



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 12, 2009

SUPPLEMENTAL REPORT

DATE: December 11, 2009

SUBJECT: Text change to Subsection A2 and Subsection C1 in ZOA-09-10 Zoning Ordinance amendments to Section 31A.

DISCUSSION: These changes to the proposed zoning text were suggested by Board member Mary Hynes on December 8, 2009. Staff has reviewed the changes and finds that they are within the scope of advertisement, and will lend clarity to the processes laid out in the Ordinance. Staff recommends that these changes be adopted with ZOA-09-10.

Note: Text to be added is shown with an underline and text to be deleted is shown with strikethrough. Text to be added or deleted, that has been modified since advertisement is shown with a double underline or double strikethrough, respectively.

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- A. Historical Affairs and Landmark Review Board.

1. Creation of Historical Affairs and Landmark Review Board: There is hereby created and established an Historical Affairs and Landmark Review Board which shall consist of no more than fifteen (15) members who are residents of the County who have an interest, competence, or knowledge of historic preservation and who shall be appointed by the County Board. The Historical Affairs and Landmark Review Board shall be the architectural review board provided by Section 15.1-503.2 of the Code of Virginia. The Historical Affairs and Landmark Review Board shall hereafter be referred to as "The Review Board."
2. Composition of the Review Board: The County Board shall select the members of the review board ~~from one (1) or more of the following organizations or professions~~ that meet the criteria set forth by the Virginia Department of Historic Resources Certified Local Government (CLG) program. The County Board may consider including members from appropriate community groups (e.g. The Arlington Historical Society).
 - a. ~~The Arlington Historical Society, Inc.;~~

County Manager: BMD/GA

County Attorney: CWM/SAM

Staff: Rebecca Ballo, DCPHD, Neighborhood Services Division

28.

- ~~b. Local licensed real estate agents;~~
 - ~~c. The local Chamber of Commerce;~~
 - ~~d. The American Institute of Architects;~~
 - ~~e. The American Institute of Certified Planners;~~
 - ~~f. The American Society of Landscape Architects;~~
 - ~~g. The Arlington County Bar Association;~~
 - ~~h. Interested citizens;~~
- ~~provided, however, that at least two (2) of the members shall be selected from subsection B.2.d. above one (1) from subsections B.2.a. and B.2.g., above~~

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C. Establishment of Historic Districts. The Historic District (Overlay) is hereby established as an overlay district, meaning that this district is overlaid upon other districts and the land so encumbered may be used in a manner permitted in the underlying district only if and to the extent such use also complies within the regulations contained herein.

Additionally:

~~Districts shall be established by ordinance.~~

~~1. Nominations for inclusion within an historic district shall be made by referral to the Review Board. The Review Board shall have reason to believe that at least 2 of the 11 Qualifying Criteria are present prior to initiating its study of the nomination.~~

~~a. The owner of any property being considered for inclusion in an historic district ~~An affected property owner~~ shall be informed of the nomination within ten (10) business days of the receipt of a request for consideration via first class mail.~~

~~b. The Review Board shall base its decision upon studies, documentation and/or research, and shall prepare or cause to be prepared, a report on the historic significance of the proposed historic district.~~

~~b.c. The Review Board shall hold a public hearing to consider the ~~on its recommendation for~~ historic district status after due notice has been given to the owners of all properties to be included in such district(s), and the civic association which includes the proposed district within its boundaries.~~

~~e. d. ~~Before establishing findings of historical significance and making a recommendation to the Planning Commission and County Board for historic district status,~~ The Review Board shall not recommend designation unless it finds that at least two of the following Criteria 1 - 11 have been met. The Review Board retains the authority to not recommend designation even if the property does meet at least two of the criteria.~~

~~1). The property is listed or is eligible for inclusion in the National Register of Historic Places;~~

~~2). The property has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation;~~

~~3). The property was the site of a significant local, state, or national event;~~

~~4). The property is associated with a person or persons who significantly~~

contributed to the development of the county, state, or nation;

5). The property embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, or method of construction;

6). The property is identified as the work of a master builder, architect, or landscape architect;

7). The property embodies elements of design, detailing, materials, or craftsmanship that render it structurally or architecturally significant;

8). The property has a ~~unique~~ distinctive location, or singular physical characteristics that make it an established or familiar visual feature;

9). The property is a particularly fine or unique example of a utilitarian structure representing a period or style in the commercial, industrial, or agricultural development of the county, with a high level of historic integrity or architectural significance;

10). The property has the potential to yield information important to the prehistory or history of the county, state, or nation; or

11). The property is suitable for preservation or restoration.

~~e.c.~~ If the Review Board recommends designation, then written copies of the Review Board's recommendation, including determinations of historical significance, and recommendations concerning the area to be included in the proposed historic district, shall be transmitted for review to the County Board.

~~e.f.~~ In the event that the Review Board does not recommend designation, the County Board, upon its own motion, may initiate the designation review process.