

# HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757

FAX (703) 548-5443

hcgk.law@verizon.net

HARRY P. HART  
MARY CATHERINE H. GIBBS  
HERBERT L. KARP

OF COUNSEL  
CONSTANCE H. PIERCE

RETIRED  
CYRIL D. CALLEY, 2005

LURAY OFFICE:

170 KIBLER DRIVE  
LURAY, VA 22835

TELEPHONE: 540-743-2922  
FAX: 540-743-2422

April 22, 2014

Mr. Peter Leiberg, Zoning Manager  
Department of Planning and Zoning  
City Hall, Room 2100  
Alexandria, VA 22314

Re: Parkfairfax – Ground Mounted AC Condenser Units

Dear Mr. Leiberg,

Based on our discussions and emails, I'm writing this letter to memorialize the solution we agreed to regarding the installation of the majority of ground level air conditioning units at Parkfairfax. Any ground level unit that will be installed at the front of any unit (ie., where the unit's front door is located) cannot project beyond any front stoop that is open or covered. Placement of shrubs to screen the units will be required. Any ground level unit (condenser, etc.) that will be installed adjacent to a rear or side wall of a condominium building is considered appropriate. When Parkfairfax representatives or their mechanical contractor file for permits to install the units, they will be instructed to ask for you since you are aware of the topic and will expedite the matter in Planning.

As for the remaining units where the ground level air conditioning units may be installed at the front of a unit that does not have a front stoop, that may require additional approvals beyond the Staff level which will need to be determined on a case by case basis. Those units may require variance approval by the Board of Zoning Appeals or possibly a minor amendment that is handled administratively by staff or by major amendment to the site plan that requires a hearing before the Planning Commission. Staff realizes that Parkfairfax was constructed prior to the site plan process but was approved under the Community Unit Plan (CUP) process which is no longer in effect.

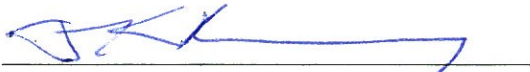
If this accurately reflects the solution that we identified to this issue, please so indicate with your signature below. Thanks in advance for your help in resolving this issue.

Sincerely,



Mary Catherine Gibbs

Seen and Agreed:



Mr. Peter Leiberg, Zoning Manager  
Department of Planning and Zoning

cc: Mr. George Gardner, ParkFairfax Condominium Unit Owners' Association