



TOWN OF HAYMARKET TOWN COUNCIL
REGULAR MEETING
~ AGENDA ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, February 4, 2019

7:00 PM

Council Chambers

I. Call to Order

II. Pledge of Allegiance - Cub Scout Pack 1833

III. Invocation - Rabbi Lizz Goldstein, Congregation Ner Shalom

IV. Serve Our Willing Warriors Presentation

V. Minutes Approval

1. Mayor and Council - Work Session - Jan 7, 2019 6:00 PM
2. Mayor and Council - Public Hearing/Regular Meeting - Jan 7, 2019 7:00 PM

VI. Department Reports

1. Police Department Report - Chief Kevin Lands
2. Administrative Staff Report - Jerry Schiro, Business Manager

VII. Citizens' Time

1. Citizen's Letters

VIII. Action Items

1. Resolution #2019-001 - Sherwood Forest
2. Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home
3. Architectural Review Board Appeal

IX. Updates

1. Planning Commission
2. Architectural Review Board
3. Letter of Support HB 2469

X. Council Member Time

1. Steve Shannon
2. Connor Leake
3. Madhu Panthi
4. Susan Edwards
5. Bond Cavazos
6. Robert Day
7. David Leake

XI. Closed Session (if needed)

XII. Adjournment

XIII. Agenda Items

1. McDonald's SUP for Second Drive Thru Lane



TOWN OF HAYMARKET TOWN COUNCIL

WORK SESSION
~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, January 7, 2019

6:00 PM

Council Chambers

A Work Session of the Mayor and Council of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 6:00 PM.

Mayor David Leake called the meeting to order.

I. Call to Order

Vice Mayor Susan Edwards: Present, Councilman Robert Day: Present, Councilman Connor Leake: Absent, Councilman Madhusudan Panthi: Present, Councilwoman Bond Cavazos: Present, Councilman Steve Shannon: Absent, Mayor David Leake: Present.

II. Agenda Items

1. Haymarket Day 2019 Event Date

Town Planner, Emily Lockhart, addresses the Council. She states that due to the impending hurricane that was forecasted on the original Haymarket Day, the event date was postponed to October 20th. With the positive feedback from residents and attendees for the cooler weather, the Staff is recommending that the town look at permanently changing the date of the annual Haymarket Day to the third week in October as well the time change to 10-5 pm. The Council discuss the change of date and time.

2. Town Building Official Discussion

Mayor Leake states that Councilman Leake has requested that we move this discussion to the next work session agenda if there is no objection.. Councilwoman Cavazos adds that she spoke with Ashley Gray from Ash Salon. She further adds that Ms. Gray has asked about the status of the Town Building Official and if Town Staff could reach out to her for an update. Mayor Leake asks the Planner and Town Manager to set up a meeting with Ms. Gray.

3. Park Playground Proposal

Ms. Lockhart highlights the proposed playground specifying age range, capacity and activities for the children. She provides two options to the Council. The second option provides an ADA accessible component. Discussion ensues regarding maintenance and maintenance cost, and insurance coverage. In reference to the insurance concerns, Town Treasurer, Roberto Gonzalez states that the playground would be covered under the town's policy.

4. SUP#2018-009, McDonald's Second Drive-Thru Lane

Mayor Leake states that the town received an email from the applicant requesting that this SUP be postponed.

III. Delegate Danica Roem, 13th District

Delegate Danica Roem updates the Council on the I66 corridor related to future above power lines and HB 2469 as well as a Bill pertaining to the Planning Commission and tax policies.

IV. Adjournment

Mayor Leake adjourns the work session meeting at 6:45 pm.

Minutes Acceptance: Minutes of Jan 7, 2019 6:00 PM (Minutes Approval)



TOWN OF HAYMARKET TOWN COUNCIL
PUBLIC HEARING/REGULAR MEETING
 ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington St
 Haymarket, VA 20169

Monday, January 7, 2019

7:00 PM

Council Chambers

A Public Hearing/Regular Meeting of the Mayor and Council of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Mayor David Leake called the meeting to order.

I. Call to Order

Vice Mayor Susan Edwards: Present, Councilman Robert Day: Present, Councilman Connor Leake: Present, Councilman Madhusudan Panthi: Present, Councilwoman Bond Cavazos: Present, Councilman Steve Shannon: Present, Mayor David Leake: Present.

II. Pledge of Allegiance - Alvey Elementary School Cub Scouts

Members of the Alvey Elementary school cub scouts lead the pledge.

III. Invocation - Pastor Tim MacGowan, Living Hope Evangelical Presbyterian Church

Pastor MacGowan from Living Hope Evangelical Presbyterian church shares church updates and gives the evening's Invocation.

IV. Public Hearing

1. ZTA#2018-001- Funeral Home and Crematory Definition Amendments

Brett Frye, town business owner, speaks in favor of the funeral home and crematorium. He feels that this business is a good fit for the town.

Dottie Leonard, 14801 Washington Street, speaks in favor of the applicant. States that this meets a need for our town.

Bob Weir, 6853 St. Paul Drive, shares concerns with the Zoning Text Amendment. He states that a crematorium belongs in an industrial use. He also shares concerns how this would impact land values and spot zoning.

John King, 7934 Little John Court, states that he is opposed to this business coming into the town. He shares that his son is uncomfortable walking by a funeral home or crematorium.

2. SUP#2018-010- 14901 Washington Street, Funeral Home and Crematory Special Use Permit

Brett Fry addresses the Council again. He states that he has no problem operating his business next to a funeral home and crematorium.

Dottie Leonard reiterates what she stated earlier during the public hearing for the Zoning Text Amendment.

Bob Weir shares that a lot of people are concerned with the funeral home near their residence. He also has concerns with screening and traffic.

Shawn Landry, 14454 Chamberry Circle, speaks in favor of the applicant. Shares concerns with the vacant buildings in the town and should consider supporting a small business.

V. Deck the Door's contest winners

Mayor Leake announces the 2018 Deck the Door contest winners. "Most Traditional"- Details for the Home, "Most Festive" - Cupcake Heaven and Cafe, "Most Creative" - Copper Cricket and the "Holly Jolly" award to Oh Sew Persnickety.

Minutes Acceptance: Minutes of Jan 7, 2019 7:00 PM (Minutes Approval)

VI. Serve Our Willing Warriors Presentation

Mayor Leake states that the smores kits that were sold at the recent Christmas and Holiday Celebration raised \$306.64 for Serve Our Willing Warriors.

VII. Mayor's Volunteer of the Year Awards

The Mayor's presents Coire and Susana O'Neal and the Dominion Woman's Club with the "Mayor's Volunteer of the Year Award".

VIII. Officer Down Memorial Ride Presentation

The Officer Down Memorial Ride Presentation for the upcoming event is presented by Shawn Landry, QBE Foundation and ODMR host, Chris Cosgriff, Founder and Exe. Director of Officer Down Memorial Page, Meg Hawkins, Founder and Chief Officer of the Officer Down Memorial Ride and Coire O'Neal, event coordinator for QBE and ODMR..

The Officer Down Memorial Ride event will be held on Saturday, April 27th from 9-3 pm at the QBE building on Washington Street in Haymarket. All proceeds will benefit the Officer Down Memorial Page.

IX. Minutes' Approval

1. Mayor and Council - Work Session - Dec 3, 2018 6:00 PM

Councilman Shannon makes a motion to *accept the minutes for the work session on December 3, 2018*. Councilman Leake seconds the motion.

Mayor Leake asks Vice Mayor Edwards and Councilwoman Cavazos the reason for their abstention. They both state they were not present at the meeting.

There is no further discussion on the motion.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Steve Shannon, Councilman
SECONDER:	Connor Leake, Councilman
AYES:	Robert Day, Connor Leake, Madhusudan Panthi, Steve Shannon
ABSTAIN:	Susan Edwards, Bond Cavazos

2. Mayor and Council - Regular Meeting - Dec 3, 2018 7:00 PM

After a google map search, Mayor Leake states that there was over 2000 in attendance at the Honorary Police Presentation, not 200 as previously noted. Councilman Leake makes a motion to *approve our December 3, 2018 regularly scheduled meeting amended minutes*. Councilman Shannon seconds the motion.

There is no discussion on the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Connor Leake, Councilman
SECONDER:	Steve Shannon, Councilman
AYES:	Edwards, Day, Leake, Panthi, Cavazos, Shannon

X. Department Reports

1. Police Department - Chief Kevin Lands

Chief Lands reports that the department assisted the Sweet Julia Grace Foundation by escorting Santa and the carolers to Ethan's house for Christmas. He states that the department recently had their annual end of the year award's banquet. He adds that Officer John Gregory was awarded the "Officer of the Year Award" and Sgt. Shaver received the "Chief's Award". He further reports that on New Year's Eve, Officer Gregory stopped a vehicle that had a "mobile meth lab" in it. He adds that parts of Washington Street were closed and the County and State police were called in. He concludes that there has been an increase on the western end of the county and they are with working with Prince William to put an end to it.

2. Administrative Staff Report - Jerry Schiro, Business Manager

Business Manager, Jerry Schiro, states that December was a great, active month. He reports that the town ornaments and veteran banners continue to be very popular and selling well. He adds that residents can sign up on the website to receive current news within the town. He notes that they are working on some public work issues with the septic tank at the park and looking to utilize the Manassas/Prince William Adult Detention Center workforce to do some painting at the park house.

XI. Citizens' Time

Dottie Leonard, 14801 Washington Street, comments on Haymarket Day. She thought it was an exceptional day but would like to see more crafter's and less alcohol. She did share concerns with closing the streets at 6 am and to please allow some exceptions for those with special needs. She states that she is thrilled about the upcoming Officer's Down Memorial Ride. She concludes by thanking the Chief for the Honorary Police event last month.

XII. Agenda Items

1. SUP#2018-009, McDonald's Second Drive-Thru Lane

Mayor Leake states that the applicant has asked for a postponement and to be added to next month's agenda.

2. ZTA#2018-001- Funeral Home and Crematory Definitions

Town Planner, Emily Lockhart, states that staff supports the proposed zoning text amendment for the addition of the crematory definition and the modifications to the Funeral Home definition. She adds that Staff recommends the Planning Commission request the crematory definition to explicitly state the crematory use is an accessory use, only to occur within a Funeral Home.

Gifford Hampshire, from Blankingship and Keith, attorney for the applicant, addresses the dais. He emphasizes that the zoning text amendment was a matter of great study by the Planning Commission which included a public hearing. Mr. Hampshire addresses a comment concerning spot zoning, and states that this is not spot zoning.

Michael Turch, applicant, addresses and states that the reason he is requesting a zoning text amendment to include the crematory as a secondary use is to assure the families of how and where their loved ones are being cared for and the process.

Ms. Lockhart follows up stating that she is in support of the zoning text amendment as it will better clarify and add a definition to our ordinance and prepare us better for any future applications.

At this time, Mayor Leake reads a letter from town resident, Pepper Duckett Greynolds.

From: Pepper Greynolds <goldiepep@yahoo.com> <<mailto:goldiepep@yahoo.com>>>

Sent: Sunday, January 6, 2019 9:55:48 PM

To: Emily Lockhart

Subject: Michael Rurch

My name is Pepper Marie Duckett resident of Haymarket Virginia I am writing because I cannot make it to the meeting on Monday, January 8th.

Would however like the Town Council to know that I am a supporter of Michael Rurch. He will be a great Neighbor we also need to note that he will be a great asset to our community thank you

Pepper Duckett.

Councilman Leake clarifies that this zoning text amendment is adding a definition to our zoning ordinance and is separate from the special use permit.

Councilwoman Cavazos makes a motion to approve Zoning Text Amendment, ZTA#2018-001, to add the word crematory definition to the Town Code. "Crematory - an establishment

containing a furnace for the purpose of reducing dead human bodies to ashes by burning" and "Funeral Home - Establishments engaged in undertaking services such as preparing the dead for burial, as well as related secondary accessory activities such as a crematory, if allowed by SUP, and arranging and managing funerals. Typical uses include funeral home or mortuaries."
Councilman Shannon seconds the motion.

This is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Steve Shannon, Councilman
AYES:	Edwards, Day, Leake, Panthi, Cavazos, Shannon

3. SUP#2018-010- 14901 Washington Street, Funeral Home and Crematory Special Use Permit

Ms. Lockhart states that this is a Special Use Permit for a funeral home at 10901 Washington Street. She adds that the SUP application includes the accessory use of a crematory at the site. She further adds that the site is in our B-1 District located predominately in our town center. Some of the concerns that were raised is the traffic onsite and getting to/from Washington Street after a service. She reports that after the Planning Commission's review and discussion with the applicant, the applicant has adequately addressed these concerns by re-routing the flow of traffic. She continues stating that the applicant is proposing 37 parking spaces as well as a shared parking agreement. She reports that the Planning Commission gave a list of environmental concerns. She adds that the applicant did their due diligence to address all concerns and provided the studies and documentation. She concludes that after some discussion concerning how this business could impact home values, the Planning Commission moved to recommend approval to the Town Council with a 3-1 vote.

Gifford Hampshire addresses that Council. Mr. Hampshire gave a brief timeline of the application. He states that the Planning Commission asked the applicant to provide technical details about the equipment and impacts. He adds that Mr. Barron, from Matthews International, the manufacturer of the equipment, was contacted. He further adds that prior to the December 17th meeting the same information that is in the Council packet this evening was provided to the Planning Commission regarding the environmental impacts of the cremation process. Mr. Hampshire states that crematory service requests have increased and he feels this service will help to decrease vehicle trips. When addressing the traffic concerns and stacking, Mr. Hampshire states that a better alternative would be to route cars down Madison Street. He adds that onsite there would be a one way traffic pattern entering in from Madison Street, circulate the site and exit Washington Street. In comparison to other most commercial establishments, He concludes that 95% of the time the parking lot will be empty. He states that the only significant alterations that will be made to the building will be the enclosure of the drive thru to accommodate the crematory, hearse and employee parking. In reference to property values, Mr. Gifford states the issue is whether you have a market for a particular property, not whether a particular user would be disinclined to live in a property next to a particular use.

Michael Turch, applicant, speaks to the Council. He give the Council a brief history of his career timeline with the Mountcastle funeral home. He states that the reason he has decided to come to Haymarket was requests from residents that have moved to the area. He also addresses parking and space of the property.

Councilman Panthi asks Mr. Turch on average how many cremations will be done a month? Mr. Turch replies possibly 40 cremations a year.

Vice Mayor Edwards asks how many visitations do they typically have per the deceased? Mr. Turch states over time the trend is one a couple hours prior to.

Councilman Day asks how many parking spaces are at the other two facilities? Mr. Turch responds 28 in Woodbridge and 73 at his Dale City location.

Minutes Acceptance: Minutes of Jan 7, 2019 7:00 PM (Minutes Approval)

Mayor Leake inquires about Mr. Turch's research locating a funeral home in Haymarket. Mr. Turch states that there was no registry years ago and could not confirm.

Mr. Turch states that at his eastern end location a cremation service is approximately \$3000 plus merchandise and a full burial is approximately \$6000 plus merchandise.

Councilman Day shares concerns with traffic, property values, other locations utilizing the crematorium, and location of the crematorium in the center of the town.

Councilwoman Cavazos states that she is in favor of the funeral home and feels it will support local businesses.

Councilman Leake visited the Dale City facility. He states that an actual cremation was happening at that time and there was no sign that it was taking place. Commends Mr. Turch on his facility. He concludes that he doesn't have an issue with the way the special use permit is stated.

Councilman Shannon states that all of the Planning Commission concerns were answered by the applicant. He feels that traffic should not be an issue and has no further issues with the special use permit.

Vice Mayor Edwards shares concerns with this business and the Comprehensive Plan. She also shares concerns with the shared parking and reminds the dais that the shared parking agreement would no convey with a new business.

Mayor Leake states that he feels this use would be better suited in a B-2 or Industrial area. Shares concerns with parking and if this fits in our downtown area.

Discussion ensues concerning funeral home special use permits in the B-1, B-2 and Industrial zones as well as traffic issues.

Councilwoman Cavazos makes a motion *to approve SUP #2018-010*. Councilman Shannon seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [4 TO 2]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Steve Shannon, Councilman
AYES:	Connor Leake, Madhusudan Panthi, Bond Cavazos, Steve Shannon
NAYS:	Susan Edwards, Robert Day

4. Harrover Park Playground Proposal

Ms. Lockhart updates Council on the proposed playground for the Town Park. Councilman Leake expresses a need for an ADA accessible swing to be added. Discussion ensues regarding inspection, maintenance, possible crosswalk, adding a fence around the perimeter of the playground and other proposals. Councilwoman Cavazos adds that she can send Ms. Lockhart information on another playground company that she has looked at previously.

5. Haymarket Day 2019 Event Date

Ms. Lockhart states that based on feedback received from vendors, participants and the community, there was a consensus that the later Fall date was preferred for the Event. With that being said, Staff would like to propose to the Town Council to hold Haymarket Day on the 3rd Saturday in October from 10-5 PM.

After a brief look at some other possible dates, Vice-Mayor Edwards moves *to adopt the 3rd Saturday of October as the new date for the annual Haymarket Day Celebration with the time adjusted from 10 AM to 5 PM*. Councilman Leake seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Edwards, Vice Mayor
SECONDER:	Connor Leake, Councilman
AYES:	Edwards, Day, Leake, Panthi, Cavazos, Shannon

XIII. Council Member Time

1. Steve Shannon

Councilman Shannon states that he did the ride along with the police on New Year's Eve. He states that our police set the example. He concludes that he looks forward to the Officer Down Memorial Ride.

2. Connor Leake

Councilman Leake apologizes for not being able to make this evening's work session meeting. He states that he would like to discuss at another time thoughts on a municipal parking lot. He adds that he would like to possibly discuss it at the next meeting.

3. Madhu Panthi

Councilman Panthi has no comments.

4. Susan Edwards

Vice Mayor Edwards has no comments.

5. Bond Cavazos

Referencing a recent letter that she wrote, Councilwoman Cavazos references the last work session of the Architectural Review Board. She states that she would like to bring everyone's attention that six buildings were proposed for demolition. They are 15011 Washington Street, 15010 Payne Lane, 15003 Washington Street, 6704 Jefferson Street, 6707 Fayette Street, 15001 Washington Street. She continues stating the applicant, Stan Payne Development LLC, has requested to demolish all of the structures mentioned above. She adds that according to the ARB By Laws and Rules of Procedure, Article 2. A., the ARB was authorized to oversee and administer Town regulations concerning physical changes within its Historic District Overlay, and to assist the Council in its efforts to preserve and protect historic places and areas in the Town, pursuant to Section 15.1-503.2 of the Code of Virginia. She further notes that in an effort to preserve and protect historic places in our town we feel that while some of the buildings mentioned above may be beyond repair, some are worth preserving for future generations. Our town's charm and character will be erased with its architecture if we fail to protect its last remaining historic structures. She further states that there are a few possible alternatives to demolition that the applicant should consider. Rather than selling the property with all of the current structures the applicant could separate the property into parcels allowing an opportunity for buyers who may be interested in purchasing the existing structures with the hopes of preserving them. Councilwoman Cavazos continues her Council member time noting another option would be to sell what is referenced on the map as structures H and F for a small amount of money similar to what they did for Cookies and Cream with the stipulation that they have a specified amount of time to renovate into a viable town business or home. She adds that if there are any other options that we could provide to an investor to make it more enticing to purchase and rehabilitate these buildings we should try and do so perhaps by removing buffers, tax incentive, and/or eliminating site plan/application fees. She concludes stating that we realize this may require making additions or changes to our current ordinances with assistance from the Planning Commission and Town Council.

6. Robert Day

Councilman Day has no comments.

7. David Leake

Referencing previous concerns, Mayor Leake assures Commissioner Pulire, Ms. Turner, the King family, Mr. Weir and Peg and Joe Contrucci that he will be putting his objections in writing to the Clerk within his 5 days.

Minutes Acceptance: Minutes of Jan 7, 2019 7:00 PM (Minutes Approval)

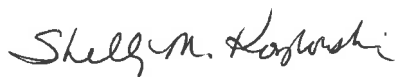
XIV. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Edwards, Vice Mayor
SECONDER:	Steve Shannon, Councilman
AYES:	Edwards, Day, Leake, Panthi, Cavazos, Shannon

Submitted:

Approved:



Shelley M. Kozłowski, Clerk of the Council



David Leake, Mayor

Minutes Acceptance: Minutes of Jan 7, 2019 7:00 PM (Minutes Approval)



**HAYMARKET POLICE
DEPARTMENT**



To: Jerry Schiro, Mayor Leake and Council Members
 From: Chief Lands
 Date: 1-18-2019
 Subject: Monthly Report for January 2019

Felony Arrests	6	Poss. of Cocaine, Hit and Run, Larceny, etc.
Misdemeanor Arrests	28	DUI, Refusal, Wanted, Poss. of Marijuana, etc.
In Town Calls for Service	1742	Various
Out of Town Calls for Service	27	Various
Traffic Summons	56	Speeding, Suspended, Reckless, Equipment Violations
Traffic Warnings	263	Speeding, Taillight, Stop Sign etc.
Traffic Accidents	5	If Injuries – Transported to Hospital
House Checks	1	Residents who were out of town
Business Checks	490	All Town Businesses

Points of Interest:

2018 Review



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

JERRY M. SCHIRO
BUSINESS MANAGER

SHELLEY M. KOZLOWSKI
TOWN CLERK
OFFICE MANAGER

EMILY K. LOCKHART
TOWN PLANNER
ZONING ADMINISTRATOR

ROBERTO C. GONZALEZ
TOWN TREASURER

BUSINESS MANAGER'S REPORT

Month of January 2019

Regular Council Meeting – February 04, 2019

The Administrative Offices were closed four days in January three of which were Holidays and one day resulting from adverse weather conditions.

Administration

Holiday decorations were removed from the Town Hall, Town Green and street lights.

Administration continues to improve the Town's Social Media presence and regularly inform residents of relevant Town information. The Town website has expanded from the standpoint of meeting information and other Town information items. Email updates are available for those citizens and businesses that choose to participate. Our push to text program is used to provide more immediate information. In addition to the electronic communications, the Clerk had a "sandwich sign" made announcing regular Town Council meeting nights. The sign will be placed on the Town Center Green on the day of the Council meetings.

The Elementary Art Display in the Council meeting room has been very well received. We get visitors on a regular basis to view the display. To date we have hosted three schools. The Clerk coordinates the program; and all local Elementary Schools are invited to participate. Each display remains up for one month.

The Artist programs at the Museum continues to draw interest. The Town Planner met with the artists and is preparing a Museum Calendar for the upcoming year.

Staff checked the requirements the local newspapers must meet to comply with State Code requirements for the Town's Public Notices. We found our current newspaper meets those requirements.

Staff participated in an educational webinar presented by Municode on meeting and agenda management solutions.

Planning and Zoning

As requested by Town Council, Emily reached out for additional quotes for the Playground Equipment. She will update the Council at the work session. It will not be back on the agenda for action at this meeting.

The bond was released on the Iceplex project and the cash escrow was returned. The Business Manager and Planner provided documentation to satisfy the release requirements for the Letters of Credit for Alexandra's Keep. The original letters of credit were found.

Finance

The Treasurer completed and mailed the Town's 1099's for 2018. Employee, Council appointed and elected officials W-2's will be mailed out this month. The W-2's are generated by Intuit (our payroll service).

We are working with our liability insurance carrier to provide information for renewal quotes. We are also providing information for the Virginia Municipal League (VML) to provide a quote for our liability insurance package. VML insures probably 90% of the municipalities in the Commonwealth. Their resources include comprehensive risk management programs and training in numerous local government functions. Their services may be cost prohibitive; but the upcoming budget season is a good time to evaluate.

The Treasurer prepared delinquent notices that were sent to those property owners that have not paid their 2018 property taxes.

Payroll and weekly payables were prepared for review and payment.

The Business Manager and Treasurer are reviewing current rental leases to bring real estate payments current where the payment is the responsibility of the tenant per the lease agreement. One lease is being negotiated for renewal.

Budget amendments were made to reflect the January salary changes and the streetscape funds received by the Town.

Public Works

Snow removal services were coordinated with the contractor for the January snowfall.

We returned from the MLK long holiday weekend to find waterlines were frozen in the Town Hall. The PVC lines in the rear of building in the file room had frozen and cracked. They were replaced. That room has no heat and the combination of the extremely cold temperatures, with high winds, along with the fact the heat was lowered in the surrounding office over the long weekend resulted in the freezing.

Town buildings were monitored for frozen pipes and other problems associated with the extremely cold weather.

A second request for construction bids for the Town Center renovation project was advertised. We hope to get a good number to determine if it is feasible to include the project in the upcoming budget.

The abandoned septic tank at the Community Park was removed and the site was restored.

Gas service was reinstalled at the Harrover House in the Community Park. We will be moving to initiate the interior repair work.

We are bidding and scheduling the public works items identified in the current budget including the following:

- A second request for construction bids for the Town Center renovation project was advertised.
- Painting the Council meeting room - the total cost for that work is within the spending limit of the Manager at \$1,780.00. We are scheduling that work.
- Gathering cost estimates to improve the audio-visual capabilities for Council presentations and improve the seating layout for staff.
- We received quotes to paint the exterior of the Museum, Washington Street Realty property and the Hullfish House. I met with four contractors and received two quotes. The best quote is \$14,900 plus materials at \$3,200, a total of \$18,100. The second quote was \$32,280 (including materials). The low quote is a good price and unless Council has any concerns, I would like to secure this quote and schedule this work when weather permits.
- We are also receiving quotes to repair areas of the brick sidewalks on Washington Street.

Town Planner							
Task List January 2019							
Task	Street Name/Project Name	Assigned To:	Date Task Started:	Action Needed By:	Anticipated End Date:	Actual End Date:	Comments:
Architectural Review Board							
Demolition Permits	Smith Property; block across the street from Town Hall-- 7 structures total	Emily	Nov-18	Set work session with the ARB	1/16/2018		Applications were voted on at the January 16th meeting. 6706 Jefferson St App was denied, all other apps were approved with conditions. The conditions included photo documentation, architectural description, documentation of historic people/places and removal of the structures-- all to be complete within 120 day
Board of Zoning Appeals							
No Activity for January 2019							
Planning Commission							
A Dog's Day Out	6680 Fayette Street	Emily Lockhart	9/6/2017				Applicant's received the building permits. UPDATE: Contractors are working inside building, with hopes of opening in 2/2019
ZTA: Crematory Definition	Zoning Ordinance	Emily	October	Town Council Public Hearing			Planning Commission held a Public Hearing on October 29th and requested additional information from the Town Planner in regards to performance standards for crematories. At the November 19th meeting the Planning Commission forwarded the ZTA application to the Town Council with a recommendation for approval. The Planning Commission altered the definition prior to recommendation. Town Planner will submit public notices for the application in preparation for a January Hearing. UPDATE: Mayor has vetoed the applications.
SUP: Funeral Home	14901 Washington Street	Emily	August	Town Council Public Hearing			Planning Commission held a Public Hearing on December 17, 2018 and after thorough discussion the Planning Commission forwarded the SUP application to the Town Council for January's meeting. UPDATE: Mayor has vetoed the applications.
Crossroads Village Center	15150 Washington Street	Emily/Katie	Fall 2017		Sep-18		Met with the Planning Commission to discuss the first round of comments, applicant will return in Feb.
Planning Commission	Harrover Park	Emily					Working with the Planning Commissioners to get feedback and comments on the Comprehensive Plan and the priorities for the update. Worked with the Planning Commission to set a priority list for the Park. Trash Cans and a Bike Rack have been installed. Planning Commission will give the final okay on the Park Playground Plan so that the Town Planner can present the plan to the Town Council for funding approval in January.
Prince William County (1 Mile Review)							
No Activity for PWC 1 Mile Review December							
Staff							
Demolition/ NEW BUILD Application	6810 Jefferson Street	Emily Lockhart	11/20/2017				Plats have been recorded, Applicant has submitted their site plan. Engineer and Planner working on processing the plan, Site Plan will go before the Planning Commission in January 2019
the ARTS at the Haymarket Museum		Emily					Artists will occupy the space in January and February for workshops. April and May are booked with individual artists, June-August -- looking to work with the local school art programs to curate a gallery, September/October -- Haymarket Day contest for artists to paint the historic structures. November/December -- Craft Bazaar/Holiday Market
Events Meeting							Set the calendar of events for the Town -- Summer Concert & Car Show with PD, June 30th -- End of Summer Concert, August 24th -- Haymarket Day, October 19th and Christmas and Holiday Event, December 7th.

Attachment: January Report, 1-25-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business

Task	Assigned To	Date Task Started	Last worked on	Action Needed By	Estimated End Date	Actual End Date	Comments
Active Projects							
Haymarket Town Center Final Site Plan	Katie/Emily	9/8/2016	1/23/2019	RDA/Katie/Emily			-RDA provided copies of outside agency comments. Emily and Katie to review/coordinate on questions -RDA preparing to resubmit
Sherwood Forest Bond Release	Katie	N/A	1/23/2019	Applicant			-As-builts approved 11/15. -Landscaping and E&S Bond released. -Applicant secured sight distance easement for Street Acceptance. Final approved resolution from Town Council to be provided to VDOT.
QBE Final Site Plan	Emily	1/20/2017	1/14/2019	Applicant			-Site Plan amendment submitted 10/25/18. Comments provided 11/12/18. Applicant to resubmit. -Site Plan amendment bonds to be provided prior to construction

Attachment: 2019 Jan Engineer's Reports_KMM (3926 : Administrative Staff Report - Jerry Schiro,

Task	Assigned To	Date Task Started	Last worked on	Action Needed By	Estimated End Date	Actual End Date	Comments
Pedestrian Improvements Project	Katie	7/14/2014	1/8/2019	RDA/Town/ VDOT			-RDA addressed VDOT comments on IFB documents 12/21/18 and 1/8/19. -Package to be advertised by Town upon VDOT approval of IFB documents. Advertisement should be 30 days.
Low Activity Projects							
Alexandra's Keep Landscaping, E&S and Performance Bond Release	Katie	N/A	1/24/2019	Applicant/Emily	10/9/2018	10/9/2018	-Landscape/E&S Bonds released 8/7 -As-Built survey approved. -Applicant/Dominion have transferred street light meter to turn over to Town for ownership/maintenance -Performance bond released 10/9/18 -Town coordinating with applicant to find original bond documents.
Jeffreson/Fayette Street Site Plan	Katie/Emily	10/5/2018	1/15/2019	Applicant			-Engineering plan review comments provided to Town Planner 10/29 -Outside agency coordination required -PC approved plans 1/19 contingent on staff approval of plans

Attachment: 2019 Jan Engineer's Reports_KMM (3926 : Administrative Staff Report - Jerry Schiro,

Task	Assigned To	Date Task Started	Last worked on	Action Needed By	Estimated End Date	Actual End Date	Comments
Crossroads Village	Katie/Emily	10/18/2018	12/21/2018	Applicant			-Plan submitted for review. Engineering review comments provided to Town Planner 12/21 -Outside agency coordination required (fire marshall approval received)
Haymarket Iceplex As-built	Katie	8/8/2018	10/10/2018	Applicant			-Asbuilts approved 10/10/18 -Awaiting bond release request
Dog's Day Out Final Site Plan	Emily	12/13/2016	6/12/2018	N/A			-Project is under construction. Ongoing E&S inspection coordination



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Roberto Gonzalez
Town Treasurer

TREASURER'S REPORT
TOWN COUNCIL REGULAR MEETING
February 4, 2018

Highlights:

- The financials attached are as of December 31st 2018
- As of December 31st, 2018, we are at 48.5% mark of our budgeted Revenues and 41.7% of our budgeted Expenditures.
- Worked on mid-year review of budget
- Began to work on the Draft of FY20 budget
- The auditors should have a draft of our annual audit by end of January

Town of Haymarket
Statement of Net Position
As of December 31, 2018

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
10000 · Cash & Cash Equivalents	1,642,870.92
11000 · CD's & Money Market Funds	3,873.91
11010 · Virginia Investment Pool	307,346.71
Total Checking/Savings	1,954,091.54
Accounts Receivable	
12000 · Accounts Receivable	131,346.25
12010 · A/R Permits	-75.41
12020 · Delinquent Real Estate	2,761.44
12021 · Taxes Receivable - RE 2016	1,244.45
Total Accounts Receivable	135,276.73
Other Current Assets	
11499 · Undeposited Funds	26,533.49
12012 · Local Accounts Receivable-Other	81,906.19
12025 · Due from Prince William County	32,896.75
12030 · Due from Commonwealth	20,051.79
12040 · Due from Federal Government	1,994.46
12099 · Allowance for Doubtful Accounts	-103,775.64
Total Other Current Assets	59,607.04
Total Current Assets	2,148,975.31
Fixed Assets	
12500 · General Property	4,455,923.20
12600 · Rental Property	1,401,944.03
Total Fixed Assets	5,857,867.23
Other Assets	
19100 · Deferred Outflow - Pension Cont	63,045.77
Total Other Assets	63,045.77
TOTAL ASSETS	8,069,888.31
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,954.42
Total Accounts Payable	3,954.42
Credit Cards	
20040 · Town Credit Card	87.88
Total Credit Cards	87.88
Other Current Liabilities	
20096 · Deferred Revenue - Other	10,000.00
20500 · Sales Tax Payable	44.90
21000 · Payroll Liabilities	-9,320.81
22000 · Security Deposits	10,030.92
22010 · Escrow Deposits	326,604.04
Total Other Current Liabilities	337,359.05
Total Current Liabilities	341,401.35

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

Town of Haymarket
Statement of Net Position
As of December 31, 2018

	Dec 31, 18
Long Term Liabilities	
20080 · Accrued Interest Payable	11,345.59
23000 · Accrued Leave	21,263.02
25000 · General Obligation Bonds	1,068,200.00
25010 · Captial Leases Payable	120,947.21
29000 · Net Pension Liability	5,180.00
29100 · Deferred Inflow - Pension Msmnt	36,322.00
29500 · Net OPEB Liability	47,000.00
29600 · Deferred Inflow - OPEB	10,000.00
	1,320,257.82
Total Long Term Liabilities	1,320,257.82
Total Liabilities	1,661,659.17
Equity	
34110 · Net OPEB Activity Offset	-57,000.00
34000 · Net Pension Activity Offset	21,543.77
30000 · Unrestricted Net Assets	1,619,030.31
31000 · Restricted Net Assets	6,000.00
32000 · Investment in Capital Assets	5,857,867.23
33000 · Amt Long Term Obligations	-1,221,755.82
Net Income	182,543.65
	6,408,229.14
Total Equity	6,408,229.14
TOTAL LIABILITIES & EQUITY	8,069,888.31

Town of Haymarket
Statement of Revenue & Expenditures for Month
December 2018

	Dec 18
Ordinary Income/Expense	
Income	
3120 · OTHER LOCAL TAXES	
Business License Tax	35.00
Cigarette Tax	13,410.00
Consumer Utility Tax	12,678.89
Meals Tax - Current	61,973.42
Sales Tax Receipts	11,647.08
Penalties (Non-Property)	18.36
Total 3120 · OTHER LOCAL TAXES	99,762.75
3130 · PERMITS,FEES & LICENESES	
Application Fees	125.00
Inspection Fees	1,050.00
Motor Vehicle Licenses	61.00
Other Planning & Permits	648.00
Total 3130 · PERMITS,FEES & LICENESES	1,884.00
3140 · FINES & FORFEITURES	
Fines	697.03
Asset Forfeitures	0.00
Total 3140 · FINES & FORFEITURES	697.03
3150 · REVENUE - USE OF MONEY	
Interest on Bank Deposit	896.98
Total 3150 · REVENUE - USE OF MONEY	896.98
3151 · RENTAL (USE OF PROPERTY)	
Suite 110 Rental Income	2,050.85
315150 · 15020 Washington Realty	3,559.83
315155 · 15026 Copper Cricket	1,687.00
315160 · The Very Thing For Her	2,810.00
Total 3151 · RENTAL (USE OF PROPERTY)	10,107.68
3165 · REVENUE - TOWN EVENTS	
Revenue - Town Events	4,889.57
Total 3165 · REVENUE - TOWN EVENTS	4,889.57
3180 · MISCELLANEOUS	
Citations & Accident Reports	145.00
Vetern Banners	-720.00
Recovered Costs- Private Events	
Donations	
Charitable Contributions	2.00
Total Donations	2.00
Total Recovered Costs- Private Events	2.00
Total 3180 · MISCELLANEOUS	-573.00
32 · REVENUE FROM COMMONWEALTH	
599 Law Enforcement Grant	7,591.00
Car Rental Reimbursement	578.04
Communications Tax	9,071.73
Total 32 · REVENUE FROM COMMONWEALTH	17,240.77

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

Town of Haymarket
Statement of Revenue & Expenditures for Month
December 2018

	Dec 18
33 · REVENUE FROM FEDERAL GOVERNMENT	
DMV Transp Safety Grant	2,902.26
Total 33 · REVENUE FROM FEDERAL GOVERNMENT	2,902.26
Total Income	137,808.04
Gross Profit	137,808.04
Expense	
01 · ADMINISTRATION	
11100 · TOWN COUNCIL	
FICA/Medicare	87.59
Salaries & Wages - Regular	1,425.00
Total 11100 · TOWN COUNCIL	1,512.59
12110 · TOWN ADMINISTRATION	
Salaries/Wages-Regular	15,905.61
Salaries/Wages - Part Time	7,055.00
FICA/Medicare	1,604.95
VRS	1,621.20
Health Insurance	3,313.60
Life Insurance	209.60
Disability Insurance	126.43
Unemployment Insurance	369.80
Worker's Compensation	100.00
Accounting Services	234.05
Cigarette Tax Administration	432.59
Printing & Binding	793.93
Advertising	794.50
Computer, Internet & Website Svc	614.40
Postage	114.00
Miscellaneous	0.00
Books, Dues & Subscriptions	749.71
Office Supplies	415.60
Total 12110 · TOWN ADMINISTRATION	34,454.97
12210 · LEGAL SERVICES	
Legal Services	4,836.16
Total 12210 · LEGAL SERVICES	4,836.16
Total 01 · ADMINISTRATION	40,803.72
03 · PUBLIC SAFETY	
31100 · POLICE DEPARTMENT	
Salaries & Wages - Regular	28,767.92
Salaries & Wages - OT Regular	0.00
Salaries & Wages - OT Premium	1,880.44
Salaries & Wages - Holiday Pay	2,644.20
Salaries & Wages - Part Time	1,864.94
Salary & Wages - DMV Grant	277.62
FICA/MEDICARE	2,693.03
VRS	2,986.02
Health Insurance	5,644.26
Life Insurance	423.02
Disability Insurance	174.15
Workers' Compensation Insurance	1,281.00
Line of Duty Act Insurance	1,305.00
Legal Services	3,636.00
Computer, Internet & Website	28.00
Telecommunications	776.30
Office Supplies	0.00

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

Town of Haymarket
Statement of Revenue & Expenditures for Month
December 2018

	Dec 18
Vehicle Maintenance/Supplies	2,150.25
Uniforms & Police Supplies	358.37
Total 31100 · POLICE DEPARTMENT	56,890.52
34100 · BUILDING OFFICIAL	
Erosion & Sedimentation Ins.	900.00
Total 34100 · BUILDING OFFICIAL	900.00
Total 03 · PUBLIC SAFETY	57,790.52
04 · PUBLIC WORKS	
Town Public Works	857.70
43200 · REFUSE COLLECTION	
Trash Removal Contract	6,553.80
Total 43200 · REFUSE COLLECTION	6,553.80
43100 · MAINT OF 15000 Wash St./Grounds	
Repairs/Maintenance Services	2,594.00
Maint Svc Contract-Pest Control	65.00
Maint Svc Contract-Landscaping	2,075.00
Maint Svc Cont- Street Cleaning	560.00
Electric/Gas Services	1,634.05
Electrical Services-Streetlight	590.94
Water & Sewer Services	150.65
Total 43100 · MAINT OF 15000 Wash St./Grounds	7,669.64
Total 04 · PUBLIC WORKS	15,081.14
07 · PARKS, REC & CULTURAL	
70000 · HAYMARKET COMMUNITY PARK	
Grounds Maintenance/Repairs	107.70
Total 70000 · HAYMARKET COMMUNITY PARK	107.70
71110 · EVENTS	
Contractual Services	650.00
Total 71110 · EVENTS	650.00
Total 07 · PARKS, REC & CULTURAL	757.70
08 · COMMUNITY DEVELOPMENT	
81100 · PLANNING COMMISSION	
Salaries & Wages - Regular	660.00
FICA/Medicare	69.73
Consultants - Engineer	1,360.00
81100 · PLANNING COMMISSION - Other	0.00
Total 81100 · PLANNING COMMISSION	2,089.73
81110 · ARCHITECTURAL REVIEW BOARD	
Salaries & Wages - Regular	1,185.00
FICA/Medicare	89.13
Total 81110 · ARCHITECTURAL REVIEW BOARD	1,274.13
Total 08 · COMMUNITY DEVELOPMENT	3,363.86

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

Town of Haymarket
Statement of Revenue & Expenditures for Month
 December 2018

	Dec 18
94105 · PERSONNEL	
EMPLOYEE BENEFITS	
6560 · Payroll Processing Fees	0.01
Total EMPLOYEE BENEFITS	0.01
Total 94105 · PERSONNEL	0.01
Total Expense	117,796.95
Net Ordinary Income	20,011.09
Net Income	20,011.09

01/25/19

Town of Haymarket
Revenue & Expenditures Actual To-Date vs Annual Budget
 July through December 2018

Ordinary Income/Expense	Jul - Dec 18	Budget	% of Budget
Income			
3110 · GENERAL PROPERTY TAXES			
Real Estate - Current	362,220.57	367,666.00	98.5%
Public Service Corp RE Tax	11,778.30	11,274.00	104.5%
Interest - All Property Taxes	0.02	0.00	100.0%
Penalties - All Property Taxes	-17.47	1,000.00	-1.7%
Total 3110 · GENERAL PROPERTY TAXES	373,981.42	379,940.00	98.4%
3120 · OTHER LOCAL TAXES			
Bank Stock Tax	0.00	18,000.00	0.0%
Business License Tax	3,799.70	180,000.00	2.1%
Cigarette Tax	80,925.00	135,000.00	59.9%
Consumer Utility Tax	77,428.57	150,000.00	51.6%
Meals Tax - Current	365,506.64	650,000.00	56.2%
Sales Tax Receipts	74,367.41	155,000.00	48.0%
Penalties (Non-Property)	545.58	0.00	100.0%
Interest (Non-Property)	18.43	0.00	100.0%
Total 3120 · OTHER LOCAL TAXES	602,591.33	1,288,000.00	46.8%
3130 · PERMITS,FEES & LICENESES			
Application Fees	4,445.00	2,700.00	164.6%
Inspection Fees	6,090.00	10,000.00	60.9%
Motor Vehicle Licenses	453.00	1,900.00	23.8%
Other Planning & Permits	11,090.63	25,000.00	44.4%
Total 3130 · PERMITS,FEES & LICENESES	22,078.63	39,600.00	55.8%
3140 · FINES & FORFEITURES			
Fines	16,448.22	65,000.00	25.3%
Total 3140 · FINES & FORFEITURES	16,448.22	65,000.00	25.3%
3150 · REVENUE - USE OF MONEY			
Earnings on VACO/VML Investment	2,251.85	0.00	100.0%
Interest on Bank Deposit	3,068.37	8,000.00	38.4%
Interest on Bank Deposits	5,454.29	0.00	100.0%
Total 3150 · REVENUE - USE OF MONEY	10,774.51	8,000.00	134.7%
3151 · RENTAL (USE OF PROPERTY)			
	68,997.34	136,957.00	50.4%
3160 · CHARGES FOR SERVICES			
FOIA Receipts	120.00		
Public Safety			
Donation/Grants	3,502.00	5,000.00	70.0%
Public Safety - Other	125.00	0.00	100.0%
Total Public Safety	3,627.00	5,000.00	72.5%
Total 3160 · CHARGES FOR SERVICES	3,747.00	5,000.00	74.9%
3165 · REVENUE - TOWN EVENTS			
Revenue - Town Events	72,867.32	70,000.00	104.1%
Total 3165 · REVENUE - TOWN EVENTS	72,867.32	70,000.00	104.1%
3170 · HISTORICAL FUND			
Historical Fund	21,230.02	21,230.02	100.0%
Total 3170 · HISTORICAL FUND	21,230.02	21,230.02	100.0%
3180 · MISCELLANEOUS			
Citations & Accident Reports	405.00	1,000.00	40.5%
Vetern Banners	354.00		
Miscellaneous	60.00	0.00	100.0%

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

01/25/19

Town of Haymarket
Revenue & Expenditures Actual To-Date vs Annual Budget
 July through December 2018

	Jul - Dec 18	Budget	% of Budget
Recovered Costs- Private Events			
Donations	2.00		
Total Recovered Costs- Private Events	2.00	0.00	100.0%
Total 3180 · MISCELLANEOUS	821.00	1,000.00	82.1%
32 · REVENUE FROM COMMONWEALTH			
599 Law Enforcement Grant	15,182.00	28,000.00	54.2%
Car Rental Reimbursement	3,813.80	5,500.00	69.3%
Communications Tax	54,866.99	117,000.00	46.9%
Other	0.00	1,000.00	0.0%
Personal Property Tax Reimburse	18,626.97	18,627.00	100.0%
Railroad Rolling Stock	1,333.31	1,500.00	88.9%
Total 32 · REVENUE FROM COMMONWEALTH	93,823.07	171,627.00	54.7%
33 · REVENUE FROM FEDERAL GOVERNMENT			
DMV Transp Safety Grant	6,055.75	13,000.00	46.6%
CABOOSE ENHANCEMENT GRANT	0.00	7,100.00	0.0%
33 · REVENUE FROM FEDERAL GOVERNMENT - Other	0.00	208,600.00	0.0%
Total 33 · REVENUE FROM FEDERAL GOVERNMENT	6,055.75	228,700.00	2.6%
35 · Reserve Funds For CIP	0.00	250,000.00	0.0%
Total Income	1,293,415.61	2,665,054.02	48.5%
Gross Profit	1,293,415.61	2,665,054.02	48.5%
Expense			
01 · ADMINISTRATION			
11100 · TOWN COUNCIL			
Convention & Education	2,352.46	5,000.00	47.0%
FICA/Medicare	636.86	2,000.00	31.8%
Meals and Lodging	1,015.37	1,500.00	67.7%
Mileage Allowance	0.00	750.00	0.0%
Salaries & Wages - Regular	9,925.00	32,100.00	30.9%
Total 11100 · TOWN COUNCIL	13,929.69	41,350.00	33.7%
12110 · TOWN ADMINISTRATION			
Salaries/Wages-Regular	110,658.54	209,697.00	52.8%
Salaries/Wages - Part Time	38,096.00	70,200.00	54.3%
FICA/Medicare	10,987.92	18,044.00	60.9%
VRS	8,915.57	34,236.00	26.0%
Health Insurance	22,037.64	38,677.00	57.0%
Life Insurance	1,267.96	4,000.00	31.7%
Disability Insurance	797.22	2,900.00	27.5%
Unemployment Insurance	1,471.99	2,000.00	73.6%
Worker's Compensation	300.00	300.00	100.0%
Gen Property/Liability Ins.	14,700.00	16,000.00	91.9%
Accounting Services	4,045.08	8,000.00	50.6%
Cigarette Tax Administration	2,532.79	5,500.00	46.1%
Printing & Binding	3,837.19	13,000.00	29.5%
Advertising	2,154.41	12,000.00	18.0%
Computer, Internet & Website Svc	10,898.45	23,650.00	46.1%
Postage	1,240.98	4,000.00	31.0%
Telecommunications	222.03	6,000.00	3.7%
Mileage Allowance	33.25	2,500.00	1.3%
Meals & Lodging	729.34	6,000.00	12.2%
Convention & Education	1,160.05	8,000.00	14.5%
Discretionary Fund	0.00	1,000.00	0.0%
Books, Dues & Subscriptions	8,002.13	15,000.00	53.3%

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

01/25/19

Town of Haymarket
Revenue & Expenditures Actual To-Date vs Annual Budget
 July through December 2018

	Jul - Dec 18	Budget	% of Budget
Office Supplies	3,016.46	4,000.00	75.4%
Capital Outlay-Machinery/Equip	0.00	7,000.00	0.0%
Total 12110 · TOWN ADMINISTRATION	247,105.00	511,704.00	48.3%
12210 · LEGAL SERVICES			
Legal Services	27,691.84	73,000.00	37.9%
Total 12210 · LEGAL SERVICES	27,691.84	73,000.00	37.9%
12240 · INDEPENDENT AUDITOR			
Auditing Services	0.00	16,500.00	0.0%
Total 12240 · INDEPENDENT AUDITOR	0.00	16,500.00	0.0%
Total 01 · ADMINISTRATION	288,726.53	642,554.00	44.9%
03 · PUBLIC SAFETY			
31100 · POLICE DEPARTMENT			
Salaries & Wages - Regular	183,598.47	380,741.00	48.2%
Salaries & Wages - OT Regular	0.00	14,000.00	0.0%
Salaries & Wages - OT Premium	12,942.98	20,000.00	64.7%
Salaries & Wages - Holiday Pay	7,317.24	10,000.00	73.2%
Salaries & Wages - Part Time	9,664.94	14,000.00	69.0%
Salary & Wages - DMV Grant	3,750.57		
FICA/MEDICARE	16,151.63	29,879.00	54.1%
VRS	16,565.94	42,221.00	39.2%
Health Insurance	30,692.88	67,380.00	45.6%
Life Insurance	2,294.70	4,648.00	49.4%
Disability Insurance	1,073.77	1,313.00	81.8%
Unemployment Insurance	0.00	2,178.00	0.0%
Workers' Compensation Insurance	8,641.00	12,964.00	66.7%
Line of Duty Act Insurance	1,305.00	1,440.00	90.6%
Legal Services	8,838.05	12,000.00	73.7%
Advertising	27.40		
Computer, Internet & Website	11,351.70	14,000.00	81.1%
Postage	22.10	300.00	7.4%
Telecommunications	4,218.49	10,350.00	40.8%
General Prop Ins (Vehicles)	4,089.00	5,000.00	81.8%
Meals and Lodging	-32.74		
Convention & Edu. (Training)	2,579.66	3,500.00	73.7%
Misc - Discretionary Fund	0.00	500.00	0.0%
Annual Dues & Subscriptions	9,678.50	7,524.00	128.6%
Office Supplies	3,515.82	3,500.00	100.5%
Vehicle Fuels	8,350.13	16,000.00	52.2%
Vehicle Maintenance/Supplies	6,535.62	8,000.00	81.7%
Repairs/Maintenance Supplies	165.05	0.00	100.0%
Uniforms & Police Supplies	27,374.34	22,300.00	122.8%
Community Events	4,407.97	5,000.00	88.2%
Grant Expenditures	0.00	13,000.00	0.0%
Mobile Data Computer Netwk Svc	0.00	15,000.00	0.0%
Capital Outlay-Machinery/Equip	21,313.19	31,592.00	67.5%
Total 31100 · POLICE DEPARTMENT	406,433.40	768,330.00	52.9%
34100 · BUILDING OFFICIAL			
Erosion & Sedimentation Ins.	6,150.00	40,000.00	15.4%
34100 · BUILDING OFFICIAL - Other	0.00	10,000.00	0.0%
Total 34100 · BUILDING OFFICIAL	6,150.00	50,000.00	12.3%
Total 03 · PUBLIC SAFETY	412,583.40	818,330.00	50.4%
04 · PUBLIC WORKS			
Town Public Works	17,967.36	70,426.00	25.5%
Street Beautification - HF	0.00	21,230.02	0.0%

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

01/25/19

Town of Haymarket
Revenue & Expenditures Actual To-Date vs Annual Budget
 July through December 2018

	Jul - Dec 18	Budget	% of Budget
43200 · REFUSE COLLECTION			
Trash Removal Contract	44,083.98	78,000.00	56.5%
Total 43200 · REFUSE COLLECTION	44,083.98	78,000.00	56.5%
43100 · MAINT OF 15000 Wash St./Grounds			
Repairs/Maintenance Services	22,489.31	55,000.00	40.9%
Maint Svc Contract-Pest Control	660.00	2,000.00	33.0%
Maint Svc Contract-Landscaping	12,450.00	35,000.00	35.6%
Maint Svc Contract Snow Removal	0.00	7,000.00	0.0%
Maint Svc Cont- Street Cleaning	2,330.00	2,000.00	116.5%
Electric/Gas Services	7,733.95	15,000.00	51.6%
Electrical Services-Streetlight	2,464.00	5,500.00	44.8%
Water & Sewer Services	1,030.07	2,000.00	51.5%
Janitorial Supplies	720.65	1,000.00	72.1%
Real Estate Taxes	1,115.91	4,000.00	27.9%
Total 43100 · MAINT OF 15000 Wash St./Grounds	50,993.89	128,500.00	39.7%
Total 04 · PUBLIC WORKS	113,045.23	298,156.02	37.9%
07 · PARKS, REC & CULTURAL			
70000 · HAYMARKET COMMUNITY PARK			
Grounds Maintenance/Repairs	5,022.03	68,000.00	7.4%
Total 70000 · HAYMARKET COMMUNITY PARK	5,022.03	68,000.00	7.4%
71110 · EVENTS			
Advertising - Events	9,496.08	0.00	100.0%
Contractual Services	50,017.93	70,000.00	71.5%
71110 · EVENTS - Other	130.38	0.00	100.0%
Total 71110 · EVENTS	59,644.39	70,000.00	85.2%
72200 · MUSEUM			
Advertising	0.00	750.00	0.0%
Telecommunications	1,074.01	2,200.00	48.8%
Books, Dues & Subscriptions	0.00	250.00	0.0%
Office Supplies	0.00	250.00	0.0%
Exhibits & Programs	0.00	1,700.00	0.0%
Total 72200 · MUSEUM	1,074.01	5,150.00	20.9%
Total 07 · PARKS, REC & CULTURAL	65,740.43	143,150.00	45.9%
08 · COMMUNITY DEVELOPMENT			
81100 · PLANNING COMMISSION			
Salaries & Wages - Regular	2,670.00	5,000.00	53.4%
FICA/Medicare	228.08	500.00	45.6%
Consultants - Engineer	17,068.67	50,000.00	34.1%
Consultants - Comp Plan	0.00	40,000.00	0.0%
Mileage Allowance	0.00	500.00	0.0%
Meals & Lodging	0.00	750.00	0.0%
Convention/Education	0.00	2,000.00	0.0%
Total 81100 · PLANNING COMMISSION	19,966.75	98,750.00	20.2%
81110 · ARCHITECTURAL REVIEW BOARD			
Salaries & Wages - Regular	2,535.00	4,000.00	63.4%
FICA/Medicare	249.01	850.00	29.3%
Mileage Allowance	0.00	200.00	0.0%
Meals & Lodging	0.00	300.00	0.0%
Convention & Education	0.00	500.00	0.0%
Total 81110 · ARCHITECTURAL REVIEW BOARD	2,784.01	5,850.00	47.6%

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

01/25/19

Town of Haymarket
Revenue & Expenditures Actual To-Date vs Annual Budget
 July through December 2018

	Jul - Dec 18	Budget	% of Budget
81111 · Board Of Zoning Appeals			
Convention & Education	0.00	500.00	0.0%
FICA / Medicare	0.00	98.00	0.0%
Salaries & Wages - Regular	0.00	1,575.00	0.0%
Total 81111 · Board Of Zoning Appeals	0.00	2,173.00	0.0%
Total 08 · COMMUNITY DEVELOPMENT	22,750.76	106,773.00	21.3%
09 · NON-DEPARTMENTAL			
95100 · DEBT SERVICE			
General Obligation Bond - Prin	169,499.91	186,440.00	90.9%
Total 95100 · DEBT SERVICE	169,499.91	186,440.00	90.9%
Total 09 · NON-DEPARTMENTAL	169,499.91	186,440.00	90.9%
94101 · CABOOSE ENHANCEMENT PROJECT	0.00	7,100.00	0.0%
94103 · PEDESTRIAN IMPROVEMENT PROJECT			
Architectural/Engineering Fees	10,040.00		
94103 · PEDESTRIAN IMPROVEMENT PROJECT - Other	0.00	208,600.00	0.0%
Total 94103 · PEDESTRIAN IMPROVEMENT PROJECT	10,040.00	208,600.00	4.8%
94105 · PERSONNEL			
EMPLOYEE BENEFITS			
6560 · Payroll Processing Fees	0.01		
Total EMPLOYEE BENEFITS	0.01	0.00	100.0%
Total 94105 · PERSONNEL	0.01	0.00	100.0%
94106 · TOWN CENTER MASTER PLAN			
Architectural/Engineering Fees	28,485.69	203,951.00	14.0%
Total 94106 · TOWN CENTER MASTER PLAN	28,485.69	203,951.00	14.0%
94107 · BLIGHT MITIGATION			
Building Official/Engr.	0.00	50,000.00	0.0%
Total 94107 · BLIGHT MITIGATION	0.00	50,000.00	0.0%
Total Expense	1,110,871.96	2,665,054.02	41.7%
Net Ordinary Income	182,543.65	0.00	100.0%
Net Income	182,543.65	0.00	100.0%

Attachment: Treasurer & Financial Report for 02-04-2019 (3926 : Administrative Staff Report - Jerry Schiro, Business Manager)

Shelley Kozlowski

From: Emily Lockhart
Sent: Monday, January 28, 2019 12:21 PM
To: Shelley Kozlowski
Subject: FW: Mountcastle & Turch Chapel

FYI

From: John Chester <jchester@piedmontbible.org>
Sent: Monday, January 28, 2019 11:38 AM
To: David Leake <dleake@townofhaymarket.org>; Susan Edwards <sedwards@townofhaymarket.org>; Connor Leake <cleake@townofhaymarket.org>; Steve Shannon <sshannon@townofhaymarket.org>; Robert Day <rday@townofhaymarket.org>; Bond Cavazos <bcavazos@townofhaymarket.org>; Madhusudan Panthi <mpanthi@townofhaymarket.org>; Emily Lockhart <elockhart@townofhaymarket.org>
Subject: Mountcastle & Turch Chapel

To whom it may concern:

I am writing to express my support of the opening of a funerary chapel in the space on Washington street formerly occupied by BB&T. I've fielded more than a few calls over the years from bereaved families trying to find a space in or even near Haymarket at which to hold a memorial service. Unfortunately, because of the Church's policy on facility use we could not accommodate their request. Nor could I recommend an alternative, because one simply does not exist, Haymarket and the surrounding area is woefully underserved in this way. Opening a small chapel in the space formerly occupied by BB&T would remedy this situation. I cannot see how it is in the civic interest to prevent this service being brought to Haymarket.

When you drive into Haymarket there is a sign that reads "Haymarket, Everyone's Home Town." I for one feel that providing a place for community members to mourn and remember their loved ones, far from being a detriment, is integral to that small town feel that the town is trying to cultivate.

Best Regards,

John Chester
 Pastor Piedmont Bible Church
 571.284.7166



Him we proclaim, warning everyone and teaching everyone with all wisdom that we may present everyone mature in Christ – Colossians 1:28

Shelley Kozlowski

From: Emily Lockhart
Sent: Monday, January 28, 2019 9:00 AM
To: Shelley Kozlowski
Subject: FW: Mountcastle Turch

FYI, this was sent from Jeff Smith this weekend.

Thanks, Emily

From: Jeff Smith <haymarketcofc@live.com>
Sent: Saturday, January 26, 2019 8:23 PM
Subject: Mountcastle Turch

Greetings,

It has come to my attention that a use permit for Mountcastle Turch Celebration of Life Home, proposed for the old BB & T building in Haymarket, has been vetoed by the mayor. I can't imagine what might justify keeping such a business out of Haymarket. The Haymarket Church of Christ does not conduct funerals in the building. Having a place nearby to do so would be a help for us. Please reconsider this issue and allow Mountcastle Turch to run a Celebration of Life home in the old BB&T building.

Thanks for all you do,

Jeff

Jeff Smith

Sent from Mail for Windows 10

Shelley Kozlowski

From: Rebecca <rebecca.copar@gmail.com>
Sent: Monday, January 28, 2019 5:10 PM
To: Shelley Kozlowski; mphanthi@townofhaymarket.org
Subject: FW: February 4th Council Meeting

From: Rebecca [mailto:rebecca.copar@gmail.com]
Sent: Monday, January 28, 2019 5:06 PM
To: sedwards@townofhaymarket.org; cleake@townofhaymarket.org; sshannon@townofhaymarket.org; bcavazos@townofhaymarket.org; mphanthi@townofhaymarket.org; rday@townofhaymarket.org
Cc: dleake@townofhaymarket.org; elockhart@townofhaymarket.org; rebecca.copar@gmail.com
Subject: February 4th Council Meeting

Dear Council Members,

The town of Haymarket is supposed to be and continue growing as a quaint town, in which people can walk on the streets or visit from out of town while in a drive. A place where people feel comfortable and have kids walking and playing. Not a somber town by putting a funeral home in the center of the town, on the main street.

Our properties are on the main street in the corner of Madison and Washington Streets, a lovely corner. My parent's shop would attract a number of people all the way from Alexandria and Leesburg, during their drives. People were happy to have a nice shop to go to. The idea of having a funeral home will be detrimental to the town, which is slowly turning around to a place to explore by outsiders.

We were forced by the prior people of the Town Hall to sell a few feet from the front of our properties, as the Town had the idea to make it attractive for people to walk into town and also be part of parades and festivities. A funeral home is not an idea that a parent wants to share with their kids. It is not an idea for outsiders to visit the town and encounter a funeral home right in the center.

What we need in the center of town is a variety of stores, quaint shops, a coffee place, interesting places to visit, even a place for kids to play indoor or outdoor, a place in which people can gather and chat and enjoy being out on a nice day.

It would be awful to have people crying and grieving all the time. Think about the kids, think about the old people. Cars blocking the streets, constantly and looking at the people crying. This would be the final straw to make this town a ghost town.

Nothing against funeral homes, but these are usually set in the outskirts of town with more land and a lot more parking spaces for cars.

What would also occur is that people will park wherever without caring where or whose place they are parking at.

If you care about the Town and its development, support property owners to develop their property into small shops that will attract people and help the town continue to grow into a quaint town.

Make it a town where people will want to come to shop or spend the day in Haymarket. The town sure has the potential.

Sincerely,

Rebecca Cohen-Pardo
14881 Washington Street

Communication: Citizen's Letters (Citizens' Time)

Shelley Kozlowski

From: Rebeca Cohen <rebeca.copar@gmail.com>
Sent: Friday, February 01, 2019 3:13 PM
To: Emily Lockhart; David Leake; Robert Day; Madhusudan Panthi; Bond Cavazos; Steve Shannon; Connor Leake; Susan Edwards
Cc: Rebeca Cohen Gmail; Marika Evans; Shelley Kozlowski
Subject: Fw: February 4th Council Meeting - REJECT PROPOSAL TO APPROVE A FUNERAL HOME ON INTERSECTION OF MADISON WASHINGTON STREETS

Importance: High

Town of Haymarket Council Members:

The proposed location of the funeral home (former location of the B B&T bank) on Madison and Washington Streets) is NOT an appropriate location and is NOT beneficial for the Town of Haymarket for many reasons, including the ones below:

Having a funeral home on the main street in the center of quaint Haymarket would be unsightly and unpleasant.

- * It would also add a morbid atmosphere to the Town that was revamped years ago as an effort to be more attractive and encourage pedestrian traffic. It would be a constant reminder of death.
- * Washington street is only a two lane road, and a tight squeeze already, and having funeral processions in the center of town would add to the already congested area.
- * There is no adequate parking. There are not enough parking spaces in that lot or off-street parking for mortuaries or funeral parlors.
- * For the surrounding residential homes and commercial businesses, not only would it be a nuisance to have a funeral home in their own backyard, but unfair to have funeral procession cars parked frequently in front of houses and other businesses.
- * Funeral procession lines up in the parking area, and there is NOT enough adequate space in that location nor off-street parking to accommodate the necessities of a funeral home.
- * For the bereaved, it is an indignity and a cause of considerable anxiety to have to cope with local street traffic at the highly emotional moment when the body is being taken from the funeral chapel to the cemetery.
- * The Town of Haymarket is proud to have many events on main street, and having a funeral home on that location would be detrimental to those events.
- * No matter how attractively designed and discreetly managed, a facility for the care of dead human bodies is counter to the atmosphere that the Town of Haymarket has tried to instill. Having a facility in that location runs counter to the whole idea of attractiveness and family oriented.

The general public and existing businesses rightly demand a better location for a funeral home in the outskirts of the town of Haymarket. The funeral service is a service for the living, but only at an appropriate location.

Please do not allow a funeral home on the former B B&T bank location nor anywhere else on the main street.

Thank you in advance for rejecting the proposal to build a funeral home on the proposed location listed above.

Respectfully,

Marika Evans
Madison Corner Shoppe Owner
marika912@hotmail.com

and

Rebecca Cohen-Pardo
Property Owner
rebbeca.copar@gmail.com

Shelley Kozlowski

From: Emily Lockhart
Sent: Friday, February 01, 2019 1:27 PM
To: Shelley Kozlowski
Subject: FW: My Appreciation for Michael Turch

Importance: High

FYI

From: Jennifer Cowger <Jennifer.Cowger@amwater.com>
Sent: Friday, February 1, 2019 1:03 PM
To: David Leake <dleake@townofhaymarket.org>; Susan Edwards <sedwards@townofhaymarket.org>; Connor Leake <cleake@townofhaymarket.org>; Steve Shannon <sshannon@townofhaymarket.org>; Robert Day <rday@townofhaymarket.org>; Bond Cavazos <bcavazos@townofhaymarket.org>; Madhusudan Panthi <mpanthi@townofhaymarket.org>; Emily Lockhart <elockhart@townofhaymarket.org>
Cc: mturch@icloud.com
Subject: My Appreciation for Michael Turch
Importance: High

All,

Good afternoon. My name is Jennifer Cowger, and I am writing to you on behalf of Michael Turch, owner of Mountcastle & Turch Funeral Home. I cannot express how much Michael has meant to me and my family during some very sad times in our lives. In the past two years, my Father and my Son both passed away, and Michael and his team handled the services. Each time, Michael brought so much comfort and care to all of us, as well as taking the time to help us in all of our planning to celebrate each of their lives. He did an incredible job, so I felt compelled to write to you on his behalf, as I found out he would like to open a Life Celebration center in your town of Haymarket.

Just recently, on Monday, January 21, 2019, my 27 year old Son passed away in South Carolina. I immediately reached out to Michael during this very difficult time, and he and his team are the only ones that I trusted to care for my Son, after he did such an amazing job with my Father's services. To my amazement, Michael and his team were able to very quickly have my Son transported back here to VA, so that our entire family could say goodbye to him by Saturday, January 26, 2019, where we held his Life Celebration at McLean Bible Church in McLean, VA.

Michael was so responsive to every single one of my questions, and always had the ability to calm my fears and make everything happen in a timely manner, while also taking very good care of my Son. I honestly don't know what I would have done without him, and I know the Town of Haymarket would benefit from having Michael's Life Celebration center as part of your community. It is my understanding that Michael has been celebrating lives in Prince William County since the age of 15, and I can tell you he is truly one of a kind and his high level of care have meant the world to me and my entire family. And I know in my heart, the families of Haymarket would appreciate Michael as much as we have.

Thank you for your time and attention to this letter. Should you have any questions, please feel free to call me at 240-377-1648.

Jennifer Cowger

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www.amwater.com

Communication: Citizen's Letters (Citizens' Time)

Shelley Kozlowski

From: David Leake
Sent: Friday, February 01, 2019 11:53 AM
To: Shelley Kozlowski
Subject: Fwd: Mountcastle Turch Life Celebration Home SUP - Haymarket

Begin forwarded message:

From: "Easterly, Kelly L." <KEasterly@pwcgov.org>
Date: February 1, 2019 at 11:26:36 AM EST
To: David Leake <dleake@townofhaymarket.org>, Susan Edwards <sedwards@townofhaymarket.org>, Connor Leake <cleake@townofhaymarket.org>, Steve Shannon <sshannon@townofhaymarket.org>, Madhusudan Panthi <mpanthi@townofhaymarket.org>, Robert Day <rday@townofhaymarket.org>, Bond Cavazos <bcavazos@townofhaymarket.org>, Emily Lockhart <elockhart@townofhaymarket.org>
Cc: "Fink, Amanda J." <AFink@pwcgov.org>, "Jenkins, John D." <jjenkins@pwcgov.org>
Subject: Mountcastle Turch Life Celebration Home SUP - Haymarket

Honorable Council Members;

On behalf of Supervisor Jenkins I am writing this email regarding the above referenced matter. Mountcastle Turch Funeral Home has been in operation in Dale City since 1987. Their Dale City location backs directly to a residential area and is across the street from a residential area. They have been very good neighbors and are well liked in the community. We are unaware of any complaints. They do not impede with the flow of traffic and to our knowledge the funeral home has not caused property values to decrease.

Respectfully,

Kelly Easterly

Kelly Easterly

Chief of Staff
 Neabsco District Supervisor
 4361 Ridgewood Center Drive
 Prince William, VA 22192
 (703) 792-4667
kleasterly@pwcgov.org



JOHN D. JENKINS
 Neabsco District Supervisor

Communication: Citizen's Letters (Citizens' Time)



**HAYMARKET
BAPTIST CHURCH**
Preschool & Kindergarten

14800 Washington St.
Haymarket, VA 20169
703.753.9561
haymarketbcpreschool@hbcpk.com
www.hbcpk.com

*Helping children
discover the
joy of learning
and the love of God.*

ACSI
ACCREDITED

Feb 2, 2019

From: Laurie Frasz, Director

Haymarket Baptist Church Preschool

14800 Washington St. Haymarket, VA

To: Town of Haymarket Council

15000 Washington St. Haymarket, VA

Dear Town of Haymarket Council,
For the record, Haymarket Baptist Church Preschool would oppose the use of the former BB&T building for a funeral home and crematorium. As a business, here in Haymarket for 30 years, we have quite a bit of traffic through the only main thoroughfare multiple times per day. Putting in this type of facility could severely affect our school families (300 of them) from arriving to school, or picking up from school on time. Parents who are late to pick up pay a late fee of \$1 per minute, and it causes the staff to juggle lunch breaks, or ability to leave on time. If the funeral departure procession takes place during any of our arrival or pick up times, and holds traffic- this could be an actual expense/fee for our school families. It is also, from my point of view- a very limited parking area at BB&T, and if people are arriving for a funeral and there is nowhere to park, it is conceivable that they might see our big lot and think they could park there and walk over. We would not be able to accommodate our own school plus potential funeral visitors. Lastly is the crematorium aspect- within such close proximity to multiple childcare/preschools and little ones with possible mercury and other chemicals being put into the air- it's just not smart to have the children be victims to the unknown health potential that might become evident. Crematoriums, in my opinion should not be located in neighborhoods because of the potential to affect the air in that vicinity. Thank you for this forum to state my concerns for our littlest children in Haymarket.

Mrs. Laurie Frasz, Director

Haymarket Baptist Church Preschool & Kindergarten

Communication: Citizen's Letters (Citizens' Time)

Shelley Kozlowski

From: Kristen Sahlberg <kristen@sahlberg.com>
Sent: Sunday, February 03, 2019 11:30 PM
To: Shelley Kozlowski
Cc: David Leake; Susan Edwards; Connor Leake; Steve Shannon; Madhusudan Panthi; Robert Day; Bond Cavazos
Subject: Concern about Crematory / Funeral Home in Haymarket VA

Dear Town Council,

My husband, Jeremiah Sahlberg, and I live at 6917 Jockey Club Lane in Haymarket and oppose the proposed permitting of a crematory and funeral home in the town. Additionally, I work at the 4Rs preschool, also in the town of Haymarket. We have the following concerns.

* **Additional Traffic** - Our current roads cannot accommodate the additional traffic that may occur during funeral times. With large services, I'm also concerned about potential road closures during times of processions. With only one way in and out of our neighborhood, we could potentially be trapped in the neighborhood with no other option to get out.

* **Parking** - There is not enough parking. There are only approximately 30 parking spots within the property and any given funeral may draw considerably more visitors. That would require attendees to park along the neighborhood streets, or in adjacent parking spots that are used for the 4Rs preschool.

* **Air Quality and Smells** - I am extremely concerned with the toxins that will be released into the air so close to our home. While I understand that there are large smoke stacks, I do not believe that they remove all of the toxins and smells. I worry about my family's health over an extended period of time. In addition, I worry about the smell. As a teacher at the 4Rs, we already have the smell of tobacco from our neighbors and the additional of crematory smells would make it very difficult to take the children outside on nice days.

* **Town appearance** - The goal of the town has always been to make it a walkable family town. By adding a crematory and funeral home directly on the main street in the center of town, I believe that it would dissuade visitors from enjoying the ambiance of the downtown feel. I also believe that it would hurt the local restaurant directly across the street. Who wants to go eat right across the street from a crematorium?

Please help keep this business from entering our downtown.

Regards,

Kristen and Jeremiah Sahlberg

Shelley Kozlowski

From: Susan Edwards
Sent: Monday, February 04, 2019 6:02 PM
To: Shelley Kozlowski
Subject: Fwd:

Get [Outlook for iOS](#)

From: susan bannan <sgmbannan@gmail.com>
Sent: Monday, February 4, 2019 5:45:51 PM
To: David Leake; Susan Edwards; Connor Leake; Steve Shannon; Madhusudan Panthi; Robert Day; Bond Cavazos
Subject:

My name is Susan Bannan and I live at 6938 Jockey Club Ln, Haymarket, VA 20169 and I would like this email to be read at tonight's meeting and entered into the minutes.

I commend Mayor Leake on his veto of the proposed funeral home and crematorium. There are many reasons the council should support the Mayor and your constituents in this veto.

1. The location is inappropriate. Baker and Pierce funeral homes are both located on a 4 to 5 lane road, not a two lane road such as Washington Street.
2. Traffic. The traffic that will be generated would not be transient, fluid traffic that a restaurant would generate. Instead, traffic would be stopped along Washington Street for processions. This will cause traffic back ups into town and past Greenhill Crossing, into Gainesville. In addition, the hours they have mentioned they would have life celebrations are also the hours that Haymarket Baptist Preschool traffic impacts Washington Street.
3. I've read studies that note that funeral homes and crematoriums have an adverse effect on real estate values.

Please, listen to your constituents. This business does not fit our walking town. It belongs in a much more industrial type of area where the infrastructure can handle the traffic it would create. Please vote to uphold Mayor Leake's veto.

Thank you!
 Susan Bannan

Shelley Kozlowski

From: Jerry Schiro
Sent: Tuesday, February 05, 2019 11:34 AM
To: Shelley Kozlowski
Subject: FW: Letter to be read aloud at Town Council Meeting Feb. 4, 2019

From: J/MCarroll <jmcarroll53@yahoo.com>
Sent: Monday, February 4, 2019 5:51 PM
To: Jerry Schiro <jschiro@townofhaymarket.org>; skoslawski@townofhaymarket.org; David Leake <dleake@townofhaymarket.org>; Susan Edwards <sedwards@townofhaymarket.org>; Connor Leake <cleake@townofhaymarket.org>; Steve Shannon <sshannon@townofhaymarket.org>; Madhusudan Panthi <mpanthi@townofhaymarket.org>; Robert Day <rday@townofhaymarket.org>; Bond Cavazos <bcavazos@townofhaymarket.org>
Subject: Letter to be read aloud at Town Council Meeting Feb. 4, 2019

Mr. Mayor and members of the Town Council,

PLEASE READ THE FOLLOWING LETTER ALOUD INTO THE MINUTES. THANK YOU.

We recently spent our ninth January as citizens of Haymarket and Virginia. This is the first year that the holiday dedicated to Lee and Jackson was brought to our consciousness. At a time when most thinking individuals would rather let this day sink into the oblivion which it deserves, the town of Haymarket decided to honor the memory of these two people by shutting down the government and letting the taxpayers pick up the bill. We understand Haymarket was one of only two towns in Prince William County to celebrate this day. Perhaps the events of Charlottesville have slipped from your memory in your decision to highlight the evil which was perpetrated upon a race of people. This evil was the same racism which tore this country apart in a great Civil War. This is the same indefensible evil which these two soldiers defended.

I believe that the men and women who serve in our military swear an oath to uphold and defend our country and our Constitution. No one who violates their oath, nor those who violated that oath in our past, should be celebrated or commemorated in Haymarket. If you need a holiday, find people who fought against slavery, or those who work for peace.

Jim and Maureen Carroll

Shelley Kozlowski

From: John F. Mateer III <john@johndoe.net>
Sent: Monday, February 04, 2019 6:19 PM
To: Leake.family@verizon.net; Shelley Kozlowski
Subject: funeral home concerns

February 4, 2019

Haymarket Council,

In reference to the funeral home/crematorium coming to the town of Haymarket. I believe it would be nice for a business to occupy a building that has been setting empty for many months.

My main concerns are;

1. The traffic a funeral home would bring to this small town and traffic congestion for a procession.
2. Will they have a limit to how many funerals will be in a month?
3. Will they be limited to certain times during the day?
4. Hate to ask but, will it have an outside odor for our community environment?

Thank you,

Cheryl Mateer



RESOLUTION #2019-001

REQUEST THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO ACCEPT STREETS IN SHERWOOD FOREST SUBDIVISION INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS – GAINESVILLE MAGISTERIAL DISTRICT

WHEREAS, streets described on the attachment, fully incorporated herein by reference, are shown on a plat recorded in the Clerk's Office of the Circuit Court of Prince William County; and

WHEREAS, the drainage design has been checked and approved by the Town Engineer and the streets and drainage facilities have been constructed in accordance with approved plans; and

WHEREAS, Virginia Department of Transportation staff has advised that the streets meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation; and

WHEREAS, The Town of Haymarket and the Virginia Department of Transportation have entered into a Stormwater Detention Agreement for Sherwood Forest, dated 27 April, 2016, concerning a stormwater detention facility that may receive runoff from these streets;

NOW, THEREFORE, BE IT RESOLVED that the Haymarket Town Council requests the Virginia Department of Transportation to add streets, described on the attachment, to the Secondary System of State Highways, pursuant to Virginia Code § 33.2-340, and the Subdivision Street Requirements of the Virginia Department of Transportation;

BE IT FURTHER RESOLVED that the Haymarket Town Council does guarantee the Commonwealth of Virginia an unrestricted right-of-way as shown on the attachment with the necessary easements for cuts, fills and drainage. It is recorded in Instrument # [200512020206629](#);

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Manassas Residency Office of the Virginia Department of Transportation.

Done this 4th Day of February, 2019

ATTACHMENT – Sherwood Forest Street Data

TOWN OF HAYMARKET, VIRGINIA

ATTEST:

BY:

Shelley M. Kozlowski, Town Clerk

David Leake, Mayor

Voting Aye:

Voting Nay:

Abstaining:

Absent:

SHERWOOD FOREST DATA SHEET

Subdivision Name: Sherwood Forest
Property Owner: D.R. Horton, INC.
Magisterial District: Gainesville
Instrument #: 200512020206629

Street Name	Street Termini	Right-of-Way Width (ft)	Centerline Length (Miles)
Fayette Street	From: 0.13 Miles North of Route 55, Washington Street To: Gossom Manor Place	40' and Variable	0.01 Miles
Fayette Street	From: Gossom Manor Place To: Keavy Place	40' and Variable	0.05 Miles
Gossom Manor Place	From: Fayette Street To: 0.05 Miles West to the Cul-de-sac	40' and Variable	0.05 Miles
Gossom Manor Place	From: Fayette Street To: 0.05 Miles East to Cul-de-sac	40' and Variable	0.05 Miles
Keavy Place	From: Fayette Street To: 0.04 Miles West to Cul-de-sac	40' and Variable	0.04 Miles
Keavy Place	From: Fayette Street To: 0.05 Miles East to Cul-de-sac	40' and Variable	0.05 Miles
TOTAL MILEAGE = 0.25 Miles Two lane Road			



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily Lockhart
TOWN PLANNER

MEMORANDUM

TO: Town Council and Planning Commission
FROM: Emily Lockhart, Town Planner
DATE: January 31, 2018
SUBJECT: Sherwood Forest Resolution

Summary:

Town Engineer and Town Planner are working with the Sherwood Forest Developer and Bond Manager to have the roads in Sherwood Forest accepted by VDOT.

Draft Motion:

I move Town Council adopt Resolution #2019-001, to request VDOT accept the Sherwood Forest streets into the secondary system of state highways.

Or alternate motion.

MEMORANDUM

To: Shelley Kozlowski, Clerk of Council

From: Mayor David M. Leake

Date: January 9, 2019 (HAND DELIVERED)

Subject: Veto of ZTA#2018-001 and Special Use Permit SUP#2018-010 for Funeral Home at 14901 Washington Street

Mrs. Kozlowski, *Shelley*

Please enter the following objections at length in the minute books of the council, per Article III, Section 1 (7) and (8) of the Town Charter.

The council's vote to approve ZTA#2018-001 was inconsistent with the Comprehensive Plan and with the purpose of the B-1 Town Center Zoning District, and it did not serve the best interests of the Town as I see them.

Page 92 of the Comprehensive Plan states, "Industrial development should be planned under strict site control so as not to negatively impact adjacent neighborhoods and the Town as a whole." I find that allowing crematories (an industrial use) in the B-1 district is inconsistent with that provision of the Comprehensive Plan. In the first listed requirement for the Neighborhood/Town Center portion of the Town, the Comprehensive Plan calls for "expansion of retail stores and offices serving Town residents in a manner consistent with an appropriate village character for the Center." I find that adding an industrial use (a crematory) to a permitted use (a funeral home) in the B-1 district is not consistent with the village character of the Town Center.

The purpose of the B-1 Zoning District is "primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience." Town Code §§ 58-1.4 and 58-10.1. Adding the crematory use to the existing funeral home use serves to increase the incongruity between the funeral home use and the purpose of providing for walkable shops and service businesses oriented to residents and tourists. I would not object to a narrower revision of the Town Zoning Ordinance that allowed crematories associated with funeral homes, but only if they are limited to the I-1 Limited Industrial District or (with appropriate conditions) the B-2 Business Commercial District.

From a broader perspective, I find that, as long as funeral homes are allowed in the B-1 Town Center Zoning District, having a crematory as a use associated with funeral homes does not serve the public interests outlined in Virginia Code § 15.2-2283. Specifically, having crematories in funeral homes, particularly in the B-1 district, does not facilitate the creation of a convenient, attractive and harmonious community. I base this finding on the record before the Town, including the public comments for and against the ZTA.

The council's vote to approve SUP#2018-010 was similarly inconsistent with the Comprehensive Plan and the Zoning Ordinance, and it did not serve the best interests of the Town as I see them.

The Comprehensive Plan uses the phrase “pedestrian friendly” three times, but a funeral home at this location harms, rather than helps, the pedestrian friendliness of the Town. The funeral home parking lot will spend most of its time empty—a vast expanse of asphalt. The funeral home will have dozens (if not hundreds) of funeral processions per year, each of which will disrupt pedestrian (and vehicular) traffic. Although the proposed use has more parking spaces than called for under the ordinance, the variable nature of the funeral home business means that, on occasion, the parking lot will inevitably overflow, creating a hardship for residents and businesses at unpredictable times.

The council’s vote to approve the Special Use Permit for SUP#2018-010 failed to give sufficient weight to the following provisions of Town Code § 58-1.7, which governs approval of special use permits:

- (2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.
- (3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.
- (5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

As noted above in relation to the veto of the ZTA, the purpose of the B-1 Zoning District is to provide for pedestrian-friendly retail and service businesses to serve the residents and tourists; the proposed use conflicts with that purpose. As citizens noted during the public comment on the ZTA and SUP, and as I have found from my own research, there is evidence to suggest that a crematory may interfere with the value of surrounding properties. A study at Realtor.com found a 6.5% decrease in median home values in zip codes with a funeral home, compared to all homes in the same county. A report on CNN Money noted a value decrease between 3.9% and 8.6%, with the highest decreases in the South and Midwest. We can presume that most of the effect of such a value decrease will be felt close to the funeral home. Citizens also noted, and I agree, that the routing of traffic onto Madison street will conflict with the existing traffic on that street.

Given the totality of the circumstances presented to the council by this SUP application, and giving due weight to the public comments for and against it, I find that granting this SUP is contrary to the best interests of the Town, its citizens, and its businesses. There are no suitable regulations or safeguards that would mitigate the impact of this funeral home at this location sufficiently for me to support this application.

I therefore veto both the ZTA#2018-001 to add the accessory use of “crematory” to the existing use of “funeral home” and Special Use Permit SUP#2018-010 for the funeral home at 14901 Washington Street.



David M. Leake

Mayor, Town of Haymarket

Sec. 58-1.4. - Establishment of districts.

Pursuant to § 15.2-2280 of the Code of Virginia, the incorporated area of the Town is hereby divided into the following districts and further described in the following sections:

Residential R-1. The residential district R-1 is composed of quiet, low-density single-family homes. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to minimize activities of a commercial nature. Development is limited basically to single-unit dwellings providing homes for the residents plus certain additional uses such as public facilities that serve the residents of the district.

Residential R-2. The residential district R-2 is intended for use within those areas near the central core of the Town. This district should provide a suitable environment for families and persons seeking the amenities and convenience of townhouse living, or as an option, small lot detached single-family lots or conventional single-family lots without fear of encroachment or dissimilar uses. This district is designed to stabilize, protect and promote this type of development.

Town Center B-1. The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

Business Commercial B-2. The primary purpose of the business commercial district B-2 is to concentrate businesses in a coordinated manner and to provide for more intense commercial and industrial uses away from the Town center. Commercial uses located in this district, while traditionally being oriented to automobile traffic, are intended to have a sufficiently high standard in site layout, design and landscaping to minimize traffic congestion on accessory roadways and minimize the impact of the high volume of traffic at an interchange with adjacent land uses.

Transitional Commercial TC. The primary purpose of this district is to create a low-intensity office, commercial and mixed use area as a transition between residential and commercial areas. The uses in the district should buffer residential areas from the commercial core by minimizing traffic, lighting and hours of operation, by establishing buffers and by establishing other site specific development standards to minimize the impact on adjacent residential uses. To enhance its compatibility with its residential surroundings, any development should be located in existing buildings wherever possible. Adaptive reuse of existing structures is to be encouraged if impacts are mitigated.

Limited Industrial I-1. The primary purpose of the limited industrial district I-1 is to permit certain industries, which do not in any way detract from residential desirability, to locate on designated sites. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors, and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply and demand base.

Conservation C-1. The primary purpose of the conservation district C-1 is to limit development in areas of poor soil, steep slope and proneness of flooding.

Sec. 58-10.1. - Intent.**new**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

Sec. 58-1.7. - Special uses.

new

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS](#)

(a)

The purpose of the special use procedure is to provide for certain uses which, by their nature, can have an undue impact upon or be incompatible with other uses of land within a certain zoning district and therefore require the exercise of planning judgment. An application for a special use permit may be made by a property owner, for his property, for any use which is listed as a special use in the zoning district in which his property is located. A duly authorized agent for an owner may make application, provided a legally sufficient power of attorney, as approved by the Town Attorney, has been executed.

(b)

The Council, under the provisions of this section, shall evaluate the impact and compatibility of each such use, and shall specify such condition and restrictions as will assure the use being compatible with the area in which it is to be located, or where that cannot be accomplished, shall deny the use as not in accord with adopted plans and policies or as being incompatible with the existing uses permitted by right in the area.

(c)

In consideration of an application filed with the zoning administrator, the Town Council, after public hearings conducted by the Planning Commission and the Town Council, may authorize the special use of those uses that are expressly listed as special uses in a certain zoning district or elsewhere within the ordinance; however, no such special use procedure shall be required for a use allowed as a permitted use in such district.

(d)

A special use shall be approved if its design, location, construction, method of operation, special characteristics and other aspects satisfy the following standards:

(1)

The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.

(2)

The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.

(3)

The proposed use shall not adversely affect the use or values of surrounding properties and structures.

(4)

The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.

(5)

Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

(6)

Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.

(e)

Affordable Housing. Wherein the applicant proposes affordable housing, the conditions in connection with the residential special use permit shall be consistent with the objective of providing affordable housing. The Council shall consider the impact of the conditions upon the affordability of the housing when imposing conditions on residential projects specifying material and methods of construction or specific design features.

Code of Virginia

[Table of Contents](#) » [Title 15.2. Counties, Cities and Towns](#) » [Subtitle II. Powers of Local Government](#) » [Chapter 22. Planning, Subdivision of Land and Zoning](#) » [Article 7.](#)

[Zoning](#) » § 15.2-2283. Purpose of zoning ordinances

§ 15.2-2283. Purpose of zoning ordinances.

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § 15.2-2200. To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (v) to protect against destruction of or encroachment upon historic areas and working waterfront development areas; (vi) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, impounding structure failure, panic or other dangers; (vii) to encourage economic development activities that provide desirable employment and enlarge the tax base; (viii) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; (ix) to protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities; (x) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; (xi) to provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard; and (xii) to provide reasonable modifications in accordance with the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.) or state and federal fair housing laws, as applicable. Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in § 62.1-255.

PLEASE VISIT CNN BUSINESS

Real Estate Special Report

Death can really kill your home value

by Kathryn Vasel [@KathrynVasel](#) February 10, 2016: 12:59 PM ET

An outdated kitchen or leaky roof can make it harder to sell a house.

But an even bigger home value killer is a homicide. According to Randall Bell, a real estate broker who specializes in real estate damage valuation, a non-natural death in a home can drop the value 10-25%.

When it comes to selling a home where a death occurred, it's all about perception, he said.

"When you have an image that someone was murdered, it can be uncomfortable when you are living there."

He's consulted on the valuations of homes involved in some high-profile deaths, including O.J. and Nicole Brown Simpson's condo and the home of Adam Lanza, the gunman at Sandy Hook Elementary School.

The Lanza home in Newtown, Connecticut, ended up being demolished. "Some circumstances are so horrific...that the property loses all value," Bell said.

Disclosure rules vary by state and some are more strict in what buyers need to be told about a home's history. Bell said about half of states require a homicide be disclosed and that New York and California tend to be the most strict about disclosures.

[Related: Cheap oil could hurt these housing markets](#)

Finding buyers willing to pay list price for a home with a dark past can be a struggle.

"Some buyers are completely fine with it," said luxury real estate broker Samantha DeBianchi in Southern Florida. "It depends on the personality. Some won't even step foot into the home."

In 2014, DeBianchi had a luxury listing where a high-profile suicide had occurred. The home got some verbal low-ball offers, but it was eventually taken off the market.

"At the end of the day, there was nothing I could do about [its history]. The fact was the house was gorgeous, on the beach, it needed a little work, but it still had a good energy."

The home is now back on the market for sale, but has rented in the past for around \$25,000 a month.

Living close to a funeral home, crematorium or cemetery can also have a negative impact on a home's value, according to data from Trulia that controlled for other factors that could impact home values.

Houses in the South and Midwest that are near cemeteries, funeral homes and crematoriums tend to have the biggest difference in value, according to Trulia's Chief Economist Ralph McLaughlin. He added that of the top 10 markets with the largest negative difference, eight are in located in these two parts of the country.

In Omaha, Nebraska, home sales were reduced by 3.9%, which would be \$5,812 discount on the median home value there. The impact was almost double in Little Rock, Arkansas, where a funeral home or cemetery reduced a home's value by 8.6% or \$11,050.

A home close to a cemetery could be an easier sell -- especially if it's an older and less active cemetery.

DeBianchi has a client considering purchasing a property on a street that backs up to a cemetery. "The buyer likes the quiet. There is something tranquil about it."

Ambulance sirens coming in and out of a hospitals are not as calm, and living close to a hospital hurt home values in just over half of the 100 biggest housing markets.

Close proximity to a hospital impacted home values in Charleston, South Carolina, the most, shaving 3% off home values.

But in some markets, living close to a good hospital can boost a home's value.

"When you have a large amount of retirees worried about health, you may pay more money to live near a hospital to have better access," said McLaughlin.

CNNMoney (New York)First published February 10, 2016: 9:06 AM ET



The Neighborhood Features That Drag Down Your Home Value—Ranked

By Yuqing Pan | Mar 28, 2016



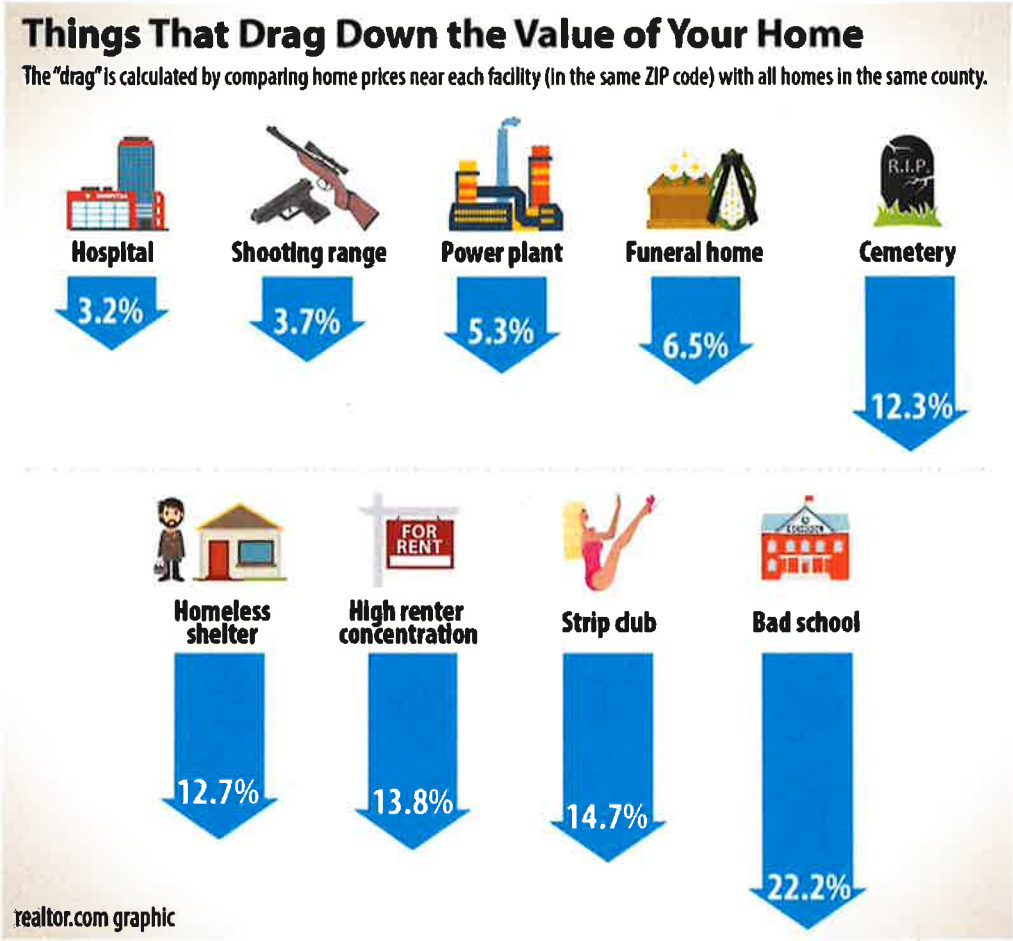
When it comes to real estate clichés, “Location, location, location” has all other contenders (including “Not a drive-by!”, “Cash is king!”, “Is that your checkbook or are you just glad to see me?”, and “Worst house, best street”) beat by a mile. Not only has it been in use since at least 1926 (according to the [New York Times](#)), but it's utterly and inarguably *true*.

More than any other single factor, when you buy a home in a good location, it's usually a solid long-term investment. And being the unabashed optimists we are here at realtor.com®, we focus most on the factors that help maximize your home's value. But hey, life—and real estate— isn't always rainbows and unicorns. So this week we decided to take a look at the *downers*: those things that actually keep you from getting top dollar from your home.

The list itself probably won't surprise you, but the numbers just might. Who would have thought that it's a worse investment (by far!) to buy in a bad school district than near a strip club or a homeless shelter? Beyond strippers, that is.

So how'd we do it? We looked at home prices and appreciation rates in U.S. ZIP codes where a specific drag-me-down facility such as a power plant is present. For each facility, we calculated the drag, or a "location discount," by comparing the median home price of the ZIP codes with that facility with the median price for all homes in the same county. We limited our scope to the 100 largest metropolitan areas, since rural communities have lower home prices and slower appreciation.

Got it? Have a look at the list based on how badly your home's value will get dinged:



Keep in mind the difference between **causation** and **correlation**: Does having a cemetery or shooting range in the neighborhood cause home prices to drop? Or are those businesses drawn to the area because of cheap real estate? We don't have a definite answer, but their presence is generally a sign that a neighborhood is the opposite of up-and-coming. Judge your investment accordingly.

Hospital

The drag: 3.2%

Hospitals are awesome, right? Having a great one within easy access is just about every homeowner's goal. But easy access is one thing, and being woken up by ambulance sirens—or, god forbid, medical helicopters—at 3 a.m. is quite another. Among homeowners who sold in 2015, those near a hospital generally got 3% less than an average home in the same county would get, based on our sales deed records and hospital location data from data.medical.gov. In the world of real estate price demerits, 3% isn't a lot, so clearly plenty of people are willing to overlook some noise and chaos in favor of nearby medical care.

Keep in mind the difference between **causation** and **correlation**: Does having a cemetery or shooting range in the neighborhood cause home prices to drop? Or are those businesses drawn to the area because of cheap real estate? We don't have a definite answer, but their presence is generally a sign that a neighborhood is the opposite of up-and-coming. Judge your investment accordingly.

Shooting range

The drag: 3.7%

According to most research, it's not the guns or the people who shoot them that the neighbors of shooting ranges object to most; it's more the *idea* of the places and, in some cases, the noise of gunfire, especially outdoor gun ranges. More perceived problems: environmental concerns, including the lead that leaches off spent shells, potentially poisoning soil and water. Last year, a closed gun club in San Francisco triggered \$22 million in cleanup fees, the [San Francisco Chronicle](#) reported. We used gun range locations from wheretoshoot.org.

Power plant

The drag: 5.3%

There are more than 8,000 power plants across the U.S., according to the [Environmental Information Agency](#). Much as we are grateful for the modern convenience of electricity (thanks, **Ben Franklin!**), the huge facilities spur more NIMBY (“not in my backyard”) movements than anything this side of waste treatment facilities. The most frequently cited reason: safety concerns. The perceived dangers of living near a power plant vary dramatically depending on type, from the seemingly harmless solar to the dreaded nuclear. In general, having a power plant in the neighborhood is associated with lower property prices.

Funeral home

The drag: 6.5%

Some people believe you get bad spiritual energy from living near a funeral home; some just dislike the traffic caused by service workers and funeral attendees; and others fear that the smoke from a crematorium is toxic. But plenty of folks just find them seriously *creepy*, an unpleasant constant reminder of our own mortality. Our analysis of property values near funeral homes listed on [legacy.com](#) seems to confirm the stigma. Properties near a funeral home see a 6.5% drop in price compared to all homes in the same county.

Cemetery

The drag: 12.3%

Call it superstition, call it irrational fear, but there's an awful lot of people who find the prospect of living near lots of buried bodies unpleasant or downright terrifying (see: Funeral homes). To be fair, there are some people who seriously dig how quiet the neighbors are, but they're outnumbered by the haters. To do the research, we used a list of federal and state cemeteries operated by the [Department of Veterans Affairs](#) and found that the median price of ZIP codes with a cemetery is about 12% lower than neighboring areas.

Homeless shelter

The drag: 12.7%

Homeless shelters can be unloved and unwanted misfits in residential areas. Even though there's no rule that homeless shelters are usually accompanied by higher rates of crime, shelters *do* certainly attract motley groups of people, necessitate emergency calls, and require more police in otherwise quiet, safe neighborhoods. Shelter locations, listed on homelessshelterdirectory.org, are often limited to less prime areas in the city where home values are about 13% less.

High concentration of renters

The drag: 13.8%

Does a cluster of rental buildings—or lots of them—lower the property value in a neighborhood? Many homeowners have pondered this. While it's hard to do an analysis down to every property, we found that ZIP codes with a higher-than-average concentration of renters have lower property values compared to the county they are located in—by 14%. The data are from the [American Community Survey](http://AmericanCommunitySurvey.gov).

Strip club

The drag: 14.7%

Catering to adult vices—and often (rightly) associated with loud music and less-than-savory visitors—a “gentlemen's club” is an unwelcome neighbor on the block. We tracked nearly 2,000 strip joints listed on stripclublist.com and ranked the category high on our “unwanted” list. In one extreme case, the crime-plagued neighborhood of Washington Park in East St. Louis, IL—the ZIP code 62204—has 10 strip clubs. *10!* How do they all compete? It saw only a handful of homes sold in the past three years, with a median price of \$10,000.

Bad school

The drag: 22.2%

While a top-performing school is definitely a plus for your property value, a bad school is a complete, out-and-out disaster. A school where one teacher handles a class of 40 students with a slim graduation rate is

usually an indicator of a deprived neighborhood. The median home price of ZIP codes with schools that receive a 1 to 3 rating (out of a possible 10) from GreatSchools.org is only \$155,000.



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
 Haymarket, VA 20169

Monday, October 29, 2018

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Chairman Matt Caudle called the meeting to order.

I. Call to Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Absent, Commissioner Tony James: Present, Commissioner Aayush Kharel: Present.

II. Pledge of Allegiance

Following the Pledge, Chairman asks that remain seating for a moment of silence to remember the victims of the shooting in Pittsburgh.

III. Public Hearing

1. ZTA#2018-001, Zoning Text Amendment for Crematory and Funeral Home Definitions

Town Planner/Zoning Administrator, Ms. Lockhart, invites the applicant up to address the Commission. Gifford Hampshire, from the law firm of Blankingship and Keith and the representative for the applicant Michael Turch from Mountcastle Turch Funeral home and Crematory. He states that they have not filed a specific application and that the matter before them tonight is a Zoning Text Amendment. He adds that this is a Town wide text amendment that would clarify the zoning ordinance to allow a crematorium as part of a funeral home use. He further adds that the applicant has recently purchased the former BB&T building. He states that the funeral home use does not include a crematory and after speaking with the Zoning Administrator, Ms. Lockhart, the Town ordinance does not have a definition of a crematory. He states that the definition that they urge the Town to consider is precisely the definition that Prince William County has of crematoriums. He states that cremations are becoming a popular and necessary component of funeral home services. He concludes the use that we urge in the Town would only allow a crematorium with a funeral home.

Michael Turch, applicant, addresses. He shares the importance of having a crematory as part of the funeral home use. He concludes that crematoriums are odorless, colorless and there is no noise.

Marchant Schneider, 14811 Rising Sun Lane, shares that he is in general support of adding a crematorium use to the Zoning Ordinance but shares concerns with the Zoning Text Amendment definition applying to all commercial districts. He adds that he would encourage the Town to add it as an accessory use to the B-2 and I-1 zoning districts on the west end of town.

Bob Weir, 6853 St. Paul Drive, states that he would concur with most of Marchant's comment. He adds that he doesn't have an issue with the addition of a definition of a crematorium to the Ordinance. He states, however, including the crematory within the definition of a funeral home is inconsistent with surrounding jurisdictions including Prince William County. He shares concerns with the size of the Town and the proximity to homes. He also notes procedural concerns with the notice.

Attachment: 20190131122431 (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

Brett Frye, a Haymarket business owner, shares his support of the crematorium. He expresses his concern with the properties that are dilapidated in Town. He adds that he wants to see progress in the Town and worries that we are pushing progress out of Town. He concludes that he feels his business would not be negatively impacted.

Dottie Leonard, 14801 Washington Street, states that less than a block from the property in discussion was the historic funeral home. She states that she is not necessarily in favor of a crematorium but they are in funeral homes today. Doesn't feel we should infringe on anyone's property rights. She concludes that she is in favor of the applicant's request.

Pepper Duckett, Madison Court, states that she is in support of the applicant.

Gifford Hampshire, responds to comments. He states that in respect to Prince William County, it is true the crematory is a separate use, however, the Prince William county Ordinance specifically states that a crematory must be secondary to a mortuary, funeral home or hospital. He adds, so why it is defined separately from a funeral home it does specifically require it be secondary to a funeral home just as we are proposing. He feels that their solution is a better solution because it specifically includes it within the definition and does not expand it to hospitals and mortuaries but simply restricts it to funeral homes.

With no one else to speak, Chairman Caudle closes the public hearing on ZTA#2018-001.

Councilman Shannon states that he does not have any issues with the Zoning Text Amendment as written. Commissioner Kharel and Commissioner James concur.

Ms. Lockhart states that her recommendation can be found on page 7 of the agenda. She recommends to hear all public comments and have the Commission discuss any that are brought up and ensure that we fully address them. She states that it does follow closely to the Prince William County's Ordinance. She adds that it does state that it is an accessory activity.

Chairman Caudle states that he does not see it being a problem with this particular property but asks if it would be wise in the future to establish some setbacks from residential properties in the language to tighten it up a little bit. Ms. Lockhart states that it can be added as an amendment to the Zoning Ordinance as well. She concludes that she will look at other local jurisdictions for performance standards and report back to the Commission.

Chairman Caudle asks Mr. Hampshire about his client's timeline for the application. Mr. Hampshire states that they are ready to apply.

2. SUP#2018-009, McDonald's Drive-Thru Lane Special Use Permit

Ms. Lockhart states that this is an addition to the already existing drive thru lane at the McDonald's restaurant on 6740 Leaberry Way. She continues that this application is to better the site for traffic flow and safety.

The representative for the applicant, Jonathan Ritchie, addresses the Commission. He states that the intention of the sight plan is to improve circulation and stacking. Mr. Ritchie discusses the proposed site plan with the Commission.

Discussion amongst the members of the Commission included parking spaces, barriers/stripping between the lanes, possible ADA access and alleviating existing traffic.



TOWN OF HAYMARKET PLANNING COMMISSION
REGULAR MEETING
~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
http://www.townofhaymarket.org/

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, November 19, 2018

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Chairman Matt Caudle called the meeting to order.

I. Call to Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Tony James: Absent, Commissioner Aayush Kharel: Present.

II. Pledge of Allegiance

III. Minutes Approval

1. Planning Commission - Work Session - Oct 29, 2018 6:00 PM
Councilman Shannon makes a motion to accept the minutes from the October 29, 2018 work session meeting. Commissioner Pulire seconds the motion.

There was no discussion on the motion.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Steve Shannon, Councilman
SECONDER: Nicholas Pulire, Commissioner
AYES: Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT: Tony James

2. Planning Commission - Regular Meeting - Oct 29, 2018 7:00 PM
Councilman Shannon makes a motion to accept the minutes from October 29, 2018 regular meeting. Commissioner Kharel seconds the motion.

There was no discussion on the motion.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Steve Shannon, Councilman
SECONDER: Aayush Kharel, Commissioner
AYES: Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT: Tony James

IV. Citizen's Time

Maria Turner, Fayette Street, addresses the Commission. She shares that she was unaware of the previous public hearing and would like to see it publicly noticed on the main page of the Town website. She also states that she is not in favor of a code amendment to allow a funeral home/crematorium at the location.

Bob Weir, 6853 St. Paul Drive, feels the Town needs to maintain crematorium both as a separate use and make it secondary to a funeral home use. He adds that if the Planning Commission chooses to forward an amendment to the Town Council for consideration, he strongly suggests that they also forward some meaningful development standards regarding setbacks, traffic and emissions.

Gifford Hampshire, representing the applicant, states they are proposing a crematorium as a special use in the B-1 district. He adds that in a Town of this size, a one size fits all development standards are not as effective as a special use permit where a Planning Commission and Town Council can look at an

Attachment: 20190131122431 (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

individual site and consider conditions that would tailor the impact of the use to the surrounding community.

Michael Turch, the applicant, addresses the Commission. He states that we will be good for the community.

With no one else to speak, Chairman Caudle closes Citizens' Time.

V. Agenda Items

1. ZTA#2018-001, Zoning Text Amendment for Crematory and Funeral Home Definitions

Ms. Lockhart updates members of the Commission who were not present at the Public Hearing. She states that she looked into performance standards for the crematory uses in the general area. She notes that she looked at the Town of Purcellville, Leesburg, Luray, Herndon and Vienna. She adds that she was only able to find the performance standards in the Town of Leesburg and that other jurisdictions do not have the definition crematory in their zoning ordinance. She further discusses the performance standards in Leesburg.

The applicant, Michael Turch, explains to the Commission more about the crematory process. The Commission also discusses air quality, restrictions and regulations.

After discussion, a brief recess and changes to the draft motion, Commissioner Kharel moves that the Planning Commission forward ZTA#2018-001 to the Town Council with the recommendation for approval with the revised definition to read as follows; "Crematory - an establishment containing a furnace for the purpose of reducing dead human bodies to ashes by burning." "Funeral Home - Establishments engaged in undertaking services such as preparing the dead for burial, as well as related secondary accessory activities such as a crematory, if allowed by SUP, and arranging and managing funerals. Typical uses include funeral home or mortuaries." Commissioner Pulire seconds the motion.

There was no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Aayush Kharel, Commissioner
SECONDER:	Nicholas Pulire, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

2. ZP#2018-058, 6721 Madison Street, Home Remodel

Town Planner, Emily Lockhart, reports that the applicant is proposing to add several additions to the back of the home. She adds that the current zoning ordinance came after the lot was originally defined and the setbacks do not meet any of the Town's current requirements.

A brief discussion ensues amongst the Commission the Town Planner and the contractor, Jeff Bounds, concerning setbacks.

Councilman Shannon makes a motion to approve Certificate of Appropriateness, ZP#2018-058, for the exterior additions at 6721 Madison Street to include waiving the setback requirements. Commissioner Kharel seconds the motion.

There was no discussion on the motion.



TOWN OF HAYMARKET PLANNING COMMISSION
REGULAR MEETING
 ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
 Haymarket, VA 20169

Monday, December 17, 2018

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 7:00 PM.

Chairman Matt Caudle called the meeting to order.

I. Call to Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Tony James: Absent, Commissioner Aayush Kharel: Present.

II. Pledge of Allegiance

III. Minutes Approval

1. Planning Commission - Work Session - Nov 19, 2018 6:00 PM

Councilman Shannon makes a motion accept the minutes from the November 19, 2018 work session meeting. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

2. Planning Commission - Regular Meeting - Nov 19, 2018 7:00 PM

Commissioner Kharel makes a motion to accept the minutes from the November 19, 2018 regular meeting. Councilman Shannon seconds the motion.

There is no discussion on the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Aayush Kharel, Commissioner
SECONDER:	Steve Shannon, Councilman
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

IV. Public Hearing

1. SUP#2018-010 Public Notice

Maria Turner, Fayette Street, addresses the Commission. She doesn't feel that a funeral home is a place someone would walk to and would eliminate a viable business that would be one that citizens could walk to. She shares concerns with traffic that a funeral home could bring to the town.

Brittany Ruiz, Melanie's Florist, spoke in favor of the special use permit. She states that having a funeral home in the town would be nice for those who are from the area and would eliminate driving into Manassas. She also feels that it would not increase area traffic.

Dottie Leonard, 14801 Washington Street, states that she lives only a few blocks from the property. She briefly shares the history and location of the town's historic funeral home. She

Attachment: 20190131122431 (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

concludes that she is in favor of special use permit and feels it fits in the town and will help provide business to local businesses.

With no one else to speak, Chairman Caudle closes the Public Hearing.

V. Citizen's Time

Maria Turner, Fayette Street, shares concerns with the proposed playground at the park. She continues that she is not against this, however, she would like to see it delayed until the Town Hall building is complete. She concludes that the town needs to prioritize on items that are more of a necessity.

Dottie Leonard, 14801 Washington Street, shares the history of the historic commission and historic foundation. She states that former Mayor Kapp started a campaign to raise funds for street lights, brick planters, plaques and park benches.

With no one else to speak, Chairman Caudle closes Citizens' Time.

VI. Agenda Items

1. Town Park Playground Proposal

Town Planner, Emily Lockhart, addresses the Commission. She shares that she has been working with representative, Evan, from Playground Specialist. She updates the Commission on the recent changes/additions including wood chip covering, installation and maintenance plans as well as a phasing plan. She states that phase 1 is in the evening's agenda packet. She adds that the funds will be drawn from town park budget. She briefs the Commission on the design of the playground stating the capacity, age range and handicap accessibility equipment. She concludes that the plan is to erect a fence around the perimeter of the playground area once the plans have been approved.

Councilman Shannon makes a motion *to forward the Town Park Playground Proposal to the Town Council*. Commissioner Kharel seconds the motion.

There is no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

2. Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory

Ms. Lockhart states that she has provided the standards that the town has in the zoning ordinance for special use permits and has broken them down and addressed each one. She continues that her main areas of concern are traffic and parking. With the parking standards that are in place, the applicant has room for a 120 seat chapel. She explains how the applicant has addressed the traffic flow and parking. She states that included in the packet is the application, development narrative as well as additional information referencing environmental concerns.

Gifford Hampshire, attorney for the applicant, addresses the Commission. He gives a brief timeline when the applicant began the process beginning with a Zoning Text Amendment. He continues sharing the differences between the application today and a previous application that was presented to the town in 2013. He states that they are proposing a use by special use permit not a use by right. He discusses parking requirements, the screening of the crematory and overflow parking agreement. He concludes stating that there is no additional noise from these facilities, no odor or toxicity levels that the EPA or the Virginia Department of Environmental Quality has seen significant.

Jeffrey Barron from Matthews Environmental Solutions addresses the Commission. He states that his company is the manufacturer of the crematory. He addresses concerns that were previously discussed by the Commissioners and residents including noise, odor, impact on property values and environmental safety. He states that Matthews Environmental Solutions currently has over 4500 installations globally and over 143 units in Virginia, each unit approved

Rebecca Cohen-Pardo: Property Owner

Washington Street

Emily Lockhart

From: Rebecca <rebecca.copar@gmail.com>
Sent: Friday, January 11, 2019 12:12 PM
To: Shelley Kozlowski; Emily Lockhart
Cc: rebecca.copar@gmail.com; 'Vivian Nolan'
Subject: FW: Funeral Home ???

Importance: High

Dear Kelley and Emily,

I am the owner of the property at 14881 Washingron Street. My mother is owner of the property at 14891 Washington Street

We were told by people we know in the town that a project of a Funeral Home is being considered to go into the building were the BB&T Bank was.

We object to this! As many neighbors in the surrounding vicinity also object!

The Town of Haymarket imposed on us several years ago that we sell them certain front footage to the town to expand the sidewalks with the idea to make it easy for people ld walk into town. We did not want to sell the footage the town told us, but otherwisewel would have been taken to court and have had to hire a lawyer.

Where are the plans of the Town of Haymarket to make it a place for people to walk and spend the days outdoors?

Who in their right mind would think of putting a Funeral Home in the center of the Town?
Does the Town of Haymarket want to make this town more somber than what it already is?
Outskirts of the town, fine! But NOT in the center of town.

The idea for people to walk to the different businesses and locations is slowly getting there, but now you are going to block these people from walking with their children in nice days to shops, restaurants, etc..

Mayor David Leake, please stop this outrageous REQUEST for THE Funeral Home.t!!!

WE THE OWNERS OF SURROUNDING PROPERTIES OBJECT TO THIS!! LET THEM PUT THE FUNERAL HOME AWAY FROM THE CENTER OF TOWN.

WE ALSO HAVE A RIGHT OF SAY TO THIS!

Any questions, please call me at 410-336-3164
Thanks you!
Rebecca Cohen-Pardo

Attachment: Emails from Property Owners (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

Emily Lockhart

From: Rebecca <rebecca.copar@gmail.com>
Sent: Monday, January 28, 2019 2:18 PM
To: Emily Lockhart
Cc: marika912@hotmail.com
Subject: Funeral Home

Emily Lockhart,

All our family is completely against any idea of a funeral parlor across our shop or the center of a quaint town. It will not encourage people to walk or stroll through the main street of the town. They will not want to walk through a funeral parlor and it will kill the small business that exist. The issue with the town that took our front footage of the shop was with the idea for people to walk. Now you will put an obstacle for people to do so.

My family and I used all our savings to make the corner attractive and quaint. I have cutting of newspaper article critics raving about Haymarket when we first opened the shop. I was the first attractive shop in Haymarket. Our shop was there before the B B&T bank and many other businesses.

It was a mistake to sell the property of the bank at such a low price. And now you want to destroy the rest of the properties and businesses in the center of town.

Please back us up refusing anything to do with dead bodies. Normally in the world, funeral parlors are in the outskirts of town.

Respectfully,

Marika Evans and family
Washington Street and Madison (corner)
marika912@hotmail.com

Attachment: Emails from Property Owners (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

* Located on Hunting Path Rd # Washington St *

Emily Lockhart

From: John Chester <jchester@piedmontbible.org>
Sent: Monday, January 28, 2019 11:38 AM
To: David Leake; Susan Edwards; Connor Leake; Steve Shannon; Robert Day; Bond Cavazos; Madhusudan Panthi; Emily Lockhart
Subject: Mountcastle & Turch Chapel

To whom it may concern:

I am writing to express my support of the opening of a funerary chapel in the space on Washington street formerly occupied by BB&T. I've fielded more than a few calls over the years from bereaved families trying to find a space in or even near Haymarket at which to hold a memorial service. Unfortunately, because of the Church's policy on facility use we could not accommodate their request. Nor could I recommend an alternative, because one simply does not exist, Haymarket and the surrounding area is woefully underserved in this way. Opening a small chapel in the space formerly occupied by BB&T would remedy this situation. I cannot see how it is in the civic interest to prevent this service being brought to Haymarket.

When you drive into Haymarket there is a sign that reads "Haymarket, Everyone's Home Town." I for one feel that providing a place for community members to mourn and remember there loved ones, far from being a detriment, is integral to that small town feel that the town is trying to cultivate.

Best Regards,

John Chester
 Pastor Piedmont Bible Church
 571.284.7166



Him we proclaim, warning everyone and teaching everyone with all wisdom that we may present everyone mature in Christ – Colossians 1:28

Attachment: Emails from Property Owners (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

* Located near post office, Gillis Way *

Emily Lockhart

From: Jeff Smith <haymarketcofc@live.com>
Sent: Saturday, January 26, 2019 8:23 PM
Subject: Mountcastle Turch

Greetings,

It has come to my attention that a use permit for Mountcastle Turch Celebration of Life Home, proposed for the old BB & T building in Haymarket, has been vetoed by the mayor. I can't imagine what might justify keeping such a business out of Haymarket. The Haymarket Church of Christ does not conduct funerals in the building. Having a place nearby to do so would be a help for us. Please reconsider this issue and allow Mountcastle Turch to run a Celebration of Life home in the old BB&T building.

Thanks for all you do,
Jeff
Jeff Smith

Sent from [Mail](#) for Windows 10

Attachment: Emails from Property Owners (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)

Emily Lockhart

From: John Stirrup <stirrup@alcalde-fay.com>
Sent: Monday, January 7, 2019 4:03 PM
To: Emily Lockhart
Subject: Funeral home application

Emily,

I understand the Council will consider the application for the funeral home at the former BB&T bank building this evening. I am unable to attend this evening as I am in Richmond, but wanted to share some comments. I represented Haymarket and the Gainesville District for 8 years so am very familiar with the Town's efforts to bring economic development to the downtown area. In addition, I have known one of the principals, David Turch, for over 30 years and know him to be an individual with the highest integrity and business ethics. I believe the funeral home will be an excellent business partner with the Town and will compliment the existing businesses. In addition, the funeral home will address a glaring need in the region as families currently need to travel significant distance for services for departed loved ones. I wholeheartedly support this application and encourage the Council to give it their unanimous support!

Best wishes,
John Stirrup
4205 James Madison Highway
Haymarket, VA 20169

Sent from my iPhone

Attachment: Emails from Property Owners (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010 for Funeral Home)



4020 University Drive, Suite 300
 Fairfax, Virginia 22030
 T: 703.691.1235
 F: 703.691.3913

Gifford R. Hampsh
 Writer's email: ghampshire@bklawva.c

January 30, 2019

Via Email and Federal Express, Priority Overnight

Shelley Kozlowski, Clerk of Council
 15000 Washington Street, Ste. 100
 Haymarket, VA 20169
skozlowski@townofhaymarket.org

Re: Response to Veto of Zoning Text Amendment (ZTA) #2018-001 and Special Use Permit (SUP) #2018-010 for Funeral Home with Accessory Crematory at 14901 Washington Street (Vacant Bank Building) and Proposed Additional Conditions

Dear Ms. Kozlowski:

This firm represents Montcastle Turch Funeral Home & Crematory, Inc. ("Turch"), the owner of the referenced property and the applicant in the referenced ZTA and SUP applications. Please accept this letter as Turch's response to the Mayor's memorandum dated January 9, 2019, setting forth his reasons for his veto of the Town Council's January 7, 2019 Ordinance approving the ZTA and SUP. Turch asks that the Council overturn the Mayor's veto by two-thirds vote as allowed by the Charter. In so doing, Turch asks the Council to consider the additional conditions set forth at the end of this letter, perhaps as a motion to reconsider or as advised by the Town Attorney.

The Council approved both the ZTA and the SUP following a duly advertised public hearing January 7, 2019, on the positive recommendation of the Planning Commission and the Town Planner. The Council's approval followed no less than three (3) Planning Commission hearings (October 29, 2018, November 19, 2018, and December 17, 2018) at which the details of the applications were discussed and the views of members of the public were heard. The Town Council's vote approving the ZTA and the SUP was, therefore, informed by extensive airing of views at four (4) hearings and careful deliberation by its appointed Planning Commission and professional Town Planner. The Town Planner's studied recommendation on the SUP was, indeed, as follows:

Planner Recommendation:

Town Planner recommends that the Town Council review the environmental documents to best understand the impact, if any, the use will have on the

Shelley Kozlowski, Clerk of Council
 January 30, 2019
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surrounding environment. After several lengthy discussions with the Applicants, Planning Commission and Town Engineer, Planner finds that the parking on site will be adequate for the proposed use, based on zoning requirements, layout and proposed parking plan by the applicant. In addition, the applicant has addressed the traffic concerns with rerouting the flow of traffic around the site and proposing the use of parking attendants in the lot to allow continued flow and use of hired off-duty officers for road traffic management when necessary.

Following lengthy research and discussions with the applicant and the Planning Commission, the Town Planner is in support of the proposed Special Use Permit. The applicant has provided numerous environmental documents to demonstrate minimal impacts the crematory will have on the surrounding environment. The applicant has also provided adequate alterations to the current site to promote best parking practices and safely manage traffic. The proposed use will adaptively reuse an existing structure that has sat vacant for approximately two years and will provide a needed service in the Town and surrounding Community.

January 7, 2019 Agenda Package (“Agenda Package”) at pp. 57-58.

The Town Planner’s recommendation on the ZTA was similarly informed by research and discussions with the applicant and the Planning Commission. Following its first hearing on October 29, 2018, the Planning Commission tasked the Town Planner to research surrounding jurisdictions for performance standards for crematoriums with emphasis on towns. The Town Planner reported back that the Town of Leesburg allowed crematoriums as accessory to funeral homes with 6 conditions. *See* Agenda Package, p. 40. Following this research and study, the Town Planner recommended as follows:

Staff Recommendation:

Staff supports the proposed **zoning text amendment** for the addition of a crematory definition and the modifications to the Funeral Home definition. Staff recommends the Planning Commission request the Crematory definition to explicitly state the crematory use is an accessory use, only to occur within a Funeral Home.

Agenda Package, p. 41 (emphasis in original).

The Town Council’s January 7, 2019 vote approving the ZTA adopted the proposed definition whereby a crematory could only exist in the B-1 District as accessory to a funeral home, and only if a special use permit allowed it. The Zoning Ordinance definition of “accessory use or structure” is critical to review of the Mayor’s veto:

Shelley Kozlowski, Clerk of Council
 January 30, 2019
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Accessory use or structure – A use or structure which is clearly subordinate and customarily incidental to the main use or structure that is accessory to and located upon the same lot occupied by the main use or structure.

Respectfully, the Mayor’s veto was based on the false premise that the ZTA and SUP would allow “industrial development” or an “industrial use” in the B-1 district. Such is simply not the case because both would require the crematory to be “subordinate” and “incidental” to the main commercial use of a funeral home (that is already allowed by the Zoning Ordinance as a principal commercial use in the B-1 district with a special use permit). The zoning text amendment to the definition of “Funeral Home” captured the subordinate and incidental nature of the crematory use within the main commercial funeral home use, as conditioned by a special use permit to ensure such subordination.

Funeral Home – Establishments engaged in undertaking services such as preparing the dead for burial, as well as secondary accessory activities such as a crematory, if allowed by SUP, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

Therefore, the principal use of “Funeral Home” has already been legislated as an appropriate use in the B-1 district. The accessory use of “Crematory” cannot be fairly regarded as an industrial use because it must be accessory and subordinate to the principal commercial use of “Funeral Home.”

A crematory also does not fall within the definition the Zoning Ordinance’s definition of “industrial, light”¹, even if not so subordinated.

Industrial light – *Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials.* Light industry is capable of operation in such a manner as to control the external effects of the *manufacturing* process, such as smoke, noise, soot, dirt, vibration, odor, etc. Use may include, but are not limited to a machine shop, the manufacturing of apparel, electrical appliances, electronic equipment, ceramic products, cosmetics and toiletries, business machines, paper products (but not the manufacture of paper from hardwood) musical instruments, medical appliances, tools or hardware, plastic

¹ The Zoning Ordinance does not contain any other definition for “industrial” than “industrial, light”, nomenclature consistent with the “Light Industrial” land use classification at p. 92 of the Comprehensive Plan to which the Mayor refers in his veto.

Shelley Kozlowski, Clerk of Council
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products (but not processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature.

(emphasis added). The recommended new definition of “Crematory” passed by Council does not allow “the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials, from processed or previously manufactured materials.”

Crematory – an establishment containing a furnace for the purpose of reducing dead human bodies to ashes by burning.

No “processed or previously manufactured materials” are involved in the cremation process under this definition. A human being is neither “processed” nor “previously manufactured.” A human body is the remains of a human life that was created outside the man-made “processing” or “previous manufacturing” to which the Zoning Ordinance definition of “industrial, light” refers.

Respectfully, therefore, the Mayor is mistaken in characterizing cremation incidental to a commercial funeral as an industrial use. His faulty foundation of “industrial use” leads the remaining rationale supporting his veto to fall accordingly. As Councilman Leake observed at the January 7 hearing, the Town only recently engaged in a comprehensive overall review of the Zoning Ordinance in which it reviewed and affirmed the appropriateness all uses in the B-1 district. In so doing, Council only very recently affirmed that the principal use of a “Funeral Home” should be an allowed use with a special use permit. The Zoning Ordinance controls over the Comprehensive Plan because a comprehensive plan is only a guide. *Board of Supervisors v. Learner*, 221 Va. 30 (1980). The Council’s recent affirmation that the principal use of “Funeral Home” is allowed in the B-1 zoning district, therefore, renders the Mayor’s discussion of the Comprehensive Plan irrelevant to the issue. The issue is not whether a principal crematory use is consistent with the Comprehensive Plan because no principal crematory use has been proposed. The question, rather, is whether a crematory is an appropriate accessory use to a principal funeral home commercial use in providing important community services in the B-1 zone. The Town Planner, Planning Commission, and Town Council have found that it is.

Further, as incidental to a Funeral Home, a crematory takes on the character of that principal commercial use in offering community services consistent with the Neighborhood Town Center designation of the Comprehensive Plan. The Town Planner so found in her recommendation to the Council.

Town Planner Analysis of Impacts

(1) *The proposed use at the stipulated location shall be in accordance with the*

Shelley Kozlowski, Clerk of Council
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official policies of an adopted comprehensive plan, and any specific element of such plan.

Response: The Comprehensive Plan provides the following statement for the purpose and the intent of the Neighborhood Town Center as proposed in the Comprehensive Plan:

Neighborhood/Town Center – Development of a center within the Town is proposed to provide a convenient focus for community activities and services such as neighborhood stores, offices and restaurants. A cluster of dwellings, stores and local institutions has grown at the intersection of Washington and Jefferson Street as a result of convenient location, traffic flow, and nearby residential development. In addition, some portions of Washington Street west from the intersection of Washington Street and Hunting Path are proposed as Neighborhood/Town Center commercial areas with a visual connection of brick sidewalks and period street furniture.

* * *

With the above intent in mind, it is the Town Planner’s understanding that the proposed use will [be] a convenient community service. The use will not provide a restaurant, store or office but rather a service the community currently has to travel greater distances to access.

Agenda Package, pp. 55-56. The Mayor is mistaken, therefore, when he posits in his veto that a crematory incidental to a funeral home will not provide important community services, consistent with the B-1 Zoning District or that it does not serve facilitate a convenient, attractive and harmonious community. The Town Council has already determined that a Funeral Home is an important component of such a convenient, attractive and harmonious community in the B-1 district by very recently legislating his use in the 2017 Zoning Ordinance revision. As noted by the Town Planner, the subordinate cremation component will add to this convenience without difference in appearance from the outside or any additional adverse impacts, for the reasons stated at all the public hearings. Indeed, traffic impacts will be lessened because bodies will not have to be carried offsite for cremation and returned.

The Mayor discusses alleged parking and traffic impacts at length, but his assertions are, respectfully, based on unfounded supposition, rather than the evidence presented at the public hearings. The Town Planner’s recommendation found, with respect to traffic, that “the applicant has also provided adequate recommendations to the current site to promote best parking practices and safely manage traffic.” Without support in the record, however, the Mayor asserts that “the

Shelley Kozlowski, Clerk of Council
 January 30, 2019
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funeral home will have dozens (if not hundreds) of funeral processions per year each of which will disrupt pedestrian (and vehicular) traffic.”

There is no evidence in the record supporting the Mayor’s unfounded assertion that the use will cause a parking problem. As the Mayor himself states, “the funeral home parking lot will spend most of its time empty—a vast expanse of asphalt.”² While noting that the “use has more parking spaces than called for under the ordinance” the Mayor continues that “the variable nature of the funeral home business means that, on occasion, the parking lot will inevitably overflow, creating a hardship for residents and businesses at unpredictable times.” First, there was no evidence in the record that the parking lot will, on occasion, inevitably overflow. On the contrary, the evidence was that people travel to funerals in groups and that the number of cars that will park on site for a maximum 96-person capacity will be easily accommodated by the number of parking spaces shown in the SUP plan in compliance with the Town parking standards. Second, the evidence showed that Turch has arranged for the unlikely need for off-site parking through an agreement with the owner of the adjoining parking lot.³ The existence of such an arrangement means that any such overflow would not be “at unpredictable times” or cause a hardship or residents or businesses because such would have to be in compliance with the terms of the agreement.

Nor is there any evidence in the record that the occasional funeral home procession will disrupt traffic, as the Mayor asserts. Indeed, such processions are by their very nature controlled by the police, occurring outside of peak traffic hours, and of limited duration. Since the date of the Mayor’s veto the applicant has, moreover, secured input of Gorove/Slade Associates, Inc. a top traffic engineering firm with offices in the Town. Gorove/Slade has assembled the below numbers based on traffic counts made from a study in Grove City, Franklin County, Ohio.⁴

Funeral Home

PM Peak Hour – 9
 Saturday Peak Hour – 14
 Weekday Daily – N/A

² It is important to understand that the “vast expanse of asphalt” has existed since the former bank was constructed in circa 1987 and will continue to exist, regardless of what use occupies the property.

³ Since the hearing, Turch has confirmed this arrangement with the owner of the adjoining parking lot.

⁴ Gorove/Slade reports that there is not an Institute of Traffic Engineers (ITE) rate for funeral homes.



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Saturday Daily – N/A

Bank with drive-thru

PM Peak Hour – 65
 Saturday Peak Hour – 84
 Weekday Daily – 382
 Saturday Daily – 277

High Turnover Sit Down Restaurant

PM Peak Hour – 31
 Saturday Peak Hour – 36
 Weekday Daily – 359
 Saturday Daily – 392

Convenience Store

PM Peak Hour – 157
 Saturday Peak Hour – 253
 Weekday Daily – 2,439
 Saturday Daily – 3,469

The Council will note that the counts from this study show the traffic generation rates to be drastically less than the other commercial uses that could occupy the site.⁵

Peppered through the Mayor's veto is the separate unfounded assertion that the use will conflict or interfere with pedestrians. The Mayor, himself, observes that the funeral home will be largely free of cars most of the time. And, as noted above, the times when the funeral home is being used will be of limited duration and occur at non-peak hours. A colonial-style sidewalk exists on both sides of Washington Street along the frontage of the property that would connect the funeral home to other businesses and residences in Town. There is no evidence in the record that the occasional use of the property for a funeral would somehow disrupt pedestrian traffic on these sidewalks and there is no reason whatsoever that an employee or attendee might not want to walk up that sidewalk to get something to eat or drink or to the drug store to buy a bottle of aspirin or some such product. Other examples of pedestrian trips are limited only by the imagination, such as walks to a local florist to place an order, to a bakery or bagel shop, to a lawyer for a contract, to a doctor by an employee on her lunch break for an appointment or a death certificate, to place of worship for prayers or meditation, etc. In other words, neither

⁵ A copy of the July 27, 2018 study by Smart Services, Inc. for the Schoedinger Funeral and Cremation Services -- Hoover Road Site is attached.

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 Page 8

evidence in the record nor common sense support the notion that this use is somehow inconsistent with or does not serve “pedestrian-friendly service businesses” as the Mayor states in his veto.

Finally, there is no evidence in the record or elsewhere that this use would cause a decline in real estate values. Indeed, citing only a study from “Realtor.com” the Mayor states only a suggestion that such “may” be the case. All the evidence of record, however, was to the contrary. Indeed, the Applicant presented evidence from a study in Connecticut that property values increased after the construction of the Woodlawn Crematory. *See Agenda Package*, p. 66. The Mayor should not be able to use a reference to an unexplained and unauthenticated web-based study to contradict evidence that was not disputed at the public hearings. As I explained to the Planning Commission at its December 17, 2018 public hearing, establishing a use’s negative impact on real property values requires a sophisticated “paired sales” analysis by a competent real estate appraiser. The Mayor’s reference to Realtor.com is patently insufficient to support a contention that Turch’s funeral home would diminish real estate values, in addition to being contradicted by the evidence of record.

While the Mayor enjoys discretion in making land use decisions, those decisions should be supported by evidence in the record and by the Zoning Ordinance and Comprehensive Plan and the reasonableness of that decision should be fairly-debatable. For the above reasons, the Mayor’s veto does not state a reasonable basis for overturning the democratic will of the people as expressed through the majority vote of their elected representatives following the positive recommendations of the Town’s professional planner and Planning Commission. Turch, therefore asks that the Council vote to overturn the Mayor’s veto by two-thirds vote as allowed by the Charter.

Turch also asks that, in so overturning the Mayor’s veto, the Council impose some additional conditions on the use to which Turch would agree, to wit:

- No cremations will be performed for other companies.
- Funeral processions will occur only between 10:00 a.m. and 2:30 p.m. Monday through Friday with no processions on Weekends.
- Hours of operation of the crematory will be limited between 8:00 a.m. and 5:00 p.m.
- The Applicant will install evergreen screening along the Madison Street Frontage.



Shelley Kozlowski, Clerk of Council
January 30, 2019
Page 9

- The crematory will be inspected and serviced every two years by a qualified company and a log of such will be made available to the Town.

On behalf of Turch, I thank the Council for its kind attention to this letter opposing the Mayor's veto and proposing new conditions. I look forward to seeing you at the Council meeting on February 4, 2019, when I understand council will consider overturning the veto. In the meantime, I remain,

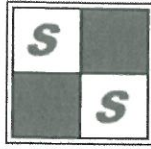
Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gifford R. Hampshire'.

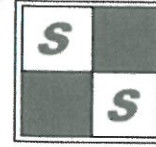
Gifford R. Hampshire

Enclosure: as stated

cc: Michael E.M. Turch, Managing Partner
Turch Montcastle Funeral Home & Crematory, Inc.
Martin Crim, Town Attorney



SMART
SERVICES, INC.
 Surveying ♦ Environmental ♦ Traffic ♦ CA/CM
 An Ohio DBE/EDGE Certified Firm



July 27, 2018

Ms. Jennifer Stachler, P.E.
 City of Grove City
 3262 Ventura Boulevard
 Grove City, OH 43123

Re: Schoedinger Funeral and Cremation Services – Hoover Road Site
 City of Grove City, Franklin County, Ohio

RECEIVED
 AUG 28 2018
 GC PLANNING COMMISSION

Dear Jennifer:

Please consider this letter a response to a request for trip generation for the subject site

BACKGROUND

The subject site is proposed to be developed with a 13,040 SF funeral home. The owner reported that their highest weekend operations typically occur between 9:30 AM and 1:30 PM on Saturday. Services occur in the morning because cemeteries close around midday on Saturday. A secondary potential peak would be 2-5 PM on Sunday afternoons for viewings. It is also our understanding that other than a few employees, there is no activity on weekdays before 10 AM so the AM Peak is not considered in the analysis. Therefore, the calculations include weekend peaks in addition to the PM Peak hour of the adjacent street (4-6 PM).

TRIP GENERATION FOR FUNERAL HOME

The proposed land use is not specifically represented in the *Trip Generation Manual, 10th Edition* published by ITE. For a traffic study of another site, traffic counts were taken at an existing Schoedinger Funeral and Cremation Services located at 6699 North High Street, Worthington, Ohio so the those trips could be the basis of projected trip rates. Because the activity at a funeral home is variable through the week, counts were taken for nine days from February 10, 2018 to February 18, 2018. The hours of 4:00-6:00 PM were counted on weekdays, 9:30 AM-1:30 PM on Saturdays and 2:00-5:00 PM on Sundays. This provided a sample of five weekdays and four weekend days. The highest traffic generating activities at funeral homes are typically visitations and services. During the duration of the counts, there were four visitations and/or services. The following is a summary of these activities based on information from Schoedinger Funeral and Cremation Services:

- Saturday, February 10, 2018 12-2 PM - Visitation/Service
- Monday, February 12, 2018 11 AM-1 PM - Visitation/Service
- Friday, February 16, 2018 4-7 PM – Visitation
- Sunday, February 18, 2018 1-3 PM - Visitation/Service*

*=200+: this size averages twice a month occurrence.

The goal was to find some peaks as representative of funeral home trip generation. The peaks in

88 W. Church Street
 Newark, Ohio 43055
 740.345.4700

1900 Crown Park Court
 Columbus, Ohio 43235
 614.914.5543

Attachment: 01-30-19 Response to Veto and Proposed Conditions (3916 : Mayor's Veto of ZTA #2018-001 and Special Use Permit #2018-010

Schoedinger Funeral and Cremation Services – Hoover Road Site
City of Grove City, Franklin County, Ohio

Smart Services Inc.
07/27/2018

traffic counted were consistent with the schedule that was provided. The weekday peak occurred on Friday, February 16 when the activity occurred during the PM Peak Hour of the street. The weekend peak occurred during the large visitation on Sunday, February 18. Summaries of the weekday and weekend counts are attached. The actual count reports are also attached. A summary of the trips is attached.

<u>Description</u>	<u>Adj. Street</u>	<u>Site</u>
	<u>PM Peak Hour</u>	<u>Weekend Peak Hour</u>
6699 North High Street (Funeral Home)	31	71

Per the Franklin County Auditor's website (Parcel # 100-005056-00), the size of the existing building at 6699 North High Street, Worthington, Ohio is 11,734 SF. The report from the auditor's website is attached. The proposed building is currently proposed to be 13,040 SF. Therefore, the counted traffic was adjusted proportionally to account for the larger building. Table 1, which is attached, shows the calculations.

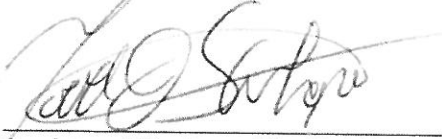
CONCLUSIONS

The following is a summary of the trip generation for total trips to and from the subject site:

<u>Description</u>	<u>Adj. Street</u>	<u>Site</u>
	<u>PM Peak Hour</u>	<u>Weekend Peak Hour</u>
Prop. 13,040 SF Funeral Home	34	79

If you have any questions, please contact me. Thank you!

Sincerely,
SMART SERVICES, INC.


Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

7-27-2018
Date



Submitted: One electronic copy (PDF format) via e-mail

Cc: R. Schoedinger – Schoedinger Funeral and Cremation Services





Traffic Study Subarea	Land Use	Data Set from: <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	Total Trips	Entering		Exiting	
				%	Total Trips	%	Total Trips
2	Schoedinger Worthington Chapel (Non ITE Source)	Saturday, Peak Hour of Generator	40	72%	29	28%	11
		Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	34	71%	24	29%	10
		Sunday, Peak Hour of Generator	79	27%	21	73%	58
				Average Rate= 36.00			
				Average Rate= 31.00			
				Average Rate= 71.00			

Schoedinger Funeral and Cremation Services - Hoover Road Site Traffic Analysis - 3/2018

TABLE 1 - TRIP GENERATION SUMMARY



**WALSH COLUCCI
LUBELEY & WALSH PC**

January 23, 2019

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

Via E-mail and Courier

Shelley Kozlowski
Clerk of the Council
Town of Haymarket
15000 Washington Street
Haymarket, VA 20169

Re: Appeal of ARB Decisions for 15001 Washington Street, 15003 Washington Street, 15011 Washington Street, 6704 Jefferson Street, 6706 Jefferson Street, 6707 Fayette Street, and 15010 Payne Lane, Haymarket, Virginia

Dear Ms. Kozlowski:

Enclosed is documentation for the appeal of the following properties:

1. One (1) copy of our appeal of the ARB decision for 15001 Washington Street, ZP#2018-065;
2. One (1) copy of our appeal of the ARB decision for 15003 Washington Street, ZP#2018-064;
3. One (1) copy of our appeal of the ARB decision for 15011 Washington Street; ZP#2018-063;
4. One (1) copy of our appeal of the ARB decision for 6704 Jefferson Street, ZP#2018-068;
5. One (1) copy of our appeal of the ARB decision for 6706 Jefferson Street, ZP#2018-067;
6. One (1) copy of our appeal of the ARB decision for 6707 Fayette Street, ZP#2018-066; and
7. One (1) copy of our appeal of the ARB decision for 15010 Payne Lane, ZP#2018-062
8. A check for the filing fee in the amount of \$350.00

Please contact our office with any questions.

Sincerely yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Brian Prater

BWP/ee
Enclosures

cc: Honorable Mayor David Leake
Stan Smith (electronic)

P0876352.DOCX

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

WALSH, COLUCCI, LUBLEY & WALSH, PC
 OPERATING ACCOUNT
 4310 PRINCE WILLIAM PARKWAY, SUITE 300
 PRINCE WILLIAM, VA 22192
 PHONE: (703) 680-4664

EXPLANATION
Filing Fees

11717
 68-444/560

PAY	TO THE ORDER OF	MEMO	DOLLARS
1-23-19	Town of Haymarket		350
			00
		9587.2	00



OPERATING ACCOUNT
[Signature]
 SECURE

⑆011717⑆ ⑆05600445⑆ 5026014935⑆

Evans, Eileen M.

From: Shelley Kozlowski <skozlowski@townofhaymarket.org>
Sent: Wednesday, January 23, 2019 3:29 PM
To: Evans, Eileen M.
Subject: Re: Appeal of ARB decision

Warning - External email; exercise caution.

Hello Ms. Evans,
 An electronic filing followed by a hard copy via courier the next day, January 24th is acceptable.

Get [Outlook for iOS](#)

From: Evans, Eileen M. <eevans@thelandlawyers.com>
Sent: Wednesday, January 23, 2019 3:23 PM
To: Shelley Kozlowski
Subject: Appeal of ARB decision

Ms. Kozlowski: Please confirm that an electronic filing, filed by a hard copy via courier the next day, is acceptable filing of our appeal to the Town Council for the properties listed below:

15001 Washington Street, 15003 Washington Street, 15011 Washington Street, 6704 Jefferson Street, 6704 Jefferson Street, 6707 Fayette Street, and 15010 Payne Lane, Haymarket, Virginia



Eileen Evans | Office Manager

Walsh, Colucci, Lubeley & Walsh, P.C.

4310 Prince William | Suite 300 | Prince William, VA 22192

Phone: 703.680.4664 x5135 | Fax: 703.680.6067

eevans@thelandlawyers.com | www.thelandlawyers.com

Named to the *U.S. News & World Report* Best Law Firms, 2016–2018

Ranked in *Chambers USA*, Band 1, Real Estate Firm, Northern Virginia, 2007–2018

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**WALSH COLUCCI
LUBELEY & WALSH PC**

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

Re: Appeal of ARB Decision to Approve with Conditions ZP#2018-065 –
15001 Washington Street

Dear Mr. Mayor and Members of the Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the "Applicant"), the owner of the property located at 15001 Washington Street, Haymarket, Virginia, identified as G.P.I.N. 7297-89-9391 (the "Property"). On January 16, 2019, the Town of Haymarket's Architectural Review Board (the "ARB") unanimously voted in favor of a motion to approve ZP#2018-065 with conditions. ZP#2018-065, enclosed as **Exhibit A**, is a Certificate of Appropriateness ("COA") application seeking the demolition of the structure located on the Property. Pursuant to the Town of Haymarket Zoning Ordinance § 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to approve ZP#2018-065 with conditions.

The Property:

The Property is located at 15001 Washington Street and is identified as G.P.I.N. 7297-89-9391. The Property is zoned B-1, Town Center District, and designated as "Neighborhood / Town Center" on the Town's Planned Land Use Map. As you are well aware, the Town is subject to the Historic Overlay District, which provides "all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings." The structure in ZP#2018-065 is a two-story dwelling converted to a commercial use and identified as Structure H.

As part of the I-66 and Route 15 interchange improvement project, a cultural resources survey was conducted and submitted to the Virginia Department of Historic Resources ("VDHR"). Included within the cultural resources survey are Reconnaissance Level Surveys, which provide architectural descriptions, photographic documentation and layouts of various structures. The survey for the Property (**Exhibit B**) states that Structure H "should not be considered individually eligible for the National Register of Historic Preservation" and that "there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock."

ATTORNEYS AT LAW

703 680 4664 | WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY | SUITE 300 | PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 | ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

Background:

In 2005, the Applicant purchased the Property and the four other lots located directly across the street from Town Hall with the intent of redeveloping the properties in the future. In fact, the Town's Comprehensive Plan states that one of the Town's goals is to "revitalize main street" and a corresponding objective is to complete the development of the Payne Lane properties. When the Town's Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with these properties. As you know, development never materialized and it remains largely vacant and unused to this day. The properties have been unsuccessfully marketed for sale for over a decade, a fact attributable, in large part, to the dilapidated structure that continue to exist. Most potential buyers either want the building demolished prior to purchase or at least want an approved demolition permit. Due to these market forces, the Applicant sought the ARB's approval to demolish Structure H.

On November 9, 2018, the Applicant submitted seven COA applications to the Town, one of which was for Structure H as identified in ZP#2018-065. On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative of the Applicant presented the applications and requested the ARB's approval of all seven applications. With respect to ZP#2018-065, the ARB unanimously voted in favor of a motion to approve but with conditions.

The conditions of approval are enclosed as **Exhibit C** and summarized below:

The Applicant must:

1. Provide the Town with professional photographic documentation of the exterior of Structure H including black and white print digital;
2. Provide the Town with an architectural description of Structure H;
3. Conduct research on any known person/place or events known to be associated with the property; and
4. Complete the above conditions and the demolition of Structure H no later than 120 days from the date of approval of the zoning permit.

Appeal:

The Applicant appeals the ARB's decision to approve ZP#2018-065 with conditions and requests that the Town Council eliminate the conditions attached to this approval and grant it the COA. The Applicant submits that the conditions requiring photographic documentation and an architectural description of the structure is superfluous given the information contained in the survey that has already been completed and submitted. Furthermore, ARB did not allow enough time for demolition by requiring completion no later than 120 days after approval of the

Honorable Mayor David Leake
 January 23, 2019
 Page 3

application. The Applicant has advised counsel that it is its preference to have the structures removed by a purchaser, rather than to expend additional funds in the removal of any of the structures on the properties, and would prefer that the COA run contemporaneously with the one year provided in the Town's Guidelines.

In considering a COA for demolition, § 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." As mentioned, Exhibit B states that Structure H should not be considered eligible for the National Register of Historic Resources. The survey continues to provide that this structure is not associated with any important people or events, the design and workmanship are undistinguishable and the materials stock. Yet, the ARB appears to have placed extraordinary historical and architectural significance on the structure and attached the conditions of approval based upon this significance in requesting additional documentation and description.

The Applicant notes that the condition requiring research as to any known person/place or events associated with the property was struck during the ARB Meeting and should not be a condition of approval.

The Applicant requests the Town Council amend the ARB's approval of ZP#2018-065 and eliminate all conditions of approval and grant it the COA.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Thank you for your consideration of this matter.

Very truly yours,

WALSH, COLUCCI,
 LUBELEY & WALSH, P.C.

Brian Prater

BWP

Enclosures as stated.

cc: Stan Smith (electronic)
 Martin Crim, Esq. (electronic)
 Emily Lockhart (electronic)



5.1.b

ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P412018-065 RECEIVED NOV 09 2018

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15001 Washington Street Parcel ID #: 7297-89-9391

Subdivision Name: _____ Lot Size: ± 0.3893 acres

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Stan Payne Development LLC		
Address			7034 Fisher Island Drive		
City	State	Zip	Miami Beach	FL	33109
Phone#	Email		702.441.7892	stan@stanpayne.com	

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: \$200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

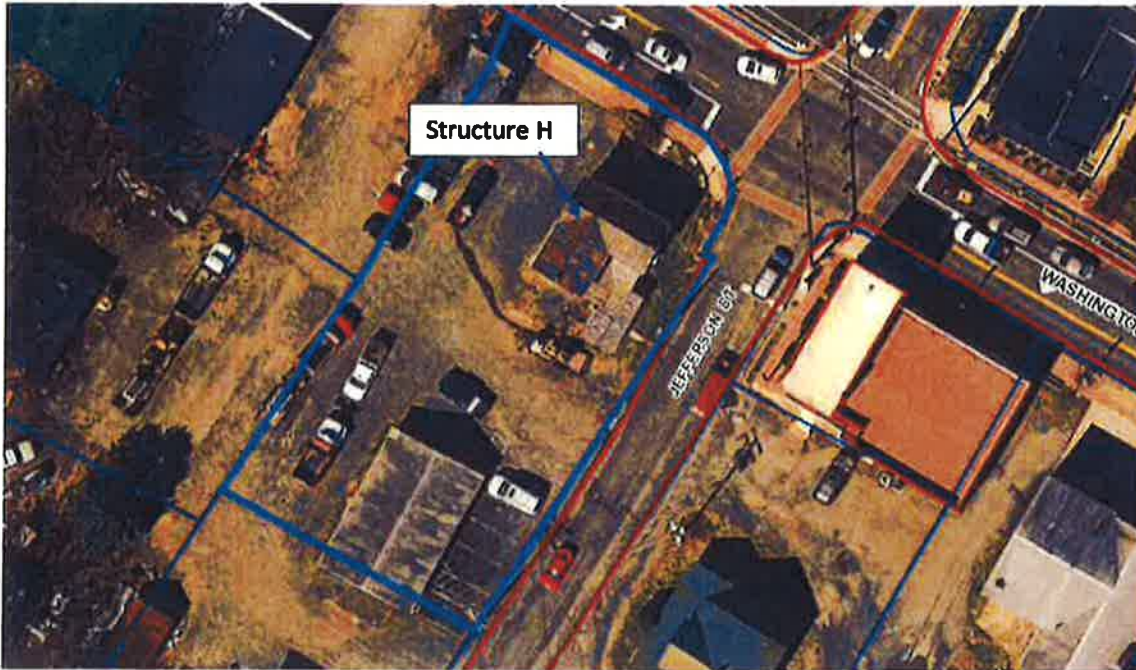
Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

15001 Washington Street – Structure H

The Applicant seeks approval for the demolition of Structure H located at 15001 Washington Street (G.P.I.N. 7297-89-9391). Portions of two other structures are situated on this property; however, these structures are included in other applications per Town staff's recommendations. Please see the below picture for identification of this structure.



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

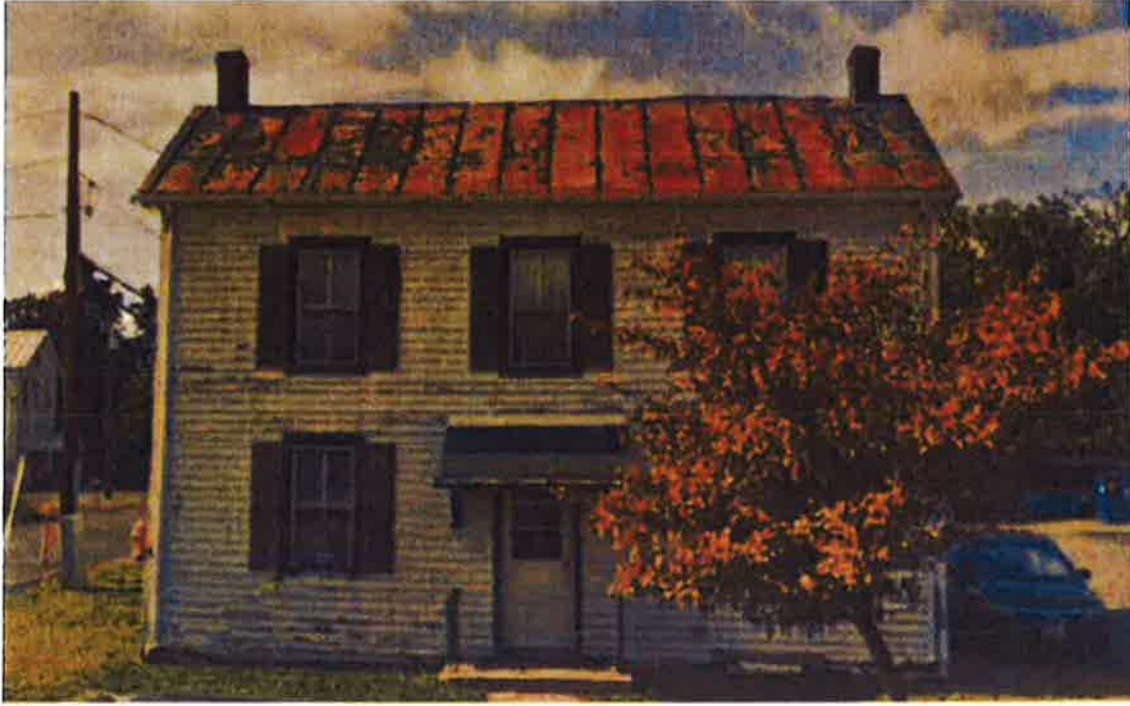
Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 15001 Washington Street – Structure H



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



P0850517.DOCX

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0024

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): House, 15001 Washington Street {Descriptive}
Date of Construction: ca 1870

Local Historic District :

Location of Resource

County/Independent City: Commonwealth of Virginia
 Prince William
Magisterial District:
Town/Village/Hamlet: Haymarket
Tax Parcel:
Zip Code:
Address(s): 15001 Washington Street {Current}
USGS Quadrangle Name: THOROUGHFARE GAP
UTM Boundary Coordinates :

NAD Zone Easting Northing

UTM Center coordinates :
UTM Data Restricted?:

National Register Eligibility Status

Resource has not been evaluated.*

This Resource is associated with the Haymarket Historic District

* Resource has not been formally evaluated by DHR or eligibility information has not been documented in DSS at this time.

Resource Description

Ownership Status: Private
Government Agency Owner:
Acreage:
Surrounding area: Town
Open to Public: No

Site Description:

October 2012: The house sits on a level lot at the corner of Jefferson and Washington streets. A small area of lawn with a raised garden planter is located in front of the house while a gravel and paved drive accesses the property from Washington Street with a gravel drive leading from Jefferson to a gravel parking area.

Secondary Resource Summary:

October 2012: No secondary resources appear to be associated with this resource.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Single Dwelling	Contributing

Individual Resource Detail Information

<u>Resource Type</u>	<u>Single Dwelling</u>	<u>Primary Resource?</u>	<u>Yes</u>
<i>Date of Construction:</i>	ca 1870 {Site Visit}	<i>Accessed?</i>	No Not accessible
<i>Architectural Style:</i>	Other	<i>Number of Stories:</i>	2.0
<i>Form:</i>		<i>Condition:</i>	Good
<i>Interior Plan Type:</i>		<i>Threats to Resource:</i>	Development Transportation Expansion

October 2012: The dwelling, now commercial offices, is a two-story, three-bay building supported by a stone foundation. The exterior walls are clad in weatherboards and the roof in seamed metal. Additions include a two-story rear ell, one-story shed-roofed ell, and a one-story gable-roofed three-bay office wing. Other features include interior end brick flues, two-over-two wood

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0024

Other DHR ID#: 233-5002

double-hung sash windows, and a wood and glass panel entry door with a shed-roofed hood.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp. Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Porch	Porch - Hood/Overhang	Wood	other
Chimneys	Chimneys - Interior end	Brick	Chimneys - Flue
Windows	Windows - Sash, Double-Hung	Wood	Windows - 2/2
Foundation	Foundation - Solid/Continuous	Stone	Foundation - Rubble, Random
Roof	Roof - Gable, Side	Metal	Roof - Standing Seam

Historic Time Period(s): P- Reconstruction and Growth (1866 to 1916)

Historic Context(s): Domestic

Significance Statement

October 2012: The architectural resource is typical of the late nineteenth century in the Town of Haymarket and the surrounding Prince William County and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is, however, considered a contributing resource to the Haymarket Historic District (VDHR #233-5002). The district was determined not eligible for listing on the NRHP by VDIHR in 2004.

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<u>DHR Negative #</u>	<u>Photographic Media</u>	<u>Negative Repository</u>	<u>Photo Date</u>	<u>Photographer</u>
8642	B&W 35mm Photos		9999	
	Digital	CRI	October 2012	S. DeChard

Bibliographic Documentation**Cultural Resource Management (CRM) Events**

CRM Event # 1,

Cultural Resource Management Event: Survey:Phase I/Reconnaissance

Date of CRM Event: July 25, 1986

CRM Person: Marc C. Wagner

CRM Event Notes or Comments:

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0024

Other DHR ID#:

233-5002

CRM Event # 2,

Cultural Resource Management Event: Survey:Phase I/Reconnaissance

Date of CRM Event: October 2012

CRM Person: CRI

VDHR Project ID # Associated with Event: 2012-0331

CRM Event Notes or Comments:

A CULTURAL RESOURCES SURVEY AND BATTLEFIELD CONTEXT FOR THE PROPOSED IMPROVEMENTS TO THE I-66 AND ROUTE 15 INTERCHANGE, PRINCE WILLIAM COUNTY, VIRGINIA (VDOT Project: 0066-076-074, C501, P101, R201; UPC 100566).

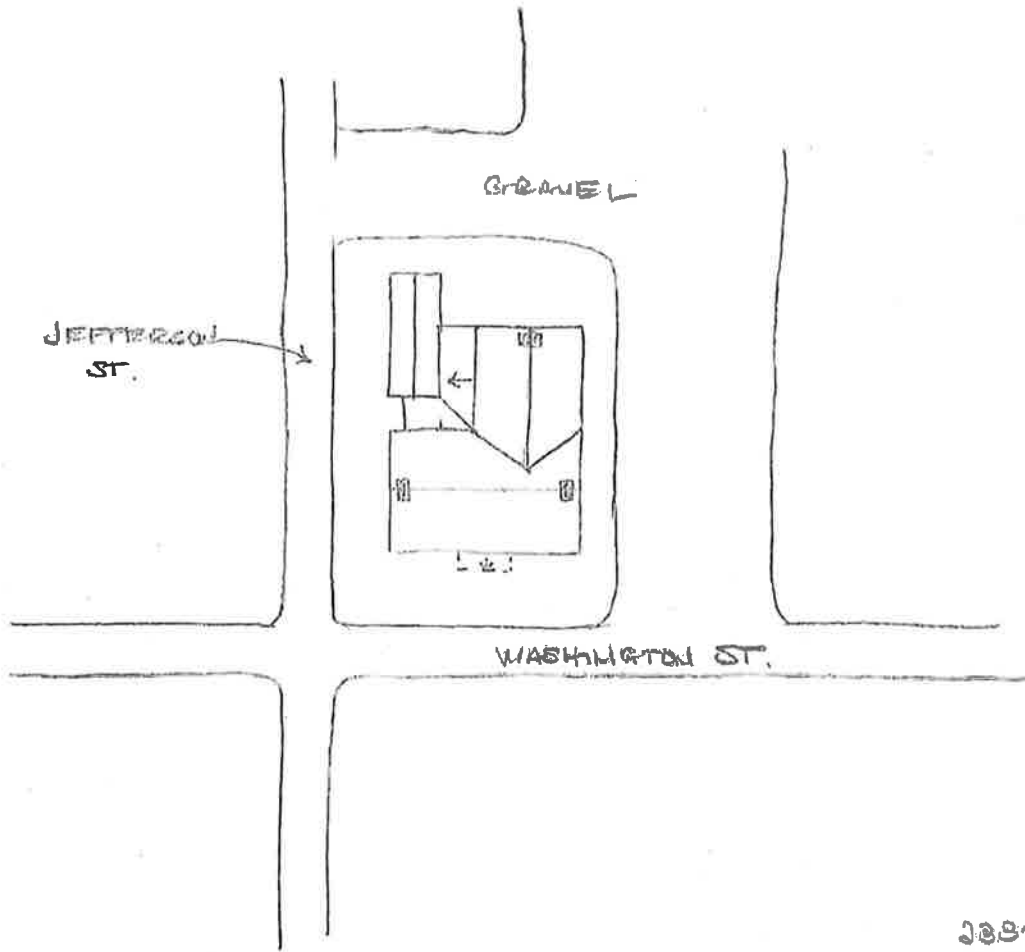
Surveyed by: Sandra DeChard

Architectural Description and Data Entry by: Sandra DeChard

Bridge Information

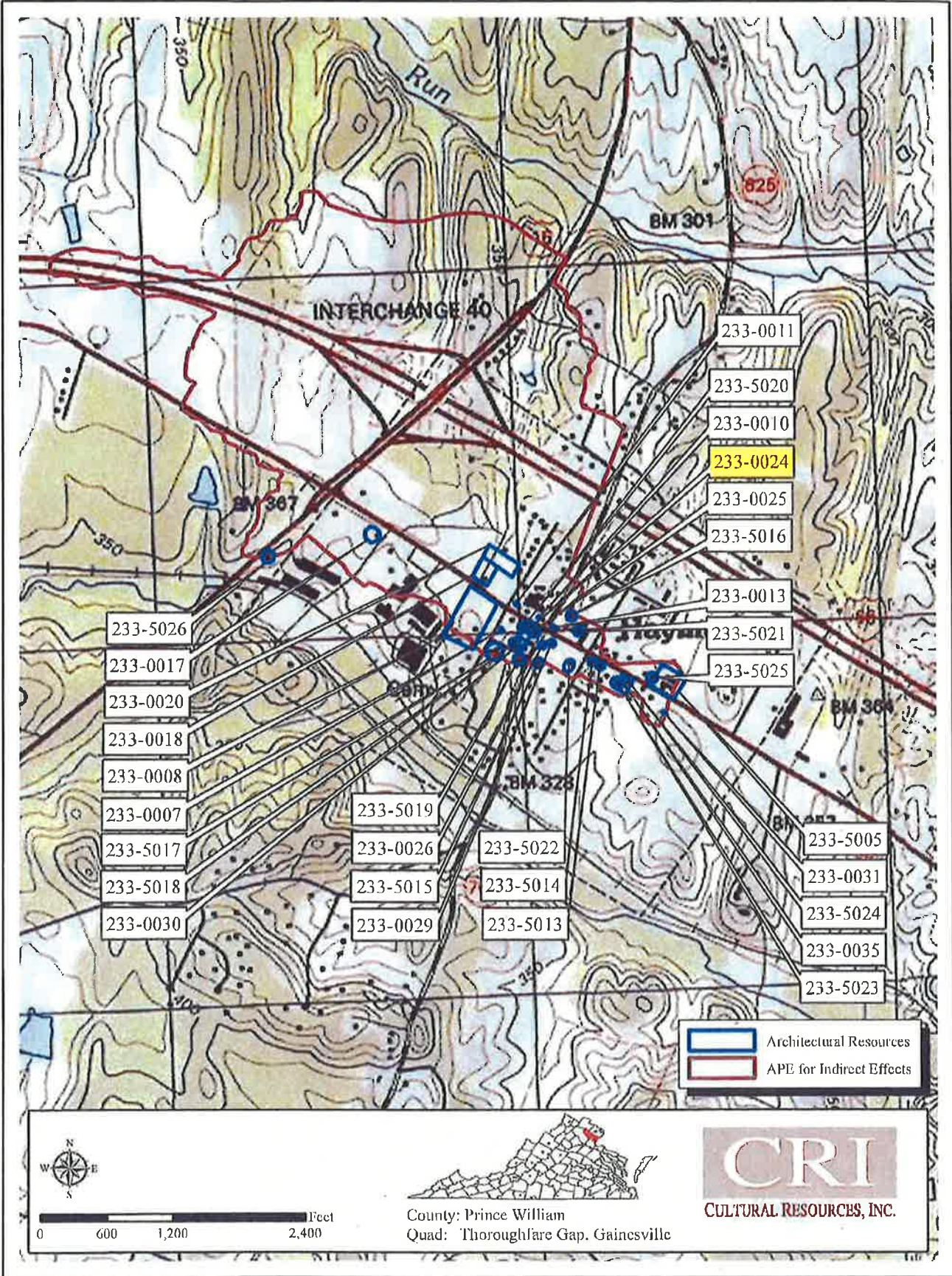
Cemetery Information

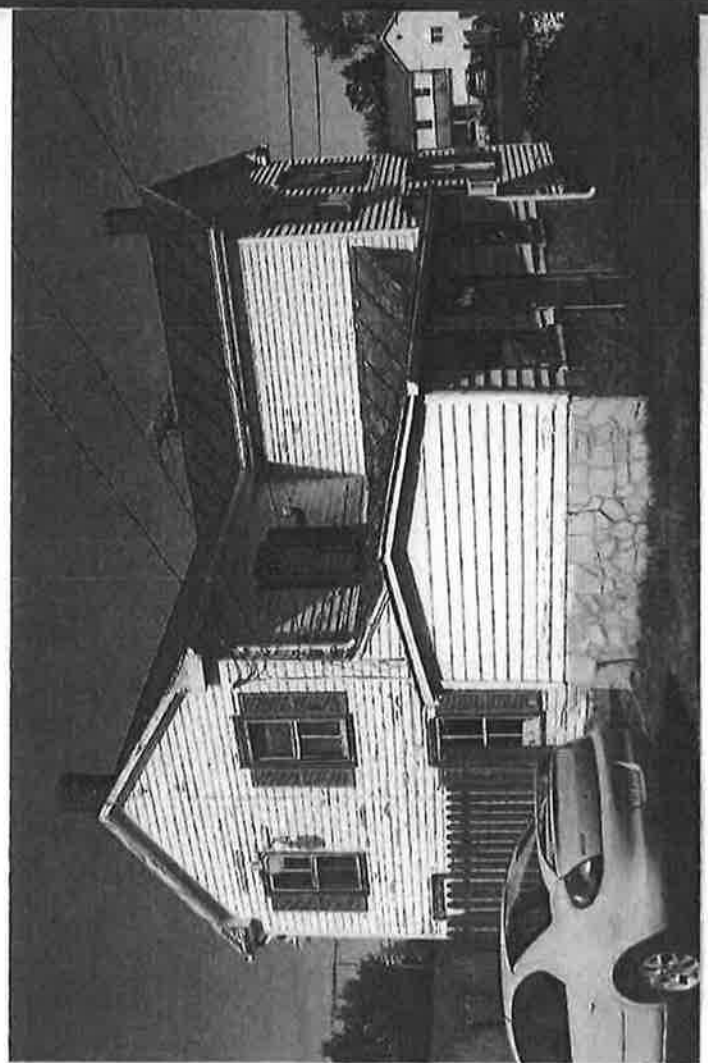
Ownership Information



JOB-0004
 15001 WASHINGTON ST.
 HAYMARKET, VA
 10/16/2018
 SLO
 NOT TO SCALE

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)





Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

233-0024
 OCTOBER 16, 2012
 S. DECAUD
 HOUSE, FACING NORTH

233-0021
 OCTOBER 16, 2012
 S. DECAUD
 HOUSE, FACING NORTHWEST



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

15000 Washington Street
Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



703-753-2600
Fax 703-753-2800
www.townofhaymarket.org
Facebook: Haymarket Town Hall

Brian Prater
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

Dear Mr. Prater,

On January 16, 2019 at 7:00 pm the Town of Haymarket's Architectural Review Board held its regular monthly meeting at which the following applications were discussed and voted on; Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068. During the Architectural Review Board's (ARB) discussion and voting several conditions were placed on each application to include a time limit in which the Certificate of Appropriateness must be completed. Please see the breakdown below of each application and the action taken by the ARB on January 16, 2019.

- ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached.
 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT C

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

- The Motion passed with a UNANIMOUS vote
- ZP#2018-064, 15003 Washington Street, Structure I as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-064 to demolish the structures identified as I in the application materials at the address 15003 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZPH2018-065, 15001 Washington Street, Structure H as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-065 to demolish the structures identified as H in the application materials at the address 15001 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZPH2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-066 to demolish the structures identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached
 - The ARB made the following Motion: To **DENY** ZP#2018-067 to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.
 - The Motion passed with a vote of 4 (aye) to 1 (nay)
- ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached

- o The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- o The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

Town Planner and Zoning Administrator
Town of Haymarket



**WALSH COLUCCI
LUBELEY & WALSH PC**

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

Re: Appeal of ARB Decision to Approve with Conditions ZP#2018-064 –
15003 Washington Street

Dear Mr. Mayor and Members of the Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the "Applicant"), the owner of the building addressed as 15003 Washington Street. On January 16, 2019, the Town of Haymarket's Architectural Review Board (the "ARB") unanimously voted in favor of a motion to approve ZP#2018-064 with conditions. ZP#2018-064, enclosed as **Exhibit A**, is a Certificate of Appropriateness ("COA") application seeking the demolition of the structure located at 15003 Washington Street. Pursuant to the Town of Haymarket Zoning Ordinance § 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to approve ZP#2018-064 with conditions.

The Property:

The building is located at 15003 Washington Street, but according to Prince William County Mapper it is located on two different properties - 15001 and 15011 Washington Street, identified as G.P.I.N. 7297-89-9391 and 7297-89-8699, respectively. These properties are both zoned B-1, Town Center District and designated as "Neighborhood / Town Center" on the Town's Planned Land Use Map. As you are well aware, the entire Town is subject to the Historic Overlay District, which provides "all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings." The structure in ZP#2018-064 is a small, single-story commercial building identified as Structure I in the application.

As part of the I-66 and Route 15 interchange improvement project, a cultural resources survey conducted and submitted to the Virginia Department of Historic Resources ("VDHR"). This survey includes Reconnaissance Level Surveys which provide architectural descriptions, photographic documentation and layouts of various structures. The survey for Structure I (**Exhibit B**) states that it "should not be considered individually eligible for the National Register of Historic Preservation" and that "there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock."

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

Background:

In 2005, the Applicant purchased the five lots located directly across the street from Town Hall with the intent of redeveloping the properties in the future. As stated, Structure I is located within two of these five lots. In fact, the Town's Comprehensive Plan states that one of the Town's goals is to "revitalize main street" and a corresponding objective is to complete the development of Payne Lane properties. When the Town's Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with the properties. As you know, development on these properties never materialized and it remains largely vacant and unused to this day. The properties have been unsuccessfully marketed for sale for over a decade, which is attributable, in large part, to the dilapidated structures that continue to exist. Most potential buyers either want the building demolished prior to acquisition or at least to possess approved demolition permits prior to purchase. The Applicant has thus sought the ARB's approval to demolish Structure I.

On November 9, 2018, the Applicant submitted seven COA applications to the Town, one of which was for the demolition of Structure I as identified in ZP#2018-064. On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative of the Applicant presented the applications and requested the ARB's approval of all seven applications. With respect to ZP#2018-064, the ARB unanimously voted in favor of a motion to approve with conditions.

The conditions of approval are enclosed as **Exhibit C** and summarized below:

The Applicant must:

1. Provide the Town with professional photographic documentation of the exterior of Structure I including black and white print digital;
2. Provide the Town with an architectural description of Structure I;
3. Conduct research on any known person/place or events known to be associated with the property; and
4. Complete the above conditions and the demolition of Structure I no later than 120 days from the date of approval of the zoning permit.

Appeal:

The Applicant, appeals the ARB's decision to approve ZP#2018-064 with conditions and requests that the Town Council eliminate the conditions attached to this approval. The Applicant submits that the conditions requiring photographic documentation and an architectural description of the structure is superfluous given the information contained in the surveys that

Honorable Mayor David Leake
 January 23, 2019
 Page 3

have already been completed and submitted. Furthermore, the ARB did not allow enough time for demolition by requiring it to be complete no later than 120 days after approval of the application. The Applicant has advised counsel that it is its preference to have the structures removed by a purchaser, rather than to expend additional funds in the removal of any structures on the properties, and would prefer that the COA run contemporaneously with the one year provided in the Town's Guidelines.

In considering a COA for demolition, § 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." As mentioned, the Reconnaissance Level Survey states that Structure I should not be considered eligible for the National Register of Historic Resources. The survey continues to provide that this structure is not associated with any important people or events, the design and workmanship are undistinguishable and the materials stock. Yet, the ARB appears to have placed extraordinary historical and architectural significance on the structure and attached the conditions of approval based upon this significance.

The Applicant notes that the condition requiring research as to any known person/place or events associated with the property was struck during the ARB Meeting and should not be a condition of approval.

The Applicant requests the Town Council amend the ARB's approval of ZP#2018-064 to eliminate all conditions of approval and grant it the COA.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Thank you for your consideration of this matter.

Very truly yours,
 WALSH, COLUCCI,
 LUBELEY & WALSH, P.C.

Brian Prater

BWP
 Enclosures as stated.
 cc: Stan Smith (electronic)
 Martin Crim, Esq. (electronic)
 Emily Lockhart (electronic)



5.1.b



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P#2018-064

RECEIVED NOV 09 2018

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15003 Washington Street Parcel ID #: See Attached

Subdivision Name: _____ Lot Size: _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structure on the abovementioned property. See attached property description.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)
Certificate of Appropriateness for demolition of existing building.

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Stan Payne Development LLC		
Address			7034 Fisher Island Drive		
City	State	Zip	Miami Beach	FL	33109
Phone#	Email		202 441 7882	STANPAYNE@GMAIL.COM	

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.


Applicant Signature


Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: 200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

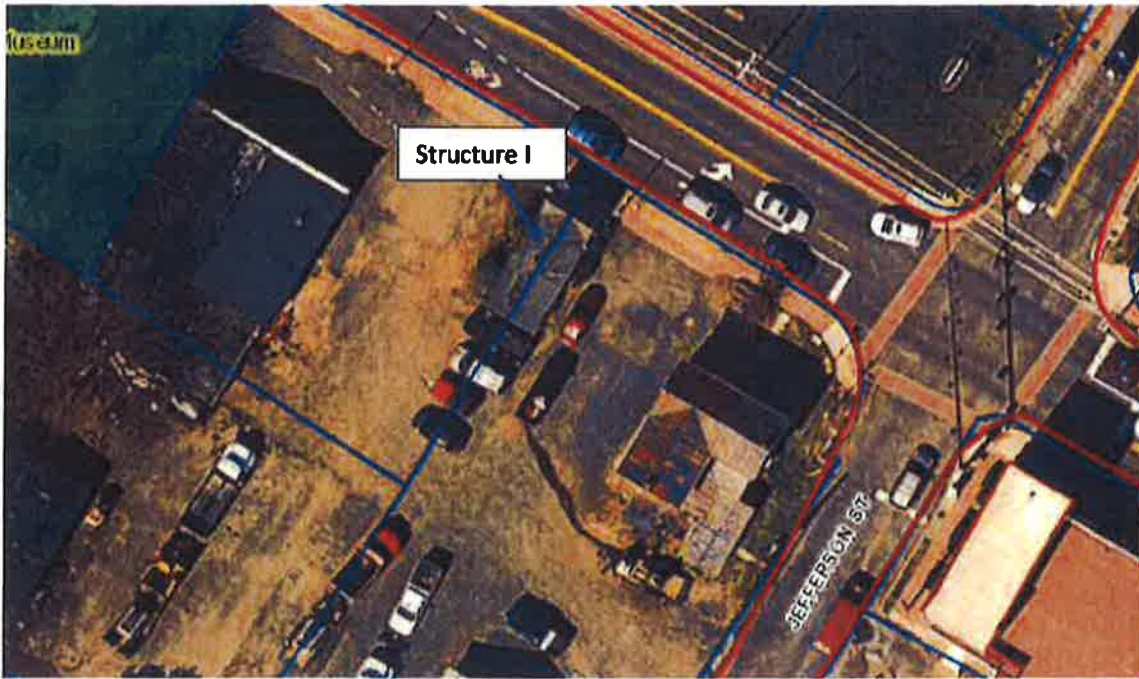
Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

15003 Washington Street – Structure I

The Applicant seeks approval for the demolition of Structure I listed as 15003 Washington Street, but located on two separate parcels. The two parcels upon which this structure is located are 15001 Washington Street (G.P.I.N. 7297-89-9391) and 15011 Washington Street (7297-89-8699). Town staff recommended that this structure have its own application. Please see the below picture for identification of this structure.



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 15003 Washington Street - Structure I



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Virginia Department of Historic Resources
Reconnaissance Level Survey

DHR ID#: 233-0025

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): Commercial Building, 15003 Washington Street
{Function/Location}
Date of Construction: ca 1935
Local Historic District:

National Register Eligibility Status

Resource has not been evaluated.*

This Resource is associated with the Haymarket
Historic District

* Resource has not been formally evaluated by DHR or
eligibility information has not been documented in DSS
at this time.

Location of Resource

Commonwealth of Virginia
County/Independent City: Prince William
Magisterial District:
Town/Village/Hamlet: Haymarket
Tax Parcel: 136-02-000-0074
Zip Code: 20169
Address(s): 6630 Jefferson Street {Name change}
15003 Washington Street {Current}
USGS Quadrangle Name: THOROUGHFARE GAP
UTM Boundary Coordinates:

NAD Zone Easting Northing

UTM Center coordinates :
UTM Data Restricted?: No

Resource Description

Ownership Status: Private
Government Agency Owner:
Acreage: 0.88
Surrounding area: Town
Open to Public: No
Site Description:

1986: Located on the west side of Jefferson Street.

October 2012: The building is located on the south side of Washington Street and is sited close to the road. Surrounding the building are gravel drives and parking areas.

Secondary Resource Summary:

1986: None noted.

October 2012: No secondary resources were associated with the resource at the time of the survey.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Commercial Building	Contributing

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0025

Other DHR ID#:

233-5002

Individual Resource Detail Information

<i>Resource Type:</i>	Commercial Building	<i>Primary Resource?</i>	Yes
<i>Date of Construction:</i>	ca 1935 {Site Visit}	<i>Accessed?</i>	No Not accessible
<i>Architectural Style:</i>	Other	<i>Number of Stories:</i>	1.0
<i>Form:</i>		<i>Condition:</i>	Good
<i>Interior Plan Type:</i>		<i>Threats to Resource:</i>	Development Transportation Expansion

October 2012: The building is a small, one-story, three-bay structure with a long rectangular, full-width ell. The building, as noted during the previous survey, was clad in German-style weatherboards; however, subsequent to the survey T-111 siding was added on all exterior elevations, though the gable roof continues to be clad in asphalt shingles. The flower boxes, noted during the original survey, have been removed and the front entry door has been replaced.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - None		
Structural System	Structural System - Frame	Wood	Structural System - T-111
Foundation	Foundation - Not Visible	Unknown	Foundation - Not Visible
Porch	Porch - None		
Windows	Windows - Fixed	Wood	Windows - 1-light
Roof	Roof - Gable, Side	Asphalt	Roof - Shingle

Historic Time Period(s): Q- World War I to World War II (1917-1945)

Historic Context(s): Architecture/Community Planning
Commerce/Trade

Significance Statement

October 2012: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is; however, within the boundary of the Haymarket Historic District (VDHR #233-5002) on a parcel considered non-contributing to the district. The district was determined not eligible for listing on the NRHP by VDHR in 2004.

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<u>DHR Negative #</u>	<u>Photographic Media</u>	<u>Negative Repository</u>	<u>Photo Date</u>	<u>Photographer</u>
8642	B&W 35min Photos	DHR	July 25, 1986	M.C. Wagner
	Digital	CRI	October 2012	S. DeChard

Bibliographic Documentation**Cultural Resource Management (CRM) Events**

CRM Event # 1,

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0025

Other DHR ID#:

233-5002

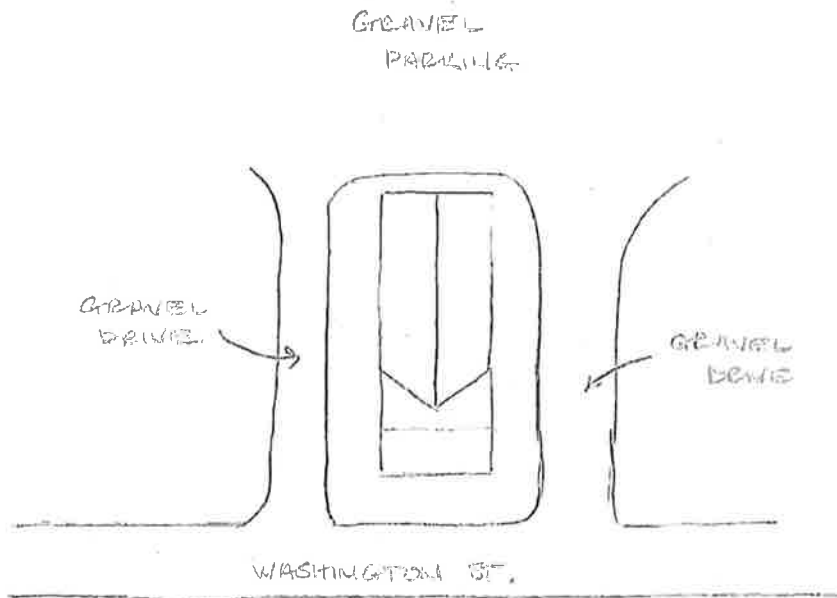
Cultural Resource Management Event: Survey:Phase I/Reconnaissance
Date of CRM Event: July 25, 1986
CRM Person: Marc C. Wagner
CRM Event Notes or Comments:

CRM Event # 2,
Cultural Resource Management Event: Survey:Phase I/Reconnaissance
Date of CRM Event: October 2012
CRM Person: CRI
VDIIR Project ID # Associated with Event: 2012-0331
CRM Event Notes or Comments:

A CULTURAL RESOURCES SURVEY AND BATTLEFIELD CONTEXT FOR THE PROPOSED IMPROVEMENTS TO THE I-66 AND ROUTE 15 INTERCHANGE, PRINCE WILLIAM COUNTY, VIRGINIA (VDOT Project: 0066-076-074, C501, P101, R201; EPC 100566).

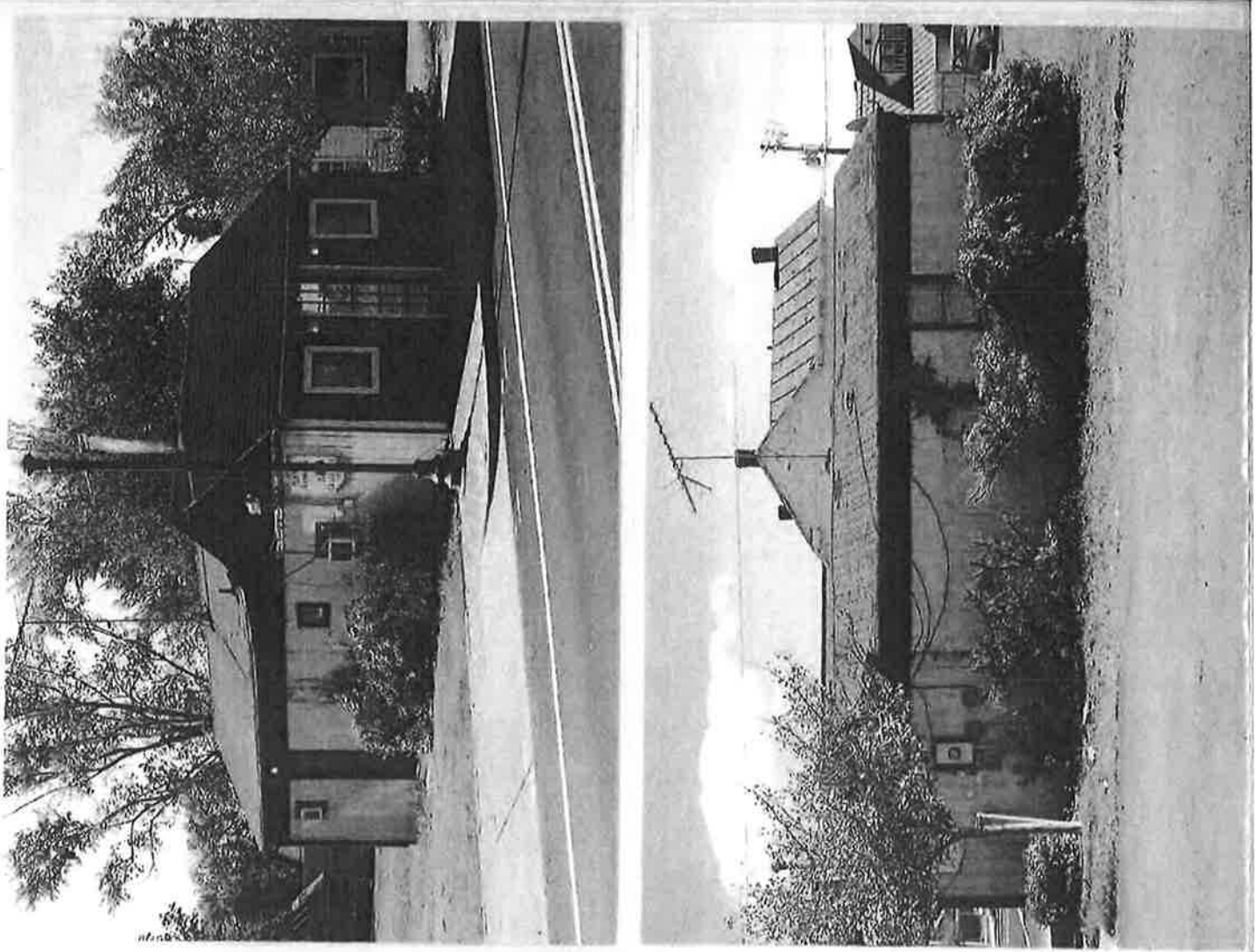
Surveyed by: Sandra DeChard
 Architectural Description and Data Entry by: Sandra DeChard

Bridge Information**Cemetery Information****Ownership Information**



833 - 0085
 15003 WASHINGTON ST.
 HAYMARKET, VA
 10/16/2012
 SLD
 NOT TO SCALE

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



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15000 Washington Street
Suite 100
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Twitter: @townofhaymarket



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Facebook: Haymarket Town Hall

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 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
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 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
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 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT C

- The Motion passed with a UNANIMOUS vote
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- The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

Town Planner and Zoning Administrator
Town of Haymarket



**WALSH COLUCCI
LUBELEY & WALSH PC**

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

Re: Appeal of ARB Decision to Approve with Conditions ZP#2018-063 -
15011 Washington Street

Dear Mr. Mayor and Members of the Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the "Applicant"), the owner of the property located at 15011 Washington Street, Haymarket, Virginia, identified as G.P.I.N.7297-89-8699 (the "Property"). On January 16, 2019, the Town of Haymarket's Architectural Review Board (the "ARB") unanimously voted in favor of a motion to approve ZP#2018-063, with conditions. ZP#2018-063, enclosed as **Exhibit A**, is a Certificate of Appropriateness ("COA") application seeking the demolition of two structures associated with the application¹. Pursuant to the Town of Haymarket Zoning Ordinance § 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to approve ZP#2018-063 with conditions.

The Property:

The Property is located at 15011 Washington Street, identified as 7297-89-8699. The Property is zoned B-1, Town Center District and designated as "Neighborhood / Town Center" on the Town's Planned Land Use Map. As you are well aware, the entire Town is subject to the Historic Overlay District, which provides "all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings." The structures associated with ZP#2018-063 include a dilapidated garage commonly known as "Big Fred's Garage" and identified as Structure A and, directly behind the garage, a boarded up, single story structure identified as Structure B.

¹ Structure A, as identified in ZP#2018-063, is more commonly known as "Big Fred's Garage." Structure B, as identified in ZP#2018-063 is a boarded up, single story structure positioned directly behind Big Fred's Garage, but that is technically located on the parcel identified as 6707 Fayette Street. Per the Town Zoning Administrator's request, Structures A and B were included in the same application despite not being located on the same parcel.

ATTORNEYS AT LAW

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4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

As part of the I-66 and Route 15 interchange improvement project, a cultural resources survey was conducted and submitted to the Virginia Department of Historic Resources (“VDHR”). This survey includes Reconnaissance Level Surveys, which provide architectural descriptions, photographic documentation and layouts of the various structures. The survey for the Property (**Exhibit B**) states that Big Fred’s Garage “should not be considered individually eligible for the National Register of Historic Preservation” and that “there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock.”

Background:

In 2005, the Applicant purchased the Property and four other lots located directly across the street from Town Hall with the intent of redeveloping the properties in the future. In fact, the Town’s Comprehensive Plan states that one of the Town’s goals is to “revitalize main street” and a corresponding objective is to complete the development of Payne Lane properties. When the Town’s Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with these properties. As you know, any development on these properties never materialized and they remains largely vacant and unused to this day. The properties have been unsuccessfully marketed for sale for over a decade, which is attributable, in large part, to the dilapidated structures that continue to exist. Most potential buyers either want the building demolished prior to acquisition or at least to possess approved demolition permits prior to purchase. The Applicant has thus sought the ARB’s approval to demolish Structures A and B.

On November 9, 2018, the Applicant submitted seven COA applications to the Town, one of which was for Structure A and B identified in ZP#2018-063. On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative of the Applicant presented the applications and requested the ARB’s approval of all seven applications. With respect to ZP#2018-063, the ARB unanimously voted in favor of a motion to approve but with conditions.

The conditions of approval are enclosed as **Exhibit C** and summarized below:

The Applicant must:

1. Provide the Town with professional photographic documentation of the exterior of Structures A and B including black and white print digital;
2. Provide the Town with an architectural description of Structures A and B;
3. Conduct research on any known person/place or events known to be associated with the property;

Honorable Mayor David Leake
 January 23, 2019
 Page 3

4. During demolition, strip the brick façade and provide full photographic documentation of the second façade;
5. Provide interior photographs that are practicable; and
6. Complete the above conditions and the demolition of Structures D and E no later than 120 days from the date of approval of the zoning permit.

Appeal:

The Applicant appeals the ARB's decision to approve ZP#2018-063 with conditions and requests that the Town Council eliminate the conditions attached to this approval.

The Applicant submits that the ARB did not allow for enough time for demolition by requiring it to be complete no later than 120 days after approval. The Applicant has advised counsel that it is its preference to have the structures removed by a purchaser, rather than to expend additional funds in the removal of any of the structures on the properties, and would prefer that the COA runs contemporaneously with the one year provided in the Town's Guidelines.

Additionally, the Applicant believes the conditions that require professional documentation and an architectural description of the structures are superfluous given the information provided by Exhibit B.

Condition 4 requires the Applicant to remove the brick façade of Big Fred's Garage during demolition and take a picture of the original concrete façade. This is an unreasonable condition given the added cost required to accomplish this task, as well as the impracticability of conducting such an exercise during a demolition. It is not even clear that this could be readily accomplished without particularized expertise that cannot be justified by the condition of the building or its lack of historicity.

Condition 5 requires the Applicant to allow the Town or a photographer to enter the structure in order to take pictures of the interior, "if practicable." It is unclear who or what determines whether it is "practicable" to enter the structure given its dilapidated condition, or what purpose would be served by this condition. Furthermore, the condition does not provide any kind of indemnification for the Applicant if Town staff were to become injured while inside and photographing the interior of the building. The Applicant is not willing to agree to such a condition, since it is not itself willing to enter the building.

In considering a COA for demolition, § 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." As mentioned, Exhibit B states that Big Fred's Garage should

Honorable Mayor David Leake
January 23, 2019
Page 4

not be considered eligible for the National Register of Historic Resources. The survey continues to provide that Big Fred's Garage is not associated with any important people or events, the design and workmanship are undistinguishable and the materials stock. Yet, the ARB appears to have placed extraordinary historical and architectural significance on the structure and attached the conditions of approval, to which the Applicant objects, based upon this significance.

The Applicant notes that the condition requiring research as to any known person/place or events associated with the property was struck during the ARB Meeting and should not be a condition of approval.

The Applicant requests the Town Council amend the ARB's approval of ZP#2018-063 to eliminate all conditions of approval and grant it the COA.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Thank you for your consideration of this matter.

Very truly yours,
WALSH, COLUCCI,
LUBELEY & WALSH, P.C.



Brian Prater

BWP

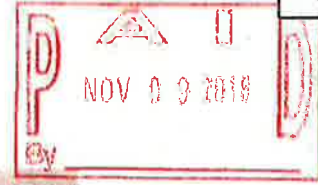
Enclosures as stated.

cc: Stan Smith (electronic)
Martin Crim, Esq. (electronic)
Emily Lockhart (electronic)

P0875886.DOCX



5.1.b



ZONING PERMIT APPLICATION

RECEIVED NOV 09 2018

ZONING PERMIT #: ZP#2018-063

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ **Size (Sq. Ft./Length) of Construction:** _____

SITE ADDRESS: 15011 Washington Street **Parcel ID #:** 7297-89-8699

Subdivision Name: _____ **Lot Size:** ± .2078 acres

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No **Site Plan Required:** Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION			
Name				Stan Payne Development LLC			
Address				7034 Fisher Island Drive			
City	State	Zip		Miami Beach	FL	33109	
Phone#	Email			202447882	stanfsmith54@gmail.com		

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

[Signature]
Applicant Signature

[Signature]
Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: NOV 9 2018 Fee Amount: \$200.00 Date Paid: NOV 9 2018

DATE TO ZONING ADMINISTRATOR: NOV 9 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

15011 Washington Street – Structures A & B

The Applicant seeks approval for the demolition of Structure A located on 15011 Washington Street identified as G.P.I.N. 7297-89-8699 and Structure B located directly behind Structure A. Structure B is a shed that is situated on 6707 Fayette Street. Town staff recommended that the Applicant include Structure A and Structure B in the same application. The picture copied below identifies these two structures.



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 15011 Washington St. - Structures A and B

Structure A – Front:



Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Structure A – Side:



Structure B:



P0850512.DOCX

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-5020

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): Commercial Building, 15011 Washington Street
{Function/Location}
Date of Construction: 1930

Local Historic District:

National Register Eligibility Status

Resource has not been evaluated.*

This Resource is associated with the Haymarket Historic District

* Resource has not been formally evaluated by DHR or eligibility information has not been documented in DSS at this time.

Location of Resource

Commonwealth of Virginia
County/Independent City: Prince William
Magisterial District:
Town/Village/Hamlet: Haymarket
Tax Parcel:
Zip Code:
Address(s): 15011 Washington Street {Current}
USGS Quadrangle Name: THOROUGHFARE GAP
UTM Boundary Coordinates:

<u>NAD</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
------------	-------------	----------------	-----------------

UTM Center coordinates:
UTM Data Restricted?: No

Resource Description

Ownership Status: Private
Government Agency Owner:
Acreage:
Surrounding area: Town
Open to Public: No
Site Description:

October 2012: The building sits close to the road on a relatively level lot along Washington Street. To the west of the building is a small park. In front of the building is an asphalt parking area and to the east a gravel area.

Secondary Resource Summary:

October 2012: No secondary resources were visible on the property at the time of the survey.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Commercial Building	Contributing

Individual Resource Detail Information

<i>Resource Type:</i>	Commercial Building	<i>Primary Resource?</i>	Yes
<i>Date of Construction:</i>	1930 {Local Records, Tax}	<i>Accessed?</i>	No Not accessible
<i>Architectural Style:</i>	Other	<i>Number of Stories:</i>	1.0
<i>Form:</i>		<i>Condition:</i>	Good
<i>Interior Plan Type:</i>		<i>Threats to Resource:</i>	Vacant Development Transportation Expansion

October 2012: The building is one-story with several additions. The original building appears to have been constructed as a narrow front gable structure with a German-style weatherboard exterior. A concrete block, full length wing on the west side of the building

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-5020

Other DHR ID#: 233-5002

and a shed-roofed concrete block ell were added at a later date as well as the brick facade and parapet. The front facade is now four-bays, two of which are garage bays. Other features include an interior brick flue, two interior concrete block flues, a single pane fixed window, six-over-six wood double-hung sash windows, metal multi-light windows, and a wood and glass entry door.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Foundation	Foundation - Solid/Continuous	Concrete	Foundation - Block
Roof	Roof - Gable	other	other
Roof	Roof - Parapet	Brick	Roof - Parapet
Roof	Roof - Shed	Metal	Roof - Corrugated
Porch	Porch - None		
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Structural System	Structural System - Masonry	Concrete	Structural System - Block
Windows	Windows - Sash, Double-Hung	Wood	Windows - 6/6
Windows	Windows - Fixed	Wood	Windows - Plate Glass
Windows	Windows - Fixed	Metal	Windows - Multiple-light
Chimneys	Chimneys - Interior	Brick	Chimneys - Flue
Chimneys	Chimneys - Interior	Concrete	Chimneys - Block

Historic Time Period(s): Q- World War I to World War II (1917-1945)

Historic Context(s): Commerce/Trade

Significance Statement

October 2012: The architectural resource is typical of the early to mid-twentieth century in the Town of Haymarket and the surrounding Prince William County and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is also considered, according to the 2004 PIT, as a non-contributing resource to the Haymarket I Historic District (VDIIR #233-5002), possible due to the later modifications made to the building. The district was determined not eligible for listing on the NRHP by VDHR in 2004.

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<u>DHR Negative #</u>	<u>Photographic Media</u>	<u>Negative Repository</u>	<u>Photo Date</u>	<u>Photographer</u>
	Digital	CRI	October 2012	S. DeChard

Bibliographic Documentation

Reference #: 1

Bibliographic Record Type: Other

Author:

DHR CRM Report Number:

Notes:

Ray M. Goodrow. Town of Haymarket Preliminary Information Form.

Reference #: 2

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-5020

Other DHR ID#: 233-5002

Bibliographic RecordType: Tax Records*Author:**DHR CRM Report Number:**Notes:*

Prince William County Tax Assessment Records

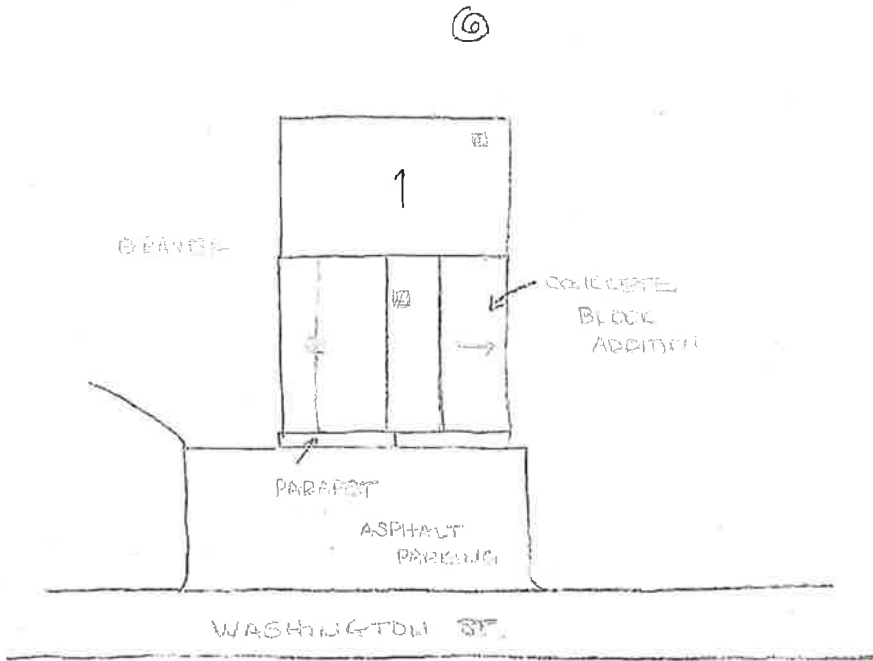
Cultural Resource Management (CRM) Events*CRM Event # 1,**Cultural Resource Management Event:* Survey:Phase I/Reconnaissance*Date of CRM Event:* October 2012*CRM Person:* CRI*VDHR Project ID # Associated with Event:* 2012-0331*CRM Event Notes or Comments:*

A CULTURAL RESOURCES SURVEY AND BATTLEFIELD CONTEXT FOR THE PROPOSED IMPROVEMENTS TO THE I-66 AND ROUTE 15 INTERCHANGE, PRINCE WILLIAM COUNTY, VIRGINIA (VDOT Project: 0066-076-074, C501, P101, R201; UPC 100566).

Surveyed by: Sandra DeChard

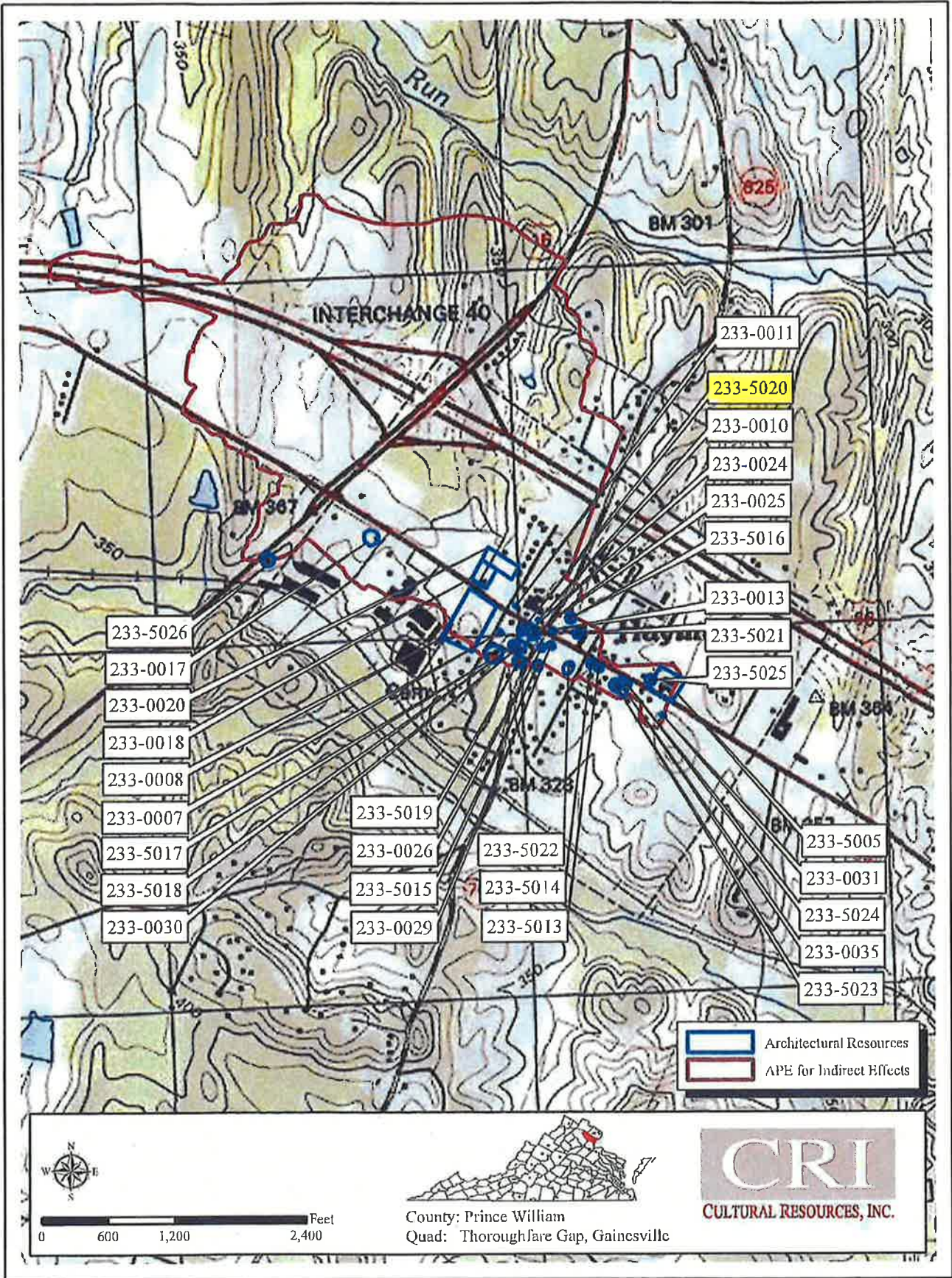
Architectural Description and Data Entry by: Sandra DeChard

Bridge Information**Cemetery Information****Ownership Information**

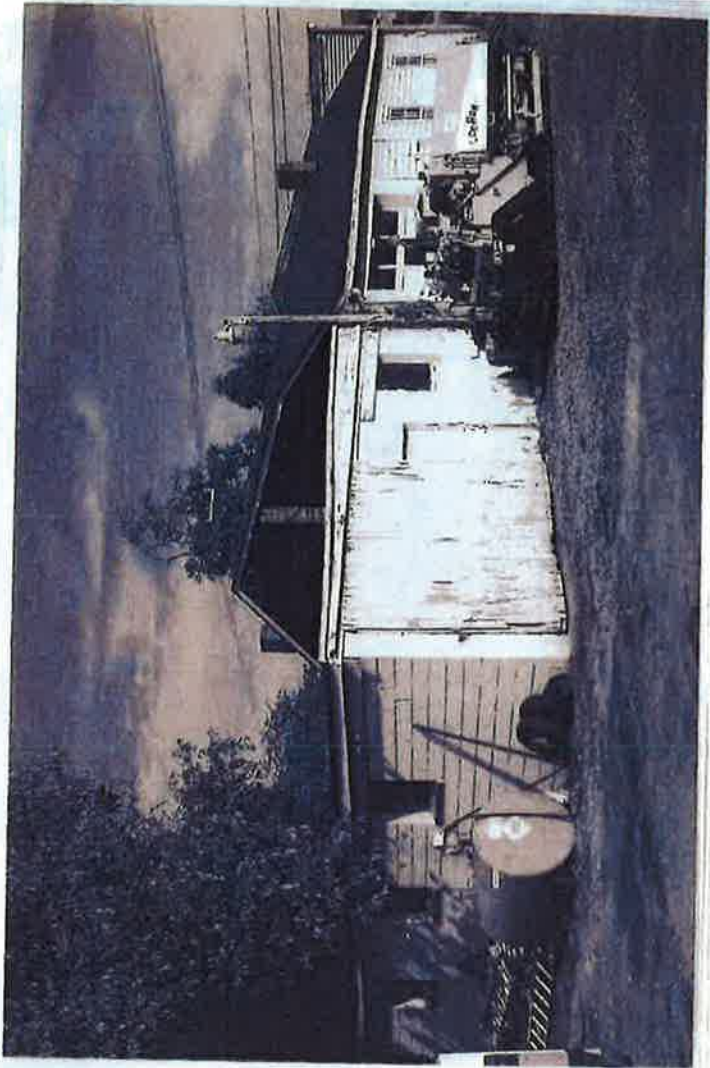


033 - 5740
 1504 WASHINGTON ST
 HAYMARKET, VA
 10/17/2018
 SLD
 NOT TO SCALE

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

233-5020
OCTOBER 16, 2012
51 DECATUR
COMMERCIAL BUILDING, FACINGS SOUTH

233-5020
OCTOBER 16, 2012
51 DECATUR
COMMERCIAL BUILDING, FACINGS NORTH



15000 Washington Street
Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



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Fax 703-753-2800
www.townofhaymarket.org
Facebook: Haymarket Town Hall

Brian Prater
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

Dear Mr. Prater,

On January 16, 2019 at 7:00 pm the Town of Haymarket's Architectural Review Board held its regular monthly meeting at which the following applications were discussed and voted on; Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068. During the Architectural Review Board's (ARB) discussion and voting several conditions were placed on each application to include a time limit in which the Certificate of Appropriateness must be completed. Please see the breakdown below of each application and the action taken by the ARB on January 16, 2019.

- ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached.
 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT C

- The Motion passed with a UNANIMOUS vote
- ZP#2018-064, 15003 Washington Street, Structure I as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-064 to demolish the structures identified as I in the application materials at the address 15003 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-065, 15001 Washington Street, Structure H as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-065 to demolish the structures identified as H in the application materials at the address 15001 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-066 to demolish the structures identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached
 - The ARB made the following Motion: To **DENY** ZP#2018-067 to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.
 - The Motion passed with a vote of 4 (aye) to 1 (nay)
- ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached

- o The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- o The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

Town Planner and Zoning Administrator
Town of Haymarket



**WALSH COLUCCI
LUBELEY & WALSH PC**

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

Re: Appeal of ARB Decision to Approve with Conditions ZP#2018-068 –
6704 Jefferson Street

Dear Mr. Mayor and Members of Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the “Applicant”), the owner of the building addressed as 6704 Jefferson Street. On January 16, 2019, the Town of Haymarket’s Architectural Review Board (the “ARB”) unanimously voted in favor of a motion to approve ZP#2018-068 with conditions. ZP#2018-068, enclosed as **Exhibit A**, is a Certificate of Appropriateness (“COA”) application seeking the demolition of the structure located at 6704 Jefferson Street. Pursuant to the Town of Haymarket Zoning Ordinance Section 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to approve ZP#2018-068 with conditions.

The Property:

The building is located at 6704 Jefferson, but according to the Prince William County Mapper it is actually located on two separate properties - 15001 Washington Street and 6706 Jefferson Street, and is identified as being on both G.P.I.N. 7297-89-8699 and 7297-89-8697. These properties are both zoned B-1, Town Center District and designated as “Neighborhood / Town Center” on the Town’s Planned Land Use Map. As you are well aware, the entire Town is subject to the Historic Overlay District, which provides “all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings.” The structure in ZP#2018-068 is a single-story commercial building identified as Structure G in the application.

Background:

In 2005, the Applicant purchased the five lots located directly across the street from Town Hall with the intent of redeveloping the properties in the future. Structure G is located upon two of these five properties. In fact, the Town’s Comprehensive Plan states that one of the Town’s goals is to “revitalize main street” and a corresponding objective is to complete the

ATTORNEYS AT LAW

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LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

development of the Payne Lane properties. When the Town's Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with these properties. As you know, development never materialized and it remains largely vacant and unused to this day. These properties have been unsuccessfully marketed for sale for over a decade, a fact attributable, in large part, to the dilapidated structure that continue to exist. Most potential buyers either want the structures demolished prior to acquisition or at least to possess approved demolition permits prior to purchase. The Applicant has thus sought the ARB's approval to demolish Structure G.

On November 9, 2018, the Applicant submitted seven COA applications to the Town, one of which was for the demolition of Structure G as identified in ZP#2018-068. On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative of the Applicant presented the applications and requested the ARB's approval of all seven applications. With respect to ZP#2018-068, the ARB unanimously voted in favor of a motion to approve but with conditions.

The conditions of approval are enclosed as **Exhibit B** and summarized below:

The Applicant must:

1. Provide the Town with professional photographic documentation of the exterior of Structure G including black and white print digital;
2. Provide the Town with an architectural description of Structure G;
3. Conduct research on any known person/place or events known to be associated with the property; and
4. Complete the above conditions and the demolition of Structure G no later than 120 days from the date of approval of the zoning permit.

Appeal:

The Applicant appeals the ARB's decision to approve ZP#2018-068 with conditions and requests that the Town Council eliminate the conditions attached to this approval. The Applicant submits that the ARB did not allow for sufficient time to complete demolition by requiring completion no later than 120 days after approval of the application. The Applicant has advised counsel that it is its preference to have the structures removed by a purchaser, rather than to expend additional funds in the removal of any of the structures on the properties, and would prefer that the COA run contemporaneously with the one year provided in the Town's Guidelines.

Additionally, the Applicant believes that photographic documentation and architectural descriptions of this particular structure are unnecessary as it does not rise to the level of historical significance to warrant such documentation.

Honorable Mayor David Leake
January 23, 2019
Page 3

In considering a COA for demolition, § 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." At the January 16, 2019 ARB Meeting, one member of the ARB even stated that Structure G was "unremarkable."

The Applicant notes that the condition requiring research as to any known person/place or events associated with the property was struck during the ARB Meeting and should not be a condition of approval.

The Applicant requests the Town Council amend the ARB's approval of ZP#2018-064 and eliminate all conditions of approval.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Thank you for your consideration of this matter.

Very truly yours,
WALSH, COLUCCI,
LUBELEY & WALSH, P.C.



Brian Prater

BWP

Enclosures as stated.

cc: Stan Smith (electronic)
Martin Crim, Esq. (electronic)
Emily Lockhart (electronic)

P0876247.DOCX



RECEIVED NOV 09 2018



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZPH 2018-008^{sy}

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ **Size (Sq. Ft./Length) of Construction:** _____

SITE ADDRESS: 6704 Jefferson Street **Parcel ID #:** See Attached

Subdivision Name: _____ **Lot Size:** _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No **Site Plan Required:** Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structure on the abovementioned property. See attached property description.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Certificate of Appropriateness for demolition of existing building.

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Stan Payne Development LLC		
Address			7034 Fisher Island Drive		
City	State	Zip	City	State	Zip
			202 441 7882	FL	33109
Phone#			Email		
			STANPAY@SMITH54.COM		

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)


Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.


Applicant Signature


Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: \$200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE PRINT

CONDITIONS:

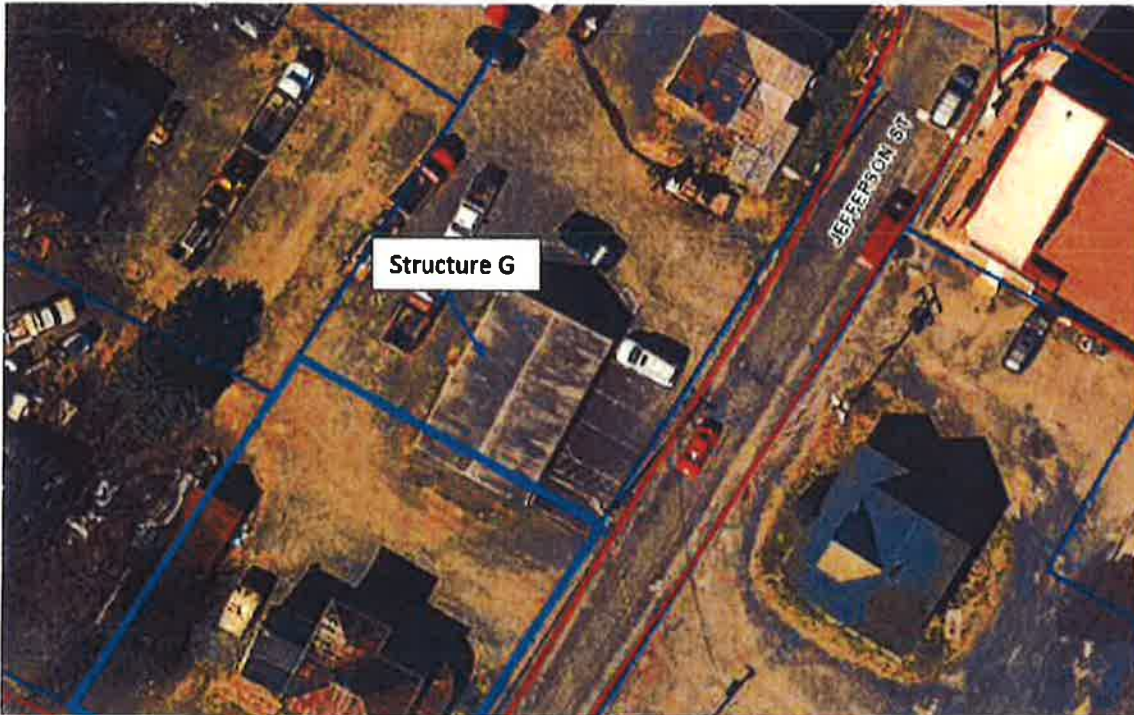
Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

6704 Jefferson Street – Structure G

The Applicant seeks approval for the demolition of Structure G identified as 6704 Jefferson Street, which is located on two parcels. The two parcels upon which Structure G is located are 15001 Washington Street (G.P.I.N. 7297-89-9391) and 6706 Jefferson Street (G.P.I.N. 7297-89-8676). Please see the below picture for identification of this structure.



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 6704 Jefferson Street - Structure G

Front:



Back:



Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

15000 Washington Street
Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



703-753-2600
Fax 703-753-2800
www.townofhaymarket.org
Facebook: Haymarket Town Hall

Brian Prater
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

Dear Mr. Prater,

On January 16, 2019 at 7:00 pm the Town of Haymarket's Architectural Review Board held its regular monthly meeting at which the following applications were discussed and voted on; Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068. During the Architectural Review Board's (ARB) discussion and voting several conditions were placed on each application to include a time limit in which the Certificate of Appropriateness must be completed. Please see the breakdown below of each application and the action taken by the ARB on January 16, 2019.

- ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached.
 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT B

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

- The Motion passed with a UNANIMOUS vote
- ZP#2018-064, 15003 Washington Street, Structure I as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-064 to demolish the structures identified as I in the application materials at the address 15003 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-065, 15001 Washington Street, Structure H as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-065 to demolish the structures identified as H in the application materials at the address 15001 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-066 to demolish the structures identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached
 - The ARB made the following Motion: To **DENY** ZP#2018-067 to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.
 - The Motion passed with a vote of 4 (aye) to 1 (nay)
- ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached

- The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

Town Planner and Zoning Administrator
Town of Haymarket



Brian Prater
 (703) 680-4664 Ext. 5122
 bprater@thelandlawyers.com
 Fax: (703) 680-6067

**WALSH COLUCCI
 LUBELEY & WALSH PC**

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
 Town of Haymarket
 15000 Washington Street, Suite 100
 Haymarket, VA 20169

Re: Appeal of ARB Decision to Deny ZP#2018-067 - 6706 Jefferson Street

Dear Mr. Mayor and Members of the Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the "Applicant"), the owner of the property located at 6706 Jefferson Street, Haymarket, Virginia, identified as G.P.I.N. 7297-89-8679 (the "Property"). On January 16, 2019, the Town of Haymarket's Architectural Review Board (the "ARB") voted 4 to 1 in favor of a motion to deny ZP#2018-067, a Certificate of Appropriateness ("COA") application seeking the demolition of the structure located on the Property (**Exhibit A**). Pursuant to the Town of Haymarket Zoning Ordinance § 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to deny ZP#2018-067.

The Property:

The Property is located at 6706 Jefferson Street and is identified as G.P.I.N. 7297-89-8679. The Property is zoned B-1, Town Center District and designated as "Neighborhood / Town Center" on the Town's Planned Land Use Map. As you are well aware, the entire Town is subject to the Historic Overlay District, which provides "all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings." Existing on the Property, is a dilapidated, single-family dwelling turned to a commercial office, which is currently vacant. The structure is identified as Structure F in the application and referenced as the Gossom House in Appendix D of the Town's Historic District Guidelines.

As part of the I-66 and Route 15 interchange improvement project, a cultural resources survey was conducted and submitted to the Virginia Department of Historic Resources ("VDHR"). This survey contains Reconnaissance Level Surveys which provide architectural descriptions, photographic documentation and layouts of the various structures. The survey for the Property (**Exhibit B**) states that this structure "should not be considered individually eligible for the National Register of Historic Preservation" and that "there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock."

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
 4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

Background:

In 2005, the Applicant purchased the Property and four other lots located directly across the street from Town Hall with the intent to redeveloping the properties in the future. In fact, the Town's Comprehensive Plan states that one of the Town's goals is to "revitalize main street" and a corresponding objective is to complete the development of Payne Lane properties. When the Town's Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with these properties. As you know, development on these properties never materialized and they remains largely vacant and unused to this day. The properties has been unsuccessfully marketed for sale for over a decade, a fact attributable, in large part, to the dilapidated structures that continue to exist. Most potential buyers either want the building demolished prior to acquisition or at least to possess an approved demolition permit prior to purchase. The Applicant has thus sought the ARB's approval to demolish Structure F.

On November 9, 2018, the Applicant submitted seven COA application to the Town, one of which was for Structure F located at 6706 Jefferson Street (i.e., ZP#2018-067). On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative for the Applicant presented the applications and requested the ARB's approval of all seven applications. With respect to ZP#2018-067, the ARB voted 4 to 1 in favor of a motion to deny the application.

Appeal:

The Applicant appeals the decision of the ARB to deny ZP#2018-067 to the Town Council and requests that it overturn the ARB's decision, thereby, permitting the Applicant to demolish Structure F without any approval conditions. The Applicant submits that the ARB erred in denying ZP#2018-067 because the general welfare of the Town and its citizens outweighs the historical and architectural significance of the structure.

In considering a COA for demolition, Section 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." Exhibit B states that Structure F should not be considered eligible for the National Register of Historic Resources. The survey continues to provide that the structure is not associated with any important people or events, the design and workmanship are undistinguishable and the materials stock. Yet, the ARB appears to have placed extraordinary historical and architectural significance on the structure and denied the application based upon this significance.

Other considerations for the ARB include the promotion of general welfare by: maintaining and increasing real estate value; generating business; creating new positions; and

Honorable Mayor David Leake
 January 23, 2019
 Page 3

making the Town a more attractive and desirable place in which to live. Currently, the structure located on the Property does not achieve or promote any of these considerations. Permitting demolition, however, will increase the likelihood that the Property is sold, redeveloped and the focal point of the future revitalized Town Center. Any future development on the Property is subject to ARB approval, which allows the ARB, at that time, to require historical and/or architectural features it deems necessary and appropriate.

At the January 16, 2019 ARB Meeting, your Police Chief highlighted the public safety risks presented by all of the structures subject to the Applicant's seven COA applications, including the structure located at 6706 Jefferson Street.

Considering the public safety risks, economic infeasibility of rehabilitation of the structure, and the previous survey indicating a lack of historical and architectural significance, the Applicant requests that the Town Council overturn the ARB's decision to deny ZP#2018-067 and allow the Applicant to demolish the structure without any approval conditions.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Thank you for your consideration of this matter.

Very truly yours,

WALSH, COLUCCI,
 LUBELEY & WALSH, P.C.



Brian Prater

BWP

Enclosures as stated.

cc: Stan Smith (electronic)
 Martin Crim, Esq. (electronic)
 Emily Lockhart (electronic)

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RECEIVED NOV 09 2018



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP#2018-067

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 6706 Jefferson Street Parcel ID #: 7297-89-8679

Subdivision Name: _____ Lot Size: ± 0.2324

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION			
Name				Stan Payne Development LLC			
Address				7034 Fisher Island Drive			
City	State	Zip		City	State	Zip	
				Miami Beach	FL	33109	
Phone#	Email			Phone#	Email		
				202 441 7882	STANPAYNE@GMAIL.COM		

Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9 2018 Fee Amount: 200.00 Date Paid: Nov 9 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE PRINT

CONDITIONS:

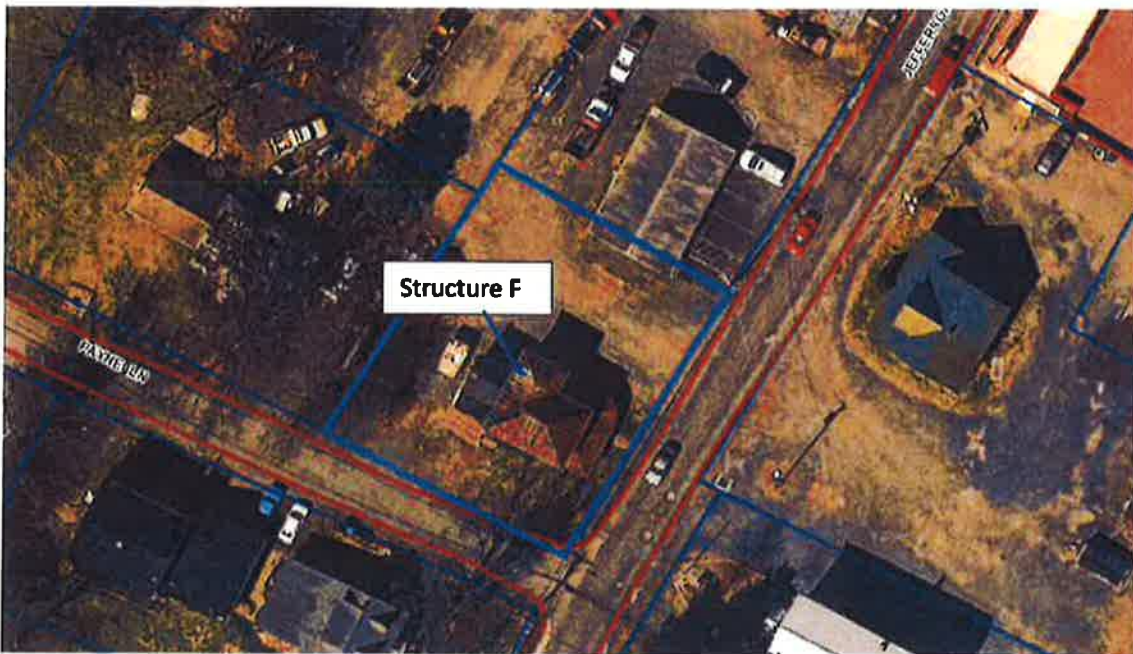
Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

6706 Jefferson Street – Structure F

The Applicant seeks approval for the demolition of Structure F located at 6706 Jefferson Street (G.P.I.N. 7297-89-8676). Portions of two other structures are situated on this property; however, these structures are included in other applications per Town staff's recommendations. Please see the below picture for identification of this structure.



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

P0846402.DOCX

Photographs of 6706 Jefferson - Structure F



Attachment: 20190011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



P0850519.DOCX

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0030

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): House, 6706 Jefferson Street {Descriptive}
Date of Construction: ca 1895

Local Historic District:

Location of Resource

County/Independent City: Commonwealth of Virginia
 Prince William
Magisterial District:
Town/Village/Hamlet: Haymarket
Tax Parcel:
Zip Code:
Address(s): 6706 Jefferson Street {Current}
USGS Quadrangle Name: THOROUGHFARE GAP
UTM Boundary Coordinates:

NAD Zone Easting Northing

UTM Center coordinates:
UTM Data Restricted?:

Resource Description

Ownership Status: Private
Government Agency Owner:
Acreage:
Surrounding area: Town
Open to Public: No
Site Description:

October 2012: The house sits close to the road on a slightly sloping lot at the corner of Payne Lane and Jefferson Street. Immediately surrounding the dwelling is a small area of lawn. To the northeast is a gravel drive which accesses the adjacent property with a gravel driveway associated with the resource located behind the house.

Secondary Resource Summary:

October 2012: A shed is located to the northwest of the house.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Single Dwelling	Contributing
1	Shed	Contributing

Individual Resource Detail Information

<u>Resource Type:</u>	<u>Shed</u>	<u>Primary Resource?</u>	<u>No</u>
<i>Date of Construction:</i>	post 1930 {Site Visit}	<i>Accessed?</i>	No Not accessible
<i>Architectural Style:</i>	No Discernable Style	<i>Number of Stories:</i>	1.0
<i>Form:</i>		<i>Condition:</i>	Fair
<i>Interior Plan Type:</i>		<i>Threats to Resource:</i>	Vacant Deterioration

October 2012: The shed is a one-story, frame, front gable building supported by a poured concrete foundation. The exterior walls are board-and-batten and the roof is covered in standing seam metal.

National Register Eligibility Status

Resource has not been evaluated.*

This Resource is associated with the Haymarket Historic District

* Resource has not been formally evaluated by DHR or eligibility information has not been documented in DSS at this time.

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0030

Other DHR ID#: 233-5002

Individual Resource Detail Information

<u>Resource Type:</u>	Single Dwelling	<u>Primary Resource?</u>	Yes
<u>Date of Construction:</u>	ca 1895 {Site Visit}	<u>Accessed?</u>	No Not accessible
<u>Architectural Style:</u>	Other	<u>Number of Stories:</u>	2.0
<u>Form:</u>		<u>Condition:</u>	Good
<u>Interior Plan Type:</u>		<u>Threats to Resource:</u>	Vacant Development

October 2012: The house is a two-story, two-bay, dwelling supported by a parged stone foundation. The exterior walls are sheathed in weatherboards and the hipped roof in seamed metal. Constructed off the rear elevation is a one-and-a-half-story ell with a one-story wing, which appears to have been a porch, but is now enclosed. Other features include a wrap-around porch supported by square wood posts with ornate brackets, a modillioned cornice, wood cornerboards with small caps, and a brick flue. A majority of the windows have been covered with plywood boards as has the front entry; however, several of the two-over-two wood double-hung sashes are still visible on the second floor.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Porch	Porch - Wrap-Around	Wood	Porch - Post, Square
Roof	Roof - Hipped	Metal	Roof - Standing Seam
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Windows	Windows - Sash, Double-Hung	Wood	Windows - 2/2
Chimneys	Chimneys - Interior	Brick	Chimneys - Flue
Foundation	Foundation - Solid/Continuous	Stone	Foundation - Parged

Historic Time Period(s): P- Reconstruction and Growth (1866 to 1916)

Historic Context(s): Domestic

Significance Statement

October 2012: The architectural resource is typical of the late nineteenth century and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is, however, considered a contributing resource to the Haymarket Historic District (VDJTR #233-5002). The district was determined not eligible for listing on the NRHP by VDHR in 2004.

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<u>DHR Negative #</u>	<u>Photographic Media</u>	<u>Negative Repository</u>	<u>Photo Date</u>	<u>Photographer</u>
8642	B&W 35mm Photos		9999	
	Digital	CRI	October 2012	S. DeChard

Bibliographic Documentation

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0030

Other DHR ID#:

233-5002

Cultural Resource Management (CRM) Events

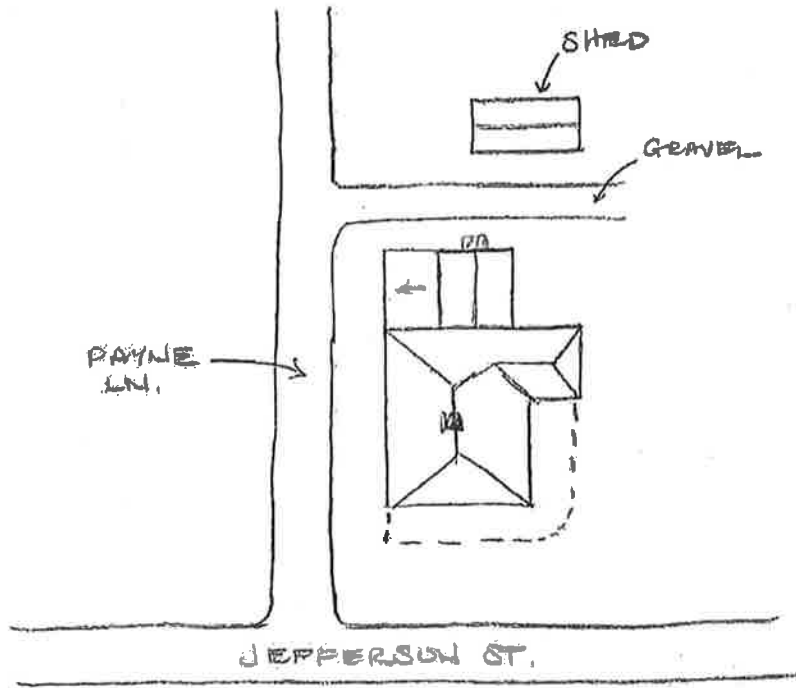
CRM Event # 1,
 Cultural Resource Management Event: Survey:Phase I/Reconnaissance
 Date of CRM Event: July 25, 1986
 CRM Person: Marc C. Wagner
 CRM Event Notes or Comments:

CRM Event # 2,
 Cultural Resource Management Event: Survey:Phase I/Reconnaissance
 Date of CRM Event: October 2012
 CRM Person: CRI
 VDHR Project ID # Associated with Event: 2012-0331
 CRM Event Notes or Comments:

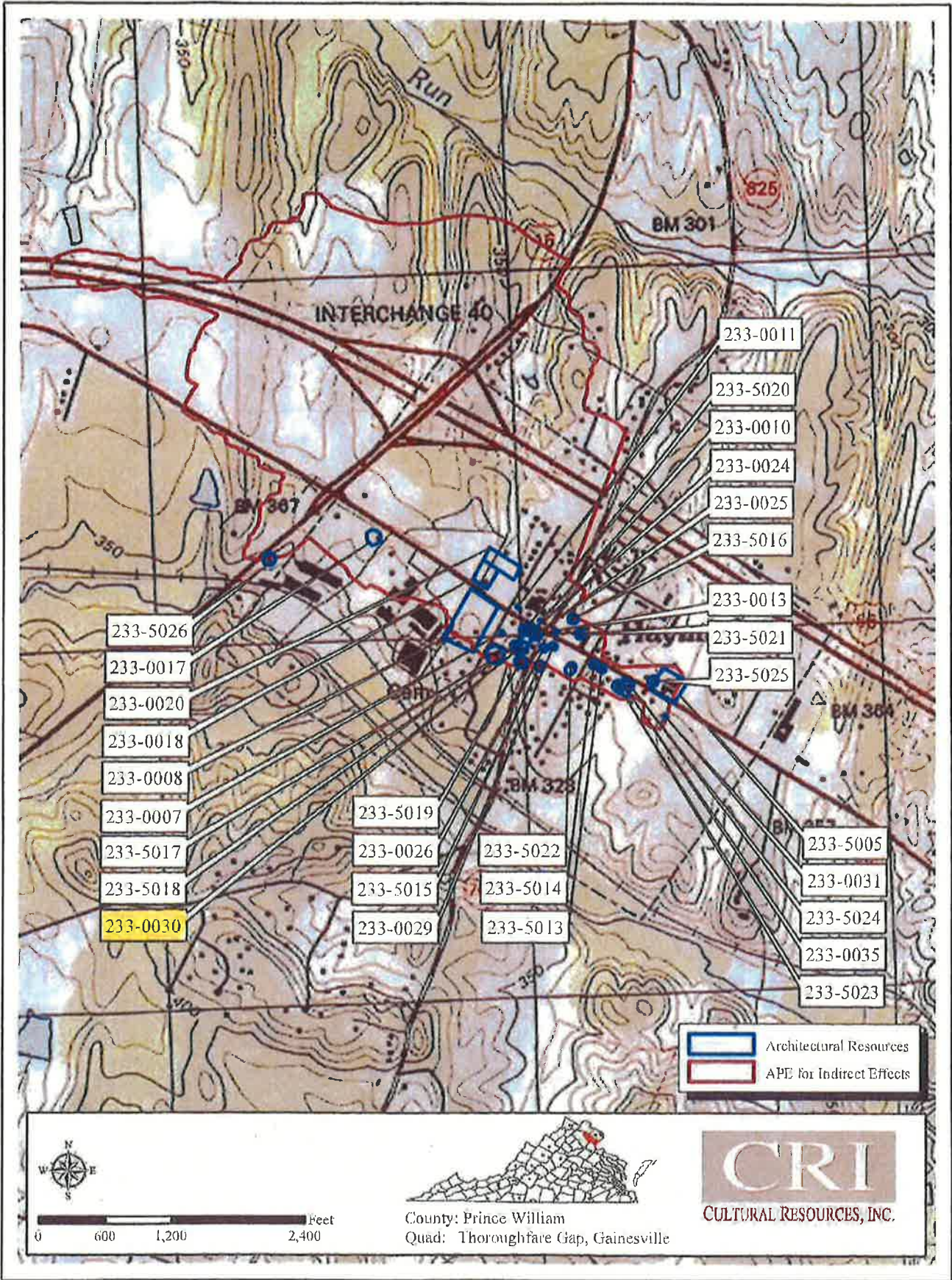
A CULTURAL RESOURCES SURVEY AND BATTLEFIELD CONTEXT FOR THE PROPOSED IMPROVEMENTS TO THE I-66 AND ROUTE 15 INTERCHANGE, PRINCE WILLIAM COUNTY, VIRGINIA (VDOT Project: 0066-076-074, C501, P101, R201; UPC 100566).

Surveyed by: Sandra DeChard
 Architectural Description and Data Entry by: Sandra DeChard

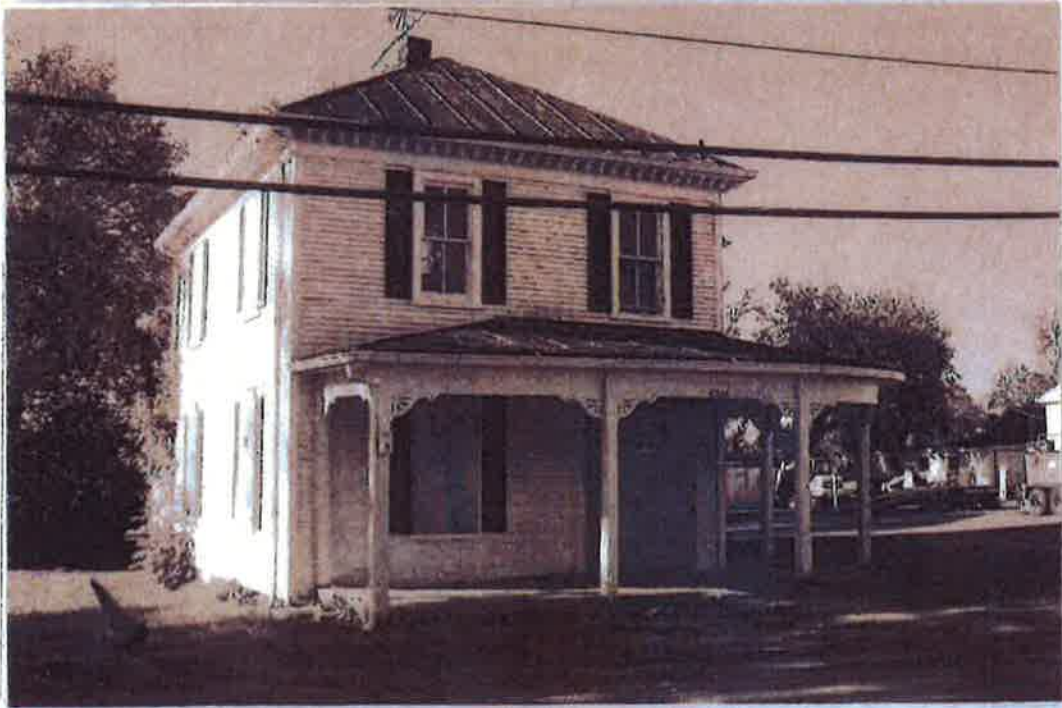
Bridge Information**Cemetery Information****Ownership Information**



888-0680
 6706 JEFFERSON ST.
 HAYMARKET, VA
 10/16/2012
 SLD
 NOT TO SCALE



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



233-0030
 OCTOBER 16, 2012
 SPURMAN
 HOUSE, FACING SOUTHWEST



15000 Washington Street
Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



703-753-2600
Fax 703-753-2800
www.townofhaymarket.org
Facebook: Haymarket Town Hall

Brian Prater
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

Dear Mr. Prater,

On January 16, 2019 at 7:00 pm the Town of Haymarket's Architectural Review Board held its regular monthly meeting at which the following applications were discussed and voted on; Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068. During the Architectural Review Board's (ARB) discussion and voting several conditions were placed on each application to include a time limit in which the Certificate of Appropriateness must be completed. Please see the breakdown below of each application and the action taken by the ARB on January 16, 2019.

- ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached.
 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT C

- The Motion passed with a UNANIMOUS vote
- ZP#2018-064, 15003 Washington Street, Structure I as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-064 to demolish the structures identified as I in the application materials at the address 15003 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-065, 15001 Washington Street, Structure H as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-065 to demolish the structures identified as H in the application materials at the address 15001 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-066 to demolish the structures identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached
 - The ARB made the following Motion: To **DENY** ZP#2018-067 to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.
 - The Motion passed with a vote of 4 (aye) to 1 (nay)
- ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached

- The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

Town Planner and Zoning Administrator
Town of Haymarket



**WALSH COLUCCI
LUBELEY & WALSH PC**

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

Re: Appeal of ARB Decision to Approve with Conditions ZP#2018-066 –
6707 Fayette Street

Dear Mr. Mayor and Members of the Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the “Applicant”), the owner of the property located at 6707 Fayette Street, Haymarket, Virginia, identified as G.P.I.N. 7297-89-6995 (the “Property”). On January 16, 2019, the Town of Haymarket’s Architectural Review Board (the “ARB”) unanimously voted in favor of a motion to approve ZP#2018-066 with conditions. ZP#2018-066, enclosed as **Exhibit A**, is a Certificate of Appropriateness (“COA”) application seeking the demolition of the structure located on the Property. Pursuant to the Town of Haymarket Zoning Ordinance § 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to approve ZP#2018-066 with conditions.

The Property:

The Property is located at 6707 Fayette Street and is identified as G.P.I.N. 7297-89-6995. The Property is zoned B-1, Town Center District and designated as “Neighborhood / Town Center” on the Town’s Planned Land Use Map. As you are well aware, the entire Town is subject to the Historic Overlay District, which provides “all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings.” The structure in ZP#2018-066 is a vacant, two-story dwelling identified as Structure C and more commonly known as the “Colonel’s house.”

As part of the I-66 and Route 15 interchange improvement project, a cultural resources survey was performed and submitted to the Virginia Department of Historic Resources (“VDHR”). This survey included Reconnaissance Level Surveys, which provide architectural descriptions, photographic documentation and layouts of various structures. The survey for the Property (**Exhibit B**) states that Structure C “should not be considered individually eligible for the National Register of Historic Preservation” and that “there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock.”

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

Background:

In 2005, the Applicant purchased the Property and the four other lots located directly across the street from Town Hall with the intent of redeveloping the properties in the future. In fact, the Town's Comprehensive Plan states that one of the Town's goal is to "revitalize main street" and a corresponding objective is to complete the development of the Payne Lane properties. When the Town's Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with the properties. As you know, development never materialized and it remains largely vacant and unused to this day. These properties have been unsuccessfully marketed for sale for over a decade, a fact attributable, in large part, to the dilapidated structures that continue to exist. Most potential buyers either want the building demolished prior to acquisition or at least to possess approved demolition permits prior to purchase. The Applicant has thus sought the ARB's approval to demolish Structure C.

On November 9, 2018, the Applicant submitted seven COA applications to the Town, one of which was for Structure C as identified in ZP#2018-066. On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative of the Applicant presented the applications and requested the ARB's approval of all seven applications. With respect to ZP#2018-066, the ARB unanimously voted in favor of a motion to approve but with conditions.

The conditions of approval are enclosed as **Exhibit C** and summarized below:

The Applicant must:

1. Provide the Town with professional photographic documentation of the exterior of Structure C including black and white print digital;
2. Provide the Town with an architectural description of Structure C;
3. Conduct research on any known person/place or events known to be associated with the property; and
4. Complete the above conditions and the demolition of Structure C no later than 120 days from the date of approval of the zoning permit.

Appeal:

The Applicant appeals the ARB's decision to approve ZP#2018-066 with conditions and requests that the Town Council eliminate the conditions attached to this approval and grant it the COA. The Applicant submits that the conditions requiring photographic documentation and an architectural description of the structure is superfluous given the information contained in the surveys that have already been completed and submitted. Furthermore, ARB did not allow

Honorable Mayor David Leake
 January 23, 2019
 Page 3

enough time for demolition by requiring completion no later than 120 days after approval of the application. The Applicant has advised counsel that it is its preference to have the structures removed by a purchaser, rather than to expend additional funds in the removal of any of the structures on the properties, and would prefer that the COA run contemporaneously with the one year provided in the Town's Guidelines.

In considering a COA for demolition, § 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." As mentioned, Exhibit B states that Structure C should not be considered eligible for the National Register of Historic Resources. The survey continues to provide that this structure is not associated with any important people or events, the design and workmanship are undistinguishable and the materials stock. Yet, the ARB appears to have placed extraordinary historical and architectural significance on the structure and attached the conditions of approval based upon this significance.

The Applicant notes that the condition requiring research as to any known person/place or events associated with the property was struck during the ARB Meeting and should not be a condition of approval.

The Applicant requests the Town Council amend the ARB's approval of ZP#2018-066 to eliminate all conditions of approval and grant it the COA.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Thank you for your consideration of this matter.

Very truly yours,
 WALSH, COLUCCI,
 LUBELEY & WALSH, P.C.

Brian Prater

BWP
 Enclosures as stated.
 cc: Stan Smith (electronic)
 Martin Crim, Esq. (electronic)
 Emily Lockhart (electronic)

P0876228.DOCX



5.1.b

ZONING PERMIT APPLICATION

RECEIVED NOV 09 2018

ZONING PERMIT #: 2P#2018-0160

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 6707 Fayette Street Parcel ID #: 7297-89-6995

Subdivision Name: _____ Lot Size: ± 1.1549

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Stan Payne Development LLC		
Address			7034 Fisher Island Drive		
City	State	Zip	City	State	Zip
			Miami Beach	FL	33109
Phone#	Email		Phone#	Email	
			2024417882	STPAYDEV@GMAIL.COM	

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.


Applicant Signature


Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: 200.00 Date Paid: Nov 9 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

6707 Fayette Street – Structure C

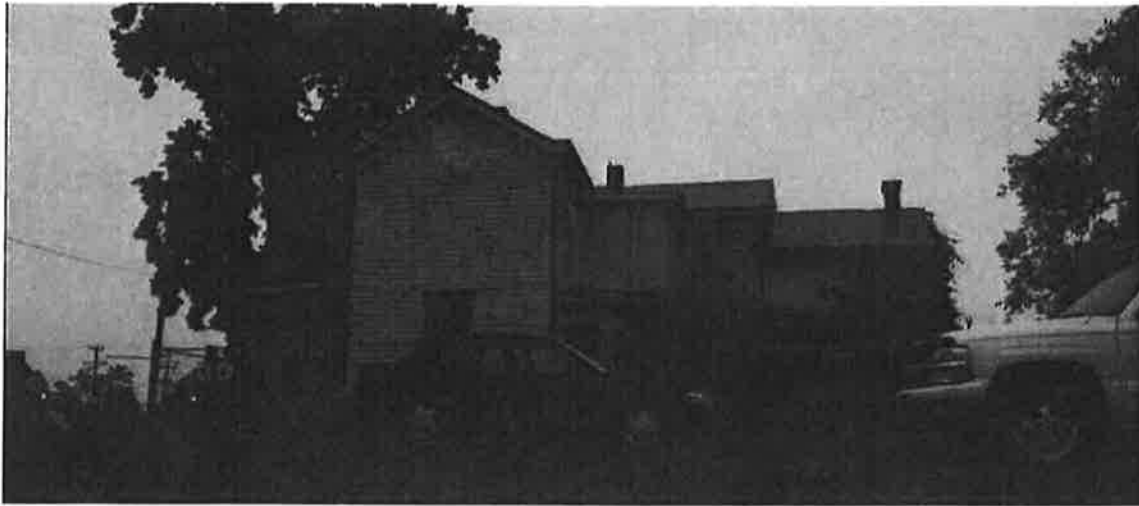
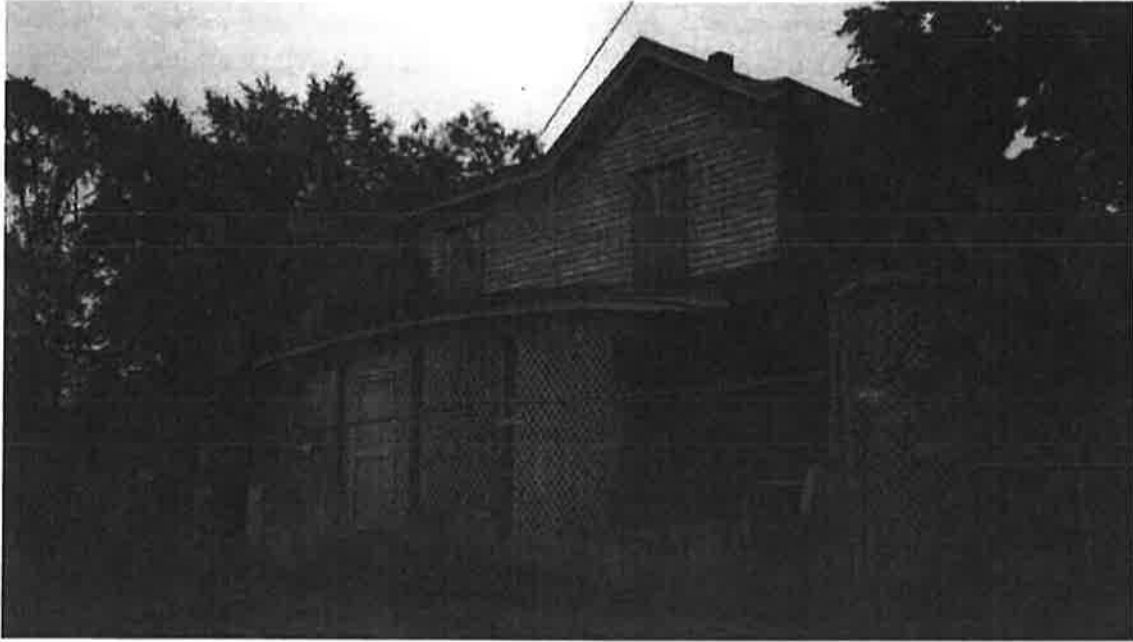
The Applicant seeks approval for the demolition of Structure C located on 6707 Fayette Street identified as G.P.I.N. 7297-89-6995. There are two structures located on this property, but this application only involves Structure C. The picture copied below identifies this structure.



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 6707 Fayette - Structure C



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0007

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): House, 6707 Fayette Street {Current}
Date of Construction: ca 1870

Local Historic District:

Location of Resource

County/Independent City: Prince William
Magisterial District: Haymarket
Town/Village/Hamlet: Haymarket
Tax Parcel:
Zip Code:
Address(s): 6707 Fayette Street {Current}
USGS Quadrangle Name: THOROUGHTFARE GAP
UTM Boundary Coordinates:

NAD Zone Easting Northing

UTM Center coordinates:
UTM Data Restricted?:

National Register Eligibility Status

Resource has not been evaluated.*

This Resource is associated with the Haymarket Historic District

* Resource has not been formally evaluated by DHR or eligibility information has not been documented in DSS at this time.

Resource Description

Ownership Status: Private
Government Agency Owner:
Acreage:
Surrounding area: Town
Open to Public: No

Site Description:

October 2012: The house sits on a relatively level landscape and is surrounded by a large expanse of lawn. A chain link fence has been constructed around the house to prevent trespassing as the house is currently vacant. To the southwest is a grass and gravel parking area which is currently used by the school on the adjacent parcel.

Secondary Resource Summary:

October 2012: No secondary resources were present at the time of the survey.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Single Dwelling	Contributing

Individual Resource Detail Information

<u>Resource Type.</u>	<u>Single Dwelling</u>	<u>Primary Resource?</u>	<u>Yes</u>
<i>Date of Construction:</i>	ca 1870 {Site Visit}	<i>Accessed?</i>	Yes
<i>Architectural Style:</i>	Other	<i>Number of Stories:</i>	2.0
<i>Form:</i>		<i>Condition:</i>	Poor
<i>Interior Plan Type:</i>	Other	<i>Threats to Resource:</i>	Vacant Deterioration Development Neglect

1980--This large, EL-plan, turn-of-the-century, two-story, weatherboarded frame house is urban in style, resembling quite a few

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0007

Other DHR ID#: 233-5002

houses in old Manassas. The front section is three bays wide with a central entrance. There is a one-story columned porch across the front which wraps around the northeast end. Though this porch is in bad repair, it is supported by tapering plain columns with Ionic capitals. There is a bay window on the northeast end. Both of these features may have been built in the early 1900's. The cornice is moulded; the exterior is covered with plain weatherboards; and there is a plain, wide frieze. The door and window trim is plain and has a moulded cornice. The moulded, four-panel front door has overhead and sidelights. The 2/2 sliding sash windows are shuttered. Absentee-owned, the house now contains three apartments. Though it is in deteriorating condition, this is one of Haymarket's most visible turn-of-the-century residences. It is located behind the Haymarket Town Hall and on the same street with the historic McCormick House and St. Paul's Church. This building is representative of the area's best late 19th century architecture, and should be preserved. 1986--5 chimneys, windowhoods, original spindle screen door, window bay on porch, original paneled front door. A large late 19th-century house with some fine details. Originally owned by the Gossom family of Haymarket.

The high-ceilinged interior is in poor condition. The straight-run, open-string, single-flight stair has been repaired. The original turned (oak probably) newel is missing. The slender balusters are turned, and the rail is moulded. The interior trim is both wide architrave trim and symmetrically-moulded trim with cornerblocks. The plan of one room on either side of the hall may have been altered by the addition of partitions. It is not known whether any mantels are remaining.

October 2012: The condition of the dwelling has deteriorated significantly since the previous survey; however, many of the details noted in 1980 remain including the weatherboard exterior siding, seamed metal roof, one-story wrap-around porch, and both chimneys. The porch, although the columns remain, have lost many of the Ionic capitals. Lattice has been added between the columns as well. Most of the windows have been boarded-up; however, a two-over-two and six-over-six wood double-hung sash window is visible on the southwest side of the dwelling. Also visible are the tall one-over-one wood double-hung sashes of the bay window, which is ornamented with pilaster surrounds, on the northeast side of the dwelling, and the front entry door with round-arch panels, two-light side-lights and four-light transom.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Chimneys - Interior	Brick	Chimneys - Corbeled
Porch	Porch - Wrap-Around	Wood	Porch - Columns, Ionic
Foundation	Foundation - Solid/Continuous	Stone	Foundation - Rubble, Random
Roof	Roof - Gable	Metal	Roof - Standing Seam
Windows	Windows - Sash, Double-Hung	Wood	Windows - 2/2
Windows	Windows - Bay	Wood	Windows - 1/1
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Windows	Windows - Sash, Double-Hung	Wood	Windows - 6/6

Historic Time Period(s): P- Reconstruction and Growth (1866 to 1916)

Historic Context(s): Domestic

Significance Statement

According to the present owner, who purchased the property in about 1960, this house was for a long time the residence of Col. Oscar Hutchins. There was a large barn on the property which has been demolished. This property, identified as lot no. 90 on a plan of Haymarket in 1799, belonged to William Butts. Haymarket was burned by Federal troops in 1862. According to the local history, only the McCormick House, on the parcel southwest of 6707 Fayette Street, and St. Paul's Church, further down Fayette Street, were left standing after the fire.

October 2012: The architectural resource is typical of the late nineteenth century in the Town of Haymarket and the surrounding Prince William County and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is, however, considered a contributing resource to the Haymarket Historic District (VDHR #233-5002). The district was determined not eligible for listing on the NRHP by VDHR in 2004.

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0007

Other DHR ID#: 233-5002

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<i>DHR Negative #</i>	<i>Photographic Media</i>	<i>Negative Repository</i>	<i>Photo Date</i>	<i>Photographer</i>
4364	B&W 35mm Photos Digital	CRI	1979 October 2012	S. DeChard

Bibliographic Documentation**Cultural Resource Management (CRM) Events**

CRM Event # 1,
Cultural Resource Management Event: Survey:Phase I/Reconnaissance
Date of CRM Event: July 25, 1986
CRM Person: Marc C. Wagner
CRM Event Notes or Comments:

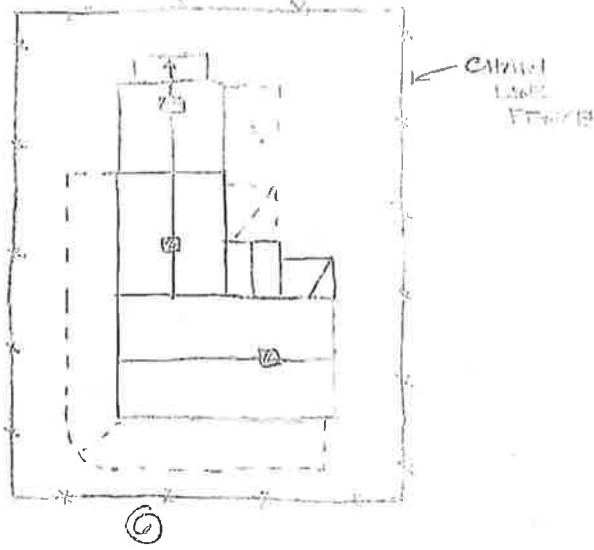
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CRM Person: CRI
VDHR Project ID # Associated with Event: 2012-0331
CRM Event Notes or Comments:

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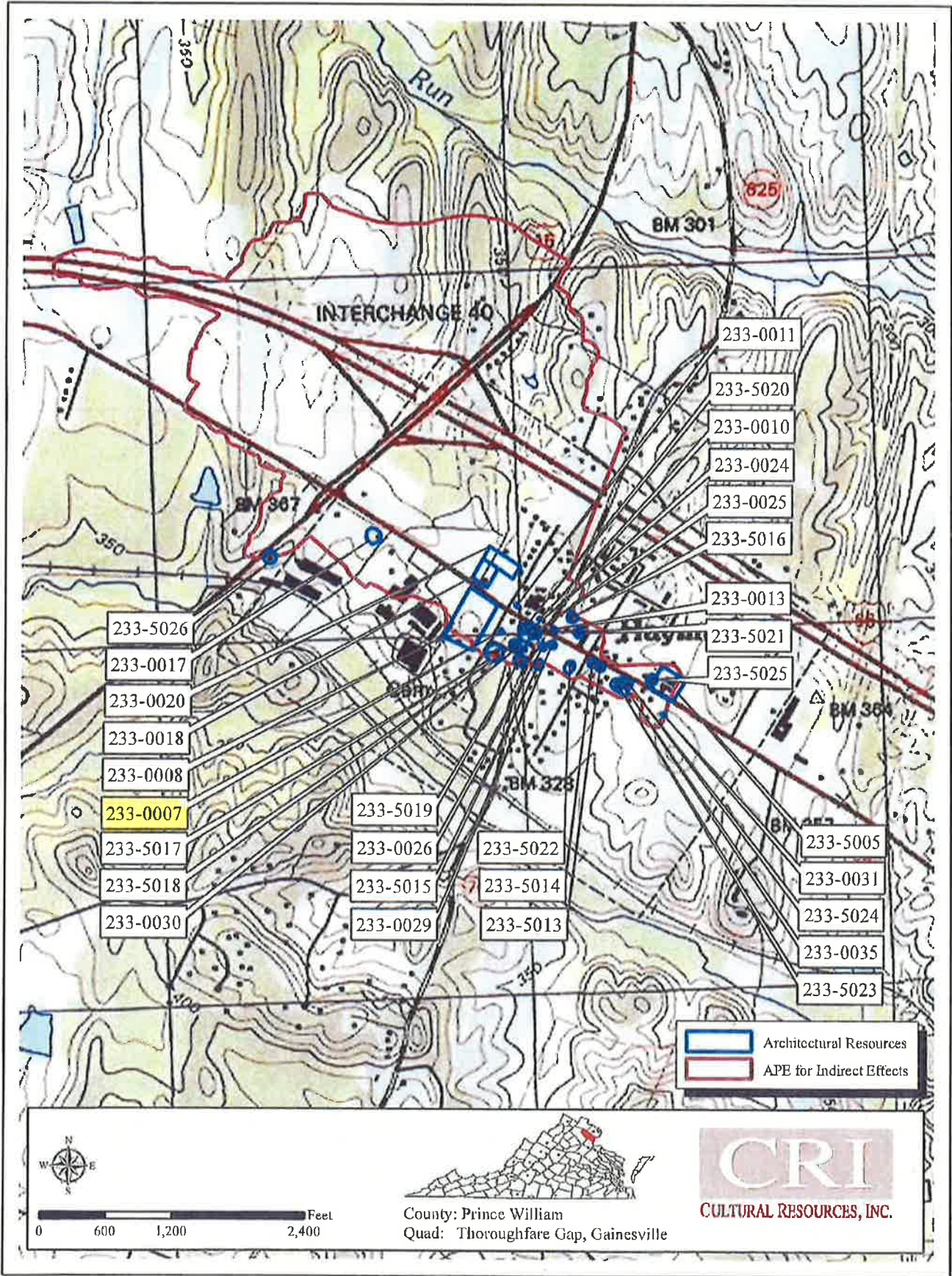
Surveyed by: Sandra DeChard
Architectural Description and Data Entry by: Sandra DeChard

CRM Event # 3,
Cultural Resource Management Event: Survey:Phase I/Reconnaissance
Date of CRM Event: September 1980
CRM Person: Frances Jones
CRM Event Notes or Comments:

Bridge Information**Cemetery Information****Ownership Information**



233 - 0007
 6701 S. 1st St.
 HAS MORE OF VA
 10/16/2016
 SLO
 NOT TO SCALE



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

233-00071
October 16, 2012
S. DeChapin
Hope, Racine Co. Wisconsin

233-00071
October 16, 2012
S. DeChapin
Hope, Racine Co. Wisconsin



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Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



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Brian Prater
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

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- ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached.
 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT C

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

- The Motion passed with a UNANIMOUS vote
- ZP#2018-064, 15003 Washington Street, Structure I as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-064 to demolish the structures identified as I in the application materials at the address 15003 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-065, 15001 Washington Street, Structure H as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-065 to demolish the structures identified as H in the application materials at the address 15001 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-066 to demolish the structures identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached
 - The ARB made the following Motion: To **DENY** ZP#2018-067 to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.
 - The Motion passed with a vote of 4 (aye) to 1 (nay)
- ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached

- The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

Town Planner and Zoning Administrator
Town of Haymarket



**WALSH COLUCCI
LUBELEY & WALSH PC**

Brian Prater
(703) 680-4664 Ext. 5122
bprater@thelandlawyers.com
Fax: (703) 680-6067

January 23, 2019

Via E-Mail & Courier

Honorable Mayor David Leake
Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

Re: Appeal of ARB Decision to Approve with Conditions ZP#2018-062 –
15010 Payne Lane

Dear Mr. Mayor and Members of the Town Council:

We are writing to you on behalf of Stan Payne Development, LLC (the “Applicant”), the owner of the property located at 15010 Payne Lane, Haymarket, Virginia, identified as G.P.I.N. 7297-89-7585 (the “Property”). On January 16, 2019, the Town of Haymarket’s Architectural Review Board (the “ARB”) unanimously voted in favor of a motion to approve ZP#2018-062 with conditions. ZP#2018-062, enclosed as **Exhibit A**, is a Certificate of Appropriateness (“COA”) application seeking the demolition of two structures associated with the application.¹ Pursuant to the Town of Haymarket Zoning Ordinance § 58-14.11, the Applicant provides this notice of appeal of the decision of the ARB to approve ZP#2018-062 with conditions.

The Property:

The Property is located at 15010 Payne Lane and is identified as G.P.I.N. 7297-89-7585. The Property is zoned B-1, Town Center District, and designated as “Neighborhood / Town Center” on the Town’s Planned Land Use Map. As you are well aware, the entire Town is subject to the Historic Overlay District, which provides “all buildings within the Old and Historic Town of Haymarket which are 50 years or older are designated historic buildings.” The structures associated with ZP#2018-062 include a single-story, stone exterior, dwelling largely without a roof (Structure D) and a deteriorating shed located directly to the east of the dwelling and identified as Structure E.

¹ Structure D, as identified in ZP#2018-062, is the stone, single-story dwelling. Structure E, as identified in ZP#2018-062, is a deteriorated shed that is located directly to the east of Structure D, but technically located on the parcel identified as 6706 Jefferson Street. Per the Town Zoning Administrator’s request, Structures D and E were included in the same application despite not being located on the same parcel.

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Honorable Mayor David Leake
 January 23, 2019
 Page 2

As part of the I-66 and Route 15 interchange improvement project, a cultural resources survey was conducted and submitted to the Virginia Department of Historic Resources (“VDHR”). This survey included Reconnaissance Level Surveys, which provide architectural descriptions, photographic documentation and layouts of various structures. The survey for the Property (**Exhibit B**) states that Structure D “should not be considered individually eligible for the National Register of Historic Preservation” and that “there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock.” Structure E is listed as a secondary structure for the survey performed for 6706 Jefferson Street (**Exhibit C**).

Background:

In 2005, the Applicant purchased the Property and four other lots located directly across the street from Town Hall with the intent of redeveloping the properties in the future. In fact, the Town’s Comprehensive Plan states that one of the Town’s goals is to “revitalize main street” and a corresponding objective is to complete the development of Payne Lane properties. When the Town’s Comprehensive Plan was adopted, there was a pending application for 32 condominium units associated with these properties. As you know, development on these properties never materialized and it remains largely vacant and unused to this day. The properties have been unsuccessfully marketed for sale for over a decade, a fact attributable, in large part, to the dilapidated structures that continue to exist. Most potential buyers either want the building demolished prior to acquisition or at least to possess approved demolition permits prior to purchase. The Applicant has thus sought the ARB’s approval to demolish Structures D and E.

On November 9, 2018, the Applicant submitted seven COA applications to the Town, one of which was for Structure D and E as identified in ZP#2018-062. On December 11, 2018, representatives for the Applicant attended an ARB Work Session to present the applications and answer questions from the ARB members. At the called January 16, 2019 ARB Meeting, a representative of the Applicant presented the applications and requested the ARB’s approval of all seven applications. With respect to ZP#2018-062, the ARB unanimously voted in favor of a motion to approve, but with conditions.

The conditions of approval are enclosed as **Exhibit D** and summarized below:

The Applicant must:

1. Provide the Town with professional photographic documentation of the exterior of Structures D and E including black and white print digital;
2. Provide the Town with an architectural description of Structures D and E;
3. Conduct research on any known person/place or events known to be associated with the property; and

Honorable Mayor David Leake
 January 23, 2019
 Page 3

4. Complete the above conditions and the demolition of Structures D and E no later than 120 days from the date of approval of the zoning permit.

Appeal:

The Applicant appeals the ARB's decision to approve ZP#2018-062 with conditions, and requests that the Town Council eliminate the conditions attached to this approval and grant it the COA. The Applicant submits that the conditions requiring professional documentation and an architectural description of the structures are superfluous given the information contained in the surveys that have already been completed and submitted. Furthermore, the ARB did not allow enough time for demolition by requiring it to be complete no later than 120 days after approval of the application. The Applicant has advised counsel that it is its preference to have the structures removed by a purchaser, rather than to expend additional funds in the removal of any of the structures on the properties, and would prefer that the COA run contemporaneously with the one year provided in in the Town's Guidelines..

In considering a COA for demolition, § 58-14.9.6 of the Town's Zoning Ordinance states that a primary consideration of the ARB should be "the extent to which [the structure's] continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town." As mentioned, the surveys provide that Structures D and E should not be considered eligible for the National Register of Historic Resources. The survey continues to provide that Structures D and E are not associated with any important people or events, the design and workmanship are undistinguishable and the materials stock. Yet, the ARB appears to have placed extraordinary historical and architectural significance on the structure and attached the conditions of approval based upon this ostensible significance in requesting additional documentation and description.

The Applicant notes that the condition requiring research as to any known person/place or events associated with the property was struck during the ARB Meeting and should not be a condition of approval.

The Applicant requests the Town Council amend the ARB's approval of ZP#2018-062 and remove all conditions of approval.

The Applicant did not receive the language adopted by the ARB until 11:38 a.m. on the day the appeal was due and as such, it reserves the right to amend this appeal and object to any conditions or findings adopted therein.

Honorable Mayor David Leake
January 23, 2019
Page 4

Thank you for your consideration of this matter.

Very truly yours,
WALSH, COLUCCI,
LUBELEY & WALSH, P.C.



Brian Prater

BWP

Enclosures as stated.

cc: Stan Smith (electronic)
Martin Crim, Esq. (electronic)
Emily Lockhart (electronic)

P0876190.DOCX



5.1.b

ZONING PERMIT APPLICATION

RECEIVED NOV 09 2018

ZONING PERMIT #: ZP#2018-062

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15010 Payne Lane Parcel ID #: 7297-89-7585

Subdivision Name: _____ Lot Size: ± 0.3304

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Certificate of Appropriateness for demolition of existing building.

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Stan Payne Development LLC		
Address			7034 Fisher Island Drive		
City	State	Zip	Miami Beach	FL	33109
Phone#	Email		202 441 7882	STANPAYNE@GMAIL.COM	

Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)


Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

5.1.b

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.


Applicant Signature


Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: \$200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE PRINT

CONDITIONS:

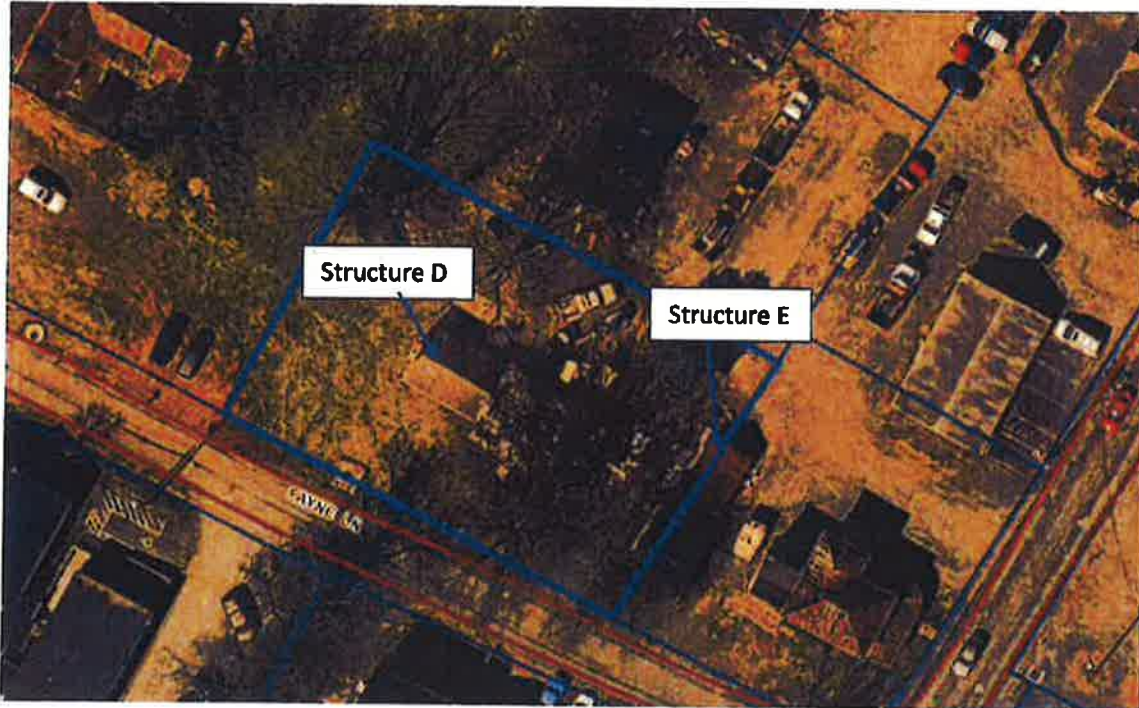
Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Description

15010 Payne Lane – Structures D & E

The Applicant seeks approval for the demolition of Structure D located at 15010 Payne Lane identified as G.P.I.N. 7297-89-7585 and Structure E, which is located on two parcels. The two parcels upon which Structure E is located are 15010 Payne Lane (G.P.I.N. 7297-89-7585) and 6706 Jefferson Street (G.P.I.N. 7297-89-8676). Based upon communications with Town staff, it was recommended that the Applicant include these two structures in the same application. Please see the below picture for identification of these structures.



Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 15010 Payne Lane - Structure D & E

Structure D:



Attachment: 2019011120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Structure E:



P0850515.DOCX

Attachment: 20190111120938 (3902 : Demolition Permits for Smith Property)

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-5018

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): House, 15010 Payne Lane {Function/Location}
Date of Construction: 1960

Local Historic District :

Location of Resource

Commonwealth of Virginia
County/Independent City: Prince William
Magisterial District:
Town/Village/Hamlet: Haymarket
Tax Parcel:
Zip Code:
Address(s): 15010 Payne Lane {Current}
USGS Quadrangle Name: THOROUGHFARE GAP
UTM Boundary Coordinates :

<u>NAD</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
------------	-------------	----------------	-----------------

UTM Center coordinates :

UTM Data Restricted?: No

Resource Description

Ownership Status: Private
Government Agency Owner:
Acreage:
Surrounding area: Town
Open to Public: No
Site Description:

October 2012: The house sits close to the road on a relatively level lot. Surrounding the building are areas of slightly overgrown lawn with several large trees in the front yard. Along the eastern side of the property is a gravel driveway.

Secondary Resource Summary:

October 2012: No secondary resources were visible on the property at the time of the survey.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Single Dwelling	Contributing

Individual Resource Detail Information

<u>Resource Type</u>	<u>Single Dwelling</u>	<u>Primary Resource?</u>	<u>Yes</u>
<u>Date of Construction:</u>	1960 {Local Records, Tax}	<u>Accessed?</u>	No No trespassing
<u>Architectural Style:</u>	Ranch	<u>Number of Stories:</u>	1.0
<u>Form:</u>		<u>Condition:</u>	Fair
<u>Interior Plan Type:</u>		<u>Threats to Resource:</u>	Vacant Deterioration Development

October 2012: The house is a one-story, four-bay Ranch-style dwelling with a one-story gable-roofed wing. The exterior walls are stone veneer and the roof is clad in asphalt shingles. A large area of shingles on the rear slope is missing which creates a substantial hole in the roof. A large exterior stone veneer chimney is located on the gable end of the wing and a brick flue on the

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-5018

Other DHR ID#: 233-5002

interior of the main block. All windows and doors have been boarded-up.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Porch	Porch - Stoop	Stone	other
Chimneys	Chimneys - Interior	Brick	Chimneys - Flue
Roof	Roof - Gable, Side	Asphalt	Roof - Shingle
Structural System	Structural System - Frame	Stone	Structural System - Veneer
Windows	Windows - Boarded Up/Covered	Unknown	other
Chimneys	Chimneys - Exterior end	Stone	other
Foundation	Foundation - Solid/Continuous	Unknown	Foundation - Veneer

Historic Time Period(s): S- The New Dominion (1946- Present)

Historic Context(s): Domestic

Significance Statement

October 2012: The architectural resource is typical of the mid-twentieth century and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is also considered a non-contributing resource to the Haymarket Historic District (VDIIR #233-5002). The district was determined not eligible for listing on the NRHP by VDIIR in 2004.

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<u>DHR Negative #</u>	<u>Photographic Media</u>	<u>Negative Repository</u>	<u>Photo Date</u>	<u>Photographer</u>
	Digital	CR1	October 2012	S. DeChard

Bibliographic Documentation

Reference #: 1

Bibliographic Record Type: Tax Records

Author:

DHR CRM Report Number:

Notes:

Prince William County Tax Assessment Records

Cultural Resource Management (CRM) Events

CRM Event # 1,

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-5018

Other DHR ID#:

233-5002

Cultural Resource Management Event: Survey:Phase I/Reconnaissance

Date of CRM Event: October 2012

CRM Person: CRI

VDHR Project ID # Associated with Event: 2012-0331

CRM Event Notes or Comments:

A CULTURAL RESOURCES SURVEY AND BATTLEFIELD CONTEXT FOR THE PROPOSED IMPROVEMENTS TO THE I-66 AND ROUTE 15 INTERCHANGE, PRINCE WILLIAM COUNTY, VIRGINIA (VDOT Project: 0066-076-074, C501, P101, R201; UPC: 100566).

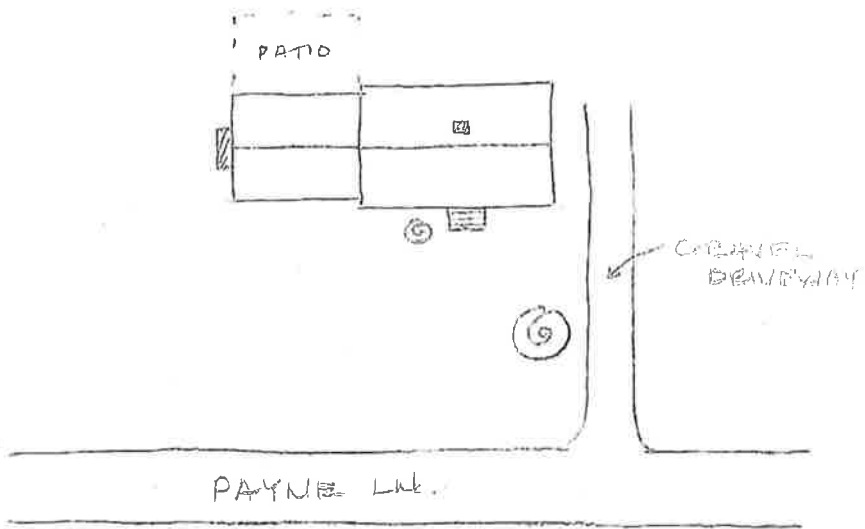
Surveyed by: Sandra DeChard

Architectural Description and Data Entry by: Sandra DeChard

Bridge Information

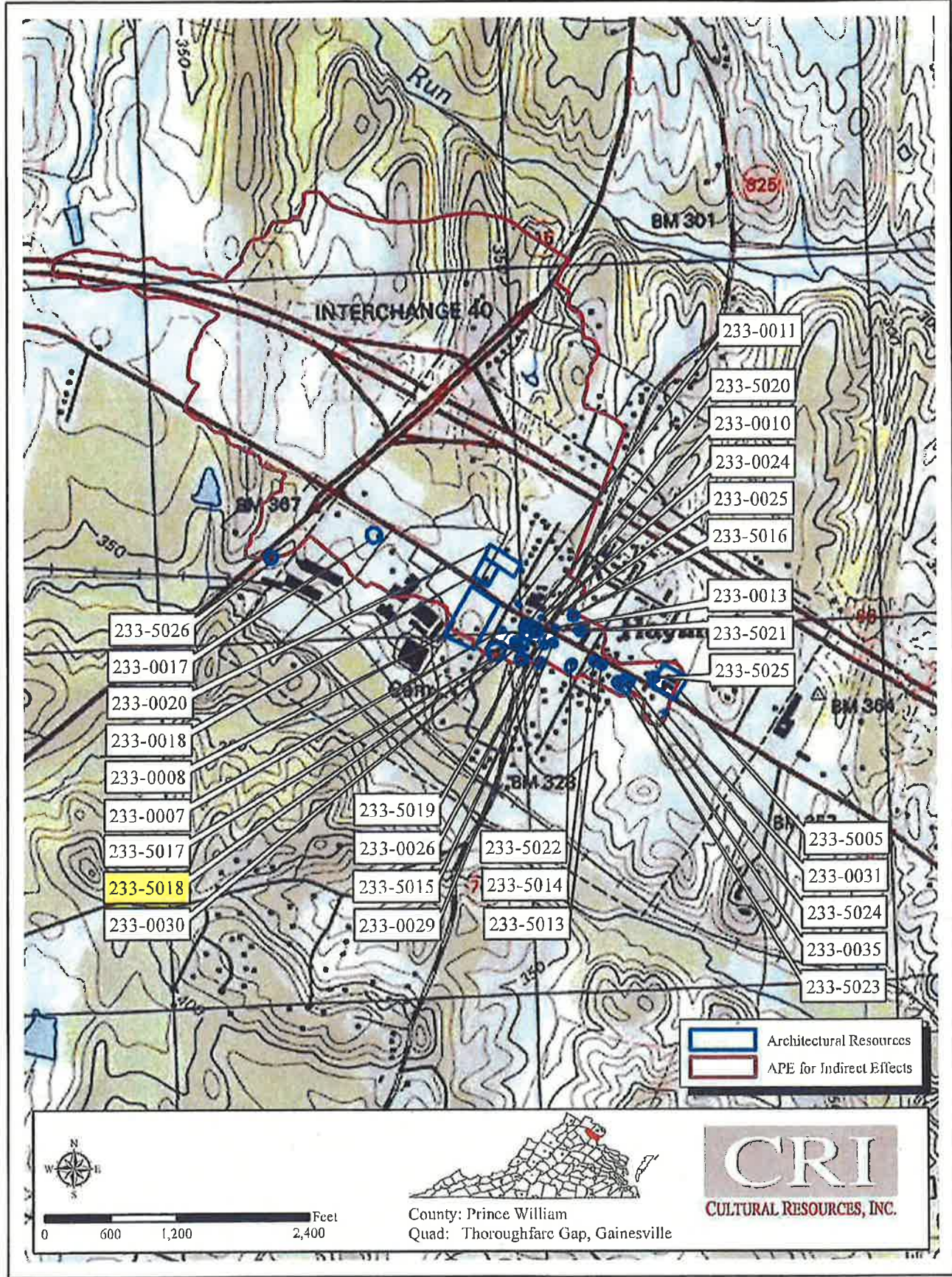
Cemetery Information

Ownership Information



288-5018
 15010 PAYNE LN
 HAYMARKET, VA
 10/17/2012
 SLD
 NOT TO SCALE

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



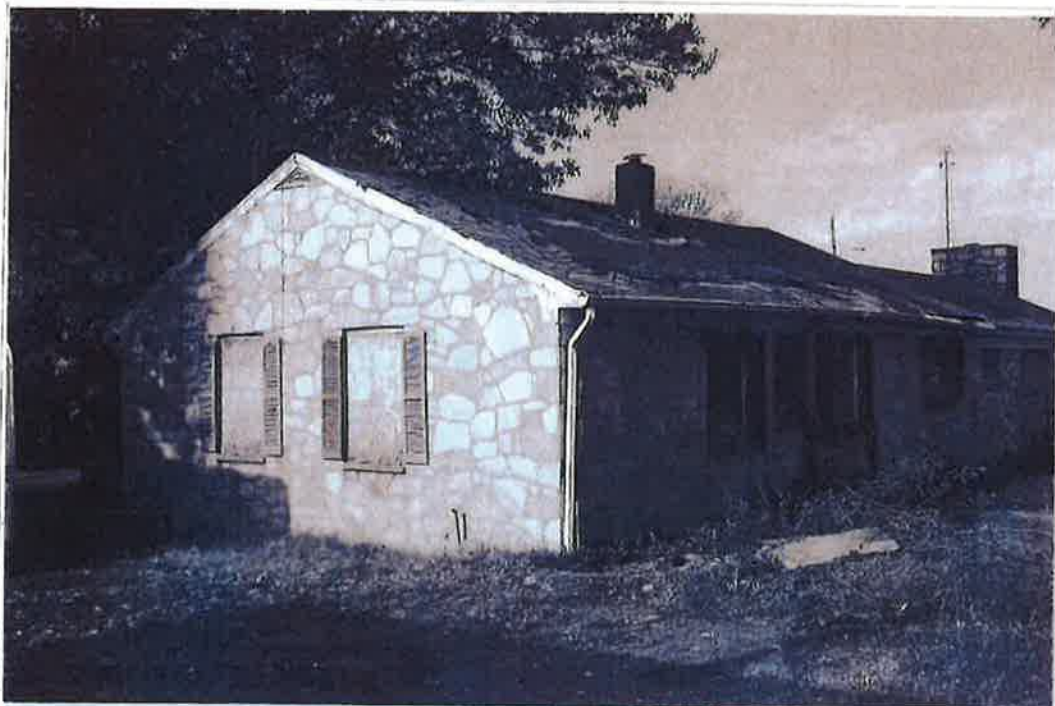
Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)

233-5218
OCTOBER 16, 2012
21 DECHARD
HOUSE, FACINGS SOUTHWEST

233-5218
OCTOBER 16, 2012
21 DECHARD
HOUSE, FACINGS EAST



**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0030

Other DHR ID#: 233-5002

Resource Information

Resource Name(s): House, 6706 Jefferson Street {Descriptive}
Date of Construction: ca 1895

Local Historic District:

Location of Resource

Commonwealth of Virginia
County/Independent City: Prince William

Magisterial District:
Town/Village/Hamlet: Haymarket

Tax Parcel:
Zip Code:

Address(s): 6706 Jefferson Street {Current}

USGS Quadrangle Name: THOROUGHFARE GAP

UTM Boundary Coordinates:

NAD Zone Easting Northing

UTM Center coordinates:

UTM Data Restricted?:

National Register Eligibility Status

Resource has not been evaluated.*

This Resource is associated with the Haymarket
Historic District

* Resource has not been formally evaluated by DHR or
eligibility information has not been documented in DSS
at this time.

Resource Description

Ownership Status: Private

Government Agency Owner:

Acreage:

Surrounding area: Town

Open to Public: No

Site Description:

October 2012: The house sits close to the road on a slightly sloping lot at the corner of Payne Lane and Jefferson Street. Immediately surrounding the dwelling is a small area of lawn. To the northeast is a gravel drive which accesses the adjacent property with a gravel driveway associated with the resource located behind the house.

Secondary Resource Summary:

October 2012: A shed is located to the northwest of the house.

Individual Resource Information

<u>Count</u>	<u>Resource Types</u>	<u>Resource Status</u>
1	Single Dwelling	Contributing
1	Shed	Contributing

Individual Resource Detail Information

<u>Resource Type</u>	<u>Shed</u>	<u>Primary Resource?</u>	<u>No</u>
<u>Date of Construction:</u>	post 1930 {Site Visit}	<u>Accessed?</u>	No Not accessible
<u>Architectural Style:</u>	No Discernable Style	<u>Number of Stories:</u>	1.0
<u>Form:</u>		<u>Condition:</u>	Fair
<u>Interior Plan Type:</u>		<u>Threats to Resource:</u>	Vacant Deterioration

October 2012: The shed is a one-story, frame, front gable building supported by a poured concrete foundation. The exterior walls are board-and-batten and the roof is covered in standing seam metal.

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0030

Other DHR ID#:

233-5002

Individual Resource Detail Information

<u>Resource Type.</u>	<u>Single Dwelling</u>	<u>Primary Resource?</u>	<u>Yes</u>
<u>Date of Construction:</u>	ca 1895 {Site Visit}	<u>Accessed?</u>	No Not accessible
<u>Architectural Style:</u>	Other	<u>Number of Stories:</u>	2.0
<u>Form:</u>		<u>Condition:</u>	Good
<u>Interior Plan Type:</u>		<u>Threats to Resource:</u>	Vacant Development

October 2012: The house is a two-story, two-bay, dwelling supported by a parged stone foundation. The exterior walls are sheathed in weatherboards and the hipped roof in seamed metal. Constructed off the rear elevation is a one-and-a-half-story eli with a one-story wing, which appears to have been a porch, but is now enclosed. Other features include a wrap-around porch supported by square wood posts with ornate brackets, a modillioned cornice, wood cornerboards with small caps, and a brick flue. A majority of the windows have been covered with plywood boards as has the front entry; however, several of the two-over-two wood double-hung sashes are still visible on the second floor.

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Porch	Porch - Wrap-Around	Wood	Porch - Post, Square
Roof	Roof - Hipped	Metal	Roof - Standing Seam
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard
Windows	Windows - Sash, Double-Hung	Wood	Windows - 2/2
Chimneys	Chimneys - Interior	Brick	Chimneys - Flue
Foundation	Foundation - Solid/Continuous	Stone	Foundation - Parged

Historic Time Period(s): P- Reconstruction and Growth (1866 to 1916)

Historic Context(s): Domestic

Significance Statement

October 2012: The architectural resource is typical of the late nineteenth century and in the opinion of the surveyor should not be considered individually eligible for the NRIIP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is, however, considered a contributing resource to the Haymarket Historic District (VDIIR #233-5002). The district was determined not eligible for listing on the NRIIP by VDHR in 2004.

National Register Eligibility Information (Intensive Level Survey):

National Register Criteria:

Period of Significance:

Level of Significance:

Graphic Media Documentation

<u>DHR Negative #</u>	<u>Photographic Media</u>	<u>Negative Repository</u>	<u>Photo Date</u>	<u>Photographer</u>
8642	B&W 35mm Photos Digital	CRI	9999 October 2012	S. DeChard

Bibliographic Documentation

**Virginia Department of Historic Resources
Reconnaissance Level Survey**

DHR ID#: 233-0030

Other DHR ID#: 233-5002

Cultural Resource Management (CRM) Events*CRM Event # 1,*

Cultural Resource Management Event: Survey:Phase I/Reconnaissance
Date of CRM Event: July 25, 1986
CRM Person: Marc C. Wagner
CRM Event Notes or Comments:

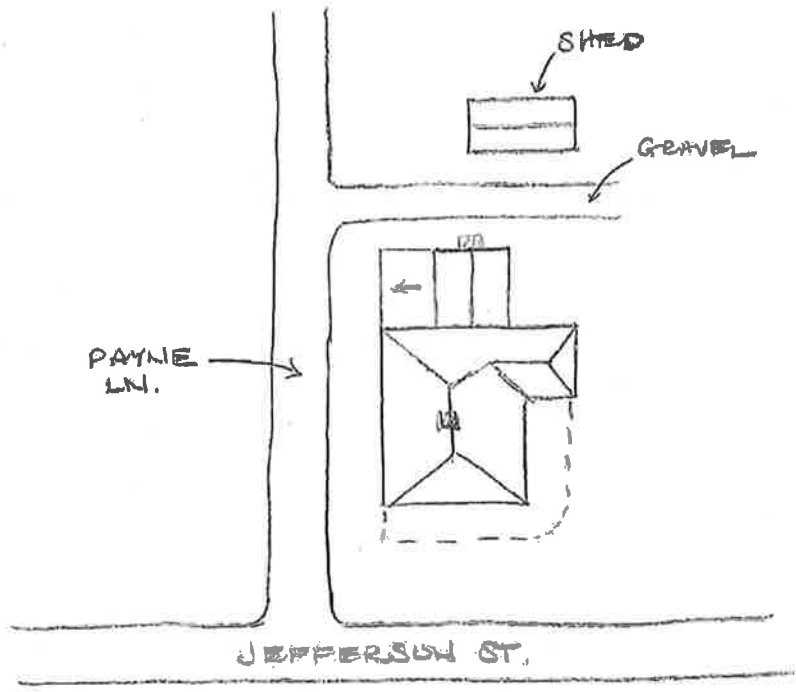
CRM Event # 2,

Cultural Resource Management Event: Survey:Phase I/Reconnaissance
Date of CRM Event: October 2012
CRM Person: CRI
VDHR Project ID # Associated with Event: 2012-0331
CRM Event Notes or Comments:

A CULTURAL RESOURCES SURVEY AND BATTLEFIELD CONTEXT FOR THE PROPOSED IMPROVEMENTS TO THE I-66 AND ROUTE 15 INTERCHANGE, PRINCE WILLIAM COUNTY, VIRGINIA (VDOT Project: 0066-076-074, C501, P101, R201; UPC 100566).

Surveyed by: Sandra DeChard
 Architectural Description and Data Entry by: Sandra DeChard

Bridge Information**Cemetery Information****Ownership Information**

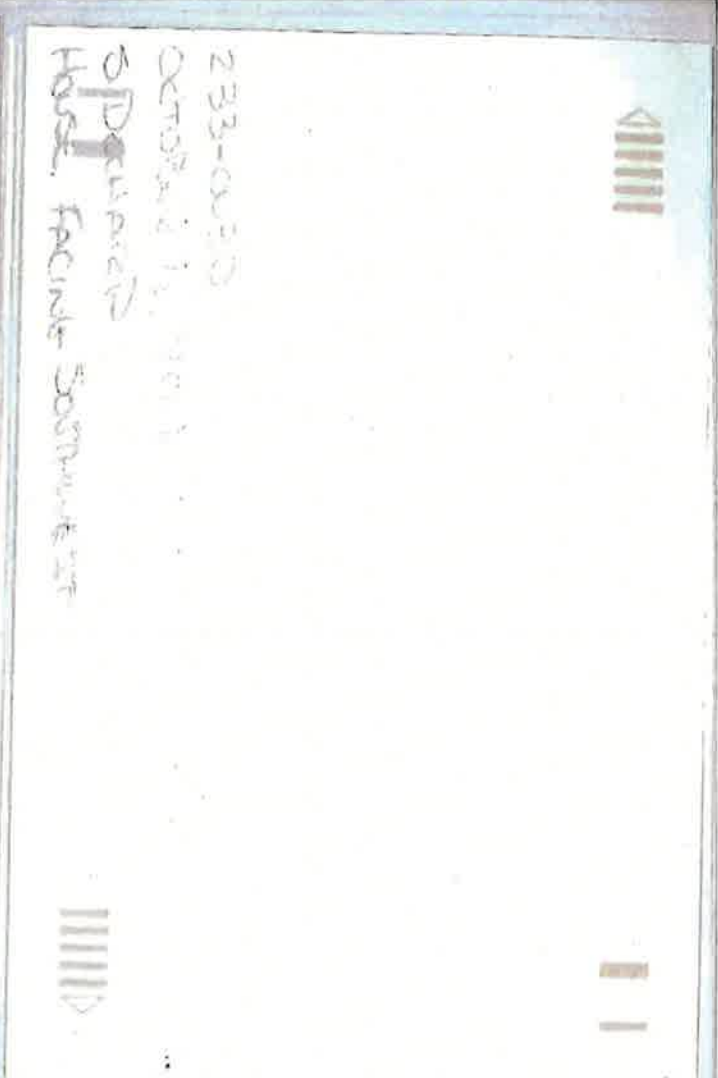
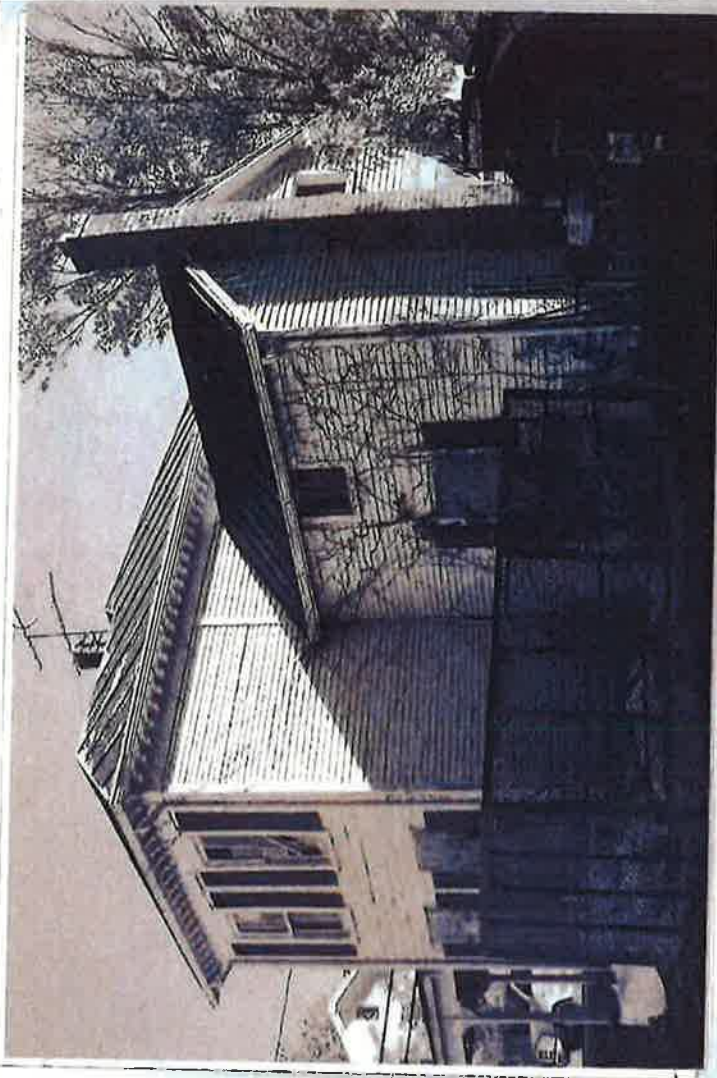


038-0680
 6706 JEFFERSON ST.
 HAYMARKET, VA
 10/16/2012
 SLD
 NOT TO SCALE.

Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: Complete pkg of ARB appeal (P0876475)- Stan Smith properties 1-23-2019 (AGI-2019-9 : Architectural Review Board Appeal)



15000 Washington Street
Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



703-753-2600
Fax 703-753-2800
www.townofhaymarket.org
Facebook: Haymarket Town Hall

Brian Prater
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

Dear Mr. Prater,

On January 16, 2019 at 7:00 pm the Town of Haymarket's Architectural Review Board held its regular monthly meeting at which the following applications were discussed and voted on; Certificate of Appropriateness Applications – ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068. During the Architectural Review Board's (ARB) discussion and voting several conditions were placed on each application to include a time limit in which the Certificate of Appropriateness must be completed. Please see the breakdown below of each application and the action taken by the ARB on January 16, 2019.

- ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached.
 - The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - During demolition, full photographic documentation of the second façade and any interior photographs that are practicable are required.

EXHIBIT D

- The Motion passed with a UNANIMOUS vote
- ZP#2018-064, 15003 Washington Street, Structure I as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-064 to demolish the structures identified as I in the application materials at the address 15003 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-065, 15001 Washington Street, Structure H as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-065 to demolish the structures identified as H in the application materials at the address 15001 Washington Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached
 - The ARB made the following Motion: to approve ZP#2018-066 to demolish the structures identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
 - The Motion passed with a UNANIMOUS vote
- ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached
 - The ARB made the following Motion: To **DENY** ZP#2018-067 to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.
 - The Motion passed with a vote of 4 (aye) to 1 (nay)
- ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached

- The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;
 - professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

If you have any questions or concerns please contact myself, Emily Lockhart at elockhart@townofhaymarket.org or (703) 753 2600.

Sincerely,



Emily K. Lockhart

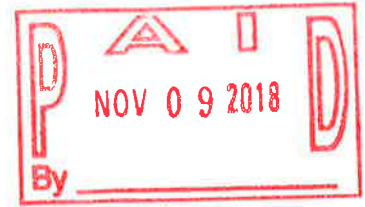
Town Planner and Zoning Administrator
Town of Haymarket



Jonelle Cameron
 (703) 680-4664 Ext. 5132
 jcameron@thelandlawyers.com
 Fax: (703) 680-6067

**WALSH COLUCCI
 LUBELEY & WALSH PC**

RECEIVED NOV 09 2018



November 9, 2018

Via E-Mail & Courier

Emily K. Lockhart
 Town Planner / Zoning Administrator
 Town of Haymarket
 15000 Washington Street
 Suite 100
 Haymarket, Virginia 20169

Re: Certificate of Appropriateness Applications - 15001 Washington Street, 15003 Washington Street, 15011 Washington Street, 6704 Jefferson Street, 6706 Jefferson Street, 6707 Fayette Street, and 15010 Payne Lane, Haymarket, Virginia

Dear Ms. Lockhart:

Enclosed please find the following application items in connection with the above reference Certificate of Appropriate applications (electronic copies of these documents were provided to you through email):

1. Two (2) copies of the Certificate of Appropriateness Application package for the structures associated with 15011 Washington Street;
2. Two (2) copies of the Certificate of Appropriateness Application package for the structures associated with 15010 Payne Lane;
3. Seven (7) copies of the Certificate of Appropriateness Application package for the structure associated with 15001 Washington Street;
4. Seven (7) copies of the Certificate of Appropriateness Application package for the structure associated with 15003 Washington Street;
5. Seven (7) copies of the Certificate of Appropriateness Application package for the structure associated with 6707 Fayette Street;
6. Seven (7) copies of the Certificate of Appropriateness Application package for the structure associated with 6704 Jefferson Street;
7. Seven (7) copies of the Certificate of Appropriateness Application package for the structure associated with 6706 Jefferson Street Washington Street;
8. A fee distribution sheet and one check made payable to the Town of Haymarket for a total amount of \$1,400 (\$200 for each individual application).

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
 4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ PRINCE WILLIAM, VA 22192

LOUDOUN 703 737 3633 ■ ARLINGTON 703 528 4700

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Emily K. Lockhart
November 9, 2018
Page 2

As you have been informed, our client, Stan Smith, is out of town and unavailable to attend an Architectural Review Board ("ARB") hearing until January 2019. We are submitting the applications to provide ample time for Town staff and the ARB to review the documents. However, we respectfully request that the ARB defer the hearing until January 2019.

Please let us know when the Town and the ARB would like to schedule a work session to discuss these applications.

If you have any questions please do not hesitate to call us at 703-680-4664.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



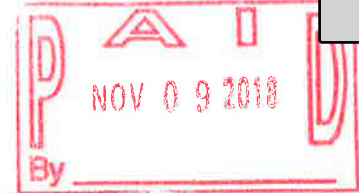
Jonelle Cameron

JMC/bwp

Enclosures as stated

cc: Stan Smith

P0850584.DOCX



ZONING PERMIT APPLICATION

RECEIVED NOV 09 2018

ZONING PERMIT #: 2P#2018-062

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15010 Payne Lane Parcel ID #: 7297-89-7585

Subdivision Name: _____ Lot Size: ± 0.3304

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)
Certificate of Appropriateness for demolition of existing building.

Supporting Documentation (attached): Specification Sheet Photograph(s)

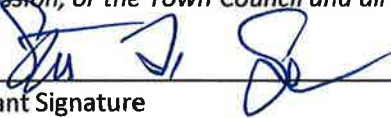
PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name		Stan Payne Development LLC	
Address		7034 Fisher Island Drive	
City	State	City	State
	Zip	Miami Beach	FL 33109
Phone#	Email	202 441 7882	STANPAYNE@GMAIL.COM


Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.


Applicant Signature


Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: \$200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

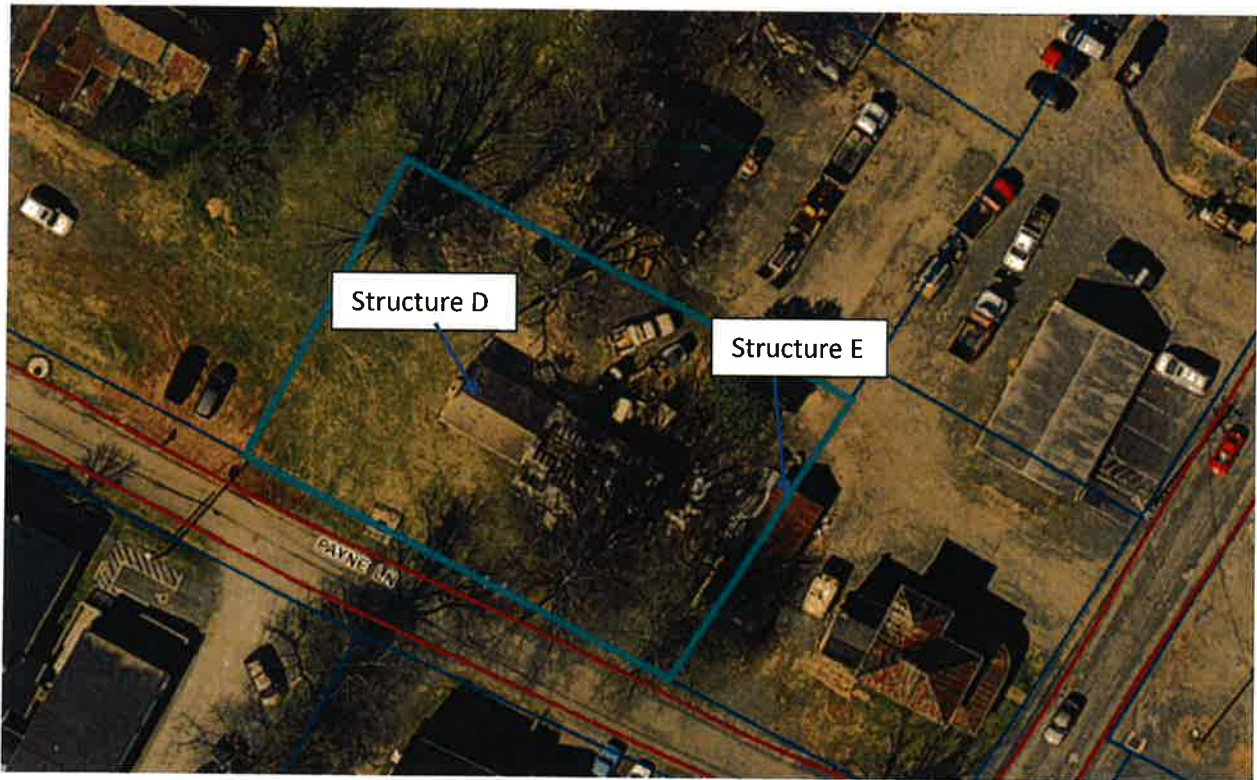
CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

15010 Payne Lane – Structures D & E

The Applicant seeks approval for the demolition of Structure D located at 15010 Payne Lane identified as G.P.I.N. 7297-89-7585 and Structure E, which is located on two parcels. The two parcels upon which Structure E is located are 15010 Payne Lane (G.P.I.N. 7297-89-7585) and 6706 Jefferson Street (G.P.I.N. 7297-89-8676). Based upon communications with Town staff, it was recommended that the Applicant include these two structures in the same application. Please see the below picture for identification of these structures.



Photographs of 15010 Payne Lane - Structure D & E

Structure D:



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



Structure E:



P0850515.DOCX



ZONING PERMIT APPLICATION

RECEIVED NOV 09 2018

ZONING PERMIT #: 2P#2018-063

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ **Size (Sq. Ft./Length) of Construction:** _____

SITE ADDRESS: 15011 Washington Street **Parcel ID #:** 7297-89-8699

Subdivision Name: _____ **Lot Size:** ± .2078 acres

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No **Site Plan Required:** Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name		Stan Payne Development LLC	
Address		7034 Fisher Island Drive	
City	State	Zip	
		Miami Beach	FL 33109
Phone#	Email	202447882	STANPAYNE@GMAIL.COM

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

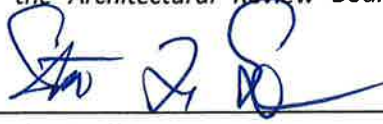
APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.



Applicant Signature



Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: NOV 9 2018 Fee Amount: \$200.00 Date Paid: NOV 9 2018

DATE TO ZONING ADMINISTRATOR: NOV 9 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

15011 Washington Street – Structures A & B

The Applicant seeks approval for the demolition of Structure A located on 15011 Washington Street identified as G.P.I.N. 7297-89-8699 and Structure B located directly behind Structure A. Structure B is a shed that is situated on 6707 Fayette Street. Town staff recommended that the Applicant include Structure A and Structure B in the same application. The picture copied below identifies these two structures.



P0846344.DOCX

Photographs of 15011 Washington St. - Structures A and B

Structure A – Front:



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

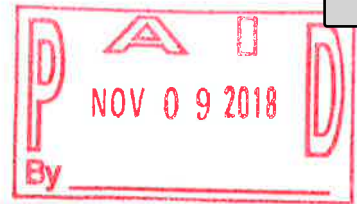
Structure A – Side:



Structure B:



P0850512.DOCX



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP#2018-004

RECEIVED NOV 09 2018

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ **Size (Sq. Ft./Length) of Construction:** _____

SITE ADDRESS: 15003 Washington Street **Parcel ID #:** See Attached

Subdivision Name: _____ **Lot Size:** _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No **Site Plan Required:** Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structure on the abovementioned property. See attached property description.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Certificate of Appropriateness for demolition of existing building.

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Stan Payne Development LLC		
Address			7034 Fisher Island Drive		
City	State	Zip	Miami Beach	FL	33109
Phone#	Email		202 441 7882	STANPAYDEV@GMAIL.COM	

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: 200.00 Date Paid: Nov 9 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

TOWN COUNCIL {where required):

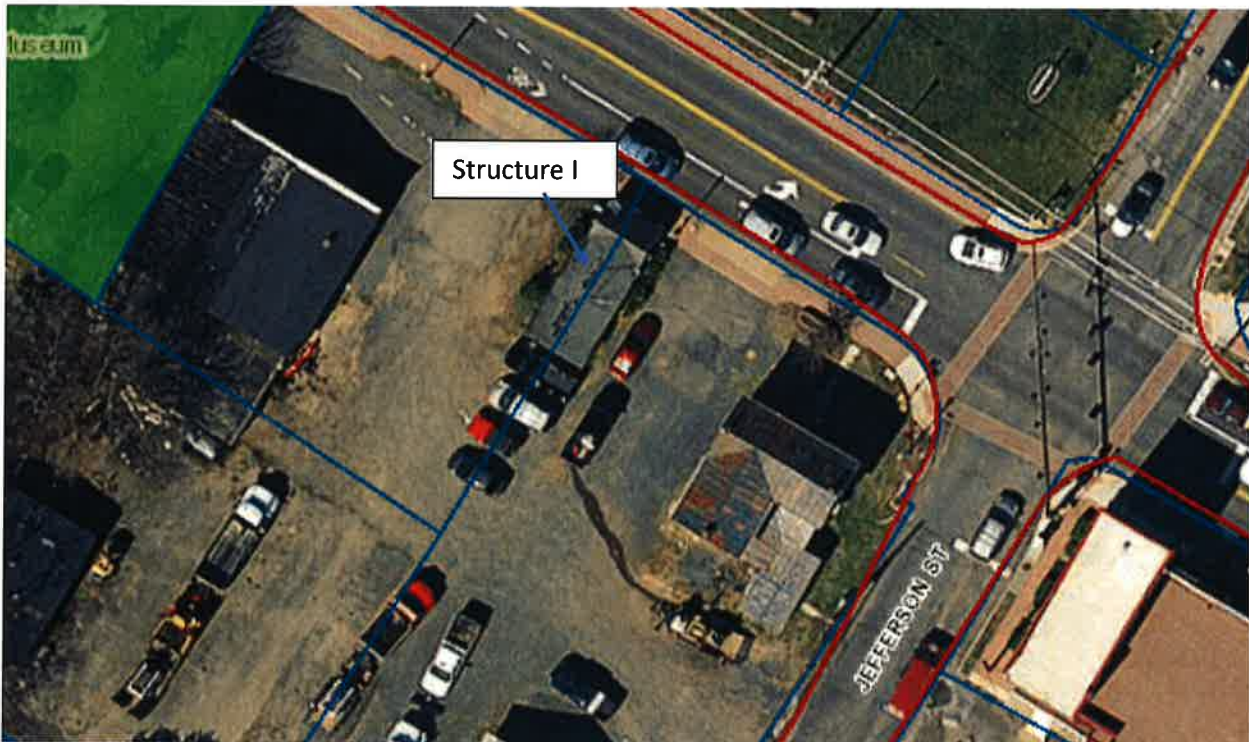
CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

15003 Washington Street – Structure I

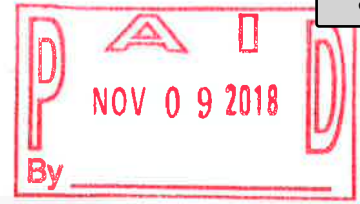
The Applicant seeks approval for the demolition of Structure I listed as 15003 Washington Street, but located on two separate parcels. The two parcels upon which this structure is located are 15001 Washington Street (G.P.I.N. 7297-89-9391) and 15011 Washington Street (7297-89-8699). Town staff recommended that this structure have its own application. Please see the below picture for identification of this structure.



Photographs of 15003 Washington Street - Structure I



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P#2018-065

RECEIVED NOV 09 2018

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15001 Washington Street Parcel ID #: 7297-89-9391

Subdivision Name: _____ Lot Size: ± 0.3893 acres

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION			
Name				Stan Payne Development LLC			
Address				7034 Fisher Island Drive			
City	State	Zip		Miami Beach	FL	33109	
Phone#	Email			702 441 7882	STANESMITH54@GMAIL.COM		

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.



Applicant Signature



Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: \$200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

TOWN COUNCIL {where required):

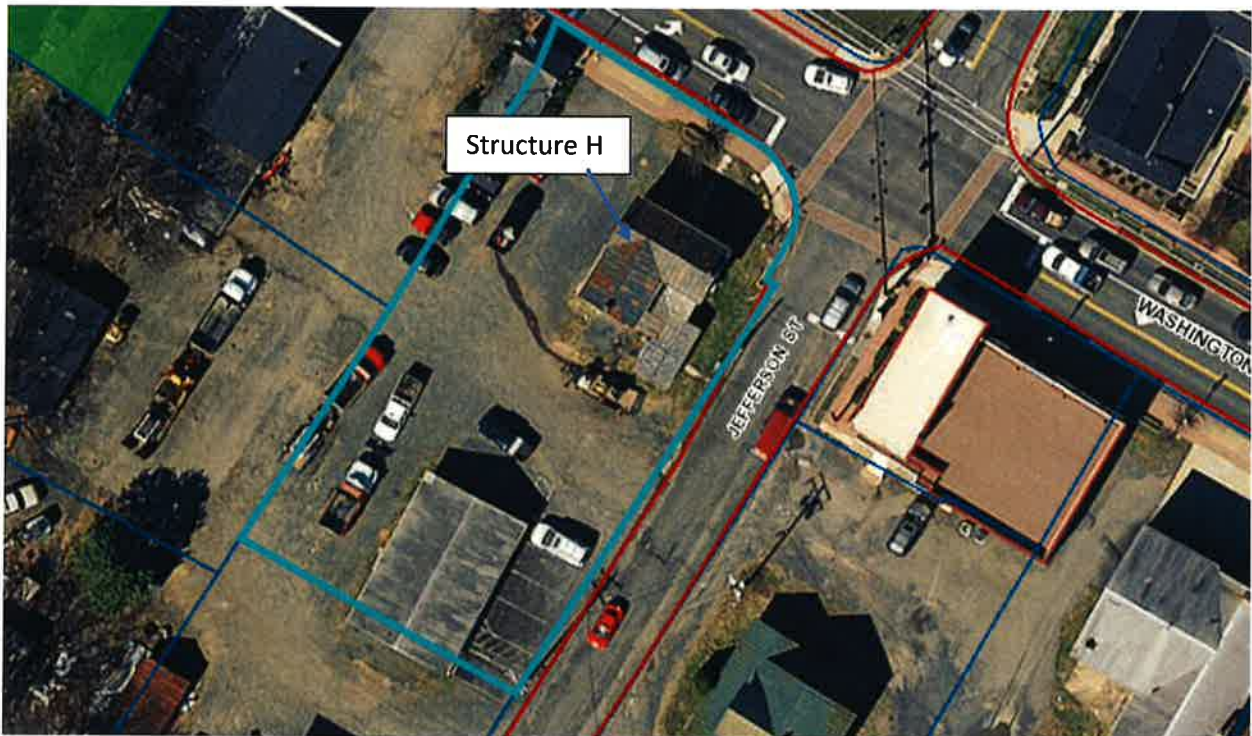
CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

15001 Washington Street – Structure H

The Applicant seeks approval for the demolition of Structure H located at 15001 Washington Street (G.P.I.N. 7297-89-9391). Portions of two other structures are situated on this property; however, these structures are included in other applications per Town staff's recommendations. Please see the below picture for identification of this structure.



Photographs of 15001 Washington Street – Structure H

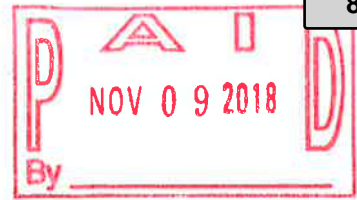


Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



P0850517.DOCX

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



8.3.b

ZONING PERMIT APPLICATION

RECEIVED NOV 09 2018

ZONING PERMIT #: ZPH2018-01do

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 6707 Fayette Street Parcel ID #: 7297-89-6995

Subdivision Name: _____ Lot Size: ± 1.1549

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name _____		Stan Payne Development LLC	
Address _____		7034 Fisher Island Drive	
City _____	State _____	Zip _____	_____
Phone# _____	Email _____	2024417882	STANPAYNE@GMAIL.COM

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: 200.00 Date Paid: Nov 9 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

6707 Fayette Street – Structure C

The Applicant seeks approval for the demolition of Structure C located on 6707 Fayette Street identified as G.P.I.N. 7297-89-6995. There are two structures located on this property, but this application only involves Structure C. The picture copied below identifies this structure.



P0846354.DOCX

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 6707 Fayette - Structure C



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



P0850520.DOCX

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



RECEIVED NOV 09 2018

NOV 09 2018

ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP#2018-067

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ **Size (Sq. Ft./Length) of Construction:** _____

SITE ADDRESS: 6706 Jefferson Street **Parcel ID #:** 7297-89-8679

Subdivision Name: _____ **Lot Size:** ± 0.2324

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No **Site Plan Required:** Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structures on the abovementioned property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION		
Name		Stan Payne Development LLC		
Address		7034 Fisher Island Drive		
City	State	Zip		
			Miami Beach	FL 33109
Phone#	Email	202 441 7882 STANPAYNE54@GMAIL.COM		

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9 2018 Fee Amount: 200.00 Date Paid: Nov 9 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

6706 Jefferson Street – Structure F

The Applicant seeks approval for the demolition of Structure F located at 6706 Jefferson Street (G.P.I.N. 7297-89-8676). Portions of two other structures are situated on this property; however, these structures are included in other applications per Town staff’s recommendations. Please see the below picture for identification of this structure.



P0846402.DOCX

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Photographs of 6706 Jefferson - Structure F



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



P0850519.DOCX

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



RECEIVED NOV 09 2018



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZPH 2018-068

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Stan Payne Development LLC

PROPOSED USE: _____ Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 6704 Jefferson Street Parcel ID #: See Attached

Subdivision Name: _____ Lot Size: _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1

Special Use Permit Required: Yes No Site Plan Required: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

Based on communications with the Town of Haymarket staff and attached reports Payne Development LLC is seeking to demolish existing structure on the abovementioned property. See attached property description.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Certificate of Appropriateness for demolition of existing building.

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name		Stan Payne Development LLC	
Address		7034 Fisher Island Drive	
City	State	Zip	
		Miami Beach	FL 33109
Phone#	Email	202 441 7882	STANPSMTH54@GMAIL.COM

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: Nov 9, 2018 Fee Amount: \$200.00 Date Paid: Nov 9, 2018

DATE TO ZONING ADMINISTRATOR: Nov 9, 2018

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

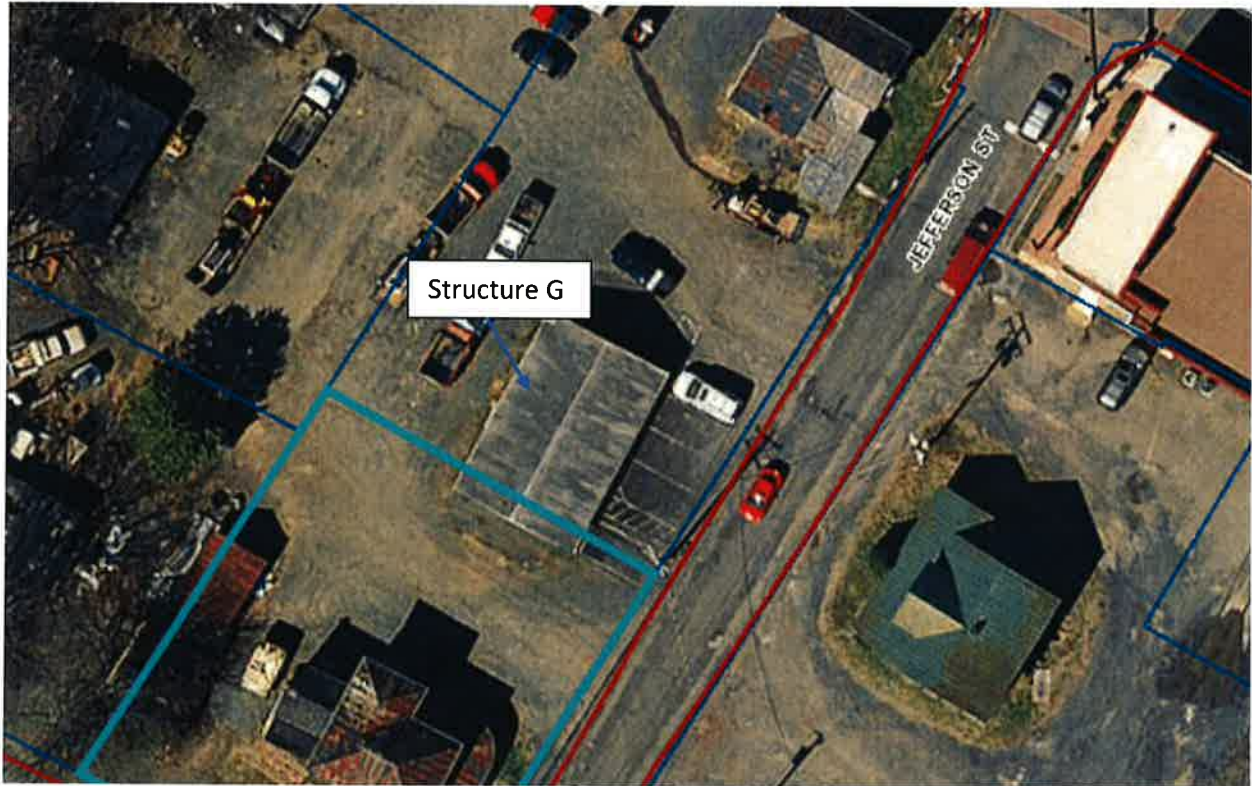
CONDITIONS:

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

Description

6704 Jefferson Street – Structure G

The Applicant seeks approval for the demolition of Structure G identified as 6704 Jefferson Street, which is located on two parcels. The two parcels upon which Structure G is located are 15001 Washington Street (G.P.I.N. 7297-89-9391) and 6706 Jefferson Street (G.P.I.N. 7297-89-8676). Please see the below picture for identification of this structure.



P0846383.DOCX

Photographs of 6704 Jefferson Street - Structure G

Front:



Back:



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

NARRATIVE DESCRIPTION FOR DEMOLITION

Stan Payne Development, LLC

GPINs: 7297-89-8699, 7297-89-9391, 7297-89-8679, 7297-89-7585 & 7297-89-6995

September 28, 2018

The Applicant, Payne Development, LLC (the "Applicant"), seeks approval from the Haymarket Architectural Review Board (the "ARB") for a Certificate of Appropriateness to demolish¹ all of the structures that are located on the following properties: 15001 Washington Street (G.P.I.N. 7297-89-8699), 15011 Washington Street (G.P.I.N. 7297-89-9391), 6706 Jefferson Street (G.P.I.N. 7297-89-8679), 15010 Payne Lane (G.P.I.N. 7297-89-7585), and 6707 Fayette Street (G.P.I.N. 7297-89-6995) (collectively, the "Property").

Background:

The Property, which is located in the Town of Haymarket (the "Town"), is owned in its entirety by the Applicant, and consists of approximately 2.3418 acres. The Property is zoned B-1, Town Center District, and a Prince William County Mapper map outlining the Property in yellow is enclosed as **Exhibit A** for your reference.

The Property contains several failing structures that the Applicant seeks to demolish. There are approximately eight structures on the Property. One building is situated at the corner of Jefferson Street and Washington Street, fronting Washington Street, on a parcel addressed as 15001 Washington Street. A second, boarded up, structure is at the corner of Jefferson Street, and Payne Lane, listed as 6706 Jefferson Street and identified by the Town in Appendix D of the Architectural Review Board Design Guidelines as a historic structure named the "Gossom House." A third structure, also boarded up and largely without a roof, is located at 15010 Payne Lane. A fourth building located at 6707 Fayette Street is in disrepair and, according to a 2016 Building Official report, is commonly referred to as "The Colonel's House." It is not included on the Town's historic structures list. A fifth structure at 15011 Washington Street is a garage or motor vehicle workshop that has not been in use for years, and is overgrown and falling apart. The other structures on the Property include two outbuildings or sheds and a makeshift office building.

1. Reason For Demolition

While the preservation of historic landmarks and buildings is a significant consideration for any locality, such structures serve no aesthetic or historical purpose when their condition has

¹ The Town's Old and Historic District Overlay Zone uses the terms "raze" and "demolish" interchangeably, as does the state enabling legislation. The Applicant seeks a COA in order to remove the buildings from the site, regardless which term is employed.

deteriorated to the point that they create an eyesore for the surrounding areas. These buildings have been in their dilapidated state since before the Applicant came to own them in 2005. Here, the only viable option to rid the several parcels of blight and return them to productive and attractive use is to allow for the demolition of these failing and essentially irreparable structures. For the reasons below, the Applicant respectfully requests that the ARB approve the demolition of these crumbling structures.

It is evident upon even a casual glance that the structures are currently in disrepair and they have been deemed by the Town itself as a possible threat to the safety of the public. (See **Exhibit B** - May 9, 2018, Letter from Town Planner and Zoning Administrator Emily Lockhart to Stan Smith). In this letter, Ms. Lockhart says that the removal or demolition of these structures is a possible solution to the existing harms they present.

The Applicant submits that in order to eliminate these potential safety risks efficiently, cost effectively and adequately, demolition is the appropriate solution and ought to be permitted. After demolition, and that the clearance of the site, the Applicant will be able to market the Property for future redevelopment, something that today is impossible to achieve with the Property in its current state. This will increase the Property's value, thereby increasing the Town's tax revenues, and will benefit the surrounding areas by returning the Property to a productive use and eliminating a blighted area in a central location in the Town that could well use improvement that is unlikely ever to be achieved by the renovation or restoration of any of these structures.

The structures as they currently exist, are unsound. The exteriors are falling apart, which is causing the interiors to deteriorate daily due to exposure to wind and water. The Building Official's Report (**Exhibit C**) performed by the former Town Building Official, Joseph E. Barbeau, Jr., on August 29, 2016, identifies several serious issues regarding the state of these structures. These conditions have only gotten worse in the two years since the preparation of that Report.

15001 Washington Street: Mr. Barbeau's Report says that the single family residence converted into office space located at 15001 Washington Street is in a "rundown condition" and that "the overall condition of this structure is poor." It says further that "the exterior envelope is beginning to fail" and that, due to the general condition of the exterior, there is concern that intrusion of elements into the structure "will facilitate further deterioration."

15011 Washington Street: This is where there is a rundown garage or workshop that formerly housed a commercial use, that now has serious exterior and interior issues. While this structure is in slightly better condition than the others, there are still exterior walls that are open to the outside elements, which furthers the degradation of the structure's interior.

6706 Jefferson Street: Mr. Barbeau's Report says that the single family residence located at this address is in need of "significant renovation" before any viable use can be made of it. Also, the exterior of the building is in "dire need of maintenance."

15010 Payne Lane: The structure located at this address even in 2016 had been without a roof for over two years and, “thus there is concern regarding the integrity of the remaining structural elements of this building.”

6707 Fayette Street: The “Colonel’s House” at that time “a few imminent dangers.” Specifically, Mr. Barbeau noted that the front porch was collapsing and the interior of the structure was in danger of further deterioration, due to missing portions of the roof and exposure to the elements. The continued degradation of this structure would, according to the Building Report, create a hazard to the nearby public way and thus to the public at large.

The disrepair of the Colonel’s House was further demonstrated in the report performed by David Linton, PE, enclosed as **Exhibit D**. Mr. Linton notes several large holes in the roof, multiple broken windows, and overgrown vines penetrating the rear of the structure, all of which expose the interior of the house to further deterioration from the elements. The second floor is in danger of collapse since the flooring and joists have been rotted out. The interior of building has significant amounts of sag and deflection. The water damage and deterioration to the Colonel’s House is so extensive that it requires stripping all the finishes to the existing frame in order to determine whether any of the structure is even salvageable. Mr. Linton believes it is unlikely that much, if any, of the existing structure could be retained.

The other structures on the Property (i.e., outbuildings or sheds) are in similar disrepair and have limited structural integrity remaining.

The current state of the existing structures is, and as anyone familiar with the Property is aware, has been for many, many years, in such disrepair that the cost to renovate such structures would exceed the cost of demolition. Demolition permits the Applicant or a subsequent property owner to construct new structures that harmoniously blend with the architecture of the surrounding area. New structures, being located in the Town’s Historic District, would be subject to review under the Town’s Old and Historic Haymarket District Overlay Zoning, and the Historic District Design Guidelines.

2. Alternatives to Demolition are not Feasible

As mentioned above, the necessary work to repair these structures is so extensive that repair and renovation are not viable alternatives. Mr. Linton’s report regarding the state of the Colonel’s House, for example, indicates that the exterior of the structure would need to be completely removed, in order to simply assess the current status of the framing and support structures. It is likely that for some, or indeed any, portion of any of the structures to be retained, a significant and costly amount of remedial work would be necessary even to stabilize them, much less to restore them to functional utility. Such work would likely include temporary shoring as well as jacking and leveling of the structure. As noted, it is reasonably expected that, since 2016, when the Barbeau Building Report was conducted, more deterioration has occurred to the other structures and a similar degree of repair would be required.

The inability to salvage the existing structures renders the repair and renovation financially unreasonable. Repairing and renovating such structures would cause the Applicant to

incur unreasonable costs in comparison to the cost of demolition and future redevelopment of the Property. Without the permission to demolish these existing structures, the Applicant will be unable to market the Property for redevelopment, which will further prevent the Property from returning to a vibrant area crucial to the Town's future.

Based upon the foregoing, the Applicant respectfully requests the ARB's approval of a Certificate of Appropriateness in Order to demolish the structures located on the Property.

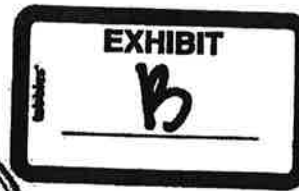
P0825764.DOC

EXHIBIT
A



Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

15000 Washington Street
 Suite 100
 Haymarket, Virginia 20169
 Twitter: @townofhaymarket



703-753-2600
 Fax 703-753-2800
 www.townofhaymarket.org
 Facebook: Haymarket Town Hall

May 9, 2018

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED
 RRR# 7015 0640 0004 9030 1208

Mr. Stanley Smith
 7034 Fisher Island Drive
 Miami Beach, FL 33109

RE: Abatement Plan Required- 15001 Washington Street, 15011
 Washington Street, 6706 Jefferson Street, 6707 Fayette Street, and 15010
 Payne Lane, Haymarket, Virginia

Dear Mr. Smith,

I hereby inform you that the properties located at 15001 Washington Street, 15011 Washington Street, 6706 Jefferson Street, 6707 Fayette Street, and 15010 Payne Lane have buildings, walls and structures that might endanger the public health or safety of other residents of the Town pursuant to Haymarket Town Code Section 22-5. See the attached summary report detailing the conditions on these properties. You are therefore required to remove, repair or secure the buildings, walls and structures on the above-mentioned properties.

Pursuant to Haymarket Town Code Section 22-5(a)(2), the Town is required to notify you of this action. This letter and the associated newspaper advertisement constitute notice.

You are hereby required to submit to me a plan to address the deficiencies mentioned above. Your plan must include swift and specific time frames for beginning and completing the work. Prior to any repair or demolition of structures, you must obtain Town or County approval (as appropriate) for the repair or demolition plan, demolition permits, and building permits, and you must otherwise comply with the applicable laws.

If you do not provide an adequate plan within 30 days, the Town may exercise such remedies as provided by law including removing, repairing or securing the structures, the expenses of which shall be chargeable to you and may be collected by the Town as taxes are collected. In addition, you may be subject to the assessment of up to \$1,000.00 in civil penalties (fines).

15000 Washington Street
Suite 100
Haymarket, Virginia 20169
Twitter: @townofhaymarket



703-753-2600
Fax 703-753-2800
www.townofhaymarket.org
Facebook: Haymarket Town Hall

If you have any questions regarding this notice, please contact me at (703) 753-2600 ext. 204.

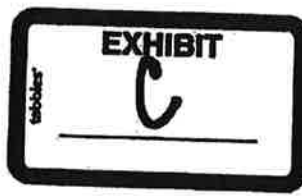
Sincerely,

A handwritten signature in cursive script that reads "Emily K. Lockhart".

Emily K. Lockhart
Town Planner/Zoning Administrator
Town of Haymarket

Enclosure: Property Condition Report

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



Building Officials Report Regarding the Structures and Parcels Commonly Known as Payne Lane

Joseph E. Barbeau, Jr, Haymarket Building Official

July 20, 2016

Overview:

The properties located directly across the street from Haymarket Town Hall are commonly referred to as Payne Lane, and consist of an L-shaped parcel (actually 6 separate parcels, held in common ownership) that occupies most of the block bounded by more or less, Washington Street to the North, Jefferson Street to the East, Payne Lane to the South, and Fayette Street to the West. One remaining parcel on the North West corner is Town owned, consisting of the Museum and the Caboose site. Upon the lot in question are nine structures found to be in various states of repair.

The Town's Zoning Map lists parcels addressed as 15001 which consist of the house at the corner of Jefferson and Washington Streets (fronting on Washington St.) South along Jefferson Street is a second house (boarded up) the lies at the corner of Jefferson Street and Payne Lane listed as 6706 Jefferson Street on the Zoning Map. West of this is the house on Payne Lane that is boarded up and largely without a roof listed on the Zoning Map as 15010 Payne Lane. West of this is the commonly known Colonel's House (grey, fenced, and fronting on Fayette Street) listed on the Zoning Map as 6707 Fayette Street. Along Washington Street are two additional properties listed on the Zoning Map as 15011 Washington Street, consisting of the garage structure with the sign "Big Fred", and a small structure occupied as an accounting office listed on the Zoning Map as 15003 Washington Street.

Within the bounds of these parcels also lie two out buildings (sheds essentially) that are also unaddressed. A Zoning Map and County Map is attached and the buildings will be referenced from this map. The two unaddressed structures are denote by a blue and yellow highlight, with the blue being the construction shed along the west side of the parking area, and the remaining constructions storage shed denoted in yellow at the southern end of the parking area. A discussion of each structure, individually, will follow with that narrative denoted by its provided address.

This report speaks to only those issues enumerated in through the application of Part 3 of the Virginia Statewide Building Code (Maintenance Code), and Town of Haymarket Ordinance #2016-003, Amending Section 22 and adding Sections 22 and 23 of the Town Code. There are, and likely to be, other Code related issues upon this property;

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

the majority of these will likely be addressed with the required permitting processes, and the granting of said permits provides for lawful entry upon the property, by which the remaining issues can be both identified and properly cited. Further it has been my experience in this type of process; that by beginning the process by developing a dialog with the property's ownership regarding the broader strokes regarding the needs that must be addressed; provides a forum by which the remaining details and minutia can be sorted out and remedied.

The overall site itself is used to support a variety of construction and equipment activities. The site is not secured by any form of fencing or other barriers other than the configuration of the buildings, supplies, and equipment. Thus the hazards these items present are open to both trespass and vandalism, either of which might lead to injury or additional hazards. The pushpin labelled pink and green structures (otherwise unlabeled on the map) represent largely open (unsecured) storage related to the industry, and are of undetermined storage use, having not been inspected by this office, nor likely by Prince William Fire department either. Thus no determination can be made as to the hazard index created by this storage until these assessments have been performed. For these purposes the existence of the open conditions allows the application of the ordinance, and all issues regarding storage and safety follow that.

15001 Washington Street

This structure is a single family residence that was converted to office space to support a variety of used car businesses. This inspector has toured this property within the last year and found this property to be in a rundown condition. There appear to be at least three suites being currently utilized as offices for businesses. The overall condition of this structure is poor, though seemingly sound. On the exterior the paint is peeling, and the exterior envelop is beginning to fail. Stairs and handrails are either weak or non-existent. There does not appear to be any exterior illumination at the egresses. The general condition of the exterior prompts concerns regarding the intrusion of the elements into this structure which will facilitate further deterioration.

The interior of this structure provides concerns as to any current use of the structure for business use. Lighting of the common areas does not appear to meet the requirements of the Maintenance Code. A clogged toilet and a nearby bucket suggest that this device is not functioning and is being occasionally flush through dumping a bucket of water into the commode. There were neither working Fire Protections systems such as Fire Alarms, Pull Stations, and/or Extinguishers, or signage to direct those individuals occupying this structure to safety. The overall condition of the interior spaces reflects peeling paint, accumulating debris, and lack of any circulating air through either fresh air sources or mechanical means. It is therefore the determination of this Official that any use of this structure be curtailed until these conditions have been met, and an

inspection to verify the same has been conducted and the work approved. Barring an agreement with the properties owners to address these matters, the building may be placarded and secured at the property owner's expense, per 105.4.1 to end this tenancy in a non-compliant structure.

The Code Sections that must be addressed to continue this use of this structure are as follows (the enumerated codes are in an appendix at the end of this report.

Code References; 103.2, 103.2.1, 105.1, 105.4.1, 105.9, 301.2, 304.2, 304.10, 402.2, 502.4, 504.1, 504.3, 505.1, 505.4, 603.1, and 702.1

Further the recently adopted Town Ordinance #2016-003 cites the overall conditions under Section 22-3, subsection a, Section 22-5, subsections a, b, and c.

15001 Washington Street

Also in the same parcel as above, this building contains an operating business, and due to lack of complaints, or a site visit to this location there are no immediate concerns regarding this structure. Though as it has not been done for a few years at least, a cursory life safety inspection by the Building Office should be arranged and conducted to ascertain the current configuration and condition of this property.

6706 Jefferson Street

This is the Single Family Residence that is boarded up and occupies the corner of Payne Lane and Jefferson Street. This inspector has toured this structure in the past year. The exterior of this structure is in dire need of maintenance, with peeling paint, and intrusions by the elements. Though boarded to prevent intruders, the boarding by code should be painted to mirror the rest of the structure. Within this structure the building appears to be reasonably sound, but in need of significant renovation before any viable use could be had. By maintaining the exterior further decay can be prevented both outside and within the structure.

Code related issues; 103.2, 103.2.1, 105.1, 301.2, 301.2, 301.3, 304.2, A101.1.

Further the recently adopted Town Ordinance #2016-003 cites the overall conditions under Section 22-3, subsection a, Section 22-5, subsections a, b, and c.

15010 Payne Lane

This property located on the north side of Payne Lane at approximately the center, though boarded up is lacking most of its roof. This official has noted the missing roof for over two years, and thus there is a concern regarding the integrity of the remaining structural elements of this building. As this structure is boarded up, this inspector has not been inside the structure, though at minimal the following code issues apply;

Code issues; 103.2, 103.2.1, 105.1, 105.8, 105.9, 301.2, 301.3, 304.2, 304.7, 304.10, 704.1, and A101.1

Further the recently adopted Town Ordinance #2016-003 cites the overall conditions under Section 22-3, subsection a, Section 22-5, subsections a, b, and c.

6707 Fayette Street

This structure presents quite a few imminent dangers, as is distinguished by the surrounding fence enclosure. The most obvious of these failures is the collapsing porch at the north, street facing corner. The structure stands largely open to the weather and the further deterioration of the structure is not being addressed. This continued deterioration will ultimately create a hazard to the public way and the public in general. Any inspection of this structure should be conducted only by qualified individuals to determine the stability of the building structure before any others or any other activities are conducted upon this premise. It is likely that the overall structure is repairable and remains sound, but until such a determination has been made, one must consider this at the best a dangerous structure unfit for use or occupancy. It is understood that there is some historical status regarding this structure and as such any such considerations will need to be part and parcel of any plan of action regarding this structure.

Code issues; 103.2, 103.2.1, 105.1, 105.8, 105.9, 301.2, 301.3, 304.2, 304.7, 304.10, 704.1, and A101.1

Further the recently adopted Town Ordinance #2016-003 cites the overall conditions under Section 22-3, subsection a, Section 22-5, subsections a, b, and c.

15011 Washington Street

This structure was constructed for commercial use, and this use continues presently. I have toured this structure within the last year and did not find any structural issues with the building. Employed as a workshop and repair facility to support other on site operations this facility is in better condition than the rest. It is likely that some storage and building deficiencies exist, but a comprehensive inspection by both this department

and PWC Fire is needed to determine any other concerns. As this has not been accomplished for at least a few years, such an inspection is due.

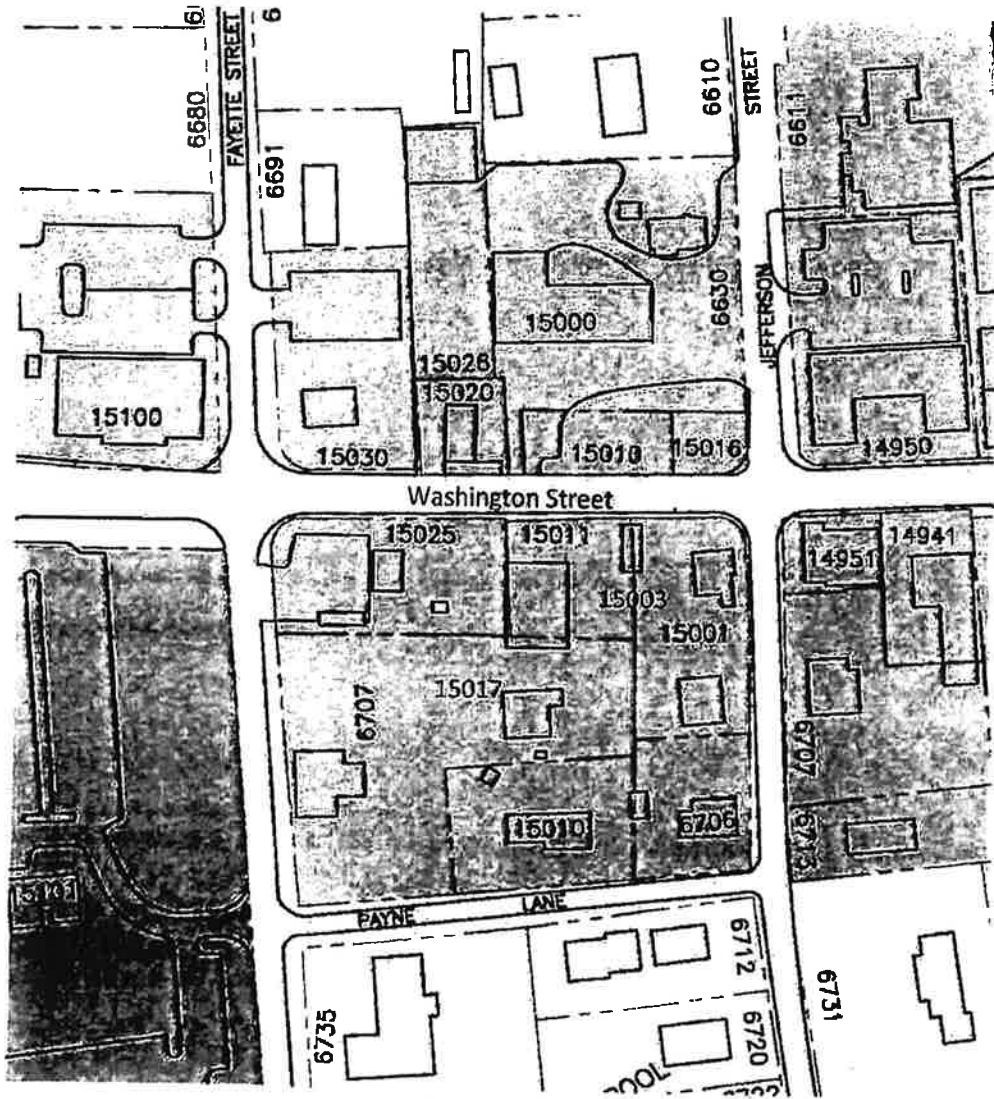
15003 Washington Street

There is a business operating out of this structure that has been in place for many years. It is known that this structure does not have water or sewer connections, and that the tenant has some other arrangement in this regard. Considering that no complaint has been made regarding this use or condition, it is assumed that the arrangement is mutual and on-going. Realizing that any change of use, occupancy, or permitting would require this to be addressed, the status quo has been allowed. However, if the arrangement with the landlord included the use of the bathroom facilities in the structure at 15001 Washington Street, then this arrangement would be voided by the vacating of that structure, and result in the vacating of this structure as well. Unless and until acceptable alternative measures could be created.

Code Issues; 502.4, 504.1, 505.1, 505.4.

Further the recently adopted Town Ordinance #2016-003 cites the overall conditions under Section 22-3, subsection a, Section 22-5, subsections a, b, and c.

APPENDIX A, Referenced Map





PROJECT: 6707 Fayette Street	PROJECT NUMBER: 18-125	PAGE: 1
REPORT DATE: 06-28-2018	REPORT NUMBER: 1	DATE OF SITE VISIT: 06-26-2018
To: Stan Smith – Stan Payne Development, LLC		TIME OF SITE VISIT: 8:30 am
		WEATHER/TEMP: SUNNY/75
<p>PROJECT: 6707 Fayette Street</p> <p>LOCATION: Haymarket, VA</p> <p>SITE VISIT BY: D. Linton - LE</p>		
<p>OBSERVATIONS/DISCUSSIONS: The following observations were made based upon the visually accessible portions of the existing house. The existing house is L-shaped having two stories with wraparound porches located at the front, left side and at the interior wing of the house. See Sketch SK-1. The following observations were made in regard to the structure of the house;</p> <ol style="list-style-type: none"> 1. Several large holes were observed in the existing roof. The existing metal roof has detached from the roof sheathing at multiple locations permitting water to rot the roof sheathing boards and to penetrate into the upper level floor levels of the house. The second-floor framing is water saturated at many locations and mold has developed throughout the second-floor level of the house. The ceiling has collapsed due to water infiltration at several locations. See Photos #1 and #2. 2. In addition to water entering into the house from the openings in the roof, there are multiple broken windows that are present around the perimeter of the house that also allow rain to enter into the house. See Photo #3. 3. At the rear third of the house, the vines have overgrown all three exterior walls and have penetrated into the interior rooms through the windows. See Photo #4. 4. There are several missing posts at the front and side porch where the connection between the rafters and the top of the post have rotted away. The ends of the rafters have severely deteriorated or are missing entirely at these locations. The porch roof has dropped as much as a foot at the missing post locations. See Photos #5 and #6. 5. There are several locations in the 2nd floor where the flooring and joists have rotted due to prolonged water exposure and are in danger of collapse. See Photo #7. 6. There is a significant amount of sag and deflection evident in the interior of the house. A low spot in the house appears to be occurring at the base of the 1st floor bearing walls. Sag is evident in the door frames of several of the openings. See Photo #8. 		

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

FINDINGS AND RECOMMENDATIONS:

1. The water damage to the existing house is extensive. In order to repair the structure of the house, it would be necessary to strip all finishes from joists, rafters and studs from top to bottom including the walls, ceilings and roofing to fully expose the existing framing members for assessment.
2. Based upon the portions of the existing structure that were visually assessible during the survey, it appears unlikely that much if any of the existing structure could be retained without a significant amount of remedial strengthening work which would likely include temporary shoring, jacking and leveling of the house.
3. The overgrowth of the vegetation into the rear of the house would make it difficult to perform the required remedial work without inadvertently damaging the structure during the removal of the vines.
4. While some individual framing members might be salvageable for future reuse, it is clear that it would significantly more cost effective to completely demolish the existing house and rebuild it than to renovation and rehabilitate it in place.

SITE VISITORS SIGNATURE: DAVID E. LINTON, PE



Photo #1: Damaged metal roofing

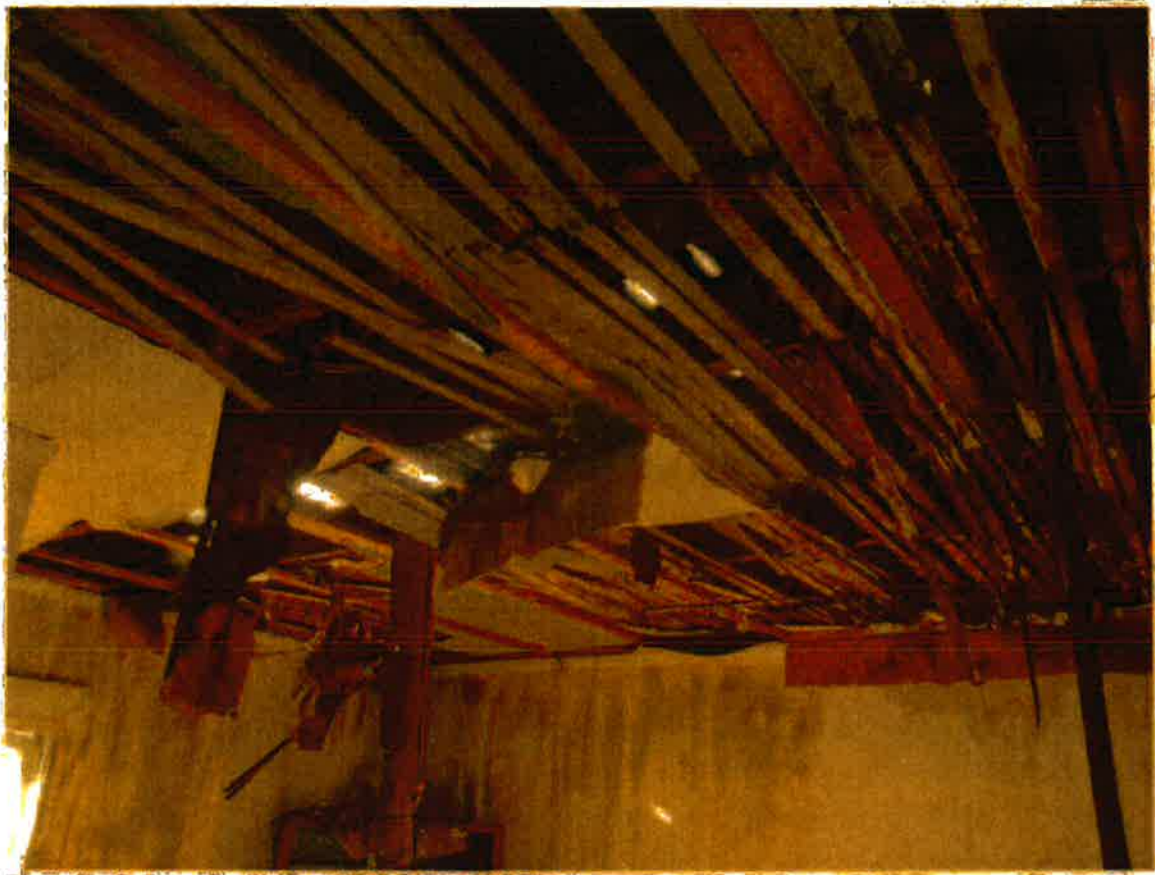


Photo #2: Collapsed ceiling and holes in roof sheathing.



Photo #3: Broken windows at front door



Photo #4: Vines overgrowing and penetrating into the rear third of the house



Photo #5: Detached porch column and rotted rafters.



Photo #6: Rotted porch spandrel beam and rafter tails.



Photo #7: Rotted and partially collapsed second floor framing.



Photo #8: Severe sag at first floor door frame adjacent to bearing wall.



PROJECT: 15001 Washington Street	PROJECT NUMBER: 18-138	PAGE: 1
REPORT DATE: 07-26-2018	REPORT NUMBER: 1	DATE OF SITE VISIT: 07-20-2018
TO: John Luria– Javlam Homes, LLC		TIME OF SITE VISIT: 8:30 am
		WEATHER/TEMP: SUNNY/75
<p>PROJECT: 15001 Washington St.</p> <p>LOCATION: Haymarket, VA</p> <p>SITE VISIT BY: D. Linton - LE</p>		
<p>OBSERVATIONS/DISCUSSIONS: The following observations were made based upon the visually accessible portions of the existing house. The two-story portion of the existing house is L-shaped with two connected one-story additions infilling the reentrant corner of the main house. See Sketch SK-1. The exterior of the house is framed with horizontal lapped wood siding. The following observations were made in regard to the structure of the house;</p> <ol style="list-style-type: none"> 1. Several large holes were observed beneath the existing wood sill plate. It appears that an animal has burrowed beneath the sill into the crawl space of the house. See Photos #1 and #2. 2. The sill plate was observed to be severely rotted and almost powder-like in several locations. The damage is most severe at the front-right corner and front right-side corner of the house. See Photos #3. There is a severe deflection at the interior of the house toward this location where approximately 6-inches of slope occurs over a distance of about 6-feet. A vertical drop is also evident in the second-floor level at the same location. See Photo #4. The rot appears to extend up into the bottom of the walls studs also. 3. There is a severe downward bow in the first-floor ceiling at the front left office. The same deflection is evident in the second-floor structure at the same location. See Photo #4. 4. There is also a severe downward slope in second floor toward the rear wall where the chimney is located. A crack was observed in the tile on the face of the bathroom wall at this location and there is a corresponding bow occurring in the plane of the bathroom wall a few inches above the floor. A low spot also occurs in the first floor below at this same location. See Photos #5 and #6. 5. A significant amount of termite damage was observed at the jamb of a first-floor wall opening at the interior corner of the house. See Photo #7. 6. The fascia board was missing at two of the roof corner locations. See Photo #8. 7. The exterior wood siding is in a very poor condition and is no longer watertight at the rear wall of the one-story addition. The wall studs have rotted where the sheathing damage is at its most severe. See Photo #9. The overall condition of the wood siding has deteriorated significantly. Several wall boards are no longer watertight, and the siding boards are severely weathered. See Photo #10. The 		

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)

bottom most sheathing board has completely disintegrated in several locations. See Photo #11.

- 8. The mortar that joins the stone foundation walls together is in a poor condition and several of the stones have fallen out of the wall onto the ground adjacent to the building. There are voids present in the face of the wall at multiple locations. See Photo #12.

FINDINGS AND RECOMMENDATIONS:

- 1. There is a significant amount of structural remedial work needed in order to bring the structure of the house back into a serviceable condition. It would likely be necessary to shore large portions of the exterior walls so that the rotted sill plates could be removed, the stone foundations walls rebuilt to remove the voids and holes, and the base of the walls studs spliced with new studs in order to restore a sound load path. The floors would then need to be jacked and leveled to remove the excessive deflection that is currently present throughout the structure.
- 2. The cause of the excessive deflection occurring at the front left side of the structure could not conclusively be determined due to the presence of the existing ceiling and floor finishes. It is anticipated that new joists would need to be sistered to the existing joists in order to level the floor/ceiling at this location.
- 3. At the rear wall of the house, it appears that some localized rot at the 2nd floor level has detached the connection between the wall and floor creating some structural instability at this location. Some extensive remedial structural work will be needed at this location in order to restore the connection between the floor and wall.
- 4. The extent of the termite damage is unknown at the present time, but it should be assumed that multiple framing members would need to be removed and replaced in order to restore the structure capacity of the various damaged members.
- 5. In order to restore the overall structural integrity of the house, the interior ceilings and wall finishes will need to be removed down to the face of the studs, floor joists and rafters to fully expose the extent of the structural deterioration. Additional remedial work will be required at the exterior walls where approximately 20 % of the existing siding boards have rotted to the extent that they will need to be removed and replaced.

SITE VISITORS SIGNATURE: DAVID E. LINTON, PE



Photo #1: Animal hole undermining existing wood sill plate



Photo #2: Additional animal holes with CMU/wood shoring present below the sill.



Photo #3: Severely rotted and deteriorated wood sill.



Photo #4: Severe bow is present in floor at interior of the house with insulation filling the void.



Photo #5: Large deflection is present in first floor ceiling at front left office.



Photo #6: Cracked and bowed wall tile at rear bathroom.



Photo #7: Termite damage at jamb of wall opening.



Photo #8: Missing fascia board at eave of roof.



Photo #9: Severely rotted wall sheathing with rotted wall studs beyond.



Photo #10: Void present between rotted siding boards.



Photo #11: Base of siding board has rotted exposed wood sill plate to the exterior.



Photo #12: Large voids are present at the base of the stone foundation wall.



PROJECT: 6707 Jefferson St	PROJECT NUMBER: 18-138	PAGE: 1
REPORT DATE: 07-26-2018	REPORT NUMBER: 1	DATE OF SITE VISIT: 07-20-2018
TO: John Luria– Javlam Homes, LLC		TIME OF SITE VISIT: 9:30 am
		WEATHER/TEMP: SUNNY/80
PROJECT:	6707 Jefferson St	
LOCATION:	Haymarket, VA	
SITE VISIT BY:	D. Linton - LE	
<p>OBSERVATIONS/DISCUSSIONS: The following observations were made based upon the visually accessible portions of the existing house. The two-story portion of the existing house is T-shaped with a connected one-story addition at the rear. A porch is present at the front which wraps around on one side of the house. A full basement level occurs beneath the rear 1-story portion of the house. See Sketch SK-1. A large portion of the rear of the house is visually inaccessible due to the overgrowth of vines. The exterior of the house is framed with horizontal lapped wood siding.</p> <p>The following observations were made in regard to the structure of the house;</p> <ol style="list-style-type: none"> 1. A roof leak was observed in the porch roof which has penetrated through the roof to the ceiling below, damaging the ceiling finishes. See Photo #1. There appears to be some rot occurring at the ends of the porch rafters adjacent to the gutter which has caused some damage to the soffit. See Photo #2. 2. Rot is occurring at one of the post base locations at the front porch. See Photo #3. It was observed that there is no solid post present, there are (4) siding boards that form the structure of the post. 3. At the right side of the house, the existing wood siding has rotted and dropped vertically exposing the diagonal wood braces and the base of the wall studs, and the wood sill plate allowing them to rot. See Photos #4 and #5. Vegetation has overgrown the house at this location penetrating into the interior of the house. 4. Several loose siding boards were observed at the second-floor level at the rear wall of the T-wing of the house. 5. Vegetation has overgrown the entire rear wing of the house and has penetrated into the interior at multiple locations. See Photo #6. 6. The rake board has rotted at the rear of the 1-story addition. See Photo #7. 7. Loose wall sheathing boards were observed at the rear wall of the 1-story addition. See Photo #8. 8. Water damage is evident in the ceilings of the 1-story addition and at the rear of the main house in 		

the second-floor ceiling. See Photo #9.

- 9. The second-floor level has a significant amount slope toward the interior of the house.
- 10. There are large cracks in the plaster on the face of the chimney at the 2nd floor level. See Photo #10.
- 11. It appears that all of the copper plumbing piping has been stripped from the house.
- 12. The first floor is very uneven. Various slopes are present throughout this floor level. As much as 3-inches of slope over a length of approximately 10-feet was observed.
- 13. The basement level at the rear addition has approximately 6-inches of standing water present throughout the full length of the basement. See Photo #11.
- 14. Interior plaster damage was observed at several interior wall and ceiling locations. See Photos #12.

FINDINGS AND RECOMMENDATIONS:

- 1. There is a significant amount of structural remedial work needed in order to bring the structure of the house back into a serviceable condition. The large gaps in the siding have caused the sill, studs and wood braces to become exposed to the exterior rotting the wall structure below. It will likely be necessary to shore portions of the exterior walls so that the rotted sill plates can be removed and replaced, and the base of the walls studs spliced with new studs in order to restore a sound load path. The floors would then need to be jacked and leveled to remove the excessive deflection that is currently present throughout portions of the floor structure.
- 2. The overgrowth of the vegetation into the rear of the house would make it difficult to perform the required remedial work without inadvertently damaging the structure during the removal of the vines.
- 3. Localized repairs are needed at multiple locations within the house where leaks have occurred at various roof locations. It may be necessary to strengthen the existing roof framing at these locations with new members due to rot of the framing members.
- 4. As much as ¼ of the existing wood siding boards will need be removed and replaced. The siding has not been well maintained and is likely near the end of its serviceability. Many of the wall studs at these locations will also require some type of remedial work.
- 5. The rear 1-story addition to the original house is in a very poor condition and may not be economically salvageable. It would likely be more cost effective to dismantle and rebuild it than to perform the needed in-situ remedial work.
- 6. The rotted porch post will need to be removed and replaced in order to prevent a future partial collapse of the roof at this location.
- 7. In order to restore the overall structural integrity of the house, the interior ceilings and wall finishes will need to be removed down to the face of the studs, floor joists and rafters to fully expose the extent of the structural deterioration.

SITE VISITORS SIGNATURE: DAVID E. LINTON, PE

Attachment: ARB Package for Demolition at Stan Smith Property (AGI-2019-9 : Architectural Review Board Appeal)



Photo #1: Ceiling damage at exterior porch.



Photo #2: Soffit damage at edge of porch gutter.



Photo #3: Rot at base of porch post.



Photo #4: Collapsed siding board at base of wall.



Photo #5: Exterior exposed and rotted wood studs, diagonal brace and sill plate.



Photo #6: Vines over-growing rear 1-story portion of house.



Photo #7: Rotted rake board.



Photo #8: Rotted and missing sheathing boards.



Photo #9: Water damaged and bowed plaster ceiling.



Photo #10: Diagonal plaster cracks at interior of chimney.



Photo #11: Standing water throughout basement level.



Photo #12: Plaster damage on face of wall.

FINDINGS FOR DENIAL of ZP#2018-067, 6706 Jefferson Street

1. The application is inconsistent with the stated purpose of the Old and Historic Haymarket District Overlay. The subject structure is designated an historic building within the Old and Historic Town of Haymarket. The purpose of the Old and Historic Haymarket District Overlay is to protect against the destruction of such historic resources.
2. The application is inconsistent with the intent of the Town Center District B-1. The intent of the district is to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance.
3. The application is inconsistent with the Town of Haymarket Comprehensive Plan. Per Table 16 of the Plan, Historic Building Inventory, 6706 Jefferson Street, Historical Name "Gossom House", is designated historic and worthy of protection in the Town of Haymarket. The Plan states historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the community. The plan also cites historic resources as fragile and non-renewable. If they are destroyed, the loss is permanent.
4. Per the Division of Historic Landmarks Brief Survey form for the property, the 1890s structure is "a simple fine vernacular house which has undergone very little alternation since its building". The building retains all the character defining architectural features from the building's period of significance and is a contributing element to the Haymarket historic district. The building is an important, if not the only, example of Queen Anne architecture that reflects the evolution of building styles in the Town.
5. Per the matters to be considered by the ARB, and in the context of 6 other applications requesting to, with the exception of the Town Museum, demolish all structures at the southwest quadrant of the Town's historic "Crossroads", the continued existence of the subject structure will protect irreplaceable historic places and preserve the general historic atmosphere of the Town. The structure's position on the lot contributes to the Town's historic streetscape along the Town's southern gateway.
6. The application materials do not describe alternatives to demolition and why, in the context of the approval of 6 concurrent applications for demolition within the same block, such alternatives and/or rehabilitation of the building is not considered feasible. The engineer report submitted with the application describes conditions and required remediation similar to other historic structures in the Town that have been adaptively reused and are reasonably expected to have a market value that exceeds rehabilitation costs. Per the matters to be considered by the ARB, these rehabilitated structures promote the general welfare consistent with the listed criteria.



Emily K. Lockhart
Town Planner and Zoning Administrator

MEMORANDUM

TO: Town Council

FROM: Emily K. Lockhart

DATE: January 2, 2019

SUBJECT: Draft Motions for the Certificate of Appropriateness Applications to Demolish Structures on the Stan Smith Property -- ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068

On January 16, 2019 at 7:00 pm the Town of Haymarket's Architectural Review Board held its regular monthly meeting at which the following applications were discussed and voted on; Certificate of Appropriateness Applications - ZP#2018-062, ZP#2018-063, ZP#2018-064, ZP#2018-065, ZP#2018-066, ZP#2018-067 and ZP#2018-068. During the Architectural Review Board's (ARB) discussion and voting several conditions were placed on each application to include a time limit in which the Certificate of Appropriateness must be completed. Please see the breakdown on the following pages of each application, the action taken by the ARB on January 16, 2019 and Draft Motions for the Council.

Attachment: ARB Appeal Draft Motions (AGI-2019-9 : Architectural Review Board Appeal)

ZP#2018-062, 15010 Payne Lane, Structure D & E as listed on the aerial map attached. The ARB made the following Motion: to approve ZP#2018-062 to demolish the structures identified as D & E in the application materials at the address 15010 Payne Lane, with the following conditions;

- professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-062 to demolish the structures identified as D & E on the map, at the address 15010 Payne Lane, with the conditions given by the ARB.
- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-062 to demolish the structures identified as D & E on the map, at the address 15010 Payne Lane, with the following conditions **(-INSERT NEW CONDITIONS-)**.
- I move Town Council override the decision of the Architectural Review Board to approve application ZP#2018-062 to demolish the structures identified as D & E on the map, at the address 15010 Payne Lane.

ZP#2018-063, 15011 Washington Street, Structure A & B as listed on the aerial map attached. The ARB made the following Motion: to approve ZP#2018-063 to demolish the structures identified as A & B in the application materials at the address 15011 Washington Street, with the following conditions;

- professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- During demolition, full photographic documentation of the second facade and any interior photographs that are practicable are required.
- The Motion passed with a UNANIMOUS vote

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-063 to demolish the structures identified as A & B on the map, at the address 15011 Washington Street, with the conditions given by the ARB.
- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-063 to demolish the structures identified as A & B on the map, at the address 15011 Washington Street, with the following conditions (-- INSERT NEW CONDITIONS--).
- I move Town Council override the decision of the Architectural Review Board to approve application ZP#2018-063 to demolish the structures identified as A & B on the map, at the address 15011 Washington Street.

ZP#2018 -064, 15003 Washington Street. Structure I as listed on the aerial map attached. The ARB made the following Motion: to approve ZP#2018-064 to demolish the structure identified as I in the application materials at the address 15003 Washington Street, with the following conditions;

- professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-064 to demolish the structure identified as I on the map, at the address 15003 Washington Street, with the conditions given by the ARB.
- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-064 to demolish the structure identified as I on the map, at the address 15003 Washington Street, with the following conditions (~~–~~ **INSERT NEW CONDITIONS--**).
- I move Town Council override the decision of the Architectural Review Board to approve application ZP#2018-064 to demolish the structure identified as I on the map, at the address 15003 Washington Street.

ZP#2018 -065, 15001 Washington Street, Structure H as listed on the aerial map attached. The ARB made the following Motion: to approve ZP#2018-065 to demolish the structure identified as H in the application materials at the address 15001 Washington Street, with the following conditions;

- professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-065 to demolish the structure identified as H on the map, at the address 15001 Washington Street, with the conditions given by the ARB.
- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-065 to demolish the structure identified as H on the map, at the address 15001 Washington Street, with the following conditions (~~–~~ **INSERT NEW CONDITIONS--**).
- I move Town Council override the decision of the Architectural Review Board to approve application ZP#2018-065 to demolish the structure identified as H on the map, at the address 15001 Washington Street.

ZP#2018-066, 6707 Fayette Street, Structure C as listed on the aerial map attached. The ARB made the following Motion: to approve ZP#2018-066 to demolish the structure identified as C in the application materials at the address 6707 Fayette Street, with the following conditions;

- professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-066 to demolish the structure identified as C on the map, at the address 6707 Fayette Street, with the conditions given by the ARB.
- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-066 to demolish the structure identified as C on the map, at the address 6707 Fayette Street, with the following conditions **(--INSERT NEW CONDITIONS--)**.
- I move Town Council override the decision of the Architectural Review Board to approve application ZP#2018-066 to demolish the structures identified as C on the map, at the address 6707 Fayette Street.

ZP#2018-067, 6706 Jefferson Street, Structure F as listed on the aerial map attached. The ARB made the following Motion: To **DENY ZP#2018-067** to demolition, with a friendly amendment to include the findings for denial, as submitted by Marchant Schneider.

- The Motion passed with a vote of 4 (aye) to 1 (nay)

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to **DENY application ZP#2018-067** to demolish the structure identified as F on the map, at the address 6706 Jefferson Street, with the conditions given by the ARB.
- I move Town Council override the decision of the Architectural Review Board to deny application ZP#2018-067 to demolish the structure identified as F on the map, at the address 6706 Jefferson Street, with the following conditions (-INSERT NEW CONDITIONS-).

ZP#2018-068, 6704 Jefferson Street, Structure G as listed on the aerial map attached. The ARB made the following Motion: to approve ZP#2018-068 to demolish the structures identified as G in the application materials at the address 6704 Fayette Street, with the following conditions;

- professional photographic documentation of the exterior of the building including black and white print digital images of the building, architectural description of the building and any known person/place or events known to be associated with the property, all to be completed with 120 days. Demolition must occur within 120 days of application approval by the ARB.
- The Motion passed with a UNANIMOUS vote

Draft Motions for Town Council, 2/4/2019

- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-068 to demolish the structure identified as G on the map, at the address 6704 Fayette Street, with the conditions given by the ARB.
- I move Town Council uphold the decision of the Architectural Review Board to approve application ZP#2018-068 to demolish the structure identified as G on the map, at the address 6704 Fayette Street with the following conditions **(--INSERT NEW CONDITIONS--)**.
- I move Town Council override the decision of the Architectural Review Board to approve application ZP#2018-068 to demolish the structure identified as G on the map, at the address 6704 Fayette Street.

The Honorable Danica Roem
Pocahontas Building
900 E. Main St
Richmond, Virginia 23219
BY U.S. MAIL AND EMAIL TO
DelDRoem@house.virginia.gov

Re: Letter of Support for HB2469

Dear Ms. Roem, *Danica*

As mayor of Haymarket, the town most affected by Dominion Virginia Power's ill-considered and destructive transmission line project along Interstate 66, I write today to offer the Town's full support, thanks and praise for House Bill No. 2469 and your patronage of that bill. I have communicated with all members of the Town Council and all of them have asked me to send this letter of support.

It appears to us that HB 2469 closes a potential loophole in Chapter 296 of the Acts of Assembly of 2018 by foreclosing additional overhead transmission lines of 69 kilovolts or greater in the same area or corridor, if the State Corporation Commission approves the pilot program that Chapter 296 provides for. We are grateful for your attention to this detail and would be delighted to testify at any hearings related to this matter and to provide additional documentary evidence regarding the impact that overhead transmission lines would have on our town.

Haymarket's motto is "Everyone's Home Town," and we take pride in our historic appearance and small-town feel. Your patronage of HB 2469 serves the welfare of all citizens affected by Dominion Virginia Power's proposed transmission lines, but especially those who live in Haymarket.

Yours gratefully,



David Leake, Mayor
Town of Haymarket



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
TOWN PLANNER

MEMORANDUM

TO: Town Council
FROM: Emily K. Lockhart, Town Planner and Zoning Administrator
DATE: January 31, 2019
SUBJECT: Special Use Permit SUP#2018-009, McDonald's Drive-Thru Located at 6740 Leaberry Way

Summary: The McDonald's located at 6740 Leaberry Way has applied for a Special Use Permit to expand the existing drive-thru lane and add a second service lane. The applicant, McDonald's will remove existing landscaping and hardscapes to improve the flow of traffic in the drive-thru lane and add the additional lane. Please see the attached site plan document for the existing conditions and the proposed conditions. The applicant has updated the proposed site plan to close the first entrance, route all traffic through the second entrance, remove the parking spaces that would be blocked in due to the drive-thru and add other parking spaces throughout the site to meet requirements. The Zoning Ordinance requires the following standards are considered and met prior to approval:

(d) A special use shall be approved if its design, location, construction, method of operation, special characteristics and other aspects satisfy the following standards:

- (1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.*
- (2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.*
- (3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.*
- (4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.*
- (5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*
- (6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

In addition, the drive-thru must meet the following Use and Design Standards;
Drive-thru facilities.

The following general standards shall apply to all drive-thru facilities:

- (1) All drive-thru entrances must be at least 50 feet from an intersection. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.*

(2) Drive-thru facilities shall be located and designed so that vehicular circulation does not conflict with traffic movements in adjacent streets, service drives, and/or parking areas.

(3) Off-street stacking spaces shall be provided in accordance with the following requirements:

- a. Stacking spaces shall not interfere with travel way traffic or designated parking spaces.
- b. Stacking spaces shall be at a minimum of eighteen (18) feet in length.
- c. Stacking spaces shall be located to the side or rear of the principle structure and shall not be adjacent to any street right-of-way.
- d. Off-street stacking spaces shall be provided in accordance with the following table:

Stacking Space Requirements		
TYPE OF ACTIVITY	REQUIRED NUMBER OF STACKING SPACES	START POINT FOR STACKING SPACES
Financial Institutions - automated teller machine	3	Teller machine
Financial Institutions - bank teller lane	3	Teller window/tube
Professional Personal Service - dry-cleaning/laundry	3	Cleaner/laundry window
Retail Sales - pharmacy	3	Pharmacy window
Restaurant	6	Order box/speaker
	4*	Pick-up window
Other	To be determined by Town. Such determination shall consider any study prepared by an engineer or other qualified design professional.	
* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.		

Town Planner Analysis of Impacts:

- (1) McDonald’s is a preexisting drive-thru use located in the Industrial Zone of Town. The additional drive-thru lane proposed will work to alleviate the current traffic issues on the site by allowing additional vehicles to stack in the drive-thru lanes. The second drive-thru lane will specifically address the traffic back up that occurs on to Washington Street as well as Leaberry Way.
- (2) The proposed use is in general conformance with the Industrial Zoning District and the Comprehensive Plan. Specifically, the Comprehensive Plan addresses the Route 15/Route 55 Intersection and surrounding land parcels as a Planned Interchange Park, where development is highway oriented.
- (3) The proposed use is not expected to adversely affect the use or values of surrounding properties and structures, rather alleviate the traffic congestion and enhance in the aesthetics of the site.

Attachment: Report for the TC McDonald's SUP (AGI-2019-7 : McDonald's SUP for Second Drive Thru Lane)

- (4) The proposed use is not expected to adversely affect the health, safety, or general welfare of person working in the building or surrounding areas.
- (5) Pedestrian and vehicular traffic generated by the proposed use is not expected to pose any hazardous conditions or conflict with existing and anticipated traffic on the site. Please review the narrative provided by the applicant.
- (6) The utilities and drainage on the site are adequate. The parking and loading on the site should be discussed, the Town Planner is concerned about the amount of parking that would be blocked by the drive-thru lane as well as significant stacking in the second lane. If the second lane is stacked with vehicles, the parked vehicles along the north property line may be blocked in. Town Planner recommends discussing the line striping, barriers, or other measures taken to eliminate over stacking the drive-thru lanes and blocking vehicles in.

Town Planner Recommendation:

The applicants have proposed to close the first entrance and reroute traffic and update parking to meet code. Town Planner recommends the Town Council approve the SUP for McDonald's with the condition the applicant's site plan follows general conformance with the proposed layout plan attached.

Draft Motions:

"I move the Town Council to approve the Special Use Permit for McDonald's to build a second drive-thru lane at the 6740 Leaberry Way location, with the condition, that the applicant's site plan follows general conformance with the proposed layout plan attached, to include closing the first entrance, removing the parking between the building and the drive thru lane and adding the additional parking spaces."

Or

Alternate motion.

