

Potential Holmes Run Acres Historic Overlay District Work Group Meeting December 15, 2021 (Meeting #10) Summary

On December 15, 2021, the members of the Holmes Run Acres (HRA) Work Group met virtually through the Teams platform. The focus of the meeting was to review the processes of the Fairfax County Architectural Review Board (ARB), and provide an introduction to the current chair, Chris Daniel. The secondary focus of the meeting was reviewing recent updates to the design guidelines.

The county's Architectural Review Board Administrator gave a presentation about the processes of the ARB. She then introduced its current chair, Chris Daniel. Mr. Daniel described the work that the ARB does and went into more detail about its processes. Next, Sarah Vonesh from EHT Tracerics gave a presentation with some changes to the design guidelines. The changes included removing photographs of individual non-contributing houses and emphasizing recommended treatments as opposed to mentioning non-recommended treatments. She also discussed changes to the roof pitch guidelines.

After the presentations were given, the floor was opened for discussion. Concerns from the Work Group included whether an HOD would be too cost prohibitive and inhibit timelines. Mr. Daniel, ARB Chair, addressed these concerns. Another concern was the consideration of demolition of existing buildings and the construction of non-conforming building styles. It was clarified that while the ARB can monitor and deny building permits, any decision they make can be overturned by the Board of Supervisors. Additionally, it was clarified that Virginia is a property rights state, so while the ARB can weigh in on demolitions and new construction, they cannot legally stop new construction. The meeting ended with the Work Group expressing a need for a community poll, similar to the poll conducted for the Hollin Hills potential HOD.

The recording of this meeting, as well as previous meetings, can be found at <https://www.fairfaxcounty.gov/planning-development/plan-amendments/holmes-acres-run-hod>