

BAR Case # 2015-00262

ADDRESS OF PROJECT: 724 Gibbon St Alexandria VA 22314

TAX MAP AND PARCEL: 080.02-01-20 ZONING: RB

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: Todd Mizradi

Address: 1432 Madison St NW

City: Washington State: DC Zip: 20011

Phone: 202-779-1540 E-mail: todd@charmcityconstruction.com

Authorized Agent (if applicable): Attorney Architect Homeowner

Name: Molly Groom & Todd Hollis Phone: _____

E-mail: molly-groom@yahoo.com

Legal Property Owner:

Name: Molly Groom Todd Hollis

Address: 724 Gibbon St

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: molly-groom@yahoo.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).*

Current HVAC condenser sits on pad on top of flat roof of third floor. Property at 724 Gibbon Street was constructed in 1979 as part of development of entire block, and all homes on block were constructed with HVAC units located on roofs. The unit has been replaced previously in the same location.

Proposed unit will sit on existing pad and use existing electrical connections. It is the same capacity system (3 seers) as current unit, but will run at high efficiency.

Please see attached diagram showing photographs from Columbus street of view of exterior of house noted on aerial photo of site.

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.*

- 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.

REVISED

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 5 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 5 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: Todd M. Zerk

Printed Name: Todd M. Zerk

Date: 8/14/15

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. Todd Hollis	724 Gibbon St. Alexandria, VA 22314	50
2. Molly Groom	724 Gibbon Street	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 724 Gibbon Street, Alexandria (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. Todd Hollis	724 Gibbon Street	50
2. Molly Groom	724 Gibbon Street	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 indicated each person or entity and "None" in the corresponding fields).**

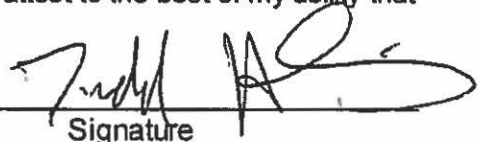
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Todd Hollis	none	none
2. Molly Groom	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.

8/18/15 Todd Hollis
Date Printed Name


Signature

8/18/15 Molly Groom





Imagery ©2015 Google, Map data ©2015 Google 50 ft

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VIEW A - FROM ACROSS COLUMBUS STREET DIRECTLY ACROSS FROM SIDE OF HOUSE. APPROXIMATELY 45 FEET FROM SIDE OF HOUSE.



VIEW B - FROM COLUMBUS STREET SIDEWALK ON SAME SIDE OF STREET LOOKING AT REAR OF HOUSE. APPROXIMATELY 45 FEET AWAY.



VIEW C - FROM ALLEY DIRECTLY BEHIND HOUSE. APPROXIMATELY 45 FEET FROM REAR OF HOUSE

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3 ton

Residential Home > Products > Heat Pumps > Dave Lennox Signature® Collection XP25 Heat Pump

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Dave Lennox Signature® Collection XP25 Heat Pump

The most precise and efficient heat pump you can buy²

★★★★★ 4.8 / 5 | [read all 49 reviews](#) | [write a review](#)

The XP25 uses revolutionary Precise Comfort® technology to maintain an ideal temperature and perfect humidity under any conditions, all while saving you hundreds of dollars in energy costs. It's simply the most advanced, most capable heat pump ever created.

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[FEATURES](#)

[WARRANTY AND SPECS](#)

[REVIEWS](#)

Here are some of the top features of the XP25:



Efficiency rating of up to 23.50 SEER / 10.20 HSPF can save you hundreds of dollars each year*, compared to a standard heat pump.

RESOURCES

- [Product Brochure](#)
- [Promotions](#)
- [Product Registration](#)
- [Glossary](#)
- [FAQs](#)

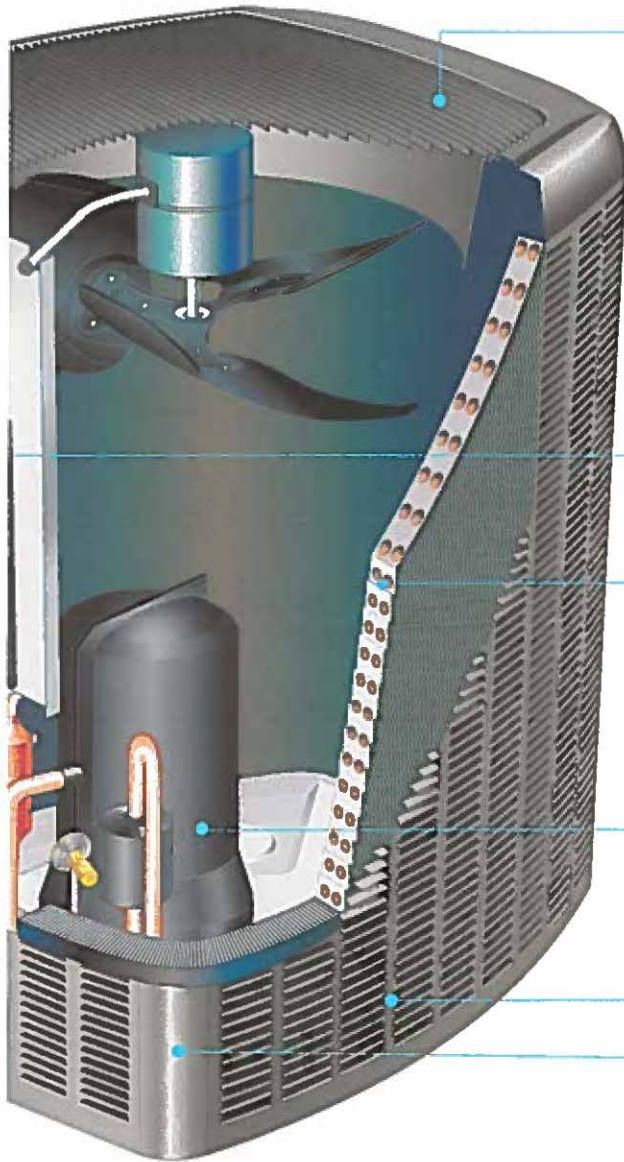
ENERGY STAR® qualified which means the heat pump meets or exceeds U.S. federal guidelines for energy efficiency.



Precise Comfort® technology adjusts fan speed, heat and airflow capacity in increments as small as 1% for the ultimate in temperature control.

Variable-capacity, inverter controlled operation works much like the cruise control system of high performance automobiles, automatically making adjustments as necessary. In the XP25, cooling capacity automatically adjusts up or down, based upon

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SilentComfort™ Fan Grille – Uses patent-pending, vortex-suppression technology to reduce sound of airflow exiting unit, providing a quieter environment outside your home.

iComfort®-Enabled Technology – Allows the XP25 to exchange information with other home comfort system components and make adjustments as needed to optimize performance and efficiency.

High-Efficiency Outdoor Coil – Provides exceptional heat transfer and low air resistance for high-efficiency operation that can lower your cooling bills.

Variable-Capacity Inverter Controlled Compressor – Adjusts output in increments as low as 1%, allowing the unit to perfectly cool your home using minimal energy. Plus, it comes with U.S. EPA-approved R-410A refrigerant.

PermaGuard™ Cabinet – Heavy-gauge, galvanized steel construction, louver coil guard, baked-on powder finish and durable zinc-coated steel base help provide protection against rust and corrosion.

SmartHinge™ Louver Design – Allows quick, easy access to interior components from all sides, so the unit can be serviced quickly.



Dave Lennox Signature® Collection XP25 Specifications

Model	024	036	048	060
SEER	Up to 23.50	Up to 21.50	Up to 20.50	Up to 19.50
HSPF	Up to 10.20	Up to 10.00	Up to 10.20	Up to 10.20
Sound Rating – dB	58	58	64	64
Dimensions HxWxD (in)	37 x 35-1/2 x 39-1/2	37 x 35-1/2 x 39-1/2	47 x 35-1/2 x 39-1/2	47 x 35-1/2 x 39-1/2
HxWxD (mm)	940 x 902 x 1003	940 x 902 x 1003	1194 x 902 x 1003	1194 x 902 x 1003

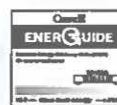
Note: Due to Lennox' ongoing commitment to quality, all specifications, ratings and dimensions are subject to change without notice. Always verify actual system efficiencies through AHRI or by visiting the AHRI ratings database at www.ahridirectory.org. *Applies to residential applications only. See actual warranty certificate for details.



Lennox is proud of the fact that these products have earned the Good Housekeeping Seal.



Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet ENERGY STAR® criteria. Ask your Lennox Dealer for details, or visit www.energystar.gov.



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