

BAR Meeting
September 16, 2015

ISSUE: Waiver of Rooftop Mechanical Screening Requirement; 6-403(B)(3)
APPLICANT: Molly Groom
LOCATION: 724 Gibbon Street
ZONE: RB/ Residential Zone

STAFF RECOMMENDATION

Staff recommends approval of the Waiver of the Rooftop Mechanical Screening Requirement.

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.



BAR2015-00262



I. ISSUE

The applicant is requesting an after-the-fact Waiver of the Rooftop Mechanical Screening required by the zoning ordinance in order to replace their existing condenser unit located on the rear one-story addition's roof structure at 724 Gibbon Street. Please note that due to the BAR's recess in August, BAR staff signed off on this mechanical permit and location of the mechanical unit with a condition that it was subject to BAR review of screening or a waiver of screening.

II. HISTORY

According to Sanborn Fire Insurance Maps, the buildings at 714-724 date from the early 20th century. However, in **1979**, all five townhouses were completely gutted and renovated. Today the subject building is a two-story, Colonial Revival townhouse with an oversized cedar shingled Mansard style roof at the second story, Masonite siding, 9/9 simulated-divided light windows on the first level and 6/6 on the second. The front door is a raised panel flanked by multi-light sidelights and capped with a five-light transom.



Figure 1: Location of Existing Unit to be replaced in-kind

III. ANALYSIS

The applicant is requesting a Waiver of the Rooftop Mechanical Screening required by *Zoning Ordinance* from the BAR. Section 6-403(B)(3) of the *Ordinance* gives the BAR the authority to grant a waiver of rooftop screening, should it find this screening to be more visually obtrusive than the unit itself.

This proposed HVAC unit is being installed at the rear of the roof on the one-story addition in the least visible rooftop location, though this location will be partially visible from South Columbus Street. However, staff does not believe that screening would be compatible with the architectural character of the structure and finds that the screening required for compliance will add additional bulk and mass to the proposed condensing unit and thus be a greater impact than the proposed unit itself. Therefore, Staff does not find that screening is required and recommends that the Board supports the waiver.

STAFF

Michele Oaks, 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

C-1 If waiver of screening is approved the proposed unit will comply with zoning.

Code Administration

No comments received.

Transportation and Environmental Services

R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-2 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)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Management & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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)
- C-6 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)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2015-00262; 724 Gibbon Street



724 Gibbon St
Alexandria, VA 22314

APPLICATION MATERIALS
724 GIBBON ST
BAR2015-00262
8/18/2015



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

724 Gibbon St
Alexandria, VA 22314

APPLICATION MATERIALS
724 GIBBON ST
BAR2015-00262
8/18/2015



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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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

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

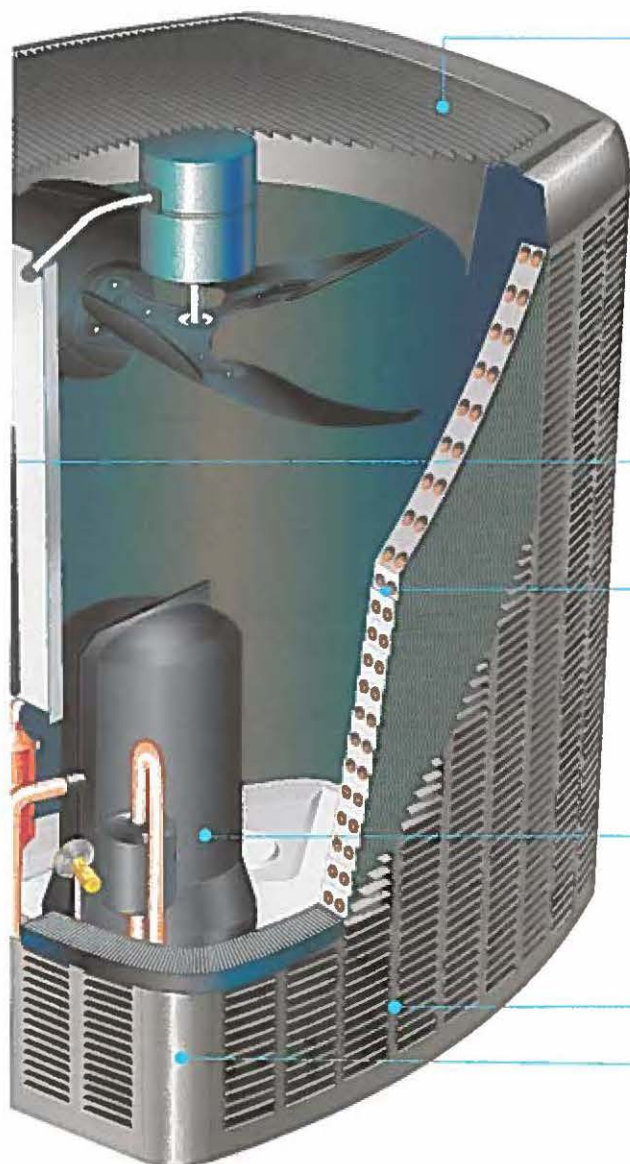


Precise Comfort® technology adjusts fan speed, heat and airflow capacity in increments as small as 1% for the ultimate in temperature control.

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

APPLICATION MATERIALS

724 Gibbon St
 BAR2015-00262
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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

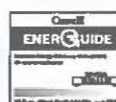
Note: Due to Lennox' ongoing commitment to quality, all specifications, ratings and dimensions are subject to change without notice. Always verify actual system efficiencies through AHRI or by visiting the AHRI ratings database at www.ahridirectory.org.
 *Applies to residential applications only. See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



APPLICATION MATERIALS

724 Gibbon St
 BAR2015-00262
 8/16/2015

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 MiznerAddress: 1432 Madison St NWCity: Washington State: DC Zip: 20011Phone: 202-779-1540 E-mail: todd@charmcityconstruction.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ HomeownerName: Molly Groom & Todd Hollis

Phone: _____

E-mail: molly-groom@yahoo.com

Legal Property Owner:

Name: Molly Groom Todd HollisAddress: 724 Gibbon StCity: Alexandria State: VA Zip: 22314Phone: _____ 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ 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.*

- 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.

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 Mizner
Printed Name: Todd Mizner
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 indicate each person or entity and "None" in the corresponding fields).

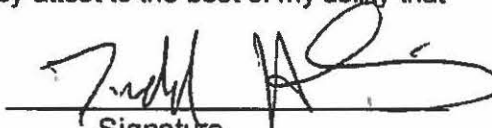
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. 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

