



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING

~ MINUTES ~

Emily Lockhart, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, April 24, 2019

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 Council Chambers, commencing at 7:00 PM.

Chair Kenneth Luersen called the meeting to order.

I. Call to Order

Chair Kenneth Luersen: Present, Board Member Marchant Schneider: Present, Councilwoman Bond Cavazos: Present, Board Member Julia Cabrera-Woscek: Present, Commissioner Aayush Kharel: Present.

II. Pledge of Allegiance

III. Minutes Approval

1. Architectural Review Board - Regular Meeting - Mar 20, 2019 7:00 PM

Mr. Schneider moves to *accept the minutes from the March 20, 2019 regularly scheduled ARB meeting*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Board Member
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

IV. Citizens' Time

There are no Citizen's comments.

V. Agenda Items

1. ZP#2019-006 Town Park Playground

The Board and Planner briefly discuss playground layout and carpeting chips that will be used.

Councilwoman Cavazos makes a motion to *approve ZP#2019-006*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

2. ZP#2019-007 - Morais Properties, Inc - Aroma II Wine Tasting Room, 14871 Washington St

Town Planner, Emily Lockhart gives a brief history of the rezoning and recent purchase of the brick rambler. She describes the proposed changes that the applicant is requesting. She states that the applicant, Morais Vineyards, would like to use the property as a wine tasting room.

Lee Baines, Civil Engineer for Morais properties, addresses the dais regarding site plan concerns. Discussion ensues concerning buffers, existing fence, replacement trees and additional landscaping.

The Board also discuss building, window and door color as well as concept. Asks that the applicant come back with more details.

Councilwoman Cavazos moves *to table ZP#2019-007*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

3. ZP#2019-008 - Pergola Structure, 14971 Keavy Place

Ms. Lockhart shares information concerning the pergola structure request. She states that even though the structure will sit on a deck behind the home, it is a corner lot and will be visible from the road.

The home owner addresses the Board and explains what his plans are for the structure. He states that he has approval from the HOA.

Councilwoman Cavazos moves *to approve ZP#2019-008*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

4. ZP#2019-009 - Chick-Fil-A Canopies, 15180 Washington Street

Jonathan Ritchie, Bohler Engineering, and Janet Loggy address the Board. The Board discusses with the applicant, Town Planner, Janet Loggy and Mr. Ritchie the placement of the 2 canopies as well as height, style and color of the canopies. Discussion amongst the Board concerning setting a precedent for future canopies at other town restaurants ensues.

Mr. Schneider moves *that the ARB approve ZP#2019-009 for 2 free standing drive thru canopy shelters at the Chick-Fil-A at 15180 Washington Street with the following conditions; that the canopy attached to the main structure be of similar material and architectural accents as the existing canopies on the structure and the finding would be, in this context, that the rear canopy given its limited visibility and distance from Washington Street would make it appropriate in this instance*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [3 TO 2]
MOVER:	Marchant Schneider, Board Member
SECONDER:	Aayush Kharel, Commissioner
AYES:	Kenneth Luersen, Marchant Schneider, Aayush Kharel
NAYS:	Bond Cavazos, Julia Cabrera-Woscek

5. ZP#2019-010 - Shed Structure, 6860 Jockey Club Lane

Ms. Lockhart states that the shed structure has met HOA approval. She adds that it is visible from the side of the property and that is why it is being brought in front of the Board. Board discuss the required buffer.

Mr. Schnieder moves *to approve ZP#2019-010 for a wood shed construction at 6860 Jockey Club Lane subject to the condition that the materials be of similar style and color to the main residence*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Board Member
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

6. ZP#2019-011 - Sign Application, Eugene's Sausage and Fries, 15111 Washington Street

Ms. Lockhart states that she has some outstanding questions and the applicant representative is not present at the meeting. Therefore, she recommends to the Board to table the decision until the next meeting so that they can be in attendance.

Councilwoman Cavazos moves to *table ZP#2019-011*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

VI. New Business

Ms. Lockhart states that she has no new business. At this time, Ms. Lockhart asks the Board to add the Haymarket Diner landscape waiver request to the evening's agenda. The Board agrees to the addition. Ms. Lockhart states that on Monday night the Planning Commission approved the diner parking lot site plan. She adds that the Haymarket Diner is going in where A La Carte was previously located. She further adds that due to pre-existing conditions they have requested a landscape waiver.

Councilwoman Cavazos moves to *approve ZP#2019-012*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

1. Motion

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

VII. Old Business

1. Update on Payne Lane Property/15001 Washington Street

Ms. Lockhart updates the Board on the Payne Lane Property demolition. She states that the April 20th date was postponed. She adds that the last tenant exited the property on April 16th. She further adds that the utilities have been shut off and the fence should be erected around the property on April 29th. She concludes that demolition should start approximately one week later and should last between 2 and 3 weeks.

Chairman Luersen asks Mr. Lockhart if the windows on the remaining house could be boarded up when they come out to do the demolition. Ms. Lockhart states that this has been an ongoing request to have the house boarded up and secured and she will check with the property owner again.

Ms. Lockhart states that a professor from the University of Mary Washington visited the property to get pictures, images and measurements.

VIII. Town Planner Update

Ms. Lockhart states Crossroads Village did receive their conditional approval and there will be some SUP's coming to the ARB soon.

Chairman Luersen asks what the status is regarding the welcome signs? Ms. Lockhart states that the Planning Commission did add it to the CIP.

IX. Planning Commission Update

Commissioner Kharel, Planning Commission liaison, updates the Board regarding the last meeting. He adds that they had a public hearing on a proposed mixed use development, the Crossroads Village development plan approval and the approval of the McDonald's drive thru.

X. Town Council Update

Councilwoman Cavazos, Town Council liaison, states that she was not able to make the meeting, however, the Crepe Myrtles trees were approved and the computers at the dais were approved as well. She states Michelle Williams asked to meet with her as the Town Council liaison to the ARB. She adds that Ms. Williams did show her the renderings and asked her what obstacles she might face with the Council and ARB. She shared with her that there are some residents that are concerned with the height and overcrowding.

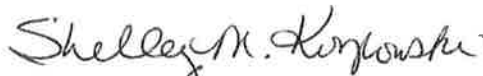
XI. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

Submitted:

Approved:



Shelley M. Kozlowski, Clerk of the Council



Ken Luersen, Chairman