



# ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING ~ MINUTES ~

Steve Gyuris, Town Planner  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Wednesday, March 15, 2017

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.

### 1. Call to Order

Chair Kenneth Luersen: Present, Councilwoman Susan Edwards: Present, Board Member Robert Day: Present, Councilman Connor Leake: Present, Board Member Bond Cavazos: Absent, Town Manager Kimberly Murray: Present.

### 2. Citizens Time

#### Marchant Schneider - 14811 Rising Sun Lane

*Mr. Schneider speaks to the background of the purchase and history of the Town's Old Firehouse building, since he served as the Town's Planner at the time; he also brings suggestions for benefits of creative reuse of the building.*

### 3. Minutes Approval

There are no minutes ready for approval at this time.

### 4. Certificate of Appropriateness

#### A. 6680 Fayette Street - a Dog's Day Out

This application has been withdrawn from consideration for the present time.

#### B. 14800 Washington Street - Haymarket Baptist Church

The Board tables discussion of this application until its April meeting.

#### C. 6760 Madison Street - Demolition of a Rear Addition ZP2017-006

Mr. Vetter, contractor for the property owners, presents plans and background information for their restoration of a house within the Town to its original historic structure, and demolition of its later addition.

Chairman Luersen tells the applicants that the Board is agreeable to the project in theory, but will need to see the specific details of the building's exterior, once those are decided.

Certificate of Appropriateness is approved for the removal of the original addition with the new two-story addition for the property located at 6760 Madison Street with the additional conditions:

- The applicant returns to the Board's next meeting on April 19<sup>th</sup> 2017 with a specification list of the windows, the siding, the roofing color and material, the exterior lighting, and doors.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
<b>ABSENT:</b>	Bond Cavazos

#### D. 14941 Washington Street - Demolition of Building

This application was discussed together with the following application for demolition of a building at 6707 Jefferson Street (ZP2017-007), as they are owned by the same group, which would like to develop them as one site.

The project is presented by Mr. Bill Robson, who represents Z Properties. He appreciates the historic character of the Town of Haymarket, but presents evidence that he believes will show that the buildings in question are not able to be saved in their present forms.

Mr. Stergio Zissios, the property's owner, also addresses the Board; he speaks to the fact that he bought the property in the hopes of developing it and using it to benefit the Town. He confirms that Z Properties does not intend to restore the building.

The Board expresses its concern that the lack of a specific plan for use of the proposed replacement building would leave the Town open to the possibility that the Fire House could be demolished and then not replaced.

The applicants ask if it would be possible for the Board to hold a Special Meeting before its next scheduled Regular Meeting, to discuss the project. The Board is willing to consider it if the applicants are able to provide the Town Manager and Board members with the necessary background documentation to support a concrete plan for the property.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
<b>ABSENT:</b>	Bond Cavazos

#### **E. 6707 Jefferson Street - Demolition of Building ZP2017-007**

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
<b>ABSENT:</b>	Bond Cavazos

## **5. Town Council Update**

Councilwoman Edwards updates the Board.

Staffing updates from the Town Manager: recruitment is coming to a close for the new Clerk, and the Town Manager and Council hope to have a choice soon. The Town will host its Earth Day event on Saturday, April 22<sup>nd</sup>; the focus will be on the Harrover property and the initial tasks in the creation of the Haymarket Community Park.

## **6. Planning Commission Update**

Commissioner Leake updates the Board.

The Town's new Zoning Ordinance will have a necessary public hearing that will be held at the next Planning Commission meeting. The Commission also approved the preliminary site plan for A Dog's Day Out.

Councilwoman Edwards asks if the property owners applied for a buffer variance; Councilman Leake says that the issue was tabled until the next meeting because of a question with the storm water management.

**7. New Business**

Board Member Robert Day asks if the Board has an active Vice-Chair. The Board decides to address it at a later meeting, when the entire Board is present.

**8. Old Business**

**A. By-Laws - Discussion: Review and Plan for Adoption**

Councilwoman Edwards thinks that the matter should be tabled until the Town has a new Planner in place.

**B. Zoning & Subdivision Ordinance - Update**

The Public Hearing will take place at the Planning Commission's meeting on Wednesday, April 5<sup>th</sup>.

**C. Town Welcome Signage**

This matter is tabled until further information can be gathered, and until the Planner and Engineer are hired.

**9. Adjournment**

**A. Motion to Adjourn**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Robert Day, Board Member
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
<b>ABSENT:</b>	Bond Cavazos

Submitted:

Approved:

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Steve Gyurisin, Town Planner

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Ken Luersen, Chair

