

Dear Architectural Review Board,

I am requesting that the ARB allow me to place my air conditioner on the western side of my property at 1046 Brownell. To recap, during the first ARB meeting for my new home, my neighbor was concerned that she would be able to hear my a/c from her porch and requested that it be located on the southern or eastern side of my house. While I respect her concerns about the sound, after careful consideration, my preference is to locate the a/c unit on the western side of the home as originally planned. I have spoken to my neighbor about this on multiple occasions (twice in person and also by phone) in the interest of being neighborly and tried to compromise by allowing her to have input in sound dampening trees, shrubs, or a fence. Unfortunately, we were unable to come to an agreement.

I have given much thought to placing the a/c on the eastern side of my house and ultimately concluded that it was not a viable option. First, it may require the addition of a retaining wall, which would increase the time and cost of my project. Second, my architect, builder, realtor, and I took special care in designing an attractive eastern elevation given that my lot is on a corner. I would never want an air conditioner on the northern front of my home and therefore do not desire to have one on the eastern front.

Regarding the placement of the a/c on the southern side, the most logical place would be outside of the basement bedroom. Unfortunately, this is also not a viable solution. I will likely have a parent living there sometime in the future and the a/c would have to sit directly outside of the bedroom windows. Furthermore, backyard space is at a premium in Glendale and taking up this valuable space with an a/c is at best a poor use of my yard and at worst devaluing to my property.

The western side of my house was designed to sit further from the property line than the setback requires. This was designed with my neighbor's house in mind to give us both additional yard space and privacy. As a result, the majority of the western side of my house is 13 feet from the property line as opposed to the required 7 feet. If the air conditioner is placed a standard 2 feet from the house and spans 3 feet in width (so 5 feet total), there will be 8 feet between the air conditioner and the property line. This distance appears more than adequate to meet the code requirements. I would also add there are many other houses in Glendale – including new construction on Brownell – whose a/c units are located far closer to their neighbors than mine. I should not be held to a different standard.

Included in this letter is a site plan showing the proposed air conditioner location on the western side of the property. I have highlighted it in pink, so it is easy to see. I have also included a letter from Innovation Mechanical who I engaged to research the setback and clearance requirements for Air Conditioning Equipment. Based on the requirements, I believe placing the air conditioner on the western side of the home is well within the regulations. I also spoke to Kirkwood Heating and Air, who informed me they often place and service air conditioners in Glendale that are far closer to property lines than 8 feet. During this conversation I inquired about the typical decibel levels of new a/c units and the technician assured me that the volume of new air conditioners is usually equivalent to a normal conversation and should not be a nuisance to my neighbor.

I regret that this issue could not be resolved through mutual compromise. However, I remain committed to being neighborly and welcome suggestions to mitigate the sound and appearance of the a/c.

Thank you,
Ryan Dunnegan



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October 14, 2020

Ryan Dunnegan
7557 Buckingham Drive
Clayton, MO 63105

Re: 1046 Brownell Ave, Glendale MO 63122

Mr. Dunnegan,

Per your request, I have researched the setback and clearance requirements for Air Conditioning Equipment to residential property lines. While there may be a restriction buried somewhere that I have not found, based on my research, my professional opinion is that your builder's plans meet or exceed the setback requirements.

Please reference the following information supporting information:

1. Glendale Residential Zoning summary 02-25-2015
 - a. No mention of equipment setback from property lines infers there is no restriction
 - b. R-2 construction, if we were to assume the Condensing Unit is an Accessory Structure, the side yard set back is 6'-7' based on lot width.
 - c. Your Condensing Unit will be set in the inset building area, approximately 10' from the property line which exceeds the 7' structure setback
2. International Mechanical Operating Code 215
 - a. The code does not mention equipment set back requirement
 - b. A conversation with an ICC representative on 10/14/20 confirmed that the IMOC does not regulate equipment setback
3. St Louis County Plan Review research on 10/14/20
 - a. Discussion with Mechanical Plan Review confirmed there is no STL County driven equipment setback requirement
 - b. Discussion with Architectural and Zoning Review provided more insight to the STL County setback requirement. Their formula for equipment setback as follows:
 - i. "Required Structure Setback" – 4 feet = equipment setback
 - ii. In this application: 7 feet – 4 feet = 3 feet required equipment setback

As stated above, I believe the planned equipment location of your Condensing Unit falls well within the County Requirement for 3 feet of setback.

Please let me know if you or the ARB have any further questions.

Sincerely

Brian Hackett

Brian Hackett, PE

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