

Docket Item #4
BAR CASE # 2017-00272

BAR Meeting
September 6, 2017

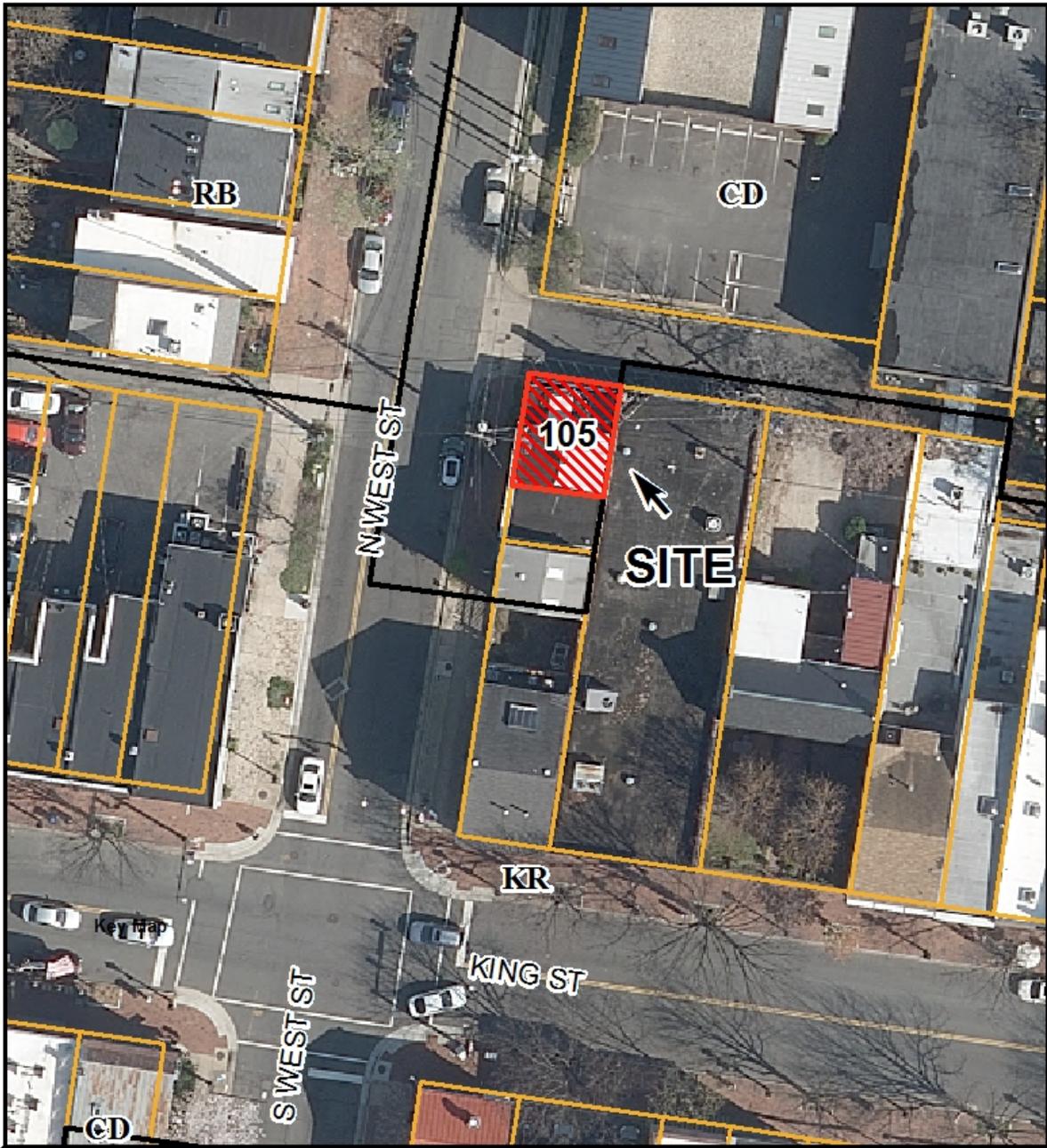
ISSUE: Alterations (Waiver of Rooftop Mechanical Screening Requirement)
APPLICANT: Jiraporn Achraruji
LOCATION: 105 North West Street
ZONE: CD/Commercial Downtown

STAFF RECOMMENDATION

Staff recommends approval of the application to waive concealment of the rooftop mechanical equipment with the condition that the exterior case of the HVAC unit be painted the match the adjacent red brick wall color.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
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.



BAR #2017-00272
105 North West Street



I. ISSUE

The applicant is requesting approval of a waiver of the rooftop mechanical screening requirement in order to install a HVAC condenser on the flat roof, without screening.

The applicant has also requested approval to repaint the concrete block addition. However, as the masonry has already been painted, this action does not BAR approval.

II. HISTORY

The two-story, two-bay vernacular Italianate style townhouse at 105 (and 103) North West Street was constructed **prior to 1885**, according to the Sanborn Fire Insurance Maps. Sometime after 1958, a one-story frame addition on the north side was replaced with the one-story painted concrete block addition.

III. ANALYSIS

Staff supports the applicant's request to install a rooftop HVAC condenser on the flat roof without screening. The existing building does not have central air conditioning. When open space is available at grade in the historic district, staff normally recommends that HVAC condensers be ground mounted. In this case, the yard is extremely small, making this approach problematic and challenging for the applicant to use what little open space is available. The rooftop HVAC condenser unit will be located at the south and east corner of the roof, so as to be invisible from North West Street when viewed from the sidewalk directly across the street, but it will be minimally visible when viewed from a distance on West Street to the north.

Zoning ordinance section 6-403(B)(1) states the following with respect to rooftop mechanical screening:

All necessary rooftop mechanical appurtenances and penthouses shall be concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building in question.

However, section 6-403(B)(3) of the ordinance permits the BARs to consider a waiver of that requirement:

For buildings located within the Old and Historic Alexandria District or the Parker Gray District, or for buildings outside such districts designated pursuant to section 10-300, the board of architectural review having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of subsection (B)(1) of this section, if the board finds such requirement to be architecturally inappropriate. The board of architectural review for the Parker Gray District may delegate the waiver authority under this subsection (3), making it an administrative determination pursuant to the requirements of section 10-203 of this ordinance.

In the opinion of staff, the addition of rooftop screening frequently draws *more* attention to the rooftop feature than the condensing unit alone because the space between the unit and the screen required for air circulation and maintenance makes the screening many times larger than the unit itself. Further, historic rooftop features were not common on vernacular Italianate style

townhouses such as this, so there is little architectural precedent to draw from for the design of a screen. Compounding the amount of rooftop equipment, a guardrail is required by the building code if the unit is located less than 10' from the edge of the roof, so staff will work with the applicant to ensure that the unit is located on this roof so that a guardrail is not necessary. When screening is waived, the BAR normally requires the unit to be painted to match an adjacent wall color or, where no wall is nearby, to match the color of the Virginia sky. For the OHAD BAR's information only, the Parker-Gray BAR has delegated screening waiver authority to staff if the rooftop unit is located more than 15' behind the street facing façade which is the case in this application.

Staff believes that the unit has been sited on the roof in the best location possible in order to effectively minimize its visibility from a public way and recommends that the BAR waive the requirement for rooftop mechanical concealment, provided that the exterior case of the unit is painted the match the adjacent red brick wall color.

STAFF

Stephanie Sample, 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 Comments

- F-1 There have been no variances or special exceptions previously granted for the subject property.
- F-2 Pursuant to section 6-403(B)(3), the board of architectural review may waive or modify the screening requirement for rooftop mechanical appurtenances.

Code Administration

- C-1 A building permit, plan review and inspections are required prior to starting work.

Transportation and Environmental Services

- R1. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F1. 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)

- C1. 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)
- C2. 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)
- C3. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C5. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Archaeology

- R-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

- 1 – Application for BAR 2017-00272: 105 North West Street.*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 105 N West Street, Alexandria, VA 22314

TAX MAP AND PARCEL: .064.03-10-27 ZONING: CD

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: Jiraporn Achraruji

Address: 105 N West Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 362-9785 E-mail: jina1114@hotmail.com

Authorized Agent *(if applicable)*: Attorney Architect Brother

Name: Sapol Jirapanjavat Phone: (202) 288-5517

E-mail: J_SAPOL@YAHOO.COM

Legal Property Owner:

Name: Jiraporn Achraruji

Address: 105 N West Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 362-9785 E-mail: jina1114@hotmail.com

- 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).*

1. Paint the unpainted one story concrete block, I would like to paint with plain color (same color on both In the front and on the side.)
2. Rooftop A/C new installation; This house has only central furnace (gas heater). I want to replace old unit with the new unit that fuction both A/C (electric) and heater (gas). Please see attachment of the proposed project.

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 3 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.

BAR Case # _____

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 3 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: Jiraporn Achraruji
Printed Name: Jiraporn Achraruji
Date: 07/27/17

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. Jiraporn Achraruji	105 N West Street, Alexandria, VA 22314	50
2. Narong Chukittipornsak	105 N West Street, Alexandria, VA 22314	50
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 105 N West Street, Alexandria, VA 22314 (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. Jiraporn Achraruji	105 N West Street, Alexandria, VA 22314	50
2. Narong Chukittipornsak	105 N West Street, Alexandria, VA 22314	50
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.

07/27/17
Date

Jiraporn Achraruji
Printed Name

Jiraporn Achraruji
Signature

Proposal of the new exterior wall change

Project will be performed by J&F Construction Co Inc. (Lic#2701036152)
Or any licensed contractor in VA

Existing (front)



Existing (side)

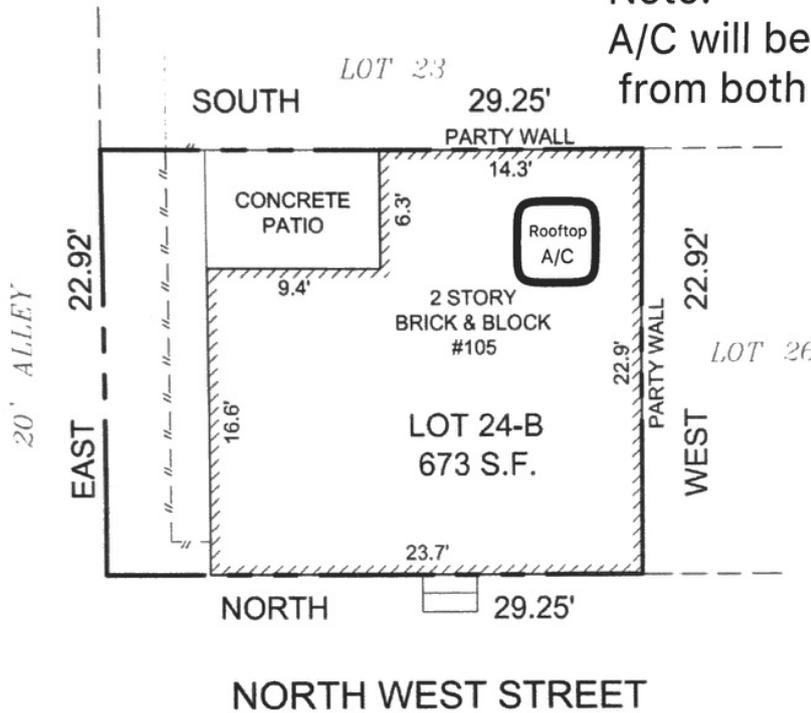


ADDRESS: 105 NORTH WEST STREET
ALEXANDRIA, VA 22314

REVISED



Note:
A/C will be placed 4' away
from both walls



NOTES:

- THIS IMPROVEMENT LOCATION DRAWING:
 - IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
 - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.
- A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

DRAWN BY: DS
FILE: #105HLOC_2017

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



Fitzroy J. Bertrand
7/6/2017
DATE

FITZROY J. BERTRAND
SURVEYOR

HOUSE LOCATION SURVEY
LOT 24-B
MAP: #064.03-10-27
CITY OF ALEXANDRIA
VIRGINIA

SCALE: 1" = 10' DATE: 6/30/17

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.RESDLLC.COM
LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)604-3105 FAX: (301)604-3108

COOLING CAPACITY: 18,000 - 60,000 BTU/H

ENERGY-EFFICIENT
SPLIT SYSTEM AIR CONDITIONER
UP TO 15 SEER & 12.5 EER



Contents

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 Product Specifications 3
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 AHRI Ratings 31
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 Accessories 76

Standard Features

- Energy-efficient scroll compressor
- High-density foam compressor sound blanket
- Copeland® ComfortAlert™ diagnostics
- Single-speed ECM condenser fan motor
- Factory-installed filter drier
- Copper tube / enhanced aluminum fin coil
- Sweat connection service valves with easy access to gauge ports
- Contactor with lug connection
- Ground lug connection
- AHRI Certified; ETL Listed

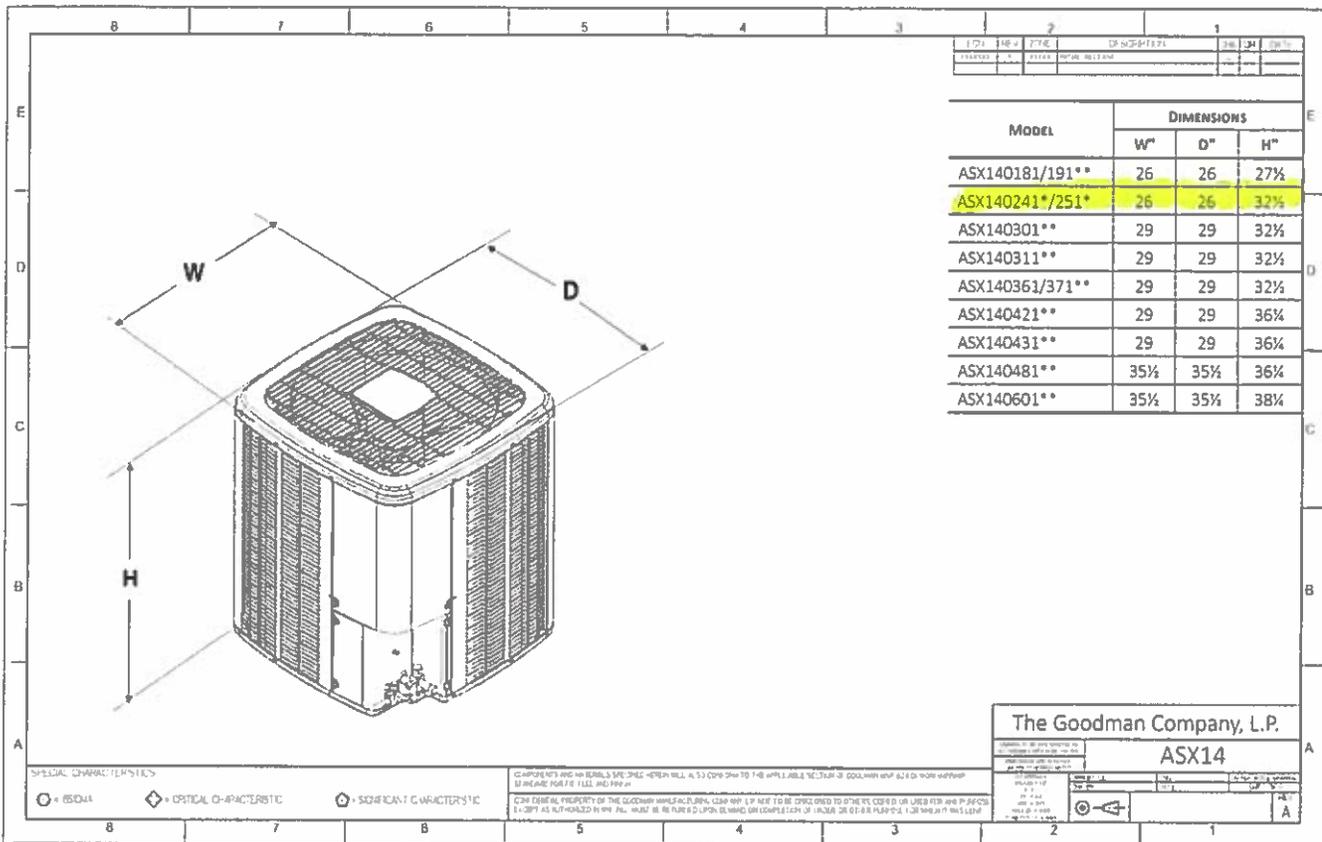
Cabinet Features

- Heavy-gauge, galvanized-steel cabinet with sound control top
- Attractive Architectural Gray powder-paint finish with 500-hour salt-spray approval
- Wire fan discharge grille
- Steel louver coil guard
- Compact footprint
- Top and side maintenance access
- Single-panel access to controls with space provided for field-installed accessories
- When properly anchored, meets the 2010 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)



* Complete warranty details available from your local dealer or at www.amana-hac.com. To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Québec.

◀ DIMENSIONS



ACCESSORIES

Model #	Description	ASX14 018/19	ASX14 024/25	ASX14 030/31	ASX14 036/37	ASX14 042/43	ASX14 048	ASX14 060
ABK-20	Anchor Bracket Kit ◊			X	X	X	X	X
ABK-21	Anchor Bracket Kit ◊	X	X					
ASC-01	Anti-Short Cycle Kit	X	X	X	X	X	X	X
CSR-U-1	Hard-start Kit	X	X	X	X			
CSR-U-2	Hard-start Kit					X	X	X
CSR-U-3	Hard-start Kit						X	X
FSK01A ¹	Freeze Protection Kit	X	X	X	X	X	X	X
LSK02A ²	Liquid Line Solenoid Kit	X	X	X	X	X	X	X
LAKT01A	Low-Ambient Kit	X	X	X	X	X	X	X
TX2N4 ²	TXV Kit	X						
TX2N4A ²	TXV Kit	X	X					
TX3N4 ²	TXV Kit			X	X			
TX5N4 ²	TXV Kit					X	X	X

- ¹ Contains 20 brackets; four brackets needed to anchor unit to pad
- ² Installed on indoor coil
- ² Field-installed, non-bleed, expansion valve kit — Condensing units and heat pumps with rotary compressors require the use of start-assist components when used in conjunction with an indoor coil using a non-bleed thermal expansion valve refrigerant metering device or liquid line solenoid kit. The TXV should always be sized based on the tonnage of the outdoor unit.



A/C condenser unit will be visible during winter time from this view

A/C condenser unit will be visible here all year round from this view





↑
A/C condenser unit will be invisible from this view



A/C condenser unit will be invisible from this view

107
n west st

1220