

Docket Item # 1
BAR CASE # 2014-00058

BAR Meeting
April 2, 2014

ISSUE: Request for a Certificate of Appropriateness

APPLICANT: Marc Jasper by R&B, Inc.

LOCATION: 1114 Prince Street

ZONE: RM / Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the rooftop mechanical screening railing as submitted.

*EXPIRATION OF APPROVALS: 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: 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.

*** 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.



BAR2014-0058



I. ISSUE

The applicant requests approval of a Certificate of Appropriateness for wood screening of an existing rooftop HVAC unit. The unit cannot be located on the ground and must be located on the roof in order to comply with the open space requirements of the RM zone. The proposed screening will be one-inch rails in a Chippendale style to match an adjacent rooftop deck railing.

II. HISTORY

The subject property was constructed in **1818**, according to Historic Alexandria, Street by Street, by Ethelyn Cox. This property was not included in the Old & Historic Alexandria District until 1965. Previous BAR approvals for this property include a rear deck approved on 11/4/1970 and a Chippendale railing for the deck was approved on 4/21/1971.

Recently, the applicant submitted an application for a mechanical permit to directly replace an existing rooftop HVAC unit. Staff and the applicant were unable to locate an original mechanical permit or waiver of rooftop screening for the existing unit but approved its direct replacement with the condition that the applicant obtain a Certificate of Appropriateness from the BAR for screening. Screening of rooftop mechanical equipment has been required by section 6-403 of the zoning ordinance since 1961.

III. ANALYSIS

The proposed alterations will comply with zoning ordinance, once the screening is installed.

The applicant has worked with Staff to find the most suitable location for the proposed replacement unit. Ideally, the unit would be located in the rear yard behind an existing fence, however, after an analysis by zoning staff, it was determined that the lot would fail to meet open space requirements if the unit were located in the rear yard.

The HVAC rooftop unit is located on a two story, low slope ell that is minimally visible from N. Henry Street but is clearly visible from the public alley behind the subject property, therefore, staff recommends screening in this particular instance. The screening proposed by the applicant is a Chippendale style railing that will match the deck rail on the porch located one story below the unit, providing a more cohesive design to the rear elevation. Staff recommends that the screening be painted to match the adjacent railing.

STAFF

Mary Catherine Collins, 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

Archaeology

No comments provided.

Code Administration

No comments provided.

Transportation & Environmental Services (T&ES)

No comments provided.

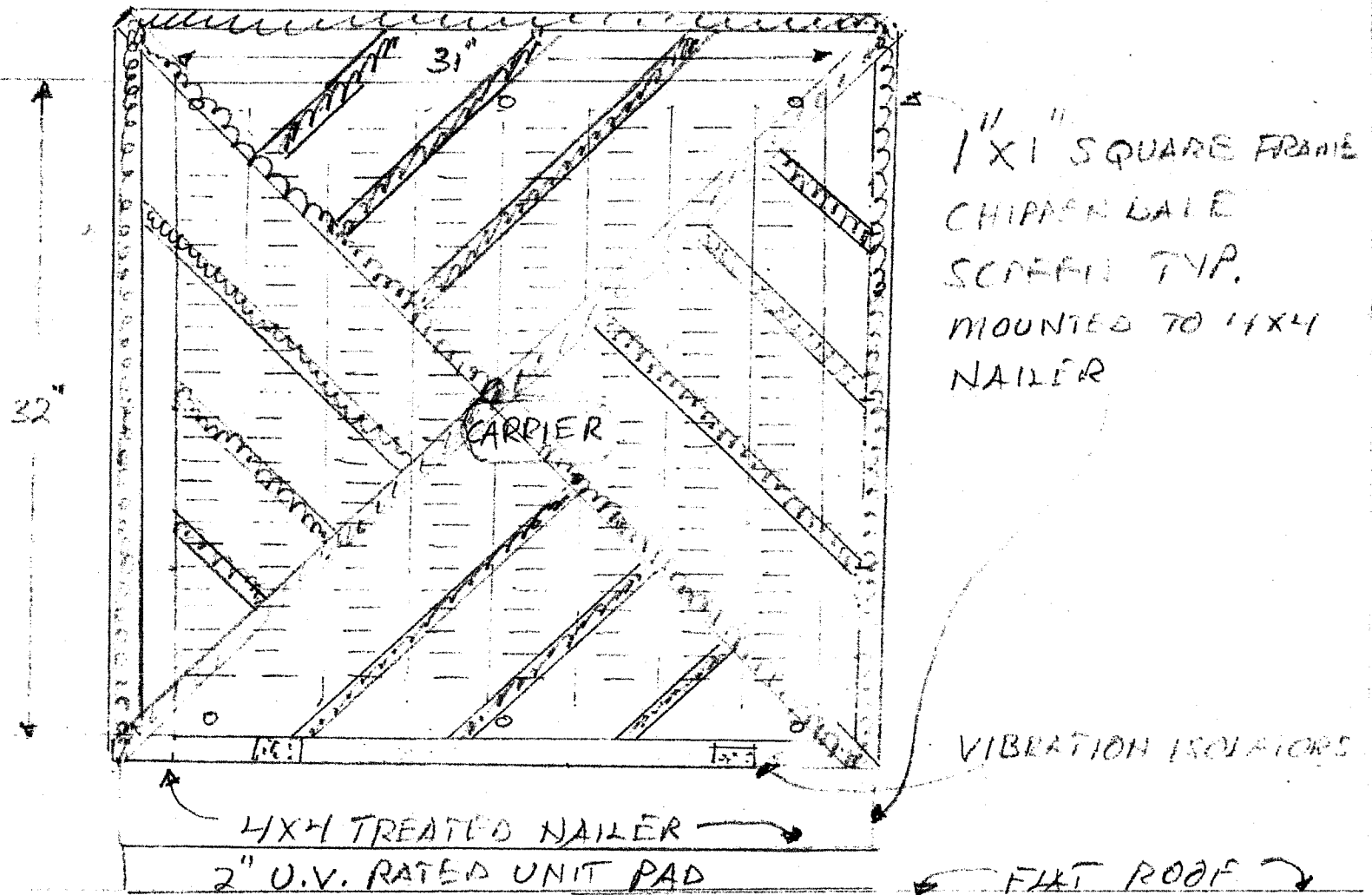
V. ATTACHMENTS

1 – Supporting Materials

2 – Application for BAR2014-00058 at 1114 Prince Street

1114 PRINCE ST.

Attachment #1



UNIT DIM:

31" DEEP

31" W

32" H

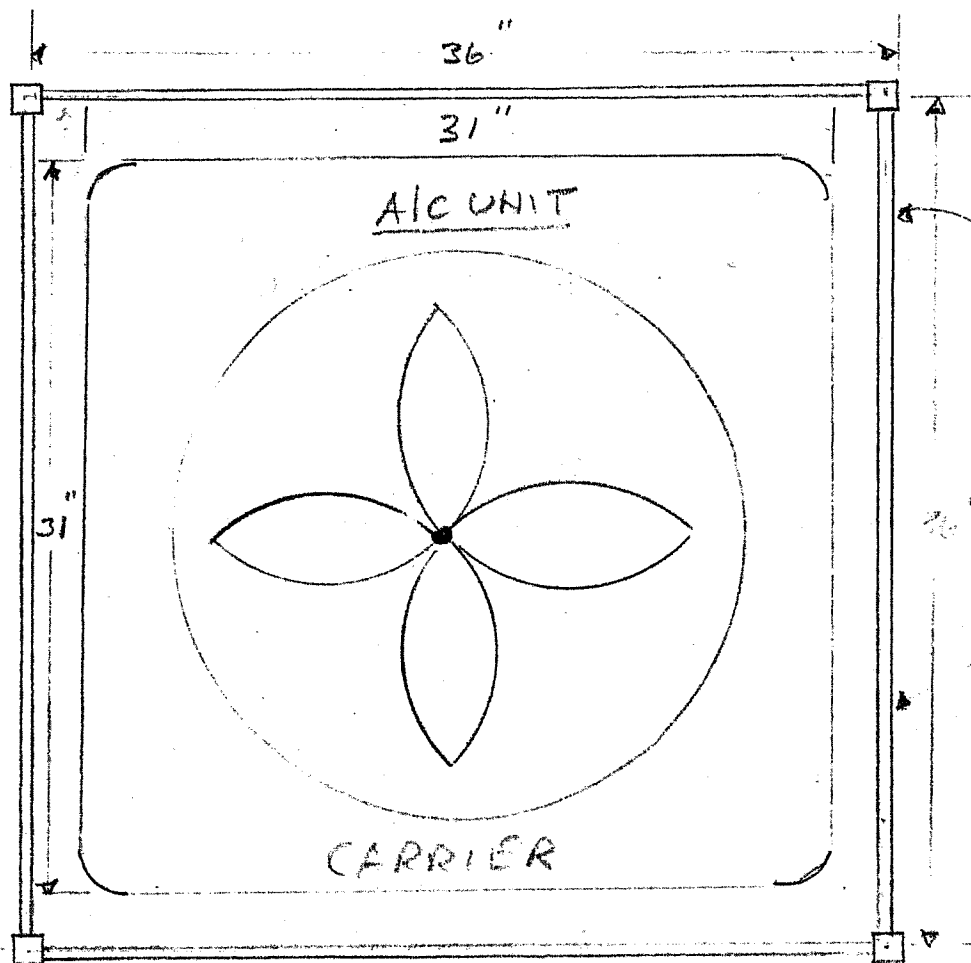
(SIDE VIEW)

CARRIER 38ARR3412

WEIGHT: 190 lbs

SCALE: 1/8" = 1"

1114 PRINCE ST.



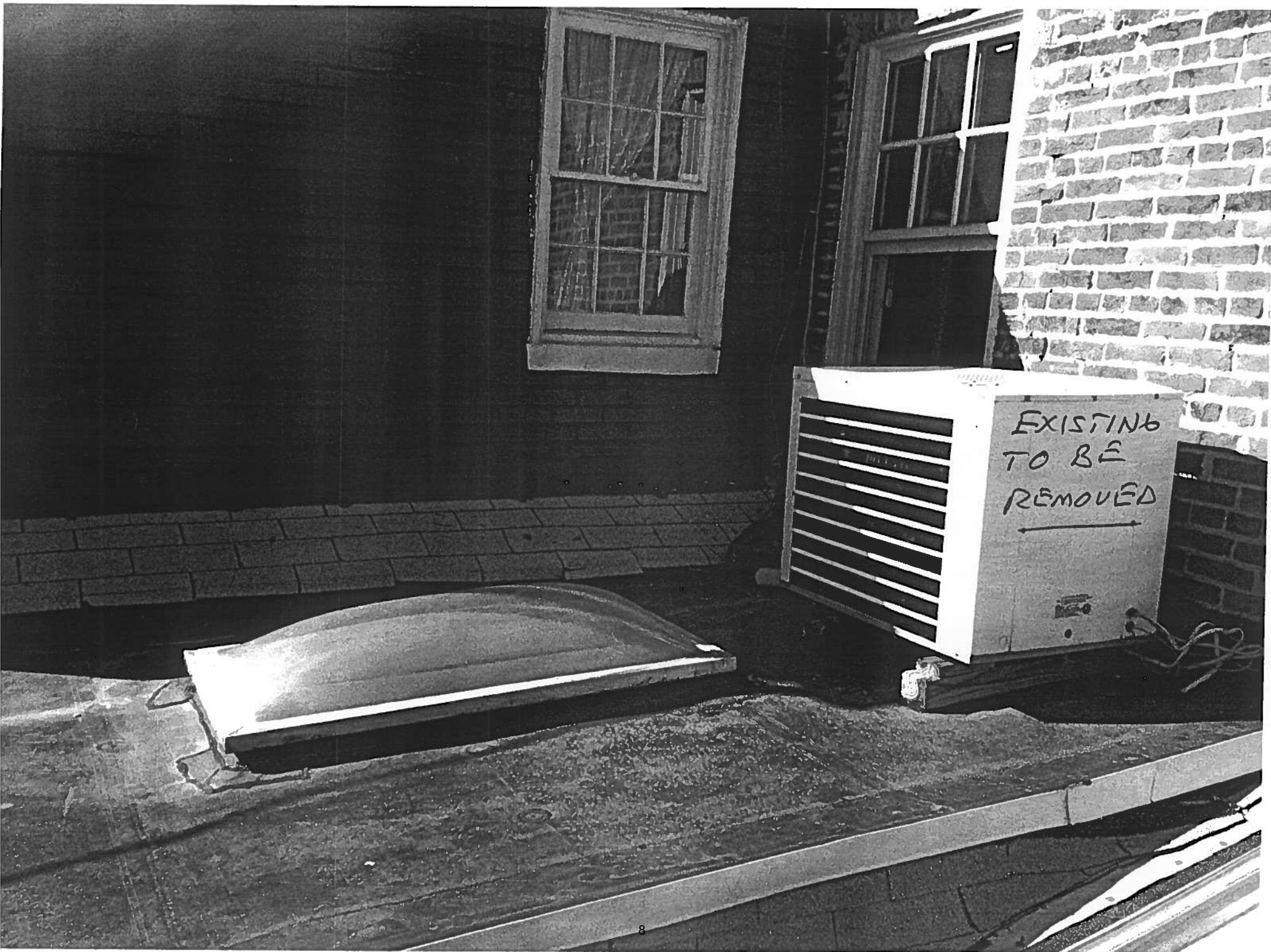
1"X1" SQUARE FRAME
CHIPPEWDALE SCREEN
MOUNTED TO 4X4
NAILER

FLAT ROOF

TOP VIEW
CARRIER 38 ABB 342

SCALE: $1/8" = 1"$





**24ABB3
Comfort™ 13 Air Conditioner
with Puron® Refrigerant
1-1/2 to 5 Nominal Tons**



Product Data



Comfort SERIES

Carrier's Air Conditioners with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 24ABB has been designed utilizing Carrier's Puron refrigerant. The environmentally sound refrigerant allows you to make a responsible decision in the protection of the earth's ozone layer.

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. Refer to the combination ratings in the Product Data for system combinations that meet Energy Star® guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

INDUSTRY LEADING FEATURES / BENEFITS

Efficiency

- 13.0 - 13.2 SEER/10.8- 11.0 EER (based on tested combinations)
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

Sound

- Sound level as low as 75 dBA
- Sound level as low as 74 dBA with accessory sound blanket

Comfort

- System supports Edge® Thermostat™ or standard thermostat controls

Reliability

- Puron® refrigerant - environmentally sound, won't deplete the ozone layer and low lifetime service cost.
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Filter drier
- Balanced refrigeration system for maximum reliability

Durability

WeatherArmor™ protection package:

- Solid, durable sheet metal construction
- Dense wire coil guard available (3-phase units come standard with dense wire coil guard)
- Baked-on, complete outer coverage, powder paint

Applications

- Long-line - up to 250 feet (76.20 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)
- Low ambient (down to -20°F/-28.9°C) with accessory kit


DIMENSIONS - ENGLISH

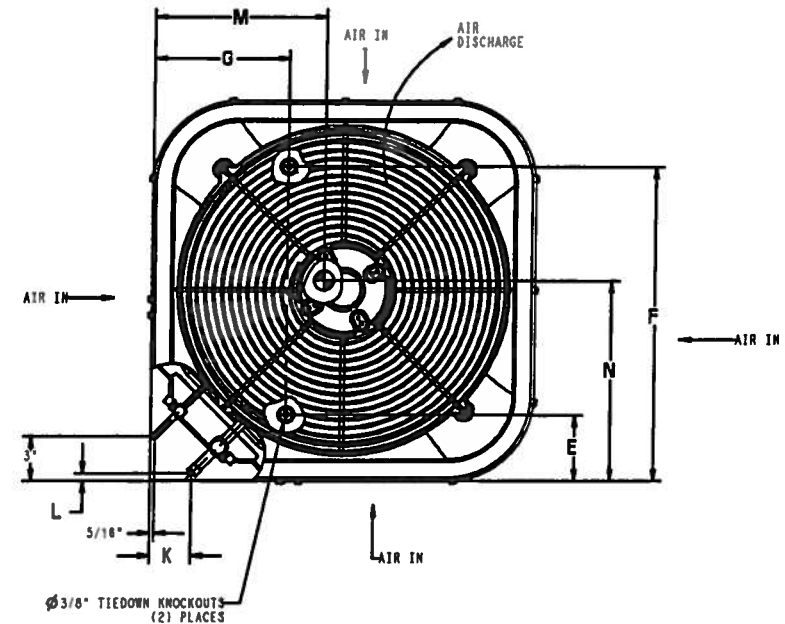
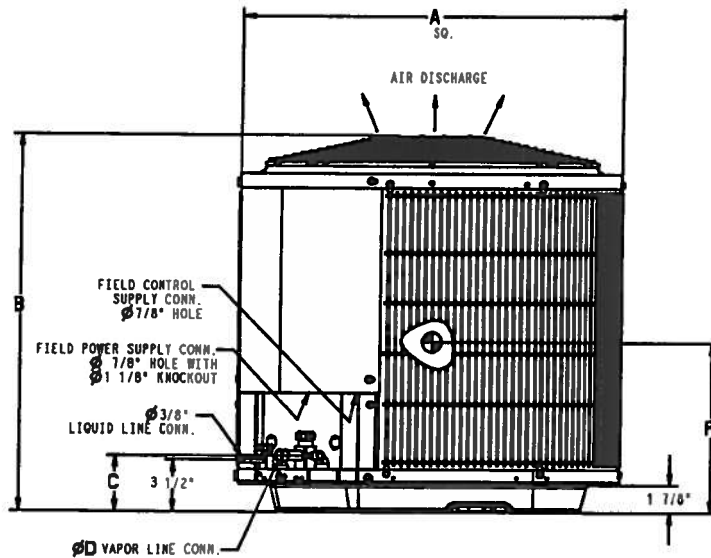
UNIT	SERIES	ELECTRICAL CHARACTERISTICS				A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	SHIPPING DIMENSIONS (L x W x H)
24ABB318	2	X	O	O	O	23 1/8"	25 5/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	16 1/2"	15"	12"	107	130	24 1/4" X 27 3/8" X 33 1/2"
24ABB324	1	X	O	O	O	23 1/8"	25 5/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	16 1/2"	15"	12"	110	134	24 1/4" X 27 3/8" X 33 1/2"
24ABB330	1	X	O	X	O	23 1/8"	28 11/16"	3 3/4"	3/4"	4 7/16"	18 1/16"	7 13/16"	2 13/16"	1/2"	16 1/2"	15"	14"	111	136	24 1/4" X 27 3/8" X 33 1/2"
24ABB336	1	X	X	X	X	25 3/4"	32 5/16"	3 7/8"	7/8"	4 7/16"	21 1/4"	9 1/8"	2 15/16"	5/8"	14 1/4"	10 1/2"	16"	141	170	26 7/8" X 30 1/16" X 35 15/16"
24ABB342	0	X	O	X	X	31 3/16"	32 5/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	15 3/4"	16 1/4"	13 3/4"	190	218	32 3/8" X 35 1/2" X 35 15/16"
24ABB348	1	X	X	X	X	31 3/16"	35 3/4"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16 3/8"	15 3/8"	15 1/4"	186	224	32 3/8" X 35 1/2" X 39 3/8"
24ABB360	2	X	O	O	O	31 3/16"	25 1/2"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	14 1/8"	15 3/8"	11 3/8"	190	226	32 3/8" X 35 1/2" X 32 9/16"
24ABB360	2	O	X	X	X	31 3/16"	28 15/16"	3 7/8"	7/8"	6 9/16"	24 11/16"	9 1/8"	2 15/16"	5/8"	16"	15 1/2"	12 3/4"	198	230	32 3/8" X 35 1/2" X 32 9/16"

208-230-60	575	208/230-3-60	480-3-80
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X = YES
O = NO

NOTES

1. ALLOW 24" CLEARANCE TO SERVICE END OF UNIT. 48" ABOVE UNIT, 8" ON ONE SIDE, 12" ON REMAINING SIDE, AND 18" 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
18, 24, 30	23 1/2" X 23 1/2"
36	26" X 26"
48, 60	31 1/2" X 31 1/2"
-	35" X 35"

ADDRESS OF PROJECT: _____

TAX MAP AND PARCEL: 074.01ZONING: RmAPPLICATION 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: MARC JASPERAddress: 1114 PRINCE STCity: ALEXState: VA Zip: 22314Phone: 703 836-1873E-mail: MWJASPER@YAHOO.COMAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: ROB INCPhone: 703 683-1996

E-mail: _____

Legal Property Owner:

Name: MARC JASPERAddress: 1114 PRINCE STCity: ALEXState: VA Zip: 22314Phone: 703 836-1873E-mail: MWJASPER@YAHOO.COM

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> 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.

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, *36/2014* 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: MARC JASPERDate: 2/26/14

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. MARC JASPER	1114 PRINCE ST	50%
2. JENNIFER JASPER	1114 PRINCE ST	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 1114 PRINCE ST ALEX 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. MARC JASPER	1114 PRINCE ST	50%
2. JENNIFER JASPER	1114 PRINCE ST	50%
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. MARC JASPER	NONE	NONE
2. JENNIFER JASPER	NONE	NONE
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.

2/26/14
Date

MARC JASPER
Printed Name


Signature