

THE BURKE CENTRE CONSERVANCY ARCHITECTURAL STANDARDS - Revised 2015

SECTION I – OVERVIEW

A. INTRODUCTION

A.1 Planned Residential Community (PRC)

Burke Centre falls under Fairfax County's Planned Residential Community (PRC) zoning classification.

PRC extends beyond the basic shelter and utility requirements of a conventional tract community. The PRC provides a community organization, the Burke Centre Conservancy (BCC), to provide a wide range of services. Key aspects of a PRC include legally enforceable architectural standards and guidelines, along with a network of open space that is owned, maintained and controlled by the BCC for its members.

A.2 A SENSE OF COMMUNITY

One of BCC's most important functions is to maintain and enhance the aesthetic quality and design of the homes, other structures and environment within Burke Centre. This is supported by sustaining and maintaining a sense of community beginning with individual properties, progressing through clusters, neighborhoods and finally to the community at large. The Conservancy, including an Architectural Review Board (ARB) appointed by the Board of Trustees (BOT), serves to support this sense of community.

B. PHILOSOPHY

B.1. The Burke Centre Architectural Review Board (ARB) exists as a Conservancy entity authorized and empowered to regulate the appearance and maintenance of properties within Burke Centre through the application and enforcement of the Burke Centre Architectural Standards. In fulfilling this role, the ARB and the ARB staff represent the Conservancy community in consistent and unbiased application and enforcement of the architectural standards. ARB decisions are based on whether an application and/or property conforms to the approved architectural standards, including the six general criteria of design, color, location and impact, scale, workmanship and timing, and applicable standards published in the *Burke Center Conservancy Architectural Standards*, not personal likes and dislikes.

B.2 PROPERTY TYPES

1.	Individual Property:	Home and lot architectural style, and conformity with natural surroundings	
2.	Adjacent Properties:	Compatibility and consistency with cluster lots and natural surroundings	
3.	Neighborhood:	Compatibility and consistency throughout the cluster and neighborhood (Commons, Landings,	

		Oaks, Ponds or Woods) and with natural surroundings
4.	Burke Centre:	Community-wide continuity and appearance

Residential

Single family home

External modification to a single family home has the greatest impact on adjacent properties, the cluster and the neighborhood; however, external modifications to a single family home in one neighborhood can impact and set a precedent throughout the entire community.

Multiple Dwelling-Units (Townhome, Duplex and Quadruplex)

Modification of a multiple-dwelling unit has the greatest impact on adjacent units within the dwelling, the cluster and the neighborhood. No modification may be made to existing exterior materials, style, color, texture, function or dimension without agreement by all members of the affected duplex or quadruplex, unless an approved Cluster Supplemental Architectural Standard allows or prescribes such changes.

When submitting an application for an exterior structure modification, the modification approved by the ARB serves as the basis for future repair or replacement on connecting units.

The owner submitting an application shall notify all other unit owners within that dwelling, advising them that, if approved, the application may establish the baseline for future modifications, repair or replacement. This notification shall occur under Item 10 of the application. An application for a duplex requires the signatures of both owners. An application for a quadruplex requires all four owners' signatures.

NOTE: This does not preclude owners from using upgraded or low-maintenance materials, such as energy-efficient windows, ventilated soffits, and approved synthetic materials in place of wood as long as the appearance (style, color, texture, function and dimension) has not changed. Such changes are encouraged and do not require the approval of all other owners in a duplex or quadruplex, who may or may not choose to modify their houses in such manner.

Non-Residential (commercial, public, non-profit)

Single unit (one entity)

Because of location and /or size, an external modification can affect the entire community.

Multiple-Units (office complex and store fronts)

Because of size and location, an external modification can affect the entire community.

B.3. LOT SIZE AND CONFIGURATION

Lot size and configuration may have a bearing on the consideration of a proposed modification, and are considered by the ARB in applying the applicable standard(s).

SECTION II – ARCHITECTURAL STANDARDS

C. GENERAL CRITERIA

The ARB is specifically charged with regulating the “external design, appearance and location of the property improvements.” The ARB specifically considers six general criteria when reviewing an application.

C.1. DESIGN

The proposed modification must be compatible with the architectural style and characteristics of the applicant's home, adjoining homes, cluster and neighborhood setting. Design compatibility is defined as similarity in architectural style, workmanship, scale, materials (type, style and dimension), design and construction detail. Multiple Dwelling Units (townhouse, duplex and quadruplex) each present unique challenges to maintaining design compatibility. Multiple Dwelling Unit exterior modification applications are considered from the perspective of maintaining consistency throughout the entire structure.

C.2. COLOR

The proposed color(s) must provide continuity by being consistent (matching) or compatible, as applicable with the existing color scheme/combination of the structure, its surroundings and throughout the cluster or neighborhood.

C.3. LOCATION AND IMPACT

The proposed improvement or modification must relate favorably to the landscape, the existing structure, adjoining properties, cluster and surrounding neighborhoods. Changes in the rate or direction of water drainage must not adversely affect any adjoining property, private or common. No modification shall be placed or encroach upon open space.

C.4. SCALE

The size and proportion of a proposed modification must be appropriate with relationship to adjacent structures and to its surroundings.

C.5. WORKMANSHIP

The modification must meet all Fairfax County Code Requirements and the applicant must secure all necessary permits. The modification and work must be completed on time and in compliance with the approved application and the Burke Centre Architectural Standards. The applicant is responsible for all work.

C.6. TIMING

The modification must be completed within the approved time frame.

D. COMPLIANCE WITH APPLICABLE FAIRFAX COUNTY CODES AND PERMIT REQUIREMENTS

All property modifications must comply with applicable Commonwealth of Virginia and Fairfax County codes and permit requirements. **It is an owner / applicant responsibility to ensure compliance.**