



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: June 20, 2024

Re: **Item No. 09 – GeoCivix Docket No. PF-1332642-BAR
Church of the Holy Comforter – 543 Beulah Rd NE
Exterior Modifications – Solar Canopy**

Request for approval of exterior modifications – Solar Canopy for Church of the Holy Comforter, located at 543 Beulah Rd NE, Docket No. PF-1332642- BAR, in the RS-12.5, Residential – Single Unit, 12,500 sq. ft. zoning district, filed by Daniel Govan, Govan Builders, project contact.

The applicant is requesting approval of a proposed Solar Panel Canopy in the parking lot of the church. The spaces where the canopy is proposed will be centrally located on the site with the church to the West, additional parking to the North and South , and a densely wooded lot to the East. The galvanized steel canopy will measure just over 176 feet long, with 6 steel plate bases with anchors bolted into concrete piers, measuring 9 feet by 6 feet. The canopy height at its lowest point will be 13 feet above grade. The solar panels will be the Q.Peak Duo XL-G11 Series panels. The proposed panels will be approximately 8 feet long by 3.5 feet wide, including the aluminum alloy frame.

The applicant is also proposing the removal of two existing light poles to make room for the installation of the Solar Panel Canopy. In place of the light poles, the applicant is proposing the installation of 6 H.E. Williams VG 1 LED lights to be mounted under the proposed canopy. These LED lights are proposed at the lowest lumen and kelvin levels available which are 3000 lumens and 3000 kelvins.

***Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.***

- Attachments:
- 01 – Staff Report
 - 02 – Application and Authorization
 - 03 – Site Plan & General Notes
 - 04 – Solar Permit Set
 - 05 – Rendering
 - 06 – Canopy Materials
 - 07 – Solar Panel Materials
 - 08 – Lighting Fixture Materials
 - 09 – Letter to Neighbors
 - 10 – Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) the application requesting approval of exterior modifications – Solar Canopy for Church of the Holy Comforter, located at 543 Beulah Rd NE, Docket No. PF-1332642- BAR, in the RS-12.5, Residential – Single Unit, 12,500 sq. ft. zoning district, filed by Daniel Govan, Govan Builders, project contact. (as submitted / with the following conditions....)

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.