



***LEESBURG BOARD OF ARCHITECTURAL REVIEW
BUSINESS MEETING MINUTES***

Monday, 15 August 2011
Town Hall, 25 West Market Street
Council Chamber

MEMBERS PRESENT: Dieter Meyer, Chair; Jim Sisley, Vice-Chair; Teresa Minchew; Tracy Coffing; Paul Reimers (arrived at 7:02pm); Edward Kiley; Marty Martinez, Town Council Representative

MEMBERS ABSENT: Richard Koochagian, Parliamentarian; Mary Harper, Planning Commission Representative

STAFF: Annie McDonald, Preservation Planner; Barbara Notar, Deputy Town Attorney

Call to Order and Roll Call

Mr. Meyer called the meeting to order at 7:00pm, noted attendance and determined that a quorum was present.

Adoption of Agenda

Jim Sisley moved to adopt the agenda as presented; Teresa Minchew seconded the motion, and it passed unanimously 5-0-2 (Richard Koochagian and Paul Reimers absent)

Approval of Minutes

Tracy Coffing moved to approve the 18 July 2011 meeting minutes as presented; Jim Sisley seconded the motion, and it passed unanimously 5-0-2 (Koochagian and Reimers absent).

BAR Member Disclosure

Ms. Coffing disclosed that she will be recusing herself from the discussion and vote on TLHP-2011-0030, since she is one of the applicants.

Consent Agenda

(Paul Reimers arrived at 7:02pm) Mr. Sisley moved to approve the amendments to BAR case TLHP-2011-0030 (211 Cornwall Street NW), with the note that staff recommended approval as submitted; Applicants: Ron Rogos and Tracy Coffing; Ned Kiley seconded the motion, and it passed unanimously 6-0-1 (Mr. Koochagian absent).

Administrative Agenda

- a. **Overview of the September 7th Work Session Agenda** Ms. McDonald explained that there are two cases scheduled for the September 7th Work Session agenda. She stated that the BAR has previously held public hearings at work sessions provided they are advertised properly. She said that she'd previously spoken with Mr. Meyer about it and he's agreed to hold public hearings on these two cases. She said that an application has recently been filed for the demolition of the historic, contributing building at 209 Church Street SE. She explained that the BAR previously approved the rehabilitation of this building in 2007, and then the COA expired. She added that the owner recently came before the BAR in January 2011 for a re-approval of the previous

application, with no changes. She said there is now the potential for a new ownership group, and they are currently under a contract/study period, but that the application was filed after the public hearing notification deadline for the August 15th public hearing. Since the matter is time sensitive, she said that Mr. Meyer agreed to put it on the work session agenda to get the process started earlier than the next regularly scheduled business meeting on September 19th. She stated that the second case proposed for the work session is a case that was filed for the August 15th meeting, but that the BAR can't hear the case because the applicant doesn't have the zoning right to build the project as proposed. This is for the expansion of the building and deck at Fireworks Pizza and Los Tios below. She explained that the application has been filed, but that where the deck is in violation of the existing setback requirements, so there is a Land Development Application that has to be approved for a Boundary Line Vacation so that the deck can be expanded. She added that the two applications can be processed concurrently, but that the BAR approval cannot take place without the filing of the application for the Boundary Line Vacation. She said that the last thing that would likely be discussed at the work session is a pending appeal, which might not happen because there are still a few days for the appeal window to end. The appeal would be for the Star Buick dealership at 326 East Market Street. She said that, when the BAR conditionally approved the case at the July 18th meeting, there was discussion about the most strategically appropriate decision for the applicant to have to take back to GM. She said that both she and the applicant have had separate discussions about the approval with GM and it is likely, though nothing is set in stone yet, that an appeal will be filed on that case. She said that it would be heard by the Town Council under the new, amended appeals language, that removed the requirement for the applicant to prove that the board was arbitrary and capricious or acted in a manner that was contrary to the law. She said that she provided the owner with the information necessary on how to file the appeal, and he is forwarding that information to his architect. She explained that she doesn't know who will be filing the appeal, if it is actually filed, but that it sounded late last week as though that would be the case.

b. Administrative Approvals (for information only)

TLHP-2011-0044 (7 Wirt Street NW); In-kind replacement of the standing-seam metal roof.
TLHP-2011-0045 (211 Loudoun Street SW); installation of a new freestanding projecting sign.

c. Other Business. Mr. Meyer explained that he met several weeks ago with the Chairman and Vice Chairman of Purcellville's BAR, and they discussed what might be a beneficial meeting for Purcellville, Leesburg, Middleburg, and Loudoun County's board. He said it could be a relatively informal joint meeting between the boards to discuss lessons learned and to learn from each other. He said he'd like to get something like that organized before the end of the year.

ADJOURNMENT: The meeting adjourned at 7:10pm

NEXT MEETING OF THE BAR

Work Session
Wednesday, 7 October 2011 at 7pm
Council Chamber
25 West Market Street
Leesburg, Virginia

Dieter Meyer, Chair

Annie McDonald, Preservation Planner