



HOLMES RUN ACRES WORKGROUP MEETING #10 DECEMBER 15, 2021



Agenda

1. Welcome and agenda
2. Redistricting outcome and next steps
3. HOD purpose & ARB process
4. Design Guidelines Revisions



PLANNING & DEVELOPMENT



GUESTS AND STAFF:

Mike Wing

Providence District Office

Christopher Daniel

Chair, Architectural Review Board

Sarah Vonesh

Director of Preservation Planning and Senior
Project Manager, EHT Traceries

Denice Dressel

Senior Heritage Resources Planner, Planning
Division

Lily Yegazu

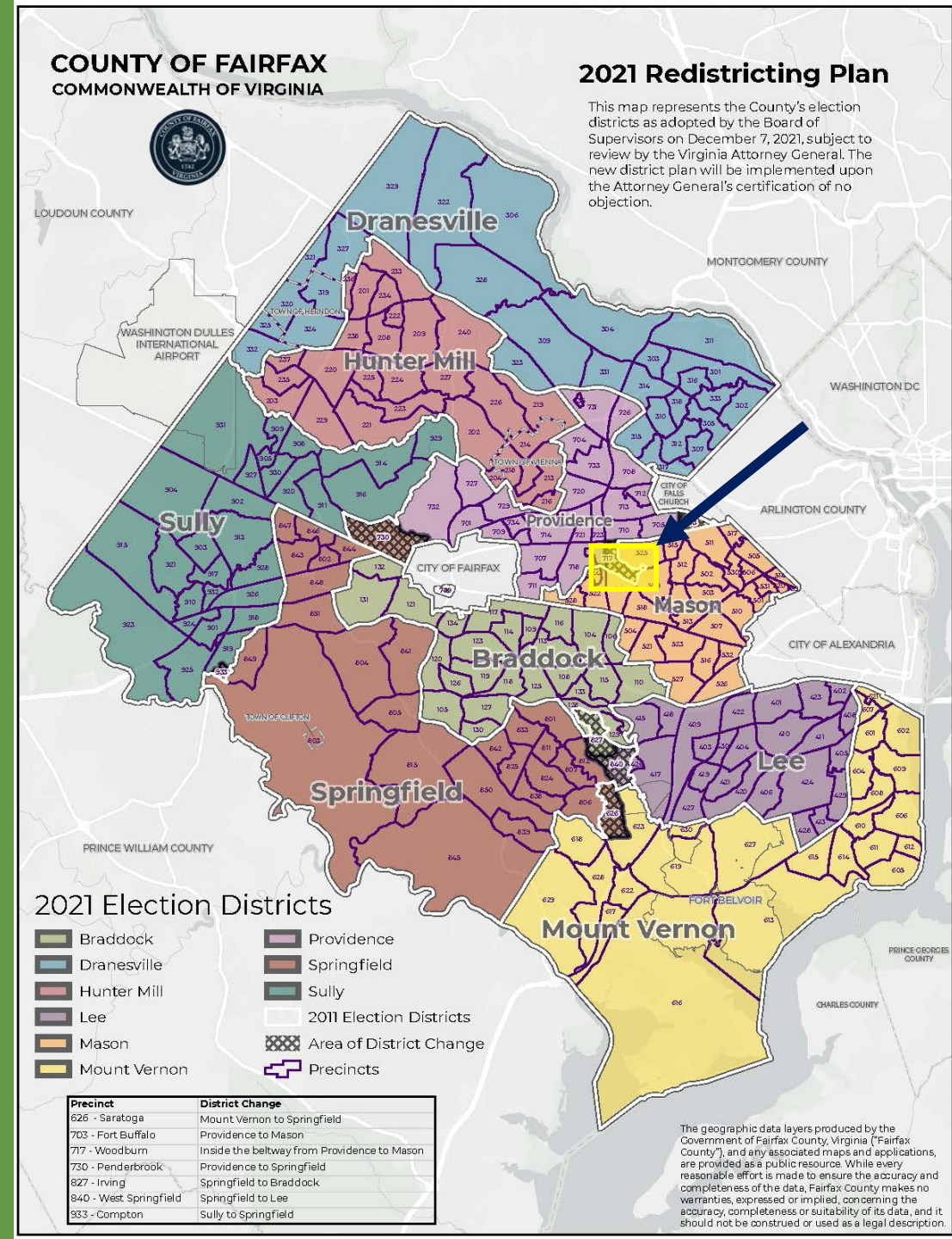
Senior Planner, Zoning Administration
Division

Grace Davenport

Heritage Resources Planner, Planning Division

Redistricting Transition

Moves	From	To
Fort Buffalo Precinct	Providence	Mason
Penderbrook Precinct	Providence	Springfield
The portion of Woodburn Precinct east of the Capital Beltway as shown on the map	Providence	Mason
Irving Precinct	Springfield	Braddock
West Springfield Precinct	Springfield	Lee
Compton Precinct	Sully	Springfield
Saratoga Precinct	Mount Vernon	Springfield



Fairfax County Historic Overlay Districts

Have historic, architectural, archaeological, or cultural significance

Regulatory - HOD Zoning Ordinance places restrictions on property owners above and beyond the underlying Zoning

Administered by the Architectural Review Board (ARB)

Fairfax County Historic Overlay Districts

Creation:

County staff, at the direction of the Board of Supervisors, is conducting research and will prepare a report with recommendations. This will include, but is not limited to:

- Analysis of current conditions
- Description of individual structures, present trends and desirable objectives for preservation
- Description of existing structures and uses likely to have an adverse effect on desired character
- Description and justification of boundaries

The Architectural Review Board

Regulatory Authority

Appointed by the Board of Supervisors

Architectural Review Board (ARB) reviews and is responsible for:

- APPROVAL of projects that require building permits and sign permits
- RECOMMENDATIONS on rezoning, special exceptions, special permit, variances, and grading plans, and in some instances subdivision plats in the county's historic overlay districts.

The Architectural Review Board

Administrative ARB approvals (DPD staff approvals) can be completed for buildings permits relating to:

- Non-contributing buildings and structures or accessory structures when development not visible from a historic property or certain roadways
- Re-roofing and re-siding of non-contributing or non-historic buildings
- Signs for preapproved applications



The Architectural Review Board

Application Process

1

Submit application and supporting materials (plans, drawings, materials, etc.) to the ARB

2

If application is complete, it will be scheduled for discussion and/or action at next ARB meeting

3

At ARB meeting, Board members will have discussion with the applicant about proposed alterations

4

If there is agreement on details, the ARB will vote for approval

5

Applicant will then receive an approval letter

The Architectural Review Board

Application Materials may include:

- Application form with the HOD map
- Site and grading plan
- Landscape plan
- Architectural drawings
- Photographs of property and adjacent properties
- A cross section of the property
- Outdoor lighting and sign plan
- Drawings of accessory features



When is a permit required?

A permit IS required for...	A permit IS NOT required for...
New buildings, additions and structures	Fences
Porches and decks (including alterations to existing)	Residential window replacements
Sheds and playhouses over 256 square feet	Residential door replacements
Swimming pools	Gutters
Retaining walls over 3 feet	Playground equipment
New exterior stairs or stoops	On-grade patios (including wood patios)
Demolition of buildings and structures	Driveways

Fairfax County Historic Overlay Districts

Zoning Ordinance

The zoning ordinance is the regulation

The zoning ordinance for all HODs states that the ARB will adopt guidelines based on the Secretary of the Interior Standards for the Treatment of Historic Properties

We cannot require actions that are not already regulated by the zoning ordinance

Things that may be considered during the process

- Setbacks
- Height
- Front yard coverage

Fairfax County Historic Overlay Districts

Design guidelines

Based on The Secretary of the Interior's Standards for the Treatment of Historic Properties

They are best practices for keeping the architectural style and historic character of a district

These are not regulatory - they are used as a basis for discussion with the Architectural Review Board when a permit is required. However, the ARB must use these standards for their review.



**NEXT STEPS:
THANK YOU!**



January 19, 2022

- Workgroup meeting - Discussion of Zoning Ordinance Items

February 16, 2022

- Workgroup meeting?

March 16, 2022

- Workgroup meeting?

April/May 2022

- Community meeting



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