



Town of Haymarket
 15000 Washington Street, #100
 Haymarket, VA 20169
 703-753-2600

Thomas Britt
 TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
 FROM: Thomas Britt
 DATE: November 14, 2024
 SUBJECT: ZP #2024-1102 14600 Washington Street #164, Zandra’s Taqueria Patio Installation

APPLICATION SUMMARY:

Business/ Applicant: Zandra’s Taqueria

Street Address: 14600 Washington Street

Proposed Alteration: Fence addition to patio and change of patio cover schedule

Applicant’s Brief Description of the Activity: Addition of fencing around the patio of Zandra’s Taqueria and alteration of the schedule of the already approved overhead winter patio enclosure.

| Town Planner Assessment | | |
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| Zoning Ordinance | Application Details | Staff Response |
| Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure. | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | <p>The proposed alteration is visible from the public right of way.</p> <p>The fence meets the requirements found in the zoning ordinance.</p> |
| Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place. | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | <p>The proposed alteration is visible from the public right of way.</p> <p>Fence is wood, with no caps or other notable features.</p> |
| Sec. 58-16.8 (2) General Design Arrangement | Addition of 6ft wood fence surrounding the patio of the business. | The design is in keeping with the guidelines. |

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| | <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | |
| <p>Sec. 58-16.8 (3) Texture, material and color</p> | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | <p>The design and materials are in keeping with the guidelines.</p> |
| <p>Sec. 58-16.8 (4) The relation of the factors, subsections (1), (2), and (3) of this section, to similar features of the buildings and structures in the immediate surroundings</p> | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | <p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p> |
| <p>Sec. 58-16.8 (5) The extent to which the building or structure would be harmonious with or obviously incongruous with the old and historic aspect of the surroundings</p> | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | <p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p> |
| <p>Sec. 58-16.8 (6) In the case of a building to be razed, a primary consideration will be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town</p> | <p>Not applicable</p> | <p>Not applicable</p> |
| <p>Sec. 58-16.8 (7) The extent to which the building or structure will promote the general welfare of the Town, and all citizens, by the preservation</p> | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> | <p>This matter is at the discretion of the ARB</p> |

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| and protection of historic places and areas | The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions. | |
| <p>Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by:</p> <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (b) Generating business (c) Creating new positions (d) Attracting tourists, students, writers, historians, artists and artisans, and new residents (e) Encouraging study of and interest in American history (f) Stimulating interest in and study of architecture and design (g) Educating citizens in American culture and heritage (h) Making the Town a more attractive and desirable place in which to live | <p>Addition of 6ft wood fence surrounding the patio of the business.</p> <p>The applicant has also proposed to change the schedule of the use of the patio enclosure from the previously approved conditions.</p> | These matters are at the discretion of the ARB |
| Comprehensive Plan | | |
| Comp Plan 1.5.3 Historic Resource Inventory List | Site - 14600 Washington Street | The main structure/site IS NOT listed as a Historic Resource |
| Comp Plan 1.5.4 Potential Archaeological Site | Site - 14600 Washington Street | The site is not one of those listed as a potential archaeological site in the Comprehensive Plan |
| Architectural Review Board Historic Guidelines | | |
| I. Introduction (E) Community Design and the Comprehensive Plan | Site - 14600 Washington Street | B-1 Property |
| II. Streetscape and Site Design | | |
| II. (a) Washington Street Enhancement Project | Not applicable | Not applicable |
| II. (b) Streetscapes Other Than Washington Street | Not applicable | Not applicable |

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| II. (c) Fences and Walls | | |
| II. (d) Lighting (Free Standing/Posts) | Not Applicable | Not Applicable |
| II. (e) Telecommunication Dishes, Drums and Towers | Not Applicable | Not Applicable |
| II. (f) Screening | Not Applicable | Not Applicable |
| III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures | | |
| III. (a) General Guidelines | <i>“to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures”</i> | These matters are at the discretion of the ARB |
| III. (b) Colors | | The fence colors do not distract from streetscape and neighborhood character. |
| III. (c) Exterior Elements | | Not Applicable |
| III. (d) Chimneys | Not Applicable | Not Applicable |
| III. (e) Roofing | Not Applicable | Not Applicable |
| III. (f) Lighting, (attached to structure) | None | None |
| III. (g) Windows and Doors | Not Applicable | Not Applicable |
| III. (h) Decks | Not Applicable | Not Applicable |
| III. (i) Handicapped Ramps | Not Applicable | Not Applicable |
| III. (j) Awnings | Not Applicable | Not Applicable |
| IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures | | |
| IV. (a) General Guidelines | Not Applicable | Not Applicable |
| V. Signage | Not Applicable | Not Applicable, not historic or contributing |
| VI. Demolition Guidelines | Not Applicable | Not Applicable |
| VII. Situations Not Covered, Additional Requirements | Not Applicable | Not Applicable |

STAFF RECOMMENDATION:

Based on the above assessment of the proposed siding at 14600 Washington Street Suite #164, the Town Planner recommends approval of the addition.

Draft Motion: “I move the Board approve the COA for ZP#2024-1102, for the fence addition at 14600 Washington Street Suite #164.”

Or an alternate motion.