



ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
http://www.townofhaymarket.org/

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, October 17, 2018

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Chair Kenneth Luersen called the meeting to order.

I. Call to Order

Chair Kenneth Luersen: Present, Board Member Marchant Schneider: Present, Councilwoman Bond Cavazos: Present, Board Member Julia Cabrera-Woscek: Present, Commissioner Aayush Kharel: Present.

II. Pledge of Allegiance

III. Minutes Approval

1. Architectural Review Board - Regular Meeting - Sep 19, 2018 7:00 PM
Councilwoman Cavazos moves to approve the minutes from the September 19, 2018 regular meeting. Mr. Schneider seconds the motion.

There was no discussion on the motion.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Bond Cavazos, Councilwoman
SECONDER: Marchant Schneider, Board Member
AYES: Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

IV. Citizens' Time

Maureen Carroll, 6862 Track Court, shares concerns with the demolition application for 14801 Washington Street. She expresses that she does not feel Ms. Leonard's application is complete and that she should abide by all the conditions that the Architectural Review Board and Town Council set.

James Carroll, 6862 Track Court, reads a letter from resident Joe Pasanello stating concerns about the demolition request for 14801 Washington Street.

----- Forwarded message -----

From: Joe Pasanello <jcpasa@comcast.net <mailto:jcpasa@comcast.net>>
Date: Tue, Oct 16, 2018, 6:12 PM
Subject: 14801 Washington Street - Application for Certificate of Appropriateness ZP #2018-046
To: kluersen@townofhaymarket.org <mailto:kluersen@townofhaymarket.org>
<kluersen@townofhaymarket.org <mailto:kluersen@townofhaymarket.org>>,
bcavazos@townofhaymarket.org <mailto:bcavazos@townofhaymarket.org>
<bcavazos@townofhaymarket.org <mailto:bcavazos@townofhaymarket.org>>,
akharel@townofhaymarket.org <mailto:akharel@townofhaymarket.org>
<akharel@townofhaymarket.org <mailto:akharel@townofhaymarket.org>>,
jcabrerawoscek@townofhaymarket.org <mailto:jcabrerawoscek@townofhaymarket.org>
<jcabrerawoscek@townofhaymarket.org <mailto:jcabrerawoscek@townofhaymarket.org>>,
mschneider@townofhaymarket.org <mailto:mschneider@townofhaymarket.org>
<mschneider@townofhaymarket.org <mailto:mschneider@townofhaymarket.org>>,
Cc: Cynthia Lyman <Cynthia.Lyman@fsresidential.com <mailto:Cynthia.Lyman@fsresidential.com>>, JC Manlapaz <jcmanlapaz@gmail.com <mailto:jcmanlapaz@gmail.com>>, rhchrisman@aol.com

[rhchrisman@aol.com](mailto:rhchrisman@aol.com) <rhchrisman@aol.com <mailto:rhchrisman@aol.com>>, susan bannan <sgmbannan@gmail.com <mailto:sgmbannan@gmail.com>>, Susan Zupan <saz31@hotmail.com <mailto:saz31@hotmail.com>>, Maureen Carroll <amiepoppa@mac.com <mailto:amiepoppa@mac.com>>, JEME Carroll <jmcarroll53@yahoo.com <mailto:jmcarroll53@yahoo.com>>, Robert Weir <rbwgl@gmail.com <mailto:rbwgl@gmail.com>>, jschiro@townofhaymarket.org <mailto:jschiro@townofhaymarket.org> <jschiro@townofhaymarket.org <mailto:jschiro@townofhaymarket.org>>

Dear ARB Members,

I will be unable to attend your meeting scheduled on Wednesday evening, October 17, 2018. I would appreciate this email be read into the record, as there remain several concerns beyond those that I raised at your meeting in September on behalf of members of Haymarket Station HOA. Those issues, expressed by residents who live adjacent and contiguous to the subject property located at 14801 Washington Street, relate to the type of development and structures allowed if demolition were to be approved and the need to follow process/past practice in your deliberation given the historic nature of the home.

Please consider these supplementary concerns before taking any action:

- There have been no additional materials provided by the applicant in support of the demolition. The staff report states that the applicant does not wish to make the necessary investments to bring the building to a state of good repair. This is not enough justification for approval of a certificate. While the inspection report outlines the poor condition of the home, an engineering assessment has not been conducted as to its condition nor have any cost estimates been developed (nor any financial statements been provided) that support the contention of a financial burden. Please note that an engineer's assessment of the building at 6810 Jefferson Street was required by you, the ARB, less than 10 months ago.
- If you approve the certificate **you will be rewarding** what has been decried many times in the past by current council members and former ARB Commissioners as "demolition by neglect." There are many other properties worthy of demolition (that should be razed in the interest of public safety) and in far worse condition than the applicant's home. However, approval to demolish at this time sends a counter-productive message and reinforces others to act in a similar fashion in the hope that they will be rewarded as well.
- The staff report indicates an acceptance of the financial hardship argument but also states that the applicant is ready to potentially rebuild. On the face of it there seems to be a contradiction between the argument of financial hardship and the claim that the applicant is ready to potentially rebuild. Does the applicant have resources available to develop the property? If so, then why not bring the historic structure up to a state of good repair. The ARB should

encourage the applicant to investigate all options to save this historic structure rather than approve demolition.

- The debate and motions at your September meeting were very hard to follow but I think you concluded by voting down the approval of a certificate, followed by a motion to table. I would like to suggest a motion other than what is in your packet, to properly leverage your responsibility to your fellow residents:

*"I make a motion to **deny** Certificate of Appropriateness ZP #2018-046 to demolish the residential home at 14801 Washington Street."*

Adopting this motion would be consistent with Sec 58-14.8, (e) of the *Procedures for Meeting*, in the ARB Bylaws. A vote in favor of the motion (deny demolition) would be consistent with good governance and would also encourage the applicant to come back to you within 90 days, if they so choose, to provide the additional and necessary information to better inform your review and debate. Remember, any one of you can form a motion, if you do not agree with what is recommended by staff or others. Please listen to your constituents as you deliberate and strongly consider making this motion.

In closing, I believe you owe it to your fellow residents to exercise caution and due diligence in deliberating whether to approve, or not, the demolition of the home at 14801 Washington Street. The key here is to follow the process and exercise consistency with past practice. During the debate of 6810 Jefferson Street (less than 10 months ago), the approval for demolition was granted after much deliberation and analysis, including review of an engineer's assessment. More importantly, once you had the full picture, you applied conditions to an approval, so that demolition could not proceed until following receipt of a building permit (ensures that develop plans are fully vetted and approved). This was a wise decision and I trust you will ensure this precedent is followed here as well, once you have all the facts.

Should you have any questions or wish to discuss, feel free to reach me using the contact information in the signature below.

Thank you for your time and attention.

Joseph R. Pasanello, MBA

Former Vice Mayor and Council Member

6895 Track Court

Haymarket, VA 20169-4911

[jcpasa@comcast.net](mailto:jcpasa@comcast.net) <<mailto:jcpasa@comcast.net>>

914.224.4649

Jim Payne, 6680 Fayette Street, spoke in support of the demolition application.

Bob Weir, 6853 St. Paul Drive, states that he does not feel it is unreasonable to ask for a conceptual drawing and narrative. He states that the applicant should not be given any special treatment for any reason and should be required to fulfill all of the requirements.

With no one else to speak, Chairman Luersen closes Citizens' Time.

## V. Certificate of Appropriateness

### 1. ZP#2018-046, 14801 Washington Street, Residential Demolition

Town Planner, Emily Lockhart, states that she updated the staff report recapping what happened at the September meeting and what has happened since. She adds in paragraph two, the applicant did not submit any further details so the application still stands as presented to the Board on September 19th.

Discussion ensues among the Board concerning the historical significance of the house as well as an incomplete application and no additional information. Chairman Luersen states that he asked the applicant for a concept plan, however, nothing was submitted. The Chair discusses a concept plan that he developed for the property at 14801 Washington Street.

Ms. Leonard attempts to speak to the Board during their discussion. She was not addressed and Chairman Luersen asks Ms. Leonard to sit down.

Mr. Schneider moves to deny Certificate of Appropriateness ZP#2018-046, to demolish the residential home at 14801 Washington Street. Mr. Kharel seconds the motion.

There was no discussion on the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Marchant Schneider, Board Member
<b>SECONDER:</b>	Aayush Kharel, Commissioner
<b>AYES:</b>	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

### 2. ZP#2018-050, 6639 Hunting Path Road, Deck and Fence Application

Ms. Lockhart states that this was a deck application that was tabled from the September meeting due to no representation at the last meeting. She adds that there is representation tonight, Kenny Fallon from MC fence and deck. Town Attorney, Martin Crim, shares concerns with the sanitary/sewer easement and a water line easement shown on the plat.

Councilwoman Cavazos moves to approve Certificate of Appropriateness, ZP#2018-050. Mr. Kharel seconds the motion.

Chairman Luersen asks if this has been approved by the HOA? Ms. Lockhart states yes.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bond Cavazos, Councilwoman
<b>SECONDER:</b>	Aayush Kharel, Commissioner
<b>AYES:</b>	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

### 3. ZP#2018-051, Crossroads Village Center, Commercial Building Designs

Ms. Lockhart states that ZP#2018-051 is for the building design portion of the project. The architect for the Crossroads Village Center, Aatif ShariEFF, from Rounds VanDuzer Architects, shares the plans with the Board. He states that they will be focusing this evening on buildings A, B, C and D. He adds that throughout the development, they will be using a cohesive set of materials and that no two buildings are alike.

Discussion ensues with the Mr. Sharieff and the Board concerning materials, colors and the revised elevations of the Pulte Town Homes.

Councilwoman Cavazos suggests the colors of the street lights match the Hanover green that already exist in the Town and making the buildings more diverse.

Don Wooden, applicant, shares some of the landscaping plans for the exterior of the buildings.

The Board decides to have a work session with the changes/adjustments they requested. Ms. Lockhart requests to have some landscaping plans as well at the upcoming session. The work session was set by the Board for Wednesday, November 7, 2018 at 7 pm. They also decide to reschedule the ARB Regular meeting to Tuesday, Wednesday 13, 2018 due to the Thanksgiving Holiday.

Mr. Schneider moves to table *Certificate of Appropriateness, ZP#2018-051, Crossroads Village Center Commercial Building Designs until the November 13, 2018 ARB Regular meeting.* Councilwoman Cavazos seconds the motion.

There was no discussion on the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Marchant Schneider, Board Member
<b>SECONDER:</b>	Bond Cavazos, Councilwoman
<b>AYES:</b>	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

#### 4. ZP#2018-052, Crossroads Village Center Master Sign Plan

After a brief discussion on the materials, style, colors, and the lighting of the signs, the Board decides to discuss the signage further at the upcoming work session.

Councilwoman Cavazos moves to table *ZP#2018-052 until the November 13, 2018 ARB meeting.* Mr. Schneider seconds the motion.

There was no discussion on the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bond Cavazos, Councilwoman
<b>SECONDER:</b>	Marchant Schneider, Board Member
<b>AYES:</b>	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

## VI. New Business

No new business.

## VII. Old Business

## VIII. Town Planner Update

Ms. Lockhart states that there will be 2 public hearings for the Planning Commission on October 29, 2018. They will include the McDonald's second drive thru lane as well as well a zoning text amendment. Bike racks and trash cans are installed at the park. She concludes, in reference to the work session, she will reach out to some sign companies to get estimates on materials, pricing, as well as contacting VDOT to find out what permits are required.

Comments were made from the Board concerning the VDOT Chick fil A wall and how nice it looks.

## IX. Planning Commission Update

Mr. Kharel states that there is an upcoming meeting on October 29th.

**X. Town Council Update**

Councilwoman Cavazos states that the Town Council had their meeting on October 9th. She adds that they appropriated \$20,000 from the Haymarket Historic Foundation to the Town for the Haymarket street beautification program. She further adds that the Mayor's veto was overridden and that the two Special Use Permits for the Crossroads Village Center passed. She concludes that an Ordinance was passed for a meals tax free weekend October 20 and 21.

Chairman Luersen states that he sees that Blight Ordinance is starting to take place. He asks if the funds have been exhausted? Ms. Lockhart responds no and she is working with the applicants across the street.

**XI. Adjournment**

**1. Motion to Adjourn**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bond Cavazos, Councilwoman
<b>SECONDER:</b>	Aayush Kharel, Commissioner
<b>AYES:</b>	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

Submitted:

Approved:

  
Shelley M. Kozlowski, Clerk of the Council

  
Ken Luersen, Chairman