

TOWN OF HAYMARKET, VA.
Chartered 1799
County of Prince William

MAYOR
John R. Kapp

ARCHITECTURAL REVIEW BOARD
Marie Ann Chio
Chris Foley, Consultant

COUNCIL
James Shepard, Vice Mayor
Mary Lou Scarbrough, PC Liaison
Dottie Leonard, ARB Liaison
Timothy Jasionowski
Douglas Mohr
Thomas Utz, Police Liaison

HISTORIC COMMISSION
Mary Louise Ransom
Michelle Heard
Sarah Turner

Mayor Kapp called this special meeting to order at 7:12 p.m.

18th Century Haymarket – elevations

Mayor Kapp states Brian Pressman of Ryan Homes said the two new models (Barrington & Sheldon) would require a change of set backs for front, side and maybe rear yards. Mr. Pressman also stated Ryan Homes needs the Ravenwood model and a couple of larger models.

Mayor Kapp asks if there are any acceptable elevations that were originally submitted (would the Council reconsider.) Atty. Arledge states the BZA could judge for this Historic District rather than a zoning text amendment or Council could create a new zoning district for this historic district.

Atty. Arledge states shared driveway is part of the subdivision, the individual site plan has not been approved. Mr. Pressman states Ryan can not get the large house on the lot with a side garage. Councilman Jasionowski states the ARB goal was to avoid a front view garage, he feels we should attempt to do what we can to accommodate the ARB's goal. Councilman Mohr states the houses he has looked at (in other subdivisions) either have side garages or parking on the street. Councilwoman Leonard says with an approved subdivision plan that we will know what we are working with. This plan is not the approved plan.

All approvals require carriage lights, colonial lintels, dentil molding (samples to be approved prior to construction permit approval), providing no two alike elevations are side by side

Ryan Homes agrees to wood look siding (to be approved by ARB).

Ryan Homes agrees to three brick homes on Fayette Street, Lots 2 & 7.

Ryan Homes agrees to withdraw all elevations that have not been approved tonight excepting Barrington and Sheldon.

Ryan Homes agrees to build one quarter of homes on Jefferson in brick.

Fayette Street – Lot 3, 4, 5 – brick only

Courtland B#1,

Patterson A with dormers on garage no porch - approved

Patterson B without dormers - approved

Oberlin A with dormers and 8/12 roof pitch - approved

Courtland A – not approved

Courtland B #1 with brick only for Lot 4 Fayette Street or Lot 12 Jefferson St. - approved

Courtland B #3 with front wrap around porch and with brick only for Lot 4 Fayette Street or Lot 12 Jefferson (These two Courtland models only fit on lots 4, 7, 9, 12) – approved

Courtland for lots 7-16 B1 & B3 with either porch option - approved

Courtland C&D – not approved

Patterson models are denied for lots 2,3,4,5 or 6

Patterson A – with dormers on garage, but no porch above door –approved (Mr. Pressman states this elevation fits on a good number of lots.)

Patterson B with or without porch – approved

Patterson C – not approved

Chandler – all elevations – not approved

Ravenwood – all elevations – not approved

Victoria A ^{NOT} approved

Victoria B with front porch - approved

Victoria C – approved

Victoria D – not approved

Victoria E – not approved

Oberlin A – with dormers and 8/12 roof pitch

Oberlin B – not approved

Oberlin C – not approved

Mr. Pressman states Lot 2 and 6 can not fit any house with any garage. The house would have to be moved forward (front lot setback waiver required.) Further he says they can do without garages and put the parking behind the house. Mr. Pressman wants the Town Council to approve all three elevations of both Sheldon and Barrington models, both houses are narrow and meet a lot of Town Code requirements. Councilman Mohr states he likes all these houses. Councilman Mohr asks if we can limit the number of these models used. Atty. Arledge states the ARB should look at each specific lot. Mr. Pressman would make up a matrix showing which house will fit each lot.

Atty. Arledge states to do a zoning text amendment you have to change the rules to create a different district. Ryan was asked if they would go to the BZA on Lots 2 & 6.

Councilman Mohr would like to be specific for lot approval so the Barrington & Sheldon will not be put on lots that would fit a larger home. Councilman Jasionowski states without a complete set of plans he will not vote on Barrington or Sheldon. Atty. Arledge states if you are approving the plan you need to approve extensions now.

Lots 2 & 6 brick only Barrington A&B or Sheldon B&C only

Barrington A Fayette Street brick – approved

Barrington B with detached garage – approved

Barrington C – approved

Sheldon A with dormers – approved

Sheldon B – approved

Sheldon C – approved

Mr. Pressman states the Courtland only fits on lots 4, 6, 9, 12. Councilman Jasionowski states Atty. Arledge said the ARB approval is usually structure/site specific. Mr. Pressman states he will get the engineers to submit a matrix after the Town Council gives approval for submission, within 10 days. Atty. Arledge states once we approve these elevations they will not have to come back to the ARB. Ms. Chio asked if Council can give Ryan Homes an idea of “good to go” and the matrix be approved by Council later? Mr. Pressman wants blessing on the old elevations and will submit the matrix pre-approved. Mr. Pressman will include detail of colonial lintels, dentil molding and carriage lights.

Councilman Jasionowski states we have the duty to look at these site by site or the entire town would be treated as a subdivision. Councilman Jasionowski reiterates his objection to reviewing these elevations without plans. This has not gone to the ARB per Code requirements.

Councilman Utz states he can not approve not knowing what the garage will look like. Councilman Mohr asks do we want both brick? Garage would be partial brick Mr. Pressman states.

Councilman Mohr states to Mr. Pressman if we can approve for architectural he just wants to pass on location of each model. Councilman Mohr asks how we can address the placement of houses? Mr. Foley states each plan has always been addressed individually by the ARB.

Councilwoman Leonard states in the past after ARB and Town Council approved the elevations they came back to the ARB to look at on each lot. Mr. Pressman of Ryan Homes states they have always brought them back to the ARB to look at.

Councilman Jasionowski moved to table approvals of Barrington and Sheldon, second by Councilman Utz. Yeas: Jasionowski, Leonard, Shepard, Utz. Nays: Mohr, Scarbrough. Motion carried by 4/2 vote.

Mr. Pressman will get the architectural plans for the garage. Mr. Pressman goes on record it is a side garage, no dormers.

OTHER BUSINESS

Council agreed to consider other business.

ARB Appointments

Mayor Kapp states the ARB terms expired on December 9, 1999. Councilman Mohr moved to reappoint Carol Cybulski, Marie Ann Chio, Chris Foley (as consultant), second by Councilwoman Leonard. Yeas: Scarbrough, Leonard, Jasionowski, Mohr, Shepard, Utz. Nays: None. Motion carried by 6/0 vote.

Councilwoman Leonard moved to appoint Mrs. Linda Pledger to the ARB, second by Councilman Jasionowski. Yeas: Scarbrough, Leonard, Jasionowski, Mohr, Shepard, Utz. Nays: None. Motion carried by 6/0 vote.

Mayor Kapp states the Planning Commission needs a liaison to the ARB. Councilwoman Scarbrough moved to approve Mike Felt as the PC Liaison to the ARB subject to his concurrence, for his term, second by Councilwoman Leonard. Yeas: Scarbrough, Leonard, Jasionowski, Mohr, Shepard, Utz. Nays: None. Motion carried by 6/0 vote.

Unpaid Bills

Maguire, Woods, Battle & Boothe - \$2500 was the original approval for the Gossom Property purchase. We were billed an additional \$2512.55. Councilwoman Leonard moved to pay the additional \$2512.55 subject to justification, second by Councilwoman Scarbrough. Yeas: Scarbrough, Leonard, Jasionowski, Mohr, Shepard, Utz. Nays: None. Motion carried by 6/0 vote.

Haymarket Historical Foundation Museum fund raiser

Superbowl cash raffle - \$200 to print the tickets. Councilman Jasionowski to send the template to the Town Clerk by Tuesday. This should go to Vienna to the printer and be ready by the end of the week.

Gossom Property Purchase

Mayor Kapp states Alan Gossom wants to wait until January for settlement due to taxes and to have something in the ordinance to allow his car dealers to continue. Atty. Arledge is working on the ordinance.

Mayor Kapp would like to hold a news conference to have an official signing for the purchase of the property.

Building Official

Term expired August 31, 1999. Councilman Utz moved to reappoint Mr. Lowery as inspector, second by Councilman Mohr. Councilman Utz amends motion to term expiration the September 2000 meeting, second by Councilman Mohr. Yeas: Scarbrough, Leonard, Jasionowski, Mohr, Shepard, Utz. Nays: None. Motion carried by 6/0 vote.

AT&T telecommunications antenna, Paved Parking, 15175 Washington Street (behind Century Stair)

Any business open to public is public parking lot. Atty. Arledge states we should consider to amend this to non-residential be required to pave. Atty. Arledge states property has a no trespassing and locked gate it is private parking. Atty. Arledge states Council should come up with a new definition of public parking. Possibly anything non-residential is public parking.

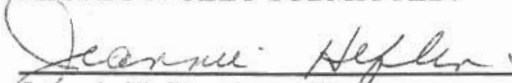
Councilman Jasionowski asks about cellular tax. Some companies have Haymarket taxed as tax based on residents fixed address, the other is income derived from the town, based on tower income call by call. Councilman Jasionowski is concerned residents are being taxed because they live here. Mayor Kapp believes the tax is on the income derived from the tower. Atty. Arledge states it is possible we are not getting what the companies are taxing.

CDBG Grant – Mayor Kapp states he applied for a grant to fix up the gray house (Utterback house). Council was in agreement.

Adjourned

With no further business to discuss the meeting was adjourned.

RESPECTFULLY SUBMITTED:


Jeannie Heflin, Town Clerk

APPROVED:


John R. Kapp, Mayor