

Certificate of Appropriateness

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicant: Andree Sahakian & Brittani Sanders, LV Collective

Project: Multi-story housing development

Mr. Sahakian & Ms. Sanders,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on June 16, 2026. The following action was taken:

Mr. Zehmer made the following motion:

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application with the following conditions and omissions:

- Ground level mechanical equipment, utility meter boxes/panels, transformers, etc., will be appropriately screened per the design guidelines (Chapter 2, Section H). Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Meters and panel boxes for utility, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened. Screening will be indicated on the Final Site Plan and approved by BAR staff.
- Glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%.
- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the three (3)-parcel site will be completed and provided to Staff for BAR's archive and recorded with the Virginia Department of Historic Resources.
- The following design elements are to be considered as removed from the applicant's submittal and are omitted from this CoA:
 - site plan;
 - sample plant pallet;
 - sample paving pallet;
 - site furnishings; and
 - site lighting.
 - The aforementioned site details [as indicated] on sheets 7, 8, 9, 10, 11, and 12 of the submittal.
- The omitted site elements (above) will be reviewed at a later date as a separate CoA request.

- Prior to BAR approval of the omitted site elements (and within the separate CoA request), the applicant will provide a new shade study examining the hours of 9AM, Noon, 3PM, and 6PM. The intent is to advise plant selection for the site, and to provide information to the public and Westhaven Citizen Planners to assist the selection of plantings within the Westhaven community. The hours listed should be added to the dates already submitted within the solar plan [sheet 13 of the submittal].
- To prevent bright light and glare emanating from the garage openings, lamping for the garage lighting [immediately inside any opening] will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.

The motion was seconded by Mr. Schwarz and passed 9-0.

Staff reiterates the following recommendation and comment from the BAR's discussion:

- For the planned landscaping along the north boundary of the project site, to provide screening between the new building and the Westhaven community, the applicant should use as guidance the Moderate Impact Transition Screen type 2, as indicated in the City Code, Sec. 34-4.7.2.C.2.b.
- This CoA (25-0095) is for the new, multi-story building only and omits the landscape and hardscape elements noted in the conditions. That CoA, alone, is not sufficient for approval of the Development Plan and/or the Final Site Plan for this project; a CoA for the landscape and hardscape plans is required.

Additionally, per staff's June 18, 2026 email to Andree Sahakian, per City Code Section 34-5.2.7.E.1., a CoA can be appealed within ten business days of the BAR's action. (The right to appeal applies both to an aggrieved party who objects to the BAR's action and to the applicant, who may appeal any conditions of approval.) If that ten-day period expires without an appeal, then the CoA is formally approved. For your project, and because of the holiday on June 19, that deadline is CoB July 1. If an appeal is submitted, we will notify you as soon as possible.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://youtu.be/RaI6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have any questions, please do not hesitate to contact me.

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

Certificate of Appropriateness

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicant: Andree Sahakian & Brittani Sanders, LV Collective

Project: Landscape plan



Mr. Sahakian,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on September 15, 2026. The following action was taken:

Mr. Schwarz made the following motion:

Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find the landscaping plan for the proposed development at 835, 843, and 847 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted with the following conditions:

- If the tree and/or plant species vary from those noted in the submittal, the trees selected should be consistent with the City's Master Tree List or, if not on the Tree List, selected species must not be any identified as invasive in Central Virginia.
- Seating, tables, and planters at the street level open space (at West Main) will be of a consistent design and any wood elements will be of a weather-resistant [wood] species approved for exterior use.
- Rescind the condition of the CoA BAR # 25-0095 related to a Phase I Archaeological Investigation--bulleted item #4 in the approved motion--and apply the following [which can be included in the motion by reference to this staff report]:
 - **Historic Study:** Prior to City issuance of a permit allowing disturbance associated with the proposed development, the Applicant will complete and provide City Staff for BAR's archive a Historic Study of the proposed development site consistent with the scope of work summarized in Rivanna Archaeological Services, LLC's, proposal dated August 4, 2026. The proposed Historic Study would be a documentary, archival, and research effort and does

not authorize or require any physical excavation, subsurface testing, or other ground-disturbing activity on the site.

- **Limited Archaeological Investigation:** City may request authorization to conduct, at its sole cost, a limited archaeological investigation of the approximate location of the Dinsmore family home on the site within the footprint and anticipated depth of the proposed new building, following removal of the existing paved surface and before commencement of excavation for the proposed Development ("Investigation"). No Investigation or related entry onto the site shall occur, unless Developer and City first execute a written agreement ("Agreement") authorizing the Investigation on terms reasonably acceptable to both parties. Except as required by applicable law, neither the Investigation, nor any discovery made during the Investigation, shall require additional investigation, preservation in place, modification, or redesign of the approved Development, or delay of Project. If City does not request authorization for an Investigation, or Developer and City do not execute such an Agreement by the time the existing pavement has been removed, no Investigation or related entry onto the site shall occur, and Developer may proceed with the Project without further obligation under this Condition.
- The pole lights will be without glass and will be a warm color temperature of 3000K or less.
- If the trees on the north side of the site cannot be preserved, make sure that at minimum large trees per the moderate transition screening Type II will be installed.
- Reference packet dated September 14, 2026 as submitted this evening without three-dimensional renderings; [the BAR wants this packet because of the precedent imagery, it reflects the updated plant palette, and precedent imagery prevails over renderings].

The motion was seconded by Mr. Bailey and passed 8-0.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:

<https://youtu.be/Ral6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

September 16, 2026

Per City Code Chapter 34, Division 5.2.7.E (*Action After Decision*), following approval of an application by the BAR, any aggrieved person may appeal the decision to City Council by filing a written notice of appeal within ten working days of the date of the decision. The date by which staff should receive such notice is September 29, 2026. The appeal shall "set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and any additional information, factors or opinions they deems (sic.) relevant to the [appeal]. The applicant, or their agent, and any aggrieved person, will be given an opportunity to be heard by the City Council on the appeal." The fee to submit an appeal of a BAR decision is \$125, and the application completed online via the City permit portal: <https://permits.charlottesville.gov/portal/>.

If you have any questions, please do not hesitate to contact our office.

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov