



***LEESBURG BOARD OF ARCHITECTURAL REVIEW
WORK SESSION MINUTES***

Monday, 04 April 2011
Town Hall, 25 West Market Street
Council Chamber

MEMBERS PRESENT: Dieter Meyer (Chair), Tracy Coffing (Vice Chair), Doris Kidder, Edward Kiley, Richard Koochagian, Teresa Minchew, Jim Sisley (Parliamentarian) Councilmember Marty Martinez

MEMBERS ABSENT: Paul Reimers

STAFF: Annie McDonald, Wade Burkholder, Barbara Notar, Chris Murphy

Call to Order and Roll Call

Mr. Meyer called the meeting to order at 7:03pm, noted attendance and determined that a quorum was present.

Approval of Minutes

None

BAR Member Disclosure

Teresa Minchew disclosed that her husband represented one landowner of the area being discussed for the B-1 height amendment.

Consent Agenda

None

Public Hearing Items

None

Discussion Agenda

Wade Burkholder stated that the Town Council initiated a zoning ordinance text amendment in early March. The current height maximum is 45 feet. Staff has visited the area and determined that there might be some locations that could allow height maximum up to 65 feet. There will be a public hearing at the Planning Commission meeting of April 21, 2011. This presentation this evening is to allow you to be made aware of the details and give you the opportunity to prepare questions regarding this.

Some reasons for this height amendment are increased economic development opportunities. This area already has some buildings that are at or above the height maximum of 45 feet. We also want to avoid the destruction of smaller, historically significant buildings in the old and historic district. The greatest height would be in the center of the proposed area which also has a low elevation, permitting this variation. The 45 foot height would require a 45 foot setback. Included in the amendment language are definitions of what can and cannot be included in height measurement. Some examples are mechanicals, HVAC, etc.

Annie McDonald presented some visuals of the area and how the buildings would be placed within it. Balloon testing has not yet been done, so the height is not specifically depicted in the visuals. She

pointed out the height variations of the County Building and parking structure. She also provided visuals that indicated the impact of the County Building to the area, along with some historical buildings that have been replaced.

Ms. Minchew asked if the 45 foot setback were approved, would that be subject to any kind of variance? Mr. Burkholder said that variances are difficult and proof of hardship (other than economics) would have to be presented. It is highly unlikely that a variance would be granted. Ms. Minchew went on to ask when the height demonstrations would take place? Ms. McDonald said the method used and the area to be measured still need to be determined, however, the BAR and Planning Commission would be notified. Ms. Minchew asked if there would be a maximum height considered that included the building and the mechanicals. Mr. Burkholder said they had given this some thought.

Mr. Kiley asked if anyone had checked with the US Postal Service regarding the status of their downtown location. Construction could impact whether they stay there, or move.

Mr. Sisley asked why properties on Royal Street to King and South Streets were not included in this zone? Why not amend the existing height amendment to match the new area? Ms. McDonald said they narrowed the area down to adhere to the specific language required. They also considered the proximity to residential. An increased height would have significant impact on residences. Mr. Burkholder said they need to carefully regulate the areas so that it does not appear that spot zoning has occurred.

Christopher Murphy said they kept within an area that adhered to the contours along with the logical street boundaries.

Mr. Sisley asked why the entire zone wasn't under a standard language. Mr. Burkholder said this had been discussed and it is a valid point, however right now this is a matter of timing. Ms. McDonald added they were originally given a smaller area, and it is possible that they will draw back on the boundary this amendment covers.

Mr. Meyer asked if there was anything else that the staff required this evening.

Ms. Minchew asked if they could point out where the new extended district would be and where the 45 foot setback would be required. Mr. Burkholder pointed the areas out.

Annie McDonald asked if there was any other information they would like prior to the April 18th meeting?

Planning Commission Meeting Preparation

Ms. McDonald said that this item, along with discussion on the Heritage Resources element of the Town Plan are both on the April 21 Planning Commission agenda. She will be working on statements and questions regarding this element.

Administrative Agenda

None

BAR items before Town Council:

Discussion of award worthy projects:

Ms. McDonald said they have received information on both 302 N. King Street, and the Birkby House restoration. This occurred in 1999, with additional work in 2003/04. This basically included the rear of the house and the carriage house.

Ms. Minchew said she supported forwarding both of these since they are different. She would also like to see the King Street property.

Mr. Kiley and the rest of the Board agreed with this recommendation. Ms. McDonald said one project is representative of rehabilitation and the other an overall preservation of a multi building complex.

Adjournment: The meeting adjourned at 7:56pm

NEXT REGULAR BUSINESS MEETING:

Monday, April 18, 2011 at 7pm
Town Hall Council Chamber
25 West Market Street
Leesburg, VA

Dieter Meyer, Chair

Annie McDonald, Preservation Planner