftop mounted mechanical condenser to four separate locations on the north wall. At each of these locations, the piping penetrates the exterior wall leading to an indoor unit. Originally not painted, the pipe enclosure was recently painted to match the dark color of the adjacent masonry wall (Figure 2&3). As noted above, the masonry wall was previously painted related to BAR cases dating from 2016.

The installed piping is part of a type of HVAC system known as a split system. In this type of system, a condensing unit is located either on the roof or on the ground remote from the rooms which it serves. Coolant piping then extends from this condenser to units that are located on the interior face of a wall or ceiling to allow for conditioning of the interior space. Unlike traditional HVAC systems, split systems do not include ductwork to route conditioned air throughout the structure. The units located in each interior room circulates and cools the air in the room using the coolant distributed to the units from the remote condensing unit. This type of system has become popular in the renovation of existing structures because of the absence of ductwork and the associated construction required to support this ductwork.



Figure 2: View of installed HVAC piping enclosure prior to being painted



Figure 3: View of installed HVAC piping enclosure after painting

Staff first became aware of the installation of the piping after receiving a complaint. In a letter dated June 2, 2022, regarding other BAR violations, staff notified the applicant that the piping had been installed without the required BAR approvals and issued a violation for the installation. Staff recently became aware that the property was being placed for sale and again reached out to the applicant to resolve all outstanding violations before they passed along to a subsequent owner. Through BAR 2019-00457 and MEC 2019-01121, the applicant received administrative approval for the installation of the rooftop unit. The location of the piping on the surface of the exterior wall was not indicated in these applications.

Section 10-105(A)(2)(b) of the Alexandria Zoning Ordinance describes the features and factors to be considered by the BAR, it says in part “Architectural details including, but not limited to...decorative or functional fixtures of buildings.” The subject property is in the Parker Gray District and since it was originally built in 1928, it is considered to be an early building. The Parker Gray Residential Reference Guide describes the level of review required for various building components based on the relevant elevation. Since the subject property is not a corner building, the north elevation is considered a “Side (non-street facing)” elevation. HVAC piping on the exterior face of a wall is not specifically listed in the Guide, therefore there is no option for an administrative or no review for the installed piping.

As the split system HVAC system is a recent development, the *Design Guidelines* do not directly address their installation and detailing. It is helpful to look at other sections that consider the installation of modern functional building components that are not decorative in nature. The chapter on HVAC equipment is focused mainly on the installation of rooftop units, however it does contain language stating that “HVAC equipment should be located in a visually inconspicuous area of a building” and that “HVAC equipment which is prominently visible from a public way is strongly discouraged.” The chapter further states that “HVAC equipment should not disrupt the architectural character of a structure.” Since the installed piping feeds equipment located elsewhere on the building, it is useful to look at the language regarding conduits and piping found in the Electrical and Gas Service chapter. This chapter states that “the Boards have expressed their concern that electrical service, i.e., electric lines, be introduced on a building in a manner that does not impair the historic characteristics of the architecture,” and that “Electrical conduit should not be installed on historic facades of a structure.”

While the language in the *Design Guidelines* described above does not directly mention the installation of HVAC piping, the consistent intent is that wherever possible, functional equipment should be located in such a way that the impact to the historic fabric is as minimal as possible. In several places, the guidelines mention that electrical and gas installations have some specific limitations related to the inherent safety issues associated with these elements. Even with these limitations, the location for these components is limited to areas with the least possible visual impact. As described above, the piping that has been installed at the north elevation of the structure at 319 N Alfred Street provides coolant to interior units from a condenser located on the roof. There is no functional or life safety reason that these lines cannot be located at the interior of the structure. Split system HVAC systems are a popular option when renovating historic structures because they do not require the installation of ductwork that can take up a significant amount of space and can require the removal of original walls or ceilings. The installation of the piping within the interior walls can be accomplished through minimal demolition and without the construction of interior chases.

Staff finds that the HVAC piping that has been installed at the exterior of the north wall at 319 North Alfred Street detracts from the historic character of this unique building. The organization of the piping is based on the location of the unit on the roof and the location of the interior units and not on the composition of the overall elevation. While the painting of the piping to match the adjacent wall helps to limit their initial visibility, they remain a clearly modern element that has been introduced without consideration for the design of the elevation. Unlike the location of some functional building components such as drainage, electrical, or gas components on the exterior of

the wall which cannot be located elsewhere, the installation of this piping at the exterior is more for convenience than for technical or safety reasons. In addition to the considerable visual impact on the north elevation, this method of installation requires more penetrations through the exterior envelope than one where the pipes are installed at the building interior. When the piping is installed at the building interior, the piping penetrates the envelope in a single location that can be carefully located in such a way to minimize the impact on the existing structure. In the current installation, each unit requires a discrete penetration located adjacent to the unit without consideration for the adjacent building components. Each of these penetrations can be a source of damage to the structure and potential water infiltration.

Staff recommends that the Board deny the application for after-the-fact approval of the installation of HVAC piping at the north elevation of the structure at 319 North Alfred Street.

STAFF

Bill Conkey, AIA Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Complies with zoning

Code Administration

No comments received

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan, it is suggested that T&ES be included in the review. (T&ES)

C-1 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-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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available 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. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

- F-1 No comments from Archaeology

V. ATTACHMENTS

- 1 – Application Materials for BAR 2022-00495
- 2 – Supplemental Materials

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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).*

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.

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. 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 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: _____

Date: _____



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. Street Address Zone

A2. x =
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>		B2. <u>Total Exclusions</u> <input type="text"/>		

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u> <input type="text"/>		C2. <u>Total Exclusions</u> <input type="text"/>		

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____

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 three 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 _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.		

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.

Date

Printed Name


Signature



CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: _____

HEARING DATE: _____

PROPERTY ADDRESS: _____

ISSUE DESCRIPTION: _____

Print Name

Signature

Telephone

Date

E-mail address

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.





Harold White <haroldwhite@gmail.com>

Fwd: 319 N Alfred St - Piping Lawsuit

David Snyder <dsnyder@rbheatingandair.com>

Thu, Nov 17, 2022 at 10:22 AM

To: "awhite729@gmail.com" <awhite729@gmail.com>, "haroldwhite@gmail.com" <haroldwhite@gmail.com>

Cc: Joseph Fortney <jfortney@rbheatingandair.com>, Patricia Hughes <phughes@rbheatingandair.com>

Hi Amy and Harold,

I took a look at the pictures that Tricia showed me yesterday when I passed by in the office and it looked like a typical mini-split system install to me. Some folks want the Line-Hide coverings like what is installed in the pictures and some folks opt to either cover with a fake downspout or use no covering at all if there is a nice corner or other vertical line to follow up the side of the house. You can drive around many houses in Alexandria, Arlington and DC and see this type of installation. These covers also help protect the pipe insulation against UV ray deterioration. There are some older condo buildings that would not even allow the system to be installed at all without these covers. They aren't for everyone but, they are normal and widely used. I have included some examples and even Googled Line Hide pictures and saw many other examples. Mostly it is available in white or brown, but I have seen some examples where it was painted to match the siding.

I was not directly involved with your project, but it all looked fine to me. I'm not even sure why there would be a question about it being used.

Thanks, and have a great day,

David L. Snyder

(dsnyder@rbheatingandair.com)

Serving VA, DC and MD since 1980

O:703-683-1996

F: 703-836-7086

CELL: 571-238-9099

From: Patricia Hughes <phughes@rbheatingandair.com>

Sent: Thursday, November 17, 2022 9:17 AM

To: David Snyder <dsnyder@rbheatingandair.com>

Subject: FW: 319 N Alfred St - Piping Lawsuit

Dave – Did not think to include you in this e-mail, but if you can help Ms. White with her questions I sure would appreciate it. Thanks, Tricia

From: Patricia Hughes

Sent: Thursday, November 17, 2022 9:09 AM

To: Joseph Fortney <jfortney@rbheatingandair.com>

Cc: Peter Mason <peter.mason@dwyerplumbing.com>; Ed Collins <ed.collins@dwyerplumbing.com>; Christopher Williams <cwilliams@fhfurr.com>

Subject: FW: 319 N Alfred St - Piping Lawsuit

To All - Sending this to anyone who may be able to assist this customer. I am not qualified to answer these questions.

From: Amy White <awhite729@gmail.com>

Sent: Thursday, November 17, 2022 8:52 AM

To: Patricia Hughes <phughes@rbheatingandair.com>; Harold White <haroldwhite@gmail.com>

Subject: Re: 319 N Alfred St - Piping Lawsuit

Hey Tricia,

Thanks for the response. Are you able to explain or confirm that the way R&B installed my mini split system is the way it's typically done? I'm having a difficult time understanding how/why BAR is telling me that the piping would have never been approved, had it been requested. I'm not a Mini split installation expert and I lean on the experts, like you all, to do the work according to the city's zoning codes. I have no reason to believe you guys didn't get the right permits, as you do this type of work daily. I have every reason to believe that the city is purposefully trying to harass me.

Again, if there's anyway someone can call me or email that would be much appreciated. I CANNOT sell my home until this lawsuit is dropped. My house is vacant, my belongings are on a POD, and I'm on my way to Colorado via car. These are extremely stressful times for me and my family, which includes two kids under the age of 5. Please, please I need someone to help us.

Thanks,

Amy White, MHA

703-822-1800

On Nov 17, 2022, at 8:24 AM, Patricia Hughes <phughes@rbheatingandair.com> wrote:

Ms. White,

I apologize you have not received a return call, but I knew from the beginning it would take more than a couple of days. In any case, I have forwarded the e-mail I sent originally again to the appropriate people and stressed that you need to have a response. I can tell you that I did look up the permit R&B obtained for this job which was MEC2019-01121 which was issued on October 30, 2019 and expired on April 30, 2020. You can also reference with the City of Alexandria Bar Case #2019-00457 which appears to have been approved.

I hope this information will assist in you being able to sell your home. My hands are tied beyond offering you this information.

Regards,

Tricia Hughes

R&B Heating and Air

1710 Mount Vernon Avenue

Alexandria, Virginia 22301

(703)683-1996

phughes@rbheatingandair.com

From: Amy White <awhite729@gmail.com>

Sent: Wednesday, November 16, 2022 4:54 PM

To: Patricia Hughes <phughes@rbheatingandair.com>; Harold White <haroldwhite@gmail.com>

Subject: Re: 319 N Alfred St - Piping Lawsuit

Good evening Tricia,

I'm following up on things. When I speak to the city, they're implying that R&B didn't take any permits out for this job. I find that difficult to believe. I need mediation for this ASAP, as my house is on the market. Due to the lawsuit the city has brought against me, I cannot sell my home without this problem solved. I need to see if you can expedite this, as I would like to not have to get legal counsel involved. Your attention to this matter is vital.

Thanks,

Amy White, MHA

703-822-1800

On Nov 15, 2022, at 10:33 AM, Patricia Hughes <phughes@rbheatingandair.com> wrote:

Ms. White – I will do my best to get someone to contact you with regard to the civil action. It may take a few days, but I will follow through. - Tricia

From: Amy White <awhite729@gmail.com>
Sent: Tuesday, November 15, 2022 10:14 AM
To: Patricia Hughes <phughes@rbheatingandair.com>
Subject: 319 N Alfred St - Piping Lawsuit

Hello Tricia,

Please see attached, on page 3 entitled "Piping."

Thanks,
Amy White, MHA
703-822-1800

2 attachments



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