

**From:** [Amy Fries](#)  
**To:** [Lanning J Blaser](#)  
**Cc:** [Brendan Harris](#); [Mark Eisenhower](#)  
**Subject:** [EXTERNAL]Opposition to BAR Request for addition/alterations at 104 Pommander Walk Street  
**Date:** Friday, January 13, 2023 1:31:54 PM  
**Attachments:** [image.png](#)

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Dear Mr. Blaser,

RE: BAR #2022-00556 OHAD Request for addition and alterations at 104 Pommander Walk Street Applicant: Dan Morrison and Lianne Reilly BAR #2022-00557 OHAD Request for demolition/encapsulation at 104 Pommander Walk Street Applicant: Dan Morrison and Lianne Reilly Attachments: BAR #2022-00556.00557 Application Materials

We live at 101 Franklin and back diagonally to 104 Pommander Walk. Unfortunately, we have to state our opposition to their request to relocate two AC condensers to the roof in a new dormer at the rear of the property.

Our concerns are the following:

- AC units at the roof line would cause excess noise for back-facing bedrooms and second-level decks; every house in this physically tight enclave has a bedroom on the back, as well as a second-level deck.
  - We know noise would be a problem because 100 Pommander Walk, directly behind us, has an AC unit on their second-level deck, and we can hear it in our bedroom and see it from our living room.
  - Every other house in our development has their units on the ground. If 104 Pommander gets approval to have AC units at the roof level, we will be in an AC-noise sandwich with units on the ground, one across, and now possibly two above. [The 100 Pommander Walk second-level AC unit was there when we moved into our home in 2011, and therefore, we didn't have the opportunity to comment.]
- The location of the proposed deck (almost to the crest of the roof line per a phone call with the architect) would be inconsistent with the look of the rest of the roofs and dormers. Visually, it would be an outlier.
- New AC units are somewhat less noisy than older units, but they are still noisy. We know because we have been shopping for quieter units ourselves, and we have been told by vendors that newer units are still noisy. Our neighbor at 103 Franklin replaced his last year, and he says it is just as loud as the old one.
- We unfortunately don't have an HOA to help with such matters. This is why we rely on the city to help maintain cohesive appearances for neighborhoods and consider noise pollution.
- It would set a precedent that in our view is undesirable.
- The city requires waivers for rooftop ac units, we assume, because: 1) They aren't standard 2) They aren't in keeping with the visual look of neighboring homes, and 3) They create another noise nuisance from above.

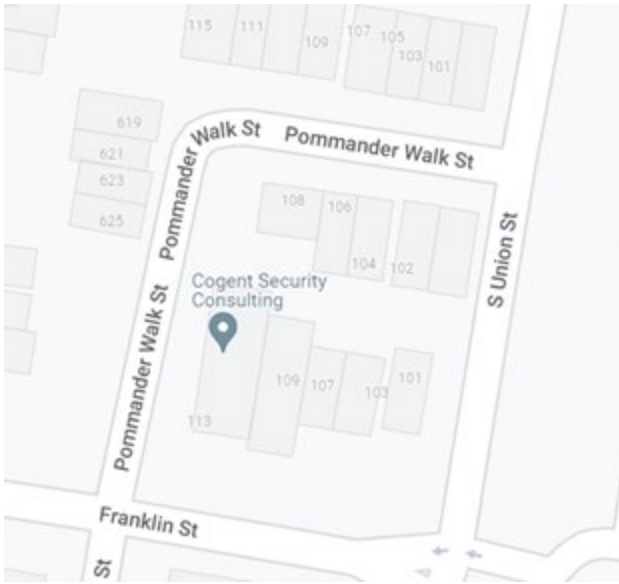
We have been distressed over this situation because we like to be neighborly and supportive, and we would be supportive of a closed room dormer or a dormer-deck to be used as balcony, which is in line with the other homes; but we can't support a rooftop utility deck for two noise-producing AC units.

Thank you so much for the opportunity to comment. We really appreciate it. We would also appreciate it if you could confirm receipt of this email.

Amy Fries 571-215-8105

Mark Eisenhower 703-625-6443

101 Franklin Street Alexandria VA 22314



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