

Boards and Commissions

PLANNING COMMISSION:

In addition to a number of work sessions, the Planning Commission held 12 regular meetings during 2014 and considered the items that are listed in the tables below:

| SITE PLANS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 22 | 9 | 6 | 7 | 0 |
| Applications | 31 | 35 | 30 | 33 | 52 |
| Approvals | 31 | 37 | 28 | 40 | 41 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 13 | 1 | 1 | 0 | 1 |
| Carry to subsequent year | 9 | 6 | 7 | 0 | 10 |

| MAJOR SUBDIVISIONS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 2 | 3 | 0 | 0 | 0 |
| Applications | 1 | 0 | 0 | 0 | 1 |
| Approvals | 0 | 2 | 0 | 0 | 1 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 1 | 0 | 0 | 0 |
| Carry to subsequent year | 3 | 0 | 0 | 0 | 0 |

| MINOR SUBDIVISIONS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 13 | 3 | 2 | 2 | 0 |
| Applications | 8 | 20 | 9 | 11 | 20 |
| Approvals | 5 | 21 | 9 | 13 | 13 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 1 | 0 | 0 | 0 | 0 |
| Carry to subsequent year | 3 | 2 | 2 | 0 | 7 |

| REZONINGS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 2 | 1 | 2 | 0 |
| Applications | 5 | 5 | 3 | 9 | 9 |
| Approvals | 3 | 6 | 2 | 8 | 4 |
| Denials | 0 | 0 | 0 | 1 | 0 |
| Withdrawn | 0 | 0 | 0 | 2 | 0 |
| Carry to subsequent year | 2 | 1 | 2 | 0 | 5 |

MEMBERS OF THE COMMISSION

William Wiley - Chairman
 Stephen Slaughter, Jr. - Vice Chairman
 Jennifer Beatley (until 8/14)
 Mark Loring
 Kevin McKannan
 Martha Shickle
 J. David Smith
 Kelly Wolfe (from 11/14)
 John Tagnesi, Advisory Member/Council
 Dale Iman, City Manager (until 5/14)
 Eden Freeman, City Manager (from 7/14)

STAFF

Timothy Youmans, Planning Director
 Aaron Grisdale, Director of Zoning & Inspections
 Will Moore, Planner II (until 6/14)
 Josh Crump, Planner I (from 8/14)
 Catherine Clayton, Secretary



| CONDITIONAL USES | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|-------------|-------------|-------------|-------------|-------------|
| Carry from previous year | 8 | 2 | 3 | 4 | 3 |
| Applications | 12 | 15 | 16 | 14 | 19 |
| Approvals | 9 | 12 | 13 | 13 | 12 |
| Denials | 0 | 0 | 2 | 0 | 0 |
| Withdrawn | 0 | 2 | 0 | 2 | 2 |
| Carry to subsequent year | 2 | 3 | 4 | 3 | 5 |

| TEXT AMENDMENTS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|-------------|-------------|-------------|-------------|-------------|
| Carry from previous year | 5 | 4 | 1 | 1 | 1 |
| Applications | 14 | 8 | 3 | 6 | 11 |
| Approvals | 9 | 9 | 3 | 5 | 7 |
| Denials | 0 | 1 | 0 | 0 | 0 |
| Withdrawn | 1 | 1 | 0 | 0 | 0 |
| Carry to subsequent year | 4 | 1 | 1 | 1 | 4 |

| STREET VACATIONS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|-------------|-------------|-------------|-------------|-------------|
| Carry from previous year | 0 | 0 | 0 | 1 | 0 |
| Applications | 1 | 2 | 9 | 0 | 2 |
| Approvals | 0 | 0 | 5 | 1 | 2 |
| Denials | 0 | 1 | 2 | 0 | 0 |
| Withdrawn | 1 | 1 | 1 | 0 | 0 |
| Carry to subsequent year | 0 | 0 | 1 | 0 | 0 |

| CORRIDOR ENHANCEMENT CERTIFICATES | 2010 | 2011 | 2012 | 2013 | 2014 |
|--|-------------|-------------|-------------|-------------|-------------|
| Carry from previous year | 0 | 0 | 0 | 1 | 0 |
| Applications | 18 | 29 | 38 | 31 | 33 |
| Approvals | 18 | 29 | 37 | 32 | 28 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 0 | 0 | 1 |
| Carry to subsequent year | 0 | 0 | 1 | 0 | 4 |



BOARD OF ZONING APPEALS:

The Board of Zoning Appeals held 8 regularly scheduled meetings during 2014 and considered the items that are listed in the tables below:

MEMBERS OF THE BOARD

- Jack M. Phillips – Chairman (until 07/14)
- Brandon Pifer - Chairman
- Robbie Marchant
- Phillip Lewis
- Richard Ridgell (until 08/14)
- Donald Crawford
- Cheryl Anderson – Alternate (from 09/14)

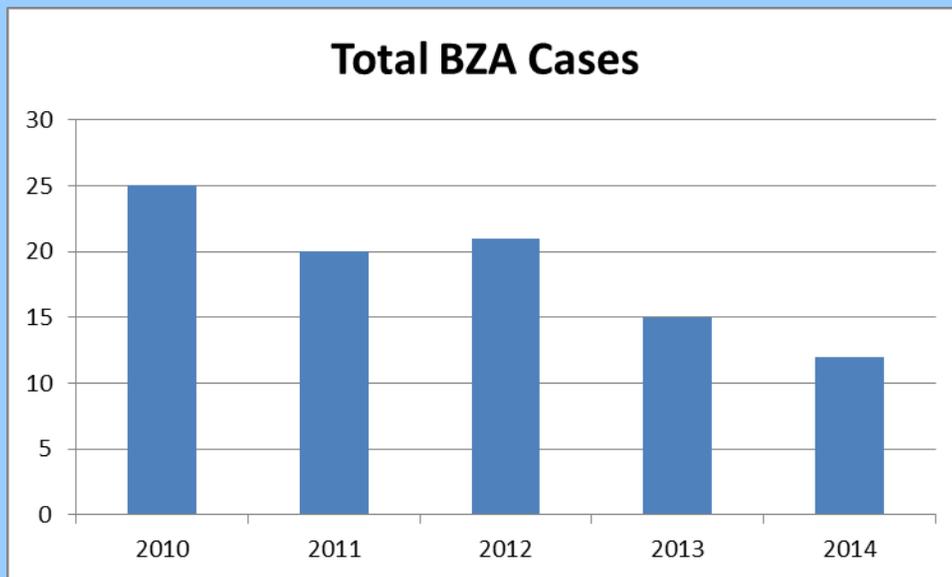
STAFF

- Aaron M. Grisdale, Director of Zoning and Inspections
- Catherine Clayton, Secretary

| VARIANCES/APPEAL | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 4 | 1 | 0 | 2 | 1 |
| Approvals | 14 | 15 | 18 | 9 | 10 |
| Denials | 6 | 1 | 2 | 0 | 0 |
| Withdrawn | 0 | 3 | 0 | 2 | 1 |
| Carry to subsequent year | 1 | 0 | 1 | 2 | 0 |

| INTERPRETATIONS | 2010 | 2011 | 2012 | 2013 | 2014 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 0 | 0 | 0 | 0 |
| Approvals | 0 | 0 | 0 | 0 | 0 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 0 | 0 | 0 |
| Carry to subsequent year | 0 | 0 | 0 | 0 | 0 |

| SPECIAL USE PERMITS | 2010 | 2011 | 2012 | 2013 | 2014 |
|---------------------|------|------|------|------|------|
| Approvals | 0 | 0 | 0 | 0 | 0 |
| Denials | 0 | 0 | 0 | 0 | 0 |



BOARD OF ARCHITECTURAL REVIEW:

The Board of Architectural Review held 21 regularly scheduled semi-monthly meetings during 2013 and considered the items that are listed in the tables below:

| BAR Certificate of Appropriateness | 2014 |
|------------------------------------|------|
| Applications | 102 |
| Board of Architecture Approvals | 39 |
| Administrative Approvals | 50 |
| Denials | 4 |
| Withdrawn | 0 |
| Tabled | 1 |
| Carry to subsequent year | 8 |

| EXTERIOR CHANGES | 2010 | 2011 | 2012 | 2013 | 2014 |
|------------------|------|------|------|------|------|
| Approvals | 32 | 43 | 48 | 63 | 73 |
| Denials | 1 | 0 | 0 | 1 | 4 |
| Withdrawn | 3 | 1 | 1 | 0 | 0 |

| SIGNS | 2010 | 2011 | 2012 | 2013 | 2014 |
|-----------|------|------|------|------|------|
| Approvals | 12 | 26 | 13 | 40 | 30 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 1 | 0 | 0 |

| NEW CONSTRUCTION | 2010 | 2011 | 2012 | 2013 | 2014 |
|------------------|------|------|------|------|------|
| Approvals | 2 | 3 | 0 | 5 | 2 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 0 | 0 | 0 |

| DEMOLITIONS | 2010 | 2011 | 2012 | 2013 | 2014 |
|-------------|------|------|------|------|------|
| Approvals | 3 | 4 | 0 | 1 | 0 |
| Denials | 0 | 0 | 1 | 0 | 0 |
| Withdrawn | 0 | 0 | 1 | 0 | 0 |

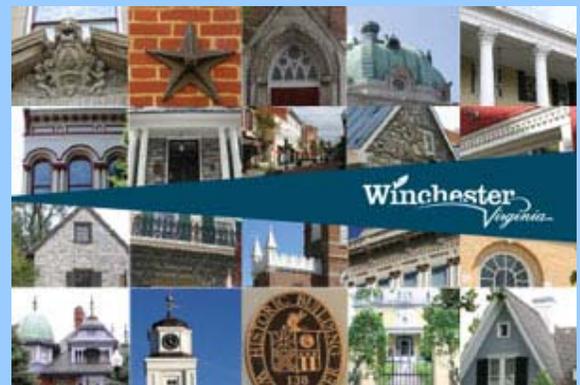
| HISTORIC PLAQUES | 2010 | 2011 | 2012 | 2013 | 2014 |
|------------------|------|------|------|------|------|
| Approvals | 7 | 1 | 1 | 1 | 0 |
| Denials | 0 | 0 | 0 | 1 | 0 |

MEMBERS OF THE BOARD

Tom Rockwood, Chairman
 Tim Bandyke, Vice-Chairman
 Patricia Jackson
 Peter Serafin
 Kevin Walker
 Beth Elgin (from 9/14)

STAFF

Aaron M. Grisdale, Director of Zoning and Inspections
 Nasser Rahimzadeh, Deputy Director of Z&I (Left 10/2014)
 Josh Crump, Planner I (from 8/14)
 Carolyn Barrett, Part-Time Secretary



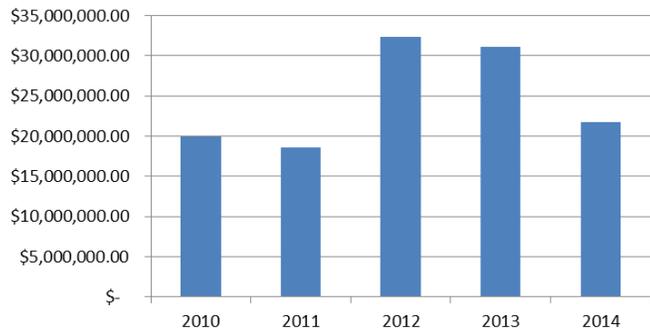
| BAR APPEALS | 2014 |
|----------------------------------|------|
| Denials Appealed to City Council | 2 |
| BAR Decision Reversed | 1 |
| BAR Decision Upheld | 1* |

*BAR decision was upheld but modified by City Council with certain conditions.

Zoning & Inspections

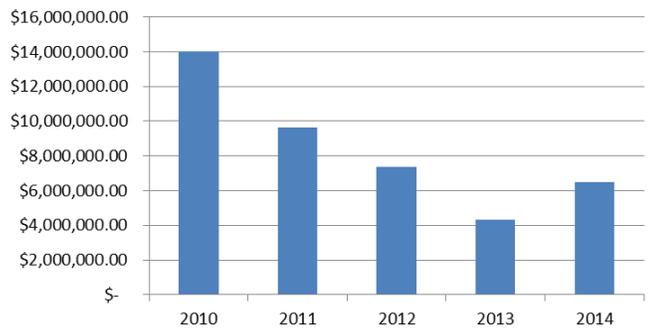
Below is a summary of the construction and business activity as it pertains to building permits and certificates of occupancy issued during the past five years. In 2014 the department saw a drop in the levels of commercial and non-residential activity and an increase to residential building permits. This can be attributed to a couple infill residential developments beginning as well as two of the final residential subdivisions building out the remaining lots.

Commercial/Non-Residential



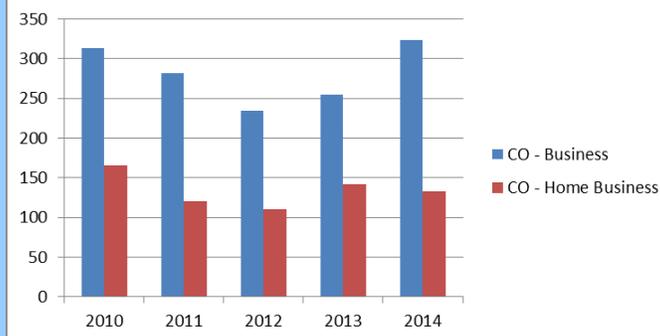
Shenandoah University – Health Sciences Building

Residential



New Multifamily Residential – Cedar Creek Grade

Certificates of Occupancy Issued



Zoning & Inspections

2014 saw resolution to the unsafe structural conditions at 414 South Braddock Street. Following a partial wall collapse on the north wall in March 2013, the property was then declared as unsafe by the Building Official. In July 2013, City Council formally declared the property a public nuisance and following numerous opportunities for the property owner to resolve the structural issues, the City hired a contractor to complete a partial demolition and stabilization of the remaining structure to eliminate the nuisance and unsafe conditions.

Structure Following Partial Wall Collapse



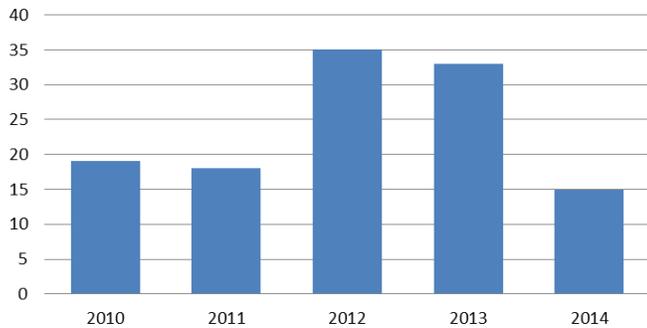
Structure Following Abatement of Nuisance and Unsafe Structural Conditions



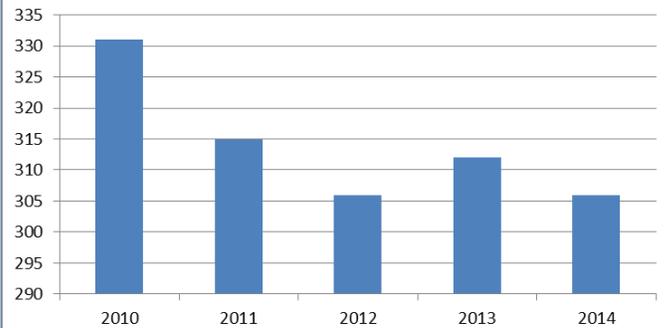
Zoning/Codes Enforcement Data

The following information is a representation of the types and volume of zoning and code enforcement case load for the past 5 years (through 2014). The largest numbers of cases that inspectors continue to address are nuisance cases (tall grass & trash/refuse), property maintenance cases, and rental housing inspections. In 2013, Zoning and Inspections staff assumed responsibility for enforcement of snow/ice removal on sidewalks. Code enforcement staff continues to assist the Department of Social Services with Housing Choice Voucher Program Inspections. During 2014, staff documented a substantial increase in the number of vacant properties throughout the City of Winchester.

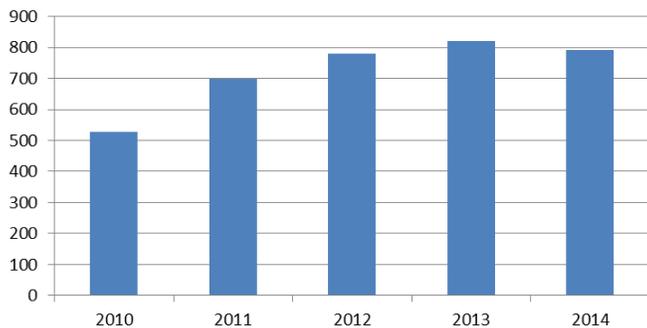
Graffiti



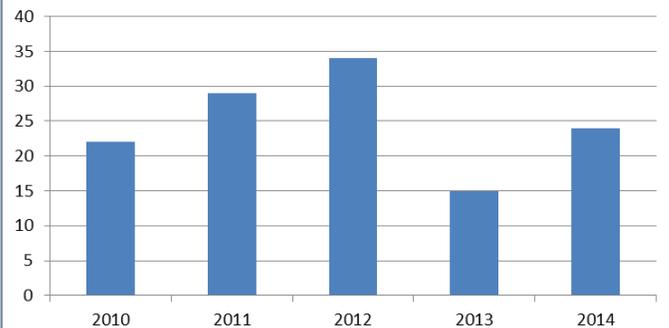
Housing Choice Voucher Inspections



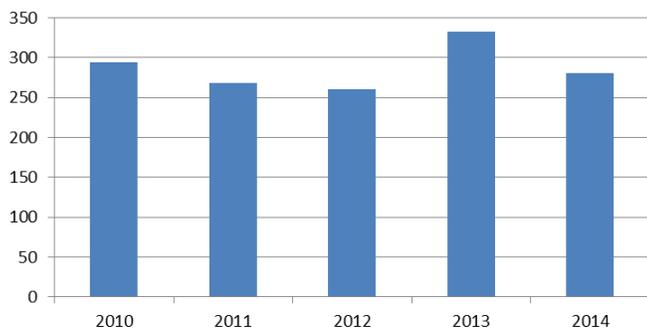
Nuisances



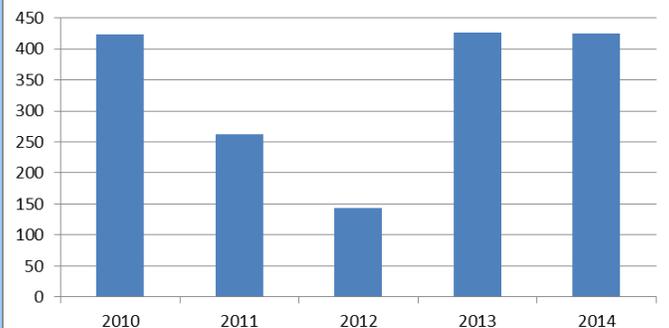
Residential Overcrowding



Property Maintenance

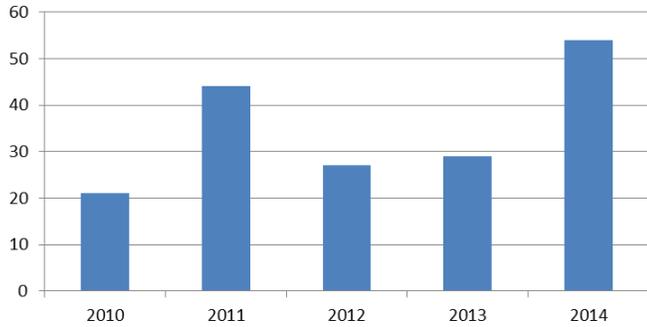


Rental Housing Ordinance

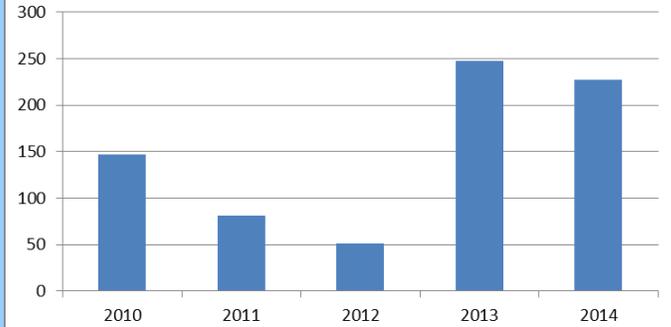


Zoning/Codes Enforcement Data

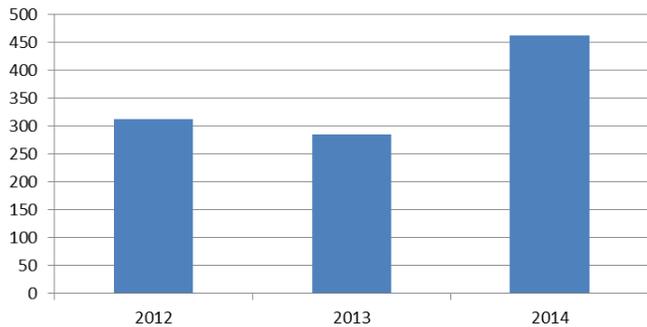
Vacant Buildings



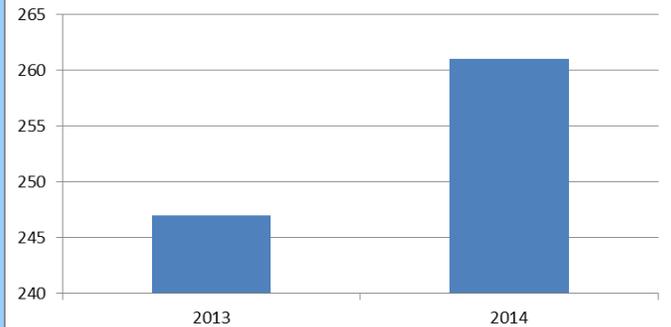
Zoning



ROW Sign Pulls



Snow Removal



Total Code Enforcement Cases

