

# APPROVED MINUTES

October 12, 2023

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## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

**Lorton Workhouse Arts Center, Building W-16  
9518 Workhouse Way, Lorton  
Muse Gallery  
6:30 PM  
6:30 p.m. meeting start**

### **Members Present:**

Christopher Daniel, Chairman  
Jason Zellman, Vice Chairman  
Samantha Huang  
Steve Kulinski  
Elise Murray  
Kaye Orr  
Joseph Plumpe, ASLA\*

### **Members Absent:**

John A. Burns, FAIA  
Karen Campblin

### **Staff Present:**

Daniel White,  
*ARB Administrator*  
Stephanie Newman,  
*Heritage Resources Planner*  
Jonathan Kaplan,  
*Heritage Resources Planner*  
Ryan Johnson,  
*Recording Secretary*

*\*Arrived after the commencement of meeting.*

Mr. Daniel opened the October 12, 2023, meeting of the Architectural Review Board (ARB) at 6:30 p.m. Mr. Daniel started the meeting with a motion related to public comment time limitations.

**Public comment time limitations: Mr. Zellman moved, and was seconded by Ms. Orr, that members of the public will have 3 minutes to speak during public comment periods. The motion passed unanimously.**

Mr. Daniel stated that the meeting is being recorded, and will be posted online within 10 days.

### **READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S**

**Mr. Zellman read the opening Statement of Purpose.**

### **APPROVAL OF THE AGENDA- Chair**

**Mr. Kulinski moved, and was seconded by Ms. Orr, to approve the agenda, as submitted. The motion passed unanimously.**

Mr. Daniel mentioned that presentation time should be limited to 8 minutes for first presentations, and 3-4 minutes for resubmissions. Mr. Daniel also mentioned that applicants who use the podium should speak into microphone as closely as possible.

### **INTRODUCTION/RECOGNITION OF GUESTS: Staff and Community Representative**

**WELCOME TO LORTON WORKHOUSE ARTS CENTER:** Rachel Kizielewicz welcomed attendees. Interim President and CEO of Workhouse Arts. The arts center has been in existence 15 years. There will be a celebratory

gala held on November 18, 2023. There is currently a haunted trail experience available on the property. The Center represents a community of artists, and visitors are welcome to peruse the campus and check out the different works of art.

**Mr. White mentioned that a new staff person, Jonathan Kaplan, was in attendance. It is his 4<sup>th</sup> day with the County- Planner II. Supports ARB and will assist with staff reports.**

**CONSENT CALENDAR ACTION ITEMS: None**

**ITEMS FOR ACTION:**

- 1. ARB-23-ROB-02 – Richert Waterwheel at Robey's Mill** located at 12124 Popes Head Rd., Fairfax, tax map 0673 01 0010B. The applicant is proposing to install a decorative wood waterwheel on Robey's Mill to restore the original appearance of Robey's Mill. Allyn Richert represents the application. **PLUS # ARB-2023-SP-00045. Springfield District.**

**Mr. Daniel read the disclosure statement for Mr. Burns. See Attachment 1.**

**Mr. Daniel mentioned that Mr. Burns provided comments. See Attachment 2.**

**Presentation/Discussion**

- Mr. Richert mentioned that there was a great meeting weeks ago (September ARB Workshop). The desire is to place a waterwheel on property. It was suggested by the ARB that there be a CAD plan to show the various aspects of the waterwheel. There was an additional suggestion to build a safety fence. The applicant would be adding a fence for safety, and they do not want an extensive fence to impede entry and exit from property.

**Mr. Daniel asked if any members of the public had any comments. None.**

**Member Comments**

- Mr. Daniel thanked applicant for how the presentation clearly provided responses to workshop feedback.

**Mr. Kulinski moved, and was seconded by Mr. Zellman, that the ARB approve action item ARB 23-ROB-02, located at 12124 Popes Head Road, Fairfax, tax map 0673 01 0010B, in the Robey's Mill HOD, for the proposed wood waterwheel on Robey's Mill, as submitted, and presented at the October 12, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

- 2. ARB-23-SMC-05 – 5640 Ox Rd. New Construction** located at 5640 Ox Rd., Fairfax Station, tax map 0771 01 0057. The applicant is proposing construction of a new, two-story residential property. Sunny Raheja represents the application. **PLUS # ARB-2023-SP-00052. Springfield District.**

**Presentation/Discussion**

- Mr. Raheja presented. Mr. Raheja brought and presented to the ARB members a fence material sample per Mr. Plumpe's workshop comment. He is now following the line drawing for the porte cochere. The presentation has been updated with pictures and lists of proposed improvements. Mr. Raheja also

provided a full set of architectural drawings, per the workshop feedback. He displayed elevations of the home.

- Mr. Daniel asked members of the public for comment. No comment.

### Member Comments

- Ms. Orr asked if the largest roof height could be decreased. Mr. Kulinski stated that he would prefer the roof not be decreased or pitch changed. A brief discussion ensued, and it was decided that the roof height would remain as presented.
- Mr. Daniel mentioned that some of the information presented tonight should also be part of the motion.
- Mr. Plumpe asked about proposed fences on the property. The applicant stated that they would like to install a 6 feet fence along Ox Road and Poplar Road, and farmer's fence. See below discussion embedded within the motion.

**Mr. Kulinski moved, and was seconded by Ms. Orr, that the ARB approve action item ARB-23-SMC-05, located at 5640 Ox Road, Fairfax Station, tax map 0771 01 0057, in the St. Mary's Church HOD, for the proposed construction of a two-story residence, as submitted and presented at the October 12, 2023, ARB meeting, to include the material slide presented at the meeting.**

- Ms. Orr offered a friendly amendment to state that the residence is 3 -story. A discussion ensued, with the conclusion being that the home was 2-story. Ms. Orr rescinded her friendly amendment.
- A discussion then ensued while the motion was on the floor: Ms. Murray asked whether the location of the proposed fence would be along the front of the home. Mr. Plumpe asked about a 6-foot tall privacy fence being in the front yard. Mr. Plumpe mentioned maybe have landscaping instead of fencing. Mr. Plumpe recommended a condition that the applicant submit a plan for ARB Administrator approval for the fence location. Applicant agreed to no fence at all.
- **WITH THE FOLLOWING CONDITION:**
  - **Mr. Plumpe: That no fence be placed along the Poplar Rd. and Ox Rd. frontages, and that landscaping takes place of fence.** Mr. Kulinski accepted the condition, and Ms. Orr, as the seconder, accepted the condition as well.

**Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion, as amended, passed unanimously.**

- 3. ARB-23-LKA-01 – Restaurant HVAC** located at 1633 Washington Plz., Ste. 1633A Reston, tax map 0172 31 1633A. The applicant is proposing to replace the existing HVAC unit with an HVAC that has the compressor on the roof with the refrigerant lines coming down the exterior of the building, as is the case with several other commercial units in the same building. Maysam Faruqi represents the application. **PLUS # ARB-2023-HM-00048. Hunter Mill District.**

### Presentation/Discussion

- Ms. Faruqi gave a background about Lake Anne Village Center, and how there are already compressors there for some of the existing establishments. Lake Anne uses RELAC HVAC system- it takes water from the lake, and cools it off for usage. The problem with that system is that it has to be shut off for 2 weeks during a seasonal change. Ms. Faruqi presented proposal and showed that the compressor would be on the roof. Refrigerant line would run down brick elevation. The refrigerant line treatment and placement has been done on similar units within the village center. She stated that she has the approval of the Lake Anne of Reston Condominium Association. The refrigerant line conduit will be colored the same as the water drain along the same building elevation.

Mr. Daniel asked members of the public for comment. No comment.

### Member Comments

- Mr. Daniel mentioned that there had been a similar issue in Lake Anne that had been missed (not reviewed by the ARB), however the Heritage Resources staff has worked to make sure these issues come to ARB.
- Ms. Orr asked if there had been contact with the resident below the proposed installation, and the applicant responded that they have their permission.
- Mr. Plumpe asked if there would be 1 or 2 heat pumps. Response from applicant was 2. The air handler is interior. Mr. Plumpe asked where does heating exhaust go. The response was through the residential area (built like that a long time ago).
- Mr. Daniel mentioned his biggest issue with the application is trying to match and conceal. Applicant mentioned that the PVC in crème color will be same color as waterspout. (not painted).
- Applicant stated Reston Assn. requires neighbors to sign off on improvements, and that they have followed that process.
- Mr. Plumpe had applicant confirm PVC cladding is consistent throughout the development.
- Mr. Kulinski asked has the builder explored using the existing exhaust shaft. The applicant responded that the shaft did not meet the required specifications.
- Mr. Kulinski stated that there should be a better long-term solution than to have lines going down the building, particularly in view of the public parking lot. There are already multiple downspouts.
- The applicant responded that all the units already have them.

**Ms. Murray moved, and was seconded by Mr. Zellman, that the ARB approve action item ARB 23-LKA-01, located at 1633 Washington Plaza Suite 1633A, Reston, tax map 0172 31 1633A, in the Lake Anne Village Center HOD, for the proposed installation of a new HVAC unit and refrigerant lines submitted and presented at the October 12, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed 6-1.**

- 4. ARB-23-WDL-03 – Richmond Highway BRT** located at 5800 Pole Rd., Fort Belvoir, tax map 1152 01 0001. The applicant is proposing the installation of a Bus Rapid Transit (BRT) station in support of the planned BRT System from Huntington Metro to Fort Belvoir with future plans to expand further South on Route 1. Vanessa Aguayo represents the application. **PLUS # ARB-2023-MV-00043. Mount Vernon District.**

### Presentation/Discussion

- Ms. Aguayo mentioned that the nexus for the ARB review is the building permit for the BRT station. She displayed an overall map of the bus system. Ms. Aguayo mentioned that there was a lot of public outreach with the offices of Supervisors Storck and Lusk regarding concepts for incorporating the area's history into station design. Process started in 2018. She mentioned that all of the stations will look the same generally, however the proposal is to bring community charm elements into the specific stations. She displayed a mockup of the Fort Belvoir Station. She discussed the major changes since the ARB Workshop: added layout showing how far the station is from historic features and resources. Showed a close-up view of going up and down Richmond Hwy.
- Design changes: Canopy 7 feet long, platform 41 feet long. Relocated conference station. Changed look of conference station- to match the finished appearance of the station. Very dense landscaping along equipment pads. Standard station section will be 18 feet height. Station markers have changed slightly to

an internally-lit pylon. The pylon will be metal to match the finishes on the station. Comfort station will be clad with high pressure laminate system. Landscaping renderings were displayed to ARB members.

Mr. Daniel asked members of the public for comment. No comment.

### Member Comments

- Ms. Huang- Asked if the finish on the pylon is concrete. High-pressure laminate was the response from the applicant. The project is Federally-funded. The material is American- sourced and really durable. Structural design is a butt-joint with recess. Ms. Huang also had questions related to dimensions and materials, and a brief discussion ensued about the proposal, although no changes were made to the design as a result of the discussion.
- Mr. Daniel asked about level of community outreach. Applicant responded that throughout the NEPA and Section 106 processes, there was robust community outreach. Quakers House and Woodlawn impacts were considered. DHR concurred with no adverse effect, conditioned with DHR review of noise impacts.
- The applicant mentioned branding.

**Mr. Zellman moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB 23-WDL-03, located at 5800 Pole Road Fort Belvoir, tax map 1152 01 0001, in the Woodlawn Plantation & Pope-Leighey House HOD, for the proposed Bus Rapid Transit Station as submitted and presented at the October 12, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

Mr. Plumpe asked if this is the first station to be built. The response was that stations will be built concurrently, and have the potential to be operational after 2026.

- 5. ARB-23-HOL-38 – 7404 Rebecca Dr. New Deck** located at 7404 Rebecca Dr., Alexandria, tax map 0933 04 0006. The applicant is proposing to remove the existing crib wall, patio, privacy wall, and gate, and replace with a new wood deck, privacy wall, and gate in the existing footprint. Robin Terry represents the application. **PLUS # ARB-2023-MV-00050. Mount Vernon District.**

### Presentation/Discussion

- Mr. Terry presented. Items to be removed due to deterioration were originally built in 1980's. This home is sandwiched between 2 Goodman custom homes. This house is Non-Goodman and a 1968 Custom build. He displayed the proposed deck, and stated that it is on footprint of existing patio. Not changing massing/footprint. Proposing to raise the deck a foot and a half to connect with window off of dining room. There is a crib wall that is sinking away from the house. Proposing standard deck pickets- to blend in with existing deck. Pressure treated pine pickets and solid rail stained to match house, either gray or blue, to blend in with the house.

Mr. Daniel asked members of the public for comment. No comment.

### Member Comments

- Mr. Daniel mentioned Mr. Burns comments- modest change to a non- Goodman house.

**Ms. Murray moved, and was seconded by Ms. Orr, that the approve action item ARB 23-HOL-38, located at 7404 Rebecca Drive Alexandria, tax map 0933 04 0006, in the Hollin Hills HOD, for the**

**proposed deck, privacy wall, and gate, as submitted and presented at the October 12, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

6. **ARB-23-HOL-42** – Lean Meier Workshop Addition located at 2005 Marthas Rd., Alexandria, tax map 0933 04 0163. The applicant is proposing to expand an existing accessory structure by four feet, as well as add a new storage shed. Christine Kelly of Crafted Architecture represents the application. **PLUS # ARB-2023-MV-00054. Mount Vernon District.**

#### **Presentation/Discussion**

- Ms. Kelly presented. Addition to existing accessory structure. Adding 4 feet to the rear of an accessory structure in the back yard. Showed existing studio with Hollin Hills windows. Blue- T1-11, flat roof, flat side elevations. Proposed plan is to add an artists workshop, artist space. Flagstone walkway between accessory structure and new storage shed. Solid door changing to sliding door. Storage shed will have flat roof. Matching T1-11 siding and painting with a flat blue.

Mr. Daniel asked members of the public for comment. No comment.

#### **Member Comments**

- Ms. Orr asked about the “enclosed porch” shown on the plat. The applicant stated they would need to get a new plat.
- Mr. Plumpe asked about height of structure as it related to the rear setback. The applicant responded that the structure was 8.5 feet tall. Behind 6 feet fence. No setback required given height of structure. Hollin Hills DRC review has passed.
- Mr. Plumpe asked about any HVAC in the structure. Applicant responded that there is no such proposal.
- Ms. Murray asked whether 8.5 feet was total height. It was confirmed 8 foot shed and 0.5 inch slab.
- Mr. Kulsinki complemented the structure- simple yet elegant.

**Mr. Kulinski moved, and was seconded by Mr. Plumpe, that the approve action item ARB 23-HOL-42, located at 2005 Marthas Road, Alexandria, tax map 0933 04 0163, in the Hollin Hills HOD, for the proposed addition to an accessory structure and new storage shed, as submitted and presented at the October 12, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

## ITEMS FOR WORKSHOP SESSION:

1. **ARB-23-HOL-36WS – Darula Esser Carport** located at 7602 Range Rd., Alexandria, tax map 0933 20 0026. Proposed carport addition and new driveway. Christine Kelly of Crafted Architecture represents the application. **PLUS # ARBWK-2023-MV-00028. Mount Vernon District.**

### Presentation/Discussion

- Ms. Kelly presented. Proposed carport on Range Rd. Adding carport to the left of the existing home and adding a new curb cut to access carport- left side of property. Carport encroaches into front setback- will be requesting special permit. Proposed flat roof carport. Existing house is mixture of flat and sloped roof.
- Carport- T1-11 siding to match the existing house.

### Member Comments

- Mr. Daniel read Mr. Burns comments. See Attachment 2.
- Mr. Zellman asked what the order of the approvals will be. Mr. White responded that this item will come back as a special permit before ARB. After the special permit process, the architecture will come to the ARB as a separate item.
- Mr. Daniel asked about curb cuts, and whether VDOT was consulted about that. Applicant responded that will be addressed during special permit review.
- Ms. Orr said to show how trees will be protected on final ARB action item.
- Mr. Plumpe asked would there be a walkway connecting the older driveway to the house. Applicant was unsure. Mr. Plumpe stated to add the walkway and the landscaping to better incorporate what would now be a second driveway on the property.
- Mr. Kulinski asked about the proposed driveway material. The response was concrete. Mr. Kulinski said pea gravel or other permeable material may be more in keeping with Hollin Hills.

2. **ARB-23-HOL-39WS – Lipsky Rich Residence** located at 2310 Sherwood Hall Ln., Alexandria, tax map 1021 02 0013. Proposed two-story addition and new carport. Christine Kelly of Crafted Architecture represents the application. **PLUS # ARBWK-2023-MV-00031. Mount Vernon District.**

### Presentation/Discussion

- Ms. Kelly stated that there are lots of windows on the left side of the house, and will be expanding out into front with new addition.
- Low-slope gable roof pitch will be matched.
- There will be railing at back of carport
- Addition will be on right side of house with clerestory windows
- Will need special permit approval to build close to setback.

Mr. Daniel asked for public comment. None.

### **Member Comments**

- Ms. Murray mentioned that the fence has caps. Applicant agreed to remove the caps.
- Doing special permit.
- Mr. Daniel said that the application needs a little more site photography, and also more context given as to what is the historic house and what has been added on.
- Mr. Burns comments were read aloud. See Attachment 2.
- Ms. Orr asked about setbacks, 11 feet off and 10 feet to the right.
- Mr. Plumpe asked if you are asking for setback reduction, what is the effect on grading on adjacent properties, trees, etc. Need to see photos of adjacent properties.
- Mr. Kulinski mentioned that the house is very private, although on a busy street. Mr. Kulinski mentioned that the carport will have slightly bigger visual impact, however the addition on the side will be more obscured. Maybe consider a flat roof carport.
- Mr. Plumpe asked about plank fence in front yard, applicant responded it will be removed.
- Mr. Kulinski mentioned that the carport setback rule changed with zMOD. Carports have to meet the full setback now, and cannot encroach.

**\*\*\*The BOARD took a break at 8: 15 p.m.\*\*\***

**\*\*\*The BOARD reconvened at 8: 22 p.m.\*\*\***

- 3. ARB-23-LFK-08WS – Shrader Pool House** located at 1015 Langley Hill Dr., McLean, tax map 0223 02 0011. The proposal includes removal of the existing two-story pool house and tennis court, construction of a new one-story pool house, replacement and modification of stone pool terrace, extant swimming pool to remain. The parcel is outside of the Langley Fork HOD; however, the Fairfax County Zoning Ordinance prohibits accessory structure without an associated primary structure on same parcel. Therefore, this parcel and the neighboring parcel 1000 Dogue Hill Ln (which is in the Langley Fork HOD) are being treated as one property by Zoning Evaluation. Greg Wiedemann represents the application. **PLUS # ARBWK-2023-DR-00033. Dranesville District.**

### **Presentation/Discussion**

- Parcel that adjoins 1000 Dogue Hill – still under construction. Both parcels are under the same ownership. Mr. Weidemann displayed a plat with existing tennis court on the adjacent parcel. The solarium is still under construction. Existing pool house on Lot 11. Mentioned the Langley Fork HOD design guidelines and how this would be consistent with the rolling hills of the area by not adversely impacting topography. Will remove 2-story pool house, and 1-story house. Synthetic slate building material, similar to existing house. Pergola. Simple massing. Removing the tennis court, and restore the hill. Mr. Daniel asked for public comment. None.

### **Member Comments**

- Mr. Kulinski asked if the current look of the house is brick, or if stone. Applicant responded that the existing house is under construction and it would be stone.
- Mr. Kulinski stated that the design is very well done and whether this was technically under the purview of the ARB. No negative comments.
- Mr. White confirmed there will be grading plan for ARB review; architectural plan for ARB review; and will have to complete archaeological information.



**PRESENTATION:** None.

**BOARD AND STAFF ITEMS:**

- **Review and action on approval of previous months minutes:** September 14, 2023, and September 18, 2023. **Mr. Kulinski moved, and was seconded by Mr. Zellman, to approve the meeting minutes for September 14, 2023, and September 18, 2023, and pay the recording secretaries, accordingly. The motion passed unanimously.**
- **Treasurer’s Report:** Ending Balance as of September 30, 2023 - \$20,017.31
- **Administrative:**
  - **Ms. Orr expense request: Mr. Zellman moved, and was seconded by Mr. Plumpe, to approve the \$330 allotment to Ms. Orr for professional licensure related to work on the ARB. The motion passed unanimously.**
  - Drover’s Rest site visit: NV Conservation Trust. Property is currently owned by family and nobody is living there. Need to schedule visit by ARB members, will be a meeting and will be noticed. Mr. White mentioned 11/3 and 11/4 as potential dates.
- **Discussion/Update Reports:** None.
- **Correspondence, Announcements:** Jonathan Kaplan is new Historic Planner II. Mr. Kaplan will help with design guideline updates and staff reports.
- **Old Business:**
  - Nominating Committee: The committee met, and the current slate of members is to remain. However, staff recommends a treasurer be nominated.
  - **Budget Request for FY2025:** Mr. White presented 2 items- one-time tech expense for tablets/estimates – \$16,500 one-time expense. Expense for second standing meeting- \$12,196.12. The budget request is 3 times higher than last year.
    - **Mr. Zellman moved, and was seconded by Ms. Murray, that the ARB approves the draft of the budget request for Fiscal Year 2025 and direct staff to complete the additional documentation for submission to the Department of Management and Budget. The motion passed unanimously.**
  - **New/other business:**
    - There are 2 potential ARB Members. One archaeologist and one architectural historian. Hopefully they can be confirmed by the Board of Supervisors at the 10/24 meeting.
    - Draft ACHP Policy Statement on Housing and Historic Preservation: Mr. White. The ACHP has requested public comments. Comment deadline 11/24. Mr. Daniel stated he would have to recuse himself due to professional conflict. ARB can release statement, but not with him as Chair.
    - Meeting Schedule for 2024: Second-standing meeting: meeting will be cancelled if there is no need. The plan is to have 2 normal agenda meetings. Bi-weekly meeting. The Bylaws say second Thursdays, and compliance with bylaws will be confirmed. Mr. White mentioned that there are already 5 applications for November. A discussion ensued. Mr. White will be sending a potential calendar meeting date to members.

- 10/27- CLG Training in Leesburg. Mr. Daniel and Mrs. Murray are attending. 10/26- Mr. Kulinski is going.

**Mr. Plumpe made motion to adjourn at 9:17 p.m.**

*The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB actions are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the minutes. Stamped drawings, letters from administrator documenting ARB action or copies of relevant minutes are required prior to projects being approved by county review and permitting agencies.*

*For further information contact, Daniel White, ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380*

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## ATTACHMENT 1: Mr. Burns' Disclosure Statement

I, John Burns, under Virginia Code Sec. 2.2-3112(B)(1) and 2.2-3115(H), declare my personal interest in transactions brought before the Architectural Review Board involving the Hollin Hills HOD and specifically state the following for the October 12, 2023, ARB meeting:

- (i) **Action items** ARB 23-HOL-38 – 7404 Rebecca Dr New Deck, ARB 23-HOL-42 – Lean Meier Workshop Addition, and **Workshop items** ARB-23-HOL-36WS – Darula Esser Carport, ARB-23-HOL-39WS – Lipsky Rich Residence, involve the Hollin Hills Historic Overlay District;
- (ii) The nature of my personal interest is that I own and reside in a home that is valued at over \$5,000\* and is located in the Hollin Hills HOD;
- (iii) I am a member of a group of three or more persons who are members of which are affected by the transaction; and
- (iv) I am able to participate in the transactions fairly, objectively, and in the public interest.

## ATTACHMENT 2: Mr. Burns' Comments on Agenda Items- October 12, 2023 ARB

### ACTION ITEMS

1. **ARB-23-ROB-02 – Richert Waterwheel at Robey's Mill**

The Robeys waterwheel is OK.

2. **ARB-23-SMC-05 – 5640 Ox Rd New Construction**

The Ox Road new construction is a proposal we have seen before. The issues I remember are severe site constraints, primarily the railroad ROW setback and a vague recollection of locating a septic field. I do not have access to the original proposal, so I cannot really comment other than to recommend saving as many mature trees as possible.

3. **ARB-23-LKA-01 – Restaurant HVAC**

The Reston Restaurant HVAC lacks adequate information for the ARB to review, so I recommend deferring this action item to a workshop. There is no explanation of why the existing configuration needs to be changed, no explanation of why the conduit has to be in this location. The drawing does not explain the large box at the parapet level and whether the conduit will go over the parapet or go through it. And, if I lived in the residential unit below the proposed location, I would be worried about noise and vibration and maintenance access.

4. **ARB-23-WDL-03 – Richmond Highway BRT**

The Belvoir BRT transit stop is likely the prototype for all of the BRT stops and they will impact multiple historic properties: the Woodlawn Friends Meeting, the historic cemetery behind the fence of the Belvoir stop, the Woodlwan HOD, and the Old Mount Vernon High School. This one should be reviewed with that in mind.

5. **ARB-23-HOL-38 – 7404 Rebecca Dr New Deck**

The Rebecca deck is a modest change to a non-Hollin Hills house.

6. **ARB-23-HOL-42 – Lean Meier Workshop Addition**

The Marthas shed extension is OK but I am concerned about the placement of the new shed so close to the property line. Does it comply with county setback regulations? The existing shed is probably grandfathered, but I believe there is an 8'-6" height limit on accessory structures close to the property line.

### WORKSHOP ITEMS

1. **ARB-23-HOL-36WS – Darula Esser Carport**

The Range Road carport is a house whose historic character has been significantly compromised by a series of additions made over time. Having said that, the proposed addition may actually improve the home's visual appearance from the street with two caveats: 1) the current curb cut and driveway must be removed, and 2) the carport roof edge must match the profile of the immediately adjacent previous additions.

2. **ARB-23-HOL-39WS – Lipsky Rich Residence**

The Sherwood Hall Road addition and carport are on a house that reads as one story from the street but the rear lot drops sharply to a small creek. Both new masses respect the character of the original house, including matching the cantilever of the first floor from the basement, extending the plane of the roof over the carport, and matching the original roof pitch. Both additions appear to have side yard setback issues, which I am not sure the cantilevered addition will solve.

I recommend that the ARB not consider this proposal as an action item until the setback issues are resolved by the county. I recommend changing the gable end of the addition to match the configuration of the carport gable. That would have several beneficial effects: 1) it would reduce the height of the blank wall facing the street, 2) a cross bar would visually tie together the ends of the gable (right now it looks like the sill of the two windows is the only tie), and 3) it would enlarge the size of the gable windows, which current appear truncated. Another thing to consider is making the carport an open gable roof (but leave the cross beam in place).