

APPROVED MINUTES

January 12, 2023

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Virtual Meeting- Using Microsoft (MS) Teams Fairfax County Platform 6:30 p.m. meeting start

Members Present:

Christopher Daniel, Chairman
Jason Zellman, Vice Chairman
Michele Aubry, Treasurer
John A. Burns, FAIA
Samantha Huang
Steve Kulinski
Elise Murray
Kaye Orr
Joseph Plumpe, ASLA

Members Absent:

Susan Notkins, AIA
Karen Campblin

Staff Present:

Denice Dressel,
Branch Chief, Heritage Resources
Megan Riley, *Planning Technician*
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of meeting.*

Mr. Daniel opened the January 12, 2023, meeting of the Architectural Review Board (ARB) at 6:30 p.m. using the MS Teams Fairfax County Platform. Mr. Daniel started the meeting with emergency motions related to the COVID-19 pandemic.

COVID-19 SPECIAL MOTIONS (Summary)

1. A quorum of the ARB must be participating remotely;
2. A vote to ensure that each member of the ARB may be adequately heard and that all members can hear each other;
3. A vote to verify that the usual FOIA procedures cannot be implemented safely or practically;
4. A vote to verify that every item on the agenda is either related to the emergency or necessary to assure continuity in government, or both; and
5. Public comment time limitations.

COVID-19 SPECIAL MOTIONS (Motions)

Mr. Daniel so moved:

To conduct this meeting wholly electronically and to effectuate both the emergency procedures authorized by FOIA the ARB needs to make certain findings and determinations for the record. It's a bit cumbersome, so I ask you in advance for your patience.

1. Audibility of Members' Voices

First, because each member of this ARB is participating in this meeting from a separate location, we must verify that a quorum of members is participating, and that each member's voice is clear,

audible, and at an appropriate volume for all of the other members. Accordingly, I am going to conduct a roll call, and ask each ARB member participating in this meeting to state your name and the location from which you are participating. I ask that each of you pay close attention to ensure that you can hear each of your colleagues. Following this roll call, we will vote to establish that every member can hear every other member.

(Mr. Daniel continued with a roll call of Members, in accordance with above instructions):

- **Ms. Aubry- aye, private residence, can hear**
- **Mr. Burns- aye, private residence, can hear**
- **Ms. Campblin- no response, not present, unexcused**
- **Ms. Huang- aye, private residence, can hear**
- **Mr. Kulinski- aye, office, can hear**
- **Ms. Murray- aye, private residence, can hear**
- **Ms. Notkins- no response, not present, unexcused**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- aye, private residence, can hear**
- **Mr. Zellman- aye, private residence, can hear**
- **Mr. Daniel- aye, private residence, can hear**

Mr. Daniel passed the virtual gavel to Mr. Zellman so that he could be heard to make the requisite motion.

Mr. Daniel moved that every member that is present can be clearly heard. The motion was seconded by Ms. Huang, and passed unanimously.

2. Quorum of ARB members-

Mr. Daniel so moved:

As determined by the roll call, 9 members of the ARB are present and therefore satisfy the ARB quorum minimum. The ARB by-laws state that a minimum of 6 members are required to determine a quorum.

The motion was seconded by Mr. Kulinski, and passed unanimously.

3. Need for an Electronic Meeting

Mr. Daniel so moved:

Third, having established that each member's voice may be heard by every other member, we must next establish the nature of the emergency that compels these emergency procedures, the fact that we are meeting electronically, what type of electronic communication is being used, and how we have arranged for public access to this meeting. Therefore, I move that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for this ARB to physically assemble and unsafe for the public to physically attend any such meeting, and that as such, FOIA's usual procedures, which require the physical assembly of the ARB and the physical presence of the public, cannot be implemented safely or practically. I further move that the ARB may conduct this meeting electronically through MS Teams, a county virtual meeting platform

and available for access through the ARB county website or through phone at 1-571-429-5982 with Access code: 318 308 631. It is so moved.

The motion was seconded by Mr. Plumpe, and passed unanimously.

4. Need to dispense with FOIA's Usual Procedures to Assure Continuity in Government/Continue Operations

Mr. Daniel so moved:

Finally, it is next required that all of the matters addressed on today's agenda are statutorily required or necessary to continue operations and the discharge of this Board's lawful purposes, duties, and responsibilities. It is so moved.

The motion was seconded by Mr. Kulinski, and passed unanimously.

5. PUBLIC COMMENTS:

Mr. Daniel stated that the ARB needs to determine how long each member of the public will be able to speak during the public comment periods. The public will be allowed to comment after consent agenda items and after each action item, as is standard ARB practice.

- **Mr. Daniel moved, and was seconded by Ms. Huang, that each member of public will have 3 minutes to speak about consent and action items. The motion passed unanimously.**

Mr. Zellman handed the virtual gavel back to Mr. Daniel.

VIRTUAL MEETING MS TEAMS INFORMATION- Staff (Denice Dressel)

- Ms. Dressel informed all attendees that the meeting is being recorded, and it will be posted online within 10 days. She directed attendees to email her during the meeting, use the chat function in the MS Teams Platform for inquiries and staff would monitor and respond accordingly.
- If calling in, press *5 to make a public comment.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Mr. Daniel read the opening Statement of Purpose.

Mr. Daniel reiterated that there is a speaking time limit of 8 minutes for new items, 3 minutes for resubmissions.

APPROVAL OF THE AGENDA- Chair

Mr. Burns moved to approve the agenda, as provided by staff. The motion was seconded by Mr. Zellman, and passed unanimously.

INTRODUCTION/RECOGNITION OF GUESTS (Based on MS Teams attendees' list)

Andrew Cheng
Barbara Ward
James Bobotek

Cheryl Lavoie
Christine Kelly
Gary Brent
Hamid Tehrani
Jeremiah Huth
Kirk Parsons
Lynn Ronaldi
O'Kelly Russell
Peter Kind

CONSENT CALENDAR ACTION ITEMS:

1. **ARB 23-SUL-01 - Ferguson Monument Sign**, located at 13890 Lowe St., Chantilly, VA, 20151, tax map 0342 01 0017E, in the Sully HOD. The applicant is proposing to replace (1) illuminated monument sign on existing support poles and concrete footing. GARY BRENT represents the application. **PLUS #ARB-2022-SU-00036. Sully District**

Mr. Burns moved, and was seconded by Mr. Kulinski, that the ARB approve consent item ARB 23-SUL-01 - Ferguson Monument Sign as submitted and presented at the January 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 ACTION:

2. **ARB 23-PHC-01 - Pohick Church Accessibility Ramp**, located at 9301 Richmond Hwy Lorton VA, 22079, tax map 1081 01 0027, in the Pohick Church HOD. The applicant is proposing to build an accessibility ramp to provide access to Pohick Church. Tony Harriman represents the application. **PLUS #ARB-2022-MV-00035. Mount Vernon District**

- **Presentation/Discussion**

- Mr. Harriman introduced members of the group representing Pohick Church.
- Rev. Lynn Ronaldi generally discussed the historical significance and location of the church- bounded by Route 1 and Old Colchester Rd.
- Mr. Parsons presented- the ramp is designed to meet ADA requirements, and also provide 2 access points, given the layout of the parking lot. There will be access points from both sides of the building. This project is aiming for visual compatibility with existing building. The ramp will have stone elements similar to existing on the building. Ramp is not greater than 30 inches in height- so no guardrail required, but there will be simple black handrails. The contractors will salvage stone stairs as much as possible and re-use. Ramp will have concrete floor with stone cap. Brick masonry wall. Painted steel railings.
- Rev. Lynn Ronaldi thanked the ARB for their expertise.
- Mr. Daniel asked members of the public for comments. None.
- Mr. Daniel asked Members for comments:
 - Mr. Plumpe asked if the top of the wall is parallel with the top of the railings. The response from the applicant was that it was. Mr. Plumpe also asked to confirm that the ramp is not greater than 30 inches. The

applicant responded yes. Mr. Plumpe also asked if the ramp is adjacent to the building façade, or if it is offset. The applicant responded that there is an offset, and there is a weep hole to drain water. Mr. Plumpe also asked if there was a landscape plan. The response from applicant was no, but the boxwood on the left side of the front elevation would need to be removed. Mr. Plumpe stated that he would like to see the boxwood intact.

- Ms. Aubry likes the simplicity of the design. She asked if there would be excavation, and inquired about the gravel that could go on top of the original building trench. She asked the applicant if they had talked with FCPA Archaeology. The response was there would be excavation- the concrete footers will have 3 to 4 feet below grade. There will be fill added.
- Mr. Burns asked how would the existing landing not be damaged by the newer, stronger ramps. The response was that the wall will be separately supported.
- Mr. Daniel asked staff about whether there is a required archaeological study. Ms. Dressel responded that it is not required, as 2,500 s.f. of land disturbance is not exceeded with this project.
- Mr. Kulinski mentioned that this is an elegant solution—the footings of the ramp may affect the historic building wall. Ideally, the footing depth equals the footing depth of the existing building. With regard to brick, what type of brick would be chosen. The applicant responded that the contractor would present several samples and they would choose samples. Stone caps would also be matched.
- Mr. Burns asked about samples and how the ARB usually asks for this information. Asked if the steps were aquia stone. The response was yes. The applicant responded it could either by natural stone or cast stone to match color and texture as close as possible.
- Mr. Daniel mentioned that conditions would likely be required for an approval related to notification to ARB of mockup for the brick, final submittal of materials, and archaeological coordination.

Mr. Burns moved, and was seconded by Ms. Aubry, that the ARB approve action item ARB 23-PHC-01, located at 9301 Richmond Hwy., Lorton, VA, 22079, tax map 1081 01 0027, in the Pohick Church HOD, for the proposed construction of an accessibility ramp to provide access to Pohick Church as submitted and presented at the January 12, 2023, ARB meeting., *subject to the following conditions:*

- **That the applicant will consult with the Park Authority Archaeological Branch concerning potential archaeology for excavation of foundations**
- **Submit final choices to ARB for review for stone and the brick for 2 access ramps.**

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

3. **ARB 23-HOL-02 - 7203 Beechwood Drive Deck Replacement**, located at 7203 Beechwood Rd Alexandria VA, 22307, tax map 0933 04 0212, in the Hollin Hills HOD. The applicant is proposing to build a 10x20 deck upper deck and a 12x16 lower deck. George Karsadi represents the application. **PLUS #ARB-2022-MV-00032. Mount Vernon District**

a. Presentation/Discussion

- i. Mr. Burns read his disclosure statement related to this agenda item. See Attachment 1.
- ii. Ms. Dressel – this project was permitted without ARB review. Brought to attention by Hollin Hills DRC. Zoning Administrator has put a hold on the final inspection until there is ARB action. Staff is unsure of the current status of the deck. It may be partially completed at this point in time.
- iii. Mr. Daniel asked for comments from the members of the public. None.
- iv. Mr. Daniel asked ARB Members for comments:

*****DUE TO TECHNICAL DIFFICULTIES, MEMBERS AGREED TO DELAY DISCUSSION ON THIS ITEM AND MOVE ON TO ITEM #4. THIS ITEM WAS DEFERRED DUE TO ONGOING TECHNICAL DIFFICULTIES.*****

Mr. Kulinski moved, and was seconded by Ms. Huang, that the ARB defer action item ARB 23-HOL-02, located at 7203 Beechwood Rd Alexandria VA, 22307, tax map 0933 04 0212, in the Hollin Hills HOD, for the proposed construction of a 10x20 deck upper deck and a 12x16 lower deck, as not submitted or presented at the January 12, 2023, ARB meeting, due to technical issues. The motion passed unanimously.

4. **ARB ARB 23-HOL-01 - 2102 Mason Hill Dr., Bobotek Residence Addition**, located at 2102 Mason Hill Dr Alexandria VA, 22306, tax map 0933 20 0010, in the Hollin Hills HOD. The applicant is proposing to addition & renovation to existing 2 story single family residence in Hollin Hills. Andrew Cheng represents the application. **PLUS #ARB-2022-MV-00031. Mount Vernon District.**

- Presentation/Discussion

- Mr. Burns read a disclosure statement regarding this agenda item. See Attachment 1.
- Mr. Cheng mentioned the changes made to the application since workshop. The existing horizontal redwood siding will be salvaged as much as possible. Flat roof, T1-11 siding, 2-story addition on top of garage built into the ground. Damaged retaining wall will be replaced. Flat roof theme maintained throughout addition. Hollin Hills DRC approved already.
- Mr. Daniel asked members of the public for comments. None.
- Mr. Plumpe asked whether there was a landscape plan. The applicant responded no. Mr. Plumpe strongly recommends that the landscaping be considered given the significant history of the site and neighboring properties – Dan Kiley design.

- Mr. Burns responded that the home was constructed after Dan Kiley was active. Mr. Burns will follow up with that information.
- Mr. Burns asked whether all of the lower operable window units will be replaced so that all windows will match.
- Mr. Burns asked about new glass. The response was the glass would be clear low-e. No tint.
- Mr. Burns asked about pool fence on the eastern side of the property and how the proposed fence appears thinner in width than the fences shown on the southern and western sides of the property. The response was that there would be no fence on the south and west since the pool has a cover, and would not need to be closed off by fence per the Health Dept. Mr. Burns asked about the fence height more than 4' in height in front yard. Response was that the fence would be behind the face of the house (where the Zoning Ordinance allows fences to go up to 7' height)
- Owner, Mr. Bobotek stated this lot is “new” Hollin Hills, and not a Dan Kiley lot. Mr. Plumpe thanked owner for clarification, and complemented the staggered tree design of the proposal.
- Ms. Ward of the Hollin Hills DRC mentioned it has gone through reviews and issues have been addressed.
- Mr. Daniel thanked applicant for making changes since workshop, and for proposing a project that is more sympathetic to the Hollin Hills HOD.

Mr. Burns moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB 23-HOL-01, located at 2102 Mason Hill Dr Alexandria VA, 22306, tax map 0933 20 0010, in the Hollin Hills HOD, for the proposed addition & renovation to existing 2 story single family residence as submitted and presented at the January 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 8-0-1, with Ms. Huang abstaining.

5. **ARB 23-SMC-01 - 5640 Ox Rd, Infill Grading Plan**, located at 5640 Ox Rd Fairfax Station, VA 22039, tax map 0771 01 0057, in the St. Mary's Church HOD. The applicant is proposing an Infill Lot Grading Plan for review and recommendation. This application is related to ARB 23-SMC-02WS for construction of a new single family dwelling. Sunny Raheja represents the application. **PLUS #ARB-2022-SP-00034. Springfield District**

- **Presentation/Discussion**

- Mr. Raheja introduced members of the team and began his presentation.
- The site is wooded. This is just the grading plan- the architecture is covered in Agenda Item #6- Workshop Item below.
- Mr. Daniel asked members of the public for comments. None.
- Mr. Daniel asked members of the ARB for comments.
- Mr. Plumpe recommended 2 trees be preserved.

Mr. Plumpe moved, and was seconded by Mr. Zellman, that the ARB recommend approval of action item ARB 23-SMC-01, located at 5640 Ox Rd Fairfax Station, tax map 0771 01 0057, in the St. Mary's Church HOD, for the Infill Lot Grading Plan for a new single family dwelling, as submitted and presented at the January 12, 2023, ARB meeting, with the following conditions:

- **that the applicant saves trees number #11 and 12, preserving existing grading; and**
- **that the applicant obtain a list of archaeologists that can assist.**

Ms. Aubry made a friendly amendment that the applicant takes steps to identify and protect archaeology in a manner that is suitable to the FCPA Archaeology Branch. The amendnebt was seconded by Mr. Plumpe and Mr. Zellman, as the original seconder. 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.

ITEMS FOR WORKSHOP SESSION:

- 6. ARB 23-SMC-02WS - 5640 Ox Road New Single-Family Dwelling -** located in the 5640 Ox Rd Fairfax Station VA, 22039, tax map numbers 0771 01 0057, in the St. Mary's Church HOD. Construction of a New single family dwelling. Sunny Raheja represents the proposal. **PLUS #ARBWK-2023-SP-00001. Springfield District**

o **Presentation/Discussion**

- Same applicant as before.

- Mr. Daniel mentioned we will need final architectural plans with more design details when the ARB reviews this as an action item.
- Mr. Plumpe mentioned to bring more landscape detail for final action item.
- Applicant asked about what type of fence can go around the pool. Mr. Plumpe and Mr. Daniel responded it needs to be sensitive, and refer to the HOD guidelines.
- Ms. Murray mentioned the building will be visual from both Rt. 123 and Poplar Rd. Ms. Murray also mentioned there needs to be lighting details provided.
- Ms. Orr stated that the drawings need to be close to the construction drawings that are being permitted.
- Mr. Kulinski reiterated what Ms. Orr stated regarding need for professional drawings.
- Mr. Daniel mentioned to bring viewpoint perspectives, given the design guidelines for this HOD.
- Mr. Kulinski mentioned there are a lot of turrets on the rear of the home, almost castle- like. Mr. Kulinski suggested reducing the bay window projection.
- Ms. Orr suggested centering the windows in the different sections of the elevations.

PRESENTATIONS- None.

BOARD AND STAFF ITEMS:

- Review and action on approval of previous months minutes: December 2022. **Mr. Zellman made a motion to approve the minutes for December 2022, and pay the Recording Secretary, Ryan Johnson. The motion was seconded by Mr. Burns. The motion passed unanimously.**
- **Treasurer’s Report:** Ending balance as of December 22, 2022 - \$23,541.04
- **Administrative:**
 - NLC- NAPC renewal \$150.
 - **Mr. Kulinski moved, and was seconded by Mr. Burns, to renew membership and pay the NLC-NAPC renewal fee. Motion passed unanimously.**
 - CLG training- Ms. Dressel needs report of training within October-September by January 23, 2023.
 - Heritage Resources Planner II- interviews are done, scoring early next week, hopefully staff position filled soon.
- **Discussion/Update Reports:**
 - Brynmoor/VDHR conflict: Mark Holma disagreed with ARB recommendations regarding the fencing and metal screening. Ms. Dressel has asked the ARB to consider following along with the VDHR recommendations regarding the

fencing being changed to wrought iron and take decorative panels out. The tax credit is being held up by the VDHR review, and these are conditions of the approval.

- Ms. Murray mentioned this is an industrial, penitentiary property- wrought-iron seems high-end, but she would be willing to compromise on the childcare center.
- Mr. Burns recused himself from this discussion given the tax credit implications.
- This will come back to ARB in February as a consent item.

- Lorton Master Plan- Mr. Plumpe- current discussions revolve around what densities, uses, etc. are right for the property

- Reston Master pPan process-Mr. Daniel is meeting with staff on proposed changes. Planning Commission workshop- 1/26.

- February- Mr. Daniel and Ms. Dressel will meet with Reston Association Design Review Board to discuss distinctions and collaborations.

Correspondence, Announcements:

- None

Old Business

- Bylaws update- Still under review with the OCA. May go to Board in March.

New/other business:

- Lake Anne Revitalization Study: OCR contracted with Streetsense- a macro-opportunity visioning for Lake Anne. They are asking for 4-6 month commitment for ARB volunteers. Mr. Daniel indicated interest.
- South section GW Pkwy/Mt. Vernon trail: Comments requested by 1/4/23. See Denice Dressel for more details.

Mr. Burns made a motion to adjourn at 10:01 p.m.

ATTACHMENT 1: Mr. Burn's Disclosure Statement

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, Denice Dressel, Branch Chief, Heritage Resources/ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380

Attachment 1: Disclosure Statement – Mr. John Burns

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 January 12, 2023, ARB meeting:

- (i) Action item ARB 23-HOL-02, located at 7203 Beechwood Rd Alexandria VA, 22307, and action item ARB 23-HOL-01, located at 2102 Mason Hill Dr Alexandria VA, 22306, 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 transaction fairly, objectively, and in the public interest.