

**STATE BUILDING CODE TECHNICAL REVIEW BOARD
MEETING MINUTES
August 15, 2025
Virginia Housing Center
4224 Cox Road Glen Allen, Virginia 23060**

Members Present

Mr. Daniel Crigler
Mr. David V. Hutchins
Mr. Joseph Kessler
Mr. R. Jonah Margarella
Ms. Joanne Monday
Mr. James S. Moss
Mr. W. Shaun Pharr, Esq., Vice-Chairman
Ms. Elizabeth White
Mr. Aaron Zdinak, PE

Members Absent

Mr. James R. Dawson, Chairman
Mr. Vince Butler
Mr. Alan D. Givens
Ms. Christina Jackson
Mr. Eric Mays, PE

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| Call to Order | The meeting of the State Building Code Technical Review Board (“Review Board”) was called to order at approximately 10:00 a.m. by Vice-Chair Pharr. |
| Roll Call | The roll was called by Mr. Luter and a quorum was present. Mr. Justin I. Bell, legal counsel for the Review Board from the Attorney General’s Office, was not present. |
| Approval of Minutes | The draft minutes of the July 18, 2025 meeting in the Review Board members’ agenda package were considered. Mr. Moss moved to approve the minutes as presented. The motion was seconded by Ms. Monday and passed with Mses. Monday and White and Messrs. Crigler, Margarella, and Zdinak abstaining. |
| Final Order | <p><u>Andrew Suddarth (David Williams): Appeal No. 25-04:</u></p> <p>After review and consideration of the final order presented in the Review Board members’ agenda package, Mr. Moss moved to approve the final order with an editorial change adding the letter “s” to the word “William” to create “Williams” correcting the last name of the appellant on page 15 line 64 of the final order. The motion was seconded by Ms. Monday and passed with Mses. Monday and White and Messrs. Crigler, Margarella, and Zdinak abstaining.</p> |
| Final Order | <p><u>Khaleen Monaro: Appeal No. 25-06:</u></p> <p>After review and consideration of the final order presented in the Review Board members’ agenda package, Mr. Moss moved to approve the final order with an editorial change adding the letter “ed” to the</p> |

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word “*abandon*” to create “*abandoned*” on page 26 line 86 of the final order. The motion was seconded by Ms. Monday and passed with Mses. Monday and White and Messrs. Crigler, Margarella, and Zdinak abstaining.

Public Comment

Vice-Chair Pharr opened the meeting for public comment. Mr. Luter advised that no one had signed up to speak. With no one coming forward, Vice-Chair Pharr closed the public comment period.

New Business

George Karsadi: Letter to the Secretary:

Mr. Karsadi submitted a letter to the Review Board Secretary dated July 22, 2025, presented in the Review Board member’s agenda package. The Vice-Chair outlined to the Board the law related to reconsideration requests and that, if this was intended to be a reconsideration request from Mr. Karsadi, that his time to file had passed both the prescribed timeframe and the timeframe allotted to the Board to reconsider the matter on its own accord under the law. No action was taken

Fairfax County (Jay Riat): Appeal No. 25-09:

A hearing convened with Vice-Chair Pharr serving as the presiding officer. The hearing was related to the denial of a permit/plan review pertaining to the design of the project known as Eastgate Mixed Use submitted by Campbell Code Consulting in Fairfax County.

The following persons were sworn in and given an opportunity to present testimony:

Jay Riat, Building Official for Fairfax County
Dan Willham, Deputy Building Official for Fairfax County
Chris Campbell, Campbell Code Consulting
Kacey Huntington, Project Designer

Also present was:

Patrick Foltz, Attorney for Fairfax County

After testimony concluded, Vice-Chair Pharr closed the hearing and stated a decision from the Review Board members would be forthcoming and the deliberations would be conducted in open session. It was further noted that a final order reflecting the decision would be considered at a subsequent meeting and, when approved, would be distributed to the parties, and would contain a statement of further right of appeal.

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Decision: Fairfax County (Jay Riat): Appeal No. 25-09:

After deliberations, Ms. Monday moved to uphold the decision of the local appeals board because a single exit for the project is code compliant. The motion was seconded by Mr. Moss and passed with Messrs. Margarella and Zdinak voting in opposition.

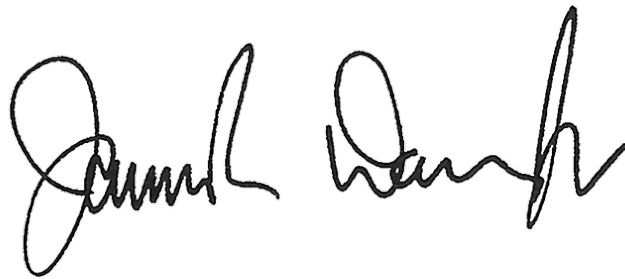
Secretary's Report

Mr. Luter informed the Review Board of the current caseload for the upcoming meeting scheduled for September 19, 2025.

Adjournment

There being no further business, the meeting was adjourned by proper motion at approximately 12:00 p.m.

Approved: September 19, 2025



Chair, State Building Code Technical Review Board



Secretary, State Building Code Technical Review Board