

Docket Item # 2  
BAR CASE # 2016-0191

BAR Meeting  
July 6, 2016

**ISSUE:** Certificate of Appropriateness – Alterations & Waiver of Rooftop HVAC Screening Requirement

**APPLICANT:** Sarah Bobbin

**LOCATION:** 917 South Saint Asaph Street

**ZONE:** RM/ Residential

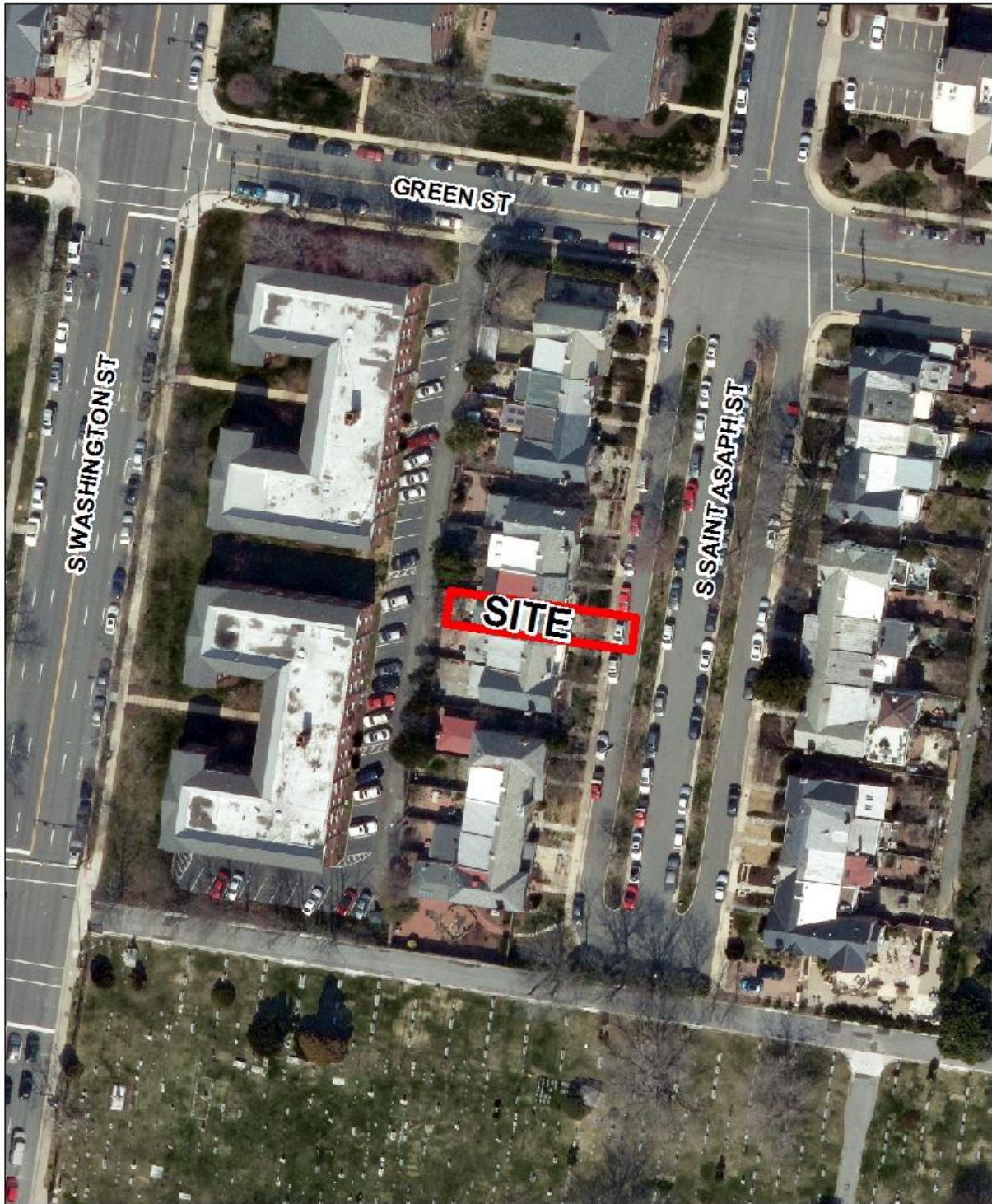
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement with the condition that the unit be painted to match the adjacent wall surface.

**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](mailto: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.



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## **I. ISSUE**

The applicant is requesting approval for a Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for a ductless air conditioning unit at 917 S. Saint Asaph Street. The unit will be located on a one-story rear sunroom addition.

So that the residents would not be without air conditioning during the BAR process, advance approval for installation of the new unit was granted by staff, provided that the applicant submit a BAR application first and subject to approval by the BAR.

## **II. HISTORY**

The two-story, brick townhouse at 917 South Saint Asaph Street is part of George Washington Gardens developed by Joseph K. Seidle, Inc. constructed in **1940**. The houses are stylistically similar to the Yates Garden subdivision by Edward Carr, which begins directly north across Green Street.

901-931 South Saint Asaph Street abuts a public alley in the rear which is shared with the adjacent three-story, Bearing's South condominium building, as shown in the photo below.



**Figure 1: Public alley in the rear of the subject property.**

### *Previous Approvals:*

On July 11, 2012, the BAR approved a new wood fence 7' in height, with an 8' section between the sunroom and the neighbor's property for privacy (BAR2012-0199).

On May 4, 2011, the BAR approved the installation of a new egress window on the basement level of the front elevation and alterations to the front entry stoop (BAR#2011-0052).



### III. ANALYSIS

The zoning ordinance requires that all rooftop mechanical equipment in the city be screened. The BAR's *Design Guidelines* further state that, to the extent possible, mechanical equipment should be hidden from view and integrated with the overall building design. Although the *Design Guidelines* recommend that visually prominent HVAC equipment be screened and painted in a way so that it does not detract from the building, the BAR does have the authority to grant a waiver of rooftop screening, should it find the screening to be more visually obtrusive than the unit itself, per §6-403(B)(3) of the zoning ordinance.

In this particular instance, staff believes that the 6 sq. ft. a/c unit itself is minimally visible over the tall fences from the public alley in the rear of the property. Due to the low visibility, staff does not find it necessary to screen the unit, as long as it is painted oxide red to match the adjacent brick wall surface.



Figure 2View of a/c unit mockup from far side of the rear alley and parking lot.

Staff supports the proposed location of the a/c unit and waiver of rooftop screening requirements, finding that the screening would substantially increase the visual size of the unit and would be inappropriate for a unit of this relatively small size and location.

### STAFF

Amirah Lane, Historic Preservation Sr. Planning Technician, 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 Proposed roof top AC unit will comply with zoning if waiver of screening is approved by the BAR.

##### Code Administration

C-1 A building permit, plan review and inspections are required for this alteration.

##### Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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 & Inspection 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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2)  
(T&ES)

**Alexandria Archaeology**  
No comments received.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR2016-0191: 917 South Saint Asaph Street*



The unit is:

Multi-Split Outdoor Heat Pump Model 38MGQC18-3

Width: 33 1/3" Depth: 12 3/5" Height: 27 3/5"

Mockup of the unit on the  
sunroom roof (to scale  
within about an inch +/-)



**A/C Condenser on sunroom roof  
at 917 S. Saint Asaph St.**





Views of the mockup on the sunroom roof from the alley behind 917 S. Saint Asaph

(Not visible in left photo!)



**A/C Condenser on sunroom roof at 917 S. Saint Asaph St.**

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**A/C Condenser on sunroom roof  
at 917 S. Saint Asaph St.**

Views of the mockup on the sunroom  
roof from the dog-walking area  
between the Bearings apartment  
buildings



Views of the mockup on the sunroom  
roof from ground level, up against the  
Bearings building (far side of the alley  
and parking)

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NOTES: 1. FENCES ARE FRAME.

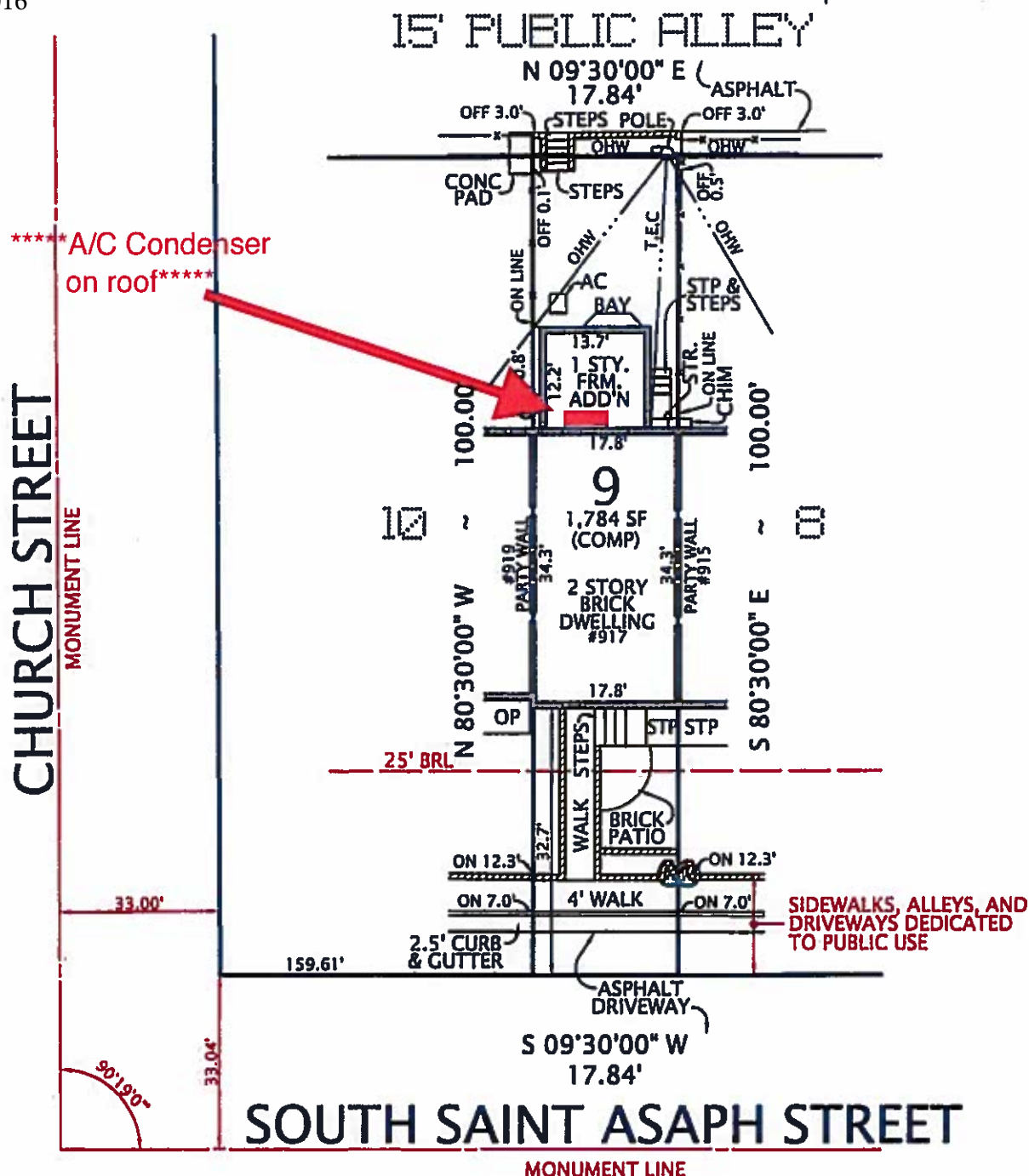
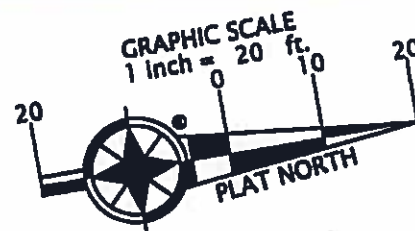
2. RETAINING WALLS ARE 0.7' BRICK.

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PLAT  
SHOWING HOUSE LOCATION ON  
LOT 9, SECTION TWO

COLONIAL PROPERTIES SUBDIVISION

(DEED BOOK 168, PAGE 271)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

OCTOBER 14, 2010

ADDRESS OF PROJECT: 917 S. Saint Asaph St.TAX MAP AND PARCEL: 080.04-07-11 ZONING: \_\_\_\_\_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: Sarah BobbinAddress: 917 S. Saint Asaph StCity: Alexandria State: VA Zip: 22314Phone: 571-225-8716 E-mail: sebbie10@gmail.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

## Legal Property Owner:

Name: Sarah BobbinAddress: 917 S. Saint Asaph St.City: Alexandria State: VA Zip: 22314Phone: 571-225-8716 E-mail: sebbie10@gmail.com

- |                              |  |  |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" 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 checked="" 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.



**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☐ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☒ HVAC equipment                      ☐ shutters  
     ☐ doors                        ☐ windows                              ☐ siding                                      ☐ shed  
     ☐ lighting                       ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☐ other \_\_\_\_\_  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Installation of a ductless Air Conditioner on the 2nd floor of 917 S. Saint Asaph Street: The unit requires an outside condenser unit (Multi-Split Outdoor Heat Pump Model 38MGQC18-3 Width: 33 1/3" Depth: 12 3/5" Height: 27 3/5"), which will be placed on an equipment pad on the flat roof of the sunroom at the back of the property. The unit will sit adjacent to the building, between the small bathroom window and the double windows of the back bedroom. A 20amp, 240 volt circuit, will be from circuit panel to a 30 amp fused disconnect located on exterior wall above sunroom roof line to power the unit.

**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.

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**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: 

Printed Name: Sarah E Bobbin

Date: 6/6/2016

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# 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. Sarah Bobbin	917 S. Saint Asaph St Alexandria VA 22314	100%
2.		
3.		

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 917 S. Saint Asaph St (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. Sarah Bobbin	917 S. Saint Asaph St. Alexandria VA 22314	100%
2.		
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.

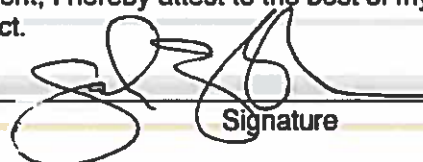
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Sarah Bobbin	N/A	N/A
2.		
3.		

**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.

6/6/16  
Date

Sarah Bobbin  
Printed Name

  
Signature