

Holmes Run Acres Potential Historic Overlay District Frequently Asked Questions

FAQs

1. What is a Historic Overlay District (HOD)?
 - A zoning tool that helps to promote “*the general welfare ...though the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places and areas that have historical, cultural, architectural or archaeological significance*” (Z.O. 7-200)
 - Prevent encroachment of new buildings or structures
 - Promote upkeep and rehabilitation of older structures
 - Ensure new development within district is appropriate
 - Requires review of certain changes by the Architectural Review Board
2. What is the Architectural Review Board (ARB)?
 - Purpose is to administer the provisions of an HOD
 - Members appointed by the Board of Supervisors - professional expertise in historic preservation
 - Review and approve building permits and sign permits
 - Review and make recommendations for rezoning and site plan applications
3. What does an HOD Designation and what could it mean for your property?
 - **ARB approval is required before a building permit can be issued and applies primarily to larger, exterior renovations, construction or demolition**
 - ARB review is not required for interior alterations.
 - Re-roofing or re-siding of or structures within an HOD district when the replacement roofing or siding is like that being replaced would not be subject to ARB review.
 - Existing renovations can remain
 - Underlying rezoning (R-3) remains in place
 - ARB Review
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4. What requires a building permit? *,** (Partial List)

A permit IS required for...	A permit IS NOT required for...
New buildings, additions and structures	Fences
Porches and decks (including alterations to existing)	Residential window replacements
Sheds and playhouses over 256 square feet	Residential door replacements
Swimming pools	Gutters
Retaining walls over 3 feet	Playground equipment
New exterior stairs or stoops	On-grade patios (including wood patios)
Demolition of buildings and structures	Driveways

* Please visit the Land Development Services Webpage for a complete list-

<https://www.fairfaxcounty.gov/landdevelopment/when-permit-required>

** Alterations for ARB review may be added or removed from this list pending the staff analysis and Work Group determinations if an HOD is recommended

To view information for the current Hollin Hills Potential Historic Overlay District Plan Amendment process in the Mt. Vernon District, please visit our website:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/hollin-hills-hod>

Or call Dept. of Planning and Zoning 703-324-1380

Laura Arseneau 703-324-1209

Nicole Brannan 703-324-1264

Supervisor Smith's Office:

Mike Wing, Aide 703-560-694



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