



# ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING ~ AGENDA ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Wednesday, February 21, 2018

7:00 PM

Council Chambers

### **I. Call to Order**

### **II. Pledge of Allegiance**

### **III. Minutes Approval**

1. Architectural Review Board - Regular Meeting - Jan 17, 2018 7:00 PM

### **IV. Citizens' Time**

### **V. Certificate of Appropriateness**

1. #ZP2018-003 Shoppes of Haymarket Sign Application
2. #ZP2018-004 6760 Madison Street
3. #ZP2018-005 6761 Madison Street, Fence Application
4. #ZP2018-006 Little Free Library

### **VI. Old Business**

1. 6748 Bleight Drive Amendment to Fence Application
2. Haymarket Baptist Church Fence
3. #ZP2017-029 6810 Jefferson Street Demolition Application
4. Gateway Signs

### **VII. Adjournment**



# ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING ~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Wednesday, January 17, 2018

7:00 PM

Council Chambers

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

Chair Kenneth Luersen called the meeting to order.

### I. Call to Order

Chair Kenneth Luersen: Present, Councilwoman Susan Edwards: Present, Board Member Robert Day: Present, Board Member Bond Cavazos: Absent, Commissioner Madhusudan Panthi: Present.

### II. Pledge of Allegiance

### III. Citizens' Time

No Citizen's Comments.

### IV. Minutes Approval

1. Architectural Review Board - Regular Meeting - Nov 15, 2017 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day
<b>ABSENT:</b>	Bond Cavazos

### V. Certificate of Appropriateness

1. ZP#2017-029, 6810 Jefferson Street, Demolition Application

Mr. Dan Radtke, the Realtor representing the property owners, addressed the Commission. He briefly explained that the property was purchased by two sisters in 1985 and it has been vacant ever since. He stated that in early 2016 to late 2017 they decided to sell the property. He explained that one sister had passed without a Will delaying the property going onto the market. He continued by stating that they had originally thought that it was one parcel. However, after the Executor researched it, it was later revealed that there is a record plat that shows it is two parcels. He explained that the owners have recently had it re-certified with a survey and a plat was generated and recorded with the County as two lots. He does not know why the town was not notified of this. He continued by stating that the owners had an inspection done on the property and it was concluded that the house is in such disrepair there is no feasible way to restructure the property because the foundation is crumbling. He feels the best thing to do for the benefit of the community would be to take it down and build another house on the property. He concluded by stating that the builder, Mr. Cowne, has a contract on the property and is here tonight to answer any questions.

Mr. Panthi asked the size of the lot. Mr. Radtke responded that it approximately 0.6 acres total.

Chairman Luersen asked Mr. Radtke if they are planning on building on both lots or keeping it as one unit. Mr. Radtke replied that the plan is to build on both lots.

Councilwoman Edwards stated that there are only two houses left in the town that were built in this style and era. She expressed how upsetting it is when people purchase these historic homes and do not keep them maintained. She also shared concerns with the Town not being notified about the subdivision of the property and feels that more research needs to be done on this issue.

Minutes Acceptance: Minutes of Jan 17, 2018 7:00 PM (Minutes Approval)

Chairman Luersen stated that this house is on the Haymarket Historic Registry. He said that the Board needs to gather some more information and get a better understanding of what the future concept of this property will be.

At this time, Pat Cowne addressed the Board. He explained that he just put the property under contract over the weekend. He stated that he pulled up the Architectural Review Board guidelines and ordinances for review. He stated that he is still looking at house plans at this time and plans to check in with Board before submitting something. He concluded by stating that they will be single family homes.

Mr. Day asked if his intentions were to build two houses and sell or rent them out. Mr. Cowne stated that they would probably rent them for a couple of years and then sell.

Councilwoman Edwards asked Mr. Cowne if there are access easement points to both lots. Mr. Radtke stated that there are no driveways on Jefferson Street. Mr. Cowne stated that he will have to get a grading plan for the residential entrances onto Jefferson Street. Ms. Lockhart interjected that they would have to front Jefferson. She also stated that there needs to be some clarification concerning how the lots were recorded and that she would work with the applicants. She continued by saying the Town's records have the parcel as one lot. She also noted that the Prince William Assessment Office has no record of it as two lots prior to June 23, 2017 when it was re-recorded.

Mr. Radtke invited members of the Board to come and visit the property. Councilwoman Edwards asked if the inspector of the property was a Structural Engineer. Mr. Radtke replied no, a Home Inspector. He further stated that the Structural Engineer that was contacted declined.

The Board concluded that they would like to get feedback from a Structural Engineer and more information on the plans for the property including placement on the property, square footage, and approximate size.

A motion was made to Table *ZP#2017-029, 6810 Jefferson Street until the February 21, 2018 Architectural Review Board meeting.*

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Robert Day, Board Member
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Madhusudan Panthi
<b>ABSENT:</b>	Bond Cavazos

## 2. ZP2018-001: Sign Application, 15100 Washington Street

Town Planner, Emily Lockhart, gave a brief description of the proposed sign that is in the Agenda packet.

A motion was made *To Approve ZP#2018-001: Sign Application for 15100 Washington Street.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Robert Day, Board Member
<b>SECONDER:</b>	Susan Edwards, Councilwoman
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Madhusudan Panthi
<b>ABSENT:</b>	Bond Cavazos

## 3. ZP2018-002: Damaged Door Application, 15101 Washington Street

Ms. Lockhart stated the School of Rock's main front door is damaged and the stained glass windows are breaking. She further explained that they are having trouble closing the door. She continued by stating that they are looking to replace the door with a custom made door very

similar to what they currently have. She introduced Mary Hitchcock, of School of Rock to further explain in more detail.

Ms. Hitchcock addressed the Board. She explained that she has hired a contractor to replace the door. She stated that they are using the exact same door and color and reapplying the original bell in the door. She said that the only thing that will be different is the hardware and door knob but they are trying to match it as close as possible. Ms. Hitchcock further explained that they are having trouble finding the stained glass windows. She stated that her contractor recommended using clear glass at this time and covering it with stained glass later. Ms. Hitchcock emphasized that she needs to move on sealing the glass door now because there are existing sharp edges on the glass and children could hurt themselves.

Councilwoman Edwards asked if she would come back if the pattern is different. Ms. Hitchcock stated that she would not be able to find the exact same pattern. She stated that she will try and replace it but if she could not, would it be okay to leave the clear glass. Mr. Day said that he would prefer it to be the stained glass and that he has a some contacts that he could forward to her.

A brief discussion ensued concerning perhaps donating the original door to the museum.

A motion was made by Councilwoman Edwards *to approve ZP#2018-002 with the condition when the stained glass is contracted that Ms. Hitchcock come back for approval. The motion was seconded by Board member Robert Day.*

After discussion, the original motion was amended *to add a 90 day time limit to come back with a rendering for the stained glass.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Robert Day, Board Member
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Madhusudan Panthi
<b>ABSENT:</b>	Bond Cavazos

## VI. Town Council Update

Councilwoman Edwards stated that the January Town Council meeting was postponed til tomorrow. Chairman Luersen asked about the Christmas Celebration. Councilwoman Edwards stated that it was a little icy but very nice.

Ms. Lockhart stated the Meladon Group will not be able to present at the Town Council meeting tomorrow night but she has a diagram of what they are proposing if anyone would like to view it. She further stated that they are looking to come to the Architectural Review Board to do a design guideline packet. Councilwoman Edwards asked Ms. Lockhart to share with the Board some developments they have already done. Ms. Lockhart stated that they were the developers for the Cascades and are looking to model the Fairground property after the Gateway development in Purcellville.

Councilwoman Edwards stated that the Town Council is firming up plans on redoing the exterior of the building.

Chairman Luersen asked about the status of the pathway from the bridge up to the corner of Jefferson Street. Ms. Lockhart believes that it is still going on as planned.

## VII. Planning Commission Update

Chairman Luersen introduced the new Planning Commission Liaison, Commissioner Mahdu Panthi.

Commissioner Panthi updated the Architectural Review Board on the Planning Commission. He stated that "A Dog's Day Out" was referred to the Town Council with Planning Commission's approval.

### VIII. New Business

Ms. Lockhart stated that someone from Prince William County reached out to the staff about doing a possible walking tour of the town showcasing the history of the town. There will be a meeting with Staff if anyone would like to attend the meeting.

### IX. Old Business

Councilwoman Edwards stated that she will be reaching out to Steve Shannon on the placement of the Gateway signs. She also stated that the Town had an Historic Commission that is no longer active. She further explained that there is a good amount of money in an account for streetscape needs such as planters and lights. She concluded by stating that they are working on getting access to that money to finish up projects in the Town that were suppose to be done.

Commissioner Panthi asked if there was any kind of State or Federal funding for the Town. Ms. Lockhart stated that there is a Main Street Program. She explained that Haymarket is too small but that we could be a Main Street affiliate. She stated that she will look into it further.

### X. Adjournment

#### 1. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Robert Day, Board Member
<b>AYES:</b>	Kenneth Luersen, Susan Edwards, Robert Day, Madhusudan Panthi
<b>ABSENT:</b>	Bond Cavazos

Submitted:

Approved:

\_\_\_\_\_  
Shelley M. Kozlowski, Clerk of the Council

\_\_\_\_\_  
Kenneth Luersen, Chairman

Minutes Acceptance: Minutes of Jan 17, 2018 7:00 PM (Minutes Approval)



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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: February 14, 2018  
SUBJECT: Zoning Permit #2018-003, Shoppes at Haymarket Sign Permit Application

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### APPLICANT INFORMATION:

The applicant, Shoppes at Haymarket, LLC is applying for a freestanding menu sign. The sign will be located within a sign easement on the McDonald's property. Please see attached picture and plat for location. The sign details are as follows;

**Type:** Freestanding menu sign

**Height Above Ground: Lower Edge 2 feet Upper Edge 8 feet**

**Height of Sign Structure:** 8 feet \*not including the finials\*

**Sign Width:** 6 feet

**Sign Length:** 6 feet

**Sign Area:** 36 feet

**Number of Faces:** 2

**Sign Material:** Aluminum, acrylic

**Color:** Green

**Font:** Californian FB

**Location:** See attached photo

**Lighting:** Solar LED lights to be added later, external lights placed on the ground

The sign meets the standards and guidelines put forth by the ARB. The maximum square footage for a permitted sign in this zoning district is 36 square feet, which has been met with the proposed sign.

### STAFF RECOMMENDATION:

The proposed sign meets the Town's Historic Guidelines and conforms with the Town Zoning Ordinance. This sign is in keeping with the other menu signs located along Washington Street. Staff feels that the sign has met all requirements and should be approved upon review by the ARB.

### DRAFT MOTION:

*"I make a motion to approve Certificate of Appropriateness ZP#2018-003 for the Shoppes at Haymarket to place a freestanding menu sign with their sign easement on Washington Street."*

*Or An alternate motion.*

paid 02/08/201



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2018-003

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 [x] Sign (See Spec sheet)
[ ] New Tenant/Use [ ] Change of Use [ ] Relocation

NAME OF BUSINESS/APPLICANT: Shoppes At Haymarket LLC

PROPOSED USE: Shopping Center Sign Size (Sq. Ft./Length) of Construction: 6h x 6w x 12" deep

SITE ADDRESS: 15201 Washington St. Parcel ID #: 7298-70-4353

Subdivision Name: Shoppes at Haymarket Lot Size: 5.9508

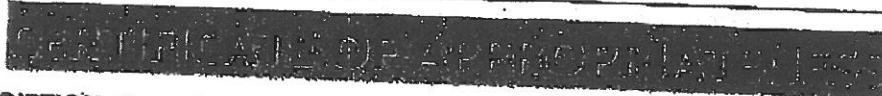
ZONING DISTRICT: [ ] R-1 [ ] R-2 [ ] B-1 [ ] B-2 [x] I-1 [ ] C-1 Site Plan Required: [ ] Yes [x] No

Special Use Permit Required: [ ] Yes [x] No Homeowners Association (HOA) Approval: [ ] Yes [x] No

Off-street Parking: Spaces Required: 302 Spaces Provided: 325

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.) Signs per the attached plans and specification

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



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

Supporting Documentation (attached): [x] Specification Sheet [x] Photograph(s)

PERMIT HOLDER INFORMATION: Shoppes at Haymarket LLC, PO Box 1146, Haymarket, VA 20168
PROPERTY OWNER INFORMATION: Terrell & Patricia Leaberry, 10813 Cedar Creek Dr., Spotsylvania, VA 22551

Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)

**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

Jerald K. Leaberry

Property Owner Signature

Jerald K. Leaberry

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

Date Filed: \_\_\_\_\_ Fee Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

DATE TO ZONING ADMINISTRATOR: \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT \_\_\_\_\_

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT \_\_\_\_\_

DATE TO TOWN COUNCIL (IF APPLICABLE): \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

TOWN COUNCIL (where required): \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)



# SIGN SPECIFICATION SHEET

not including Finials

### SIGN 1:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window

Other Double sided menu sign

Height above Ground at Signs: Lower Edge: 2 FT Upper Edge: 8 FT

Height of Sign Structure: 8 FT Sign Width: 6 FT Length: 6 FT Area in Sq Ft: 36

Number of Faces: 2 Sign Material/Color/Font: Aluminum, acryl / Green

Location of Sign (Include photo): Highway 99 Exit D / Shoppes at Haymarket /ondino

Lighting Type/Fixture (No internal illumination is allowed): Solar LED Ligats Add later external

Font style - Cali'Fornian FB

### SIGN 2:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window

Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_\_\_ Upper Edge: \_\_\_\_\_

Height of Sign Structure: \_\_\_\_\_ Sign Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: \_\_\_\_\_

Number of Faces: \_\_\_\_\_ Sign Material/Color/Font: \_\_\_\_\_

Location of Sign (Include photo): \_\_\_\_\_

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

### SIGN 3:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window

Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_\_\_ Upper Edge: \_\_\_\_\_

Height of Sign Structure: \_\_\_\_\_ Sign Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: \_\_\_\_\_

Number of Faces: \_\_\_\_\_ Sign Material/Color/Font: \_\_\_\_\_

Location of Sign (Include photo): \_\_\_\_\_

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

### SIGN 4:

Type of Sign:  Wall  Hanging  Freestanding  Menu  Individual Letter  Window

Other \_\_\_\_\_

Height above Ground at Signs: Lower Edge: \_\_\_\_\_ Upper Edge: \_\_\_\_\_

Height of Sign Structure: \_\_\_\_\_ Sign Width: \_\_\_\_\_ Length: \_\_\_\_\_ Area in Sq Ft: \_\_\_\_\_

Number of Faces: \_\_\_\_\_ Sign Material/Color/Font: \_\_\_\_\_

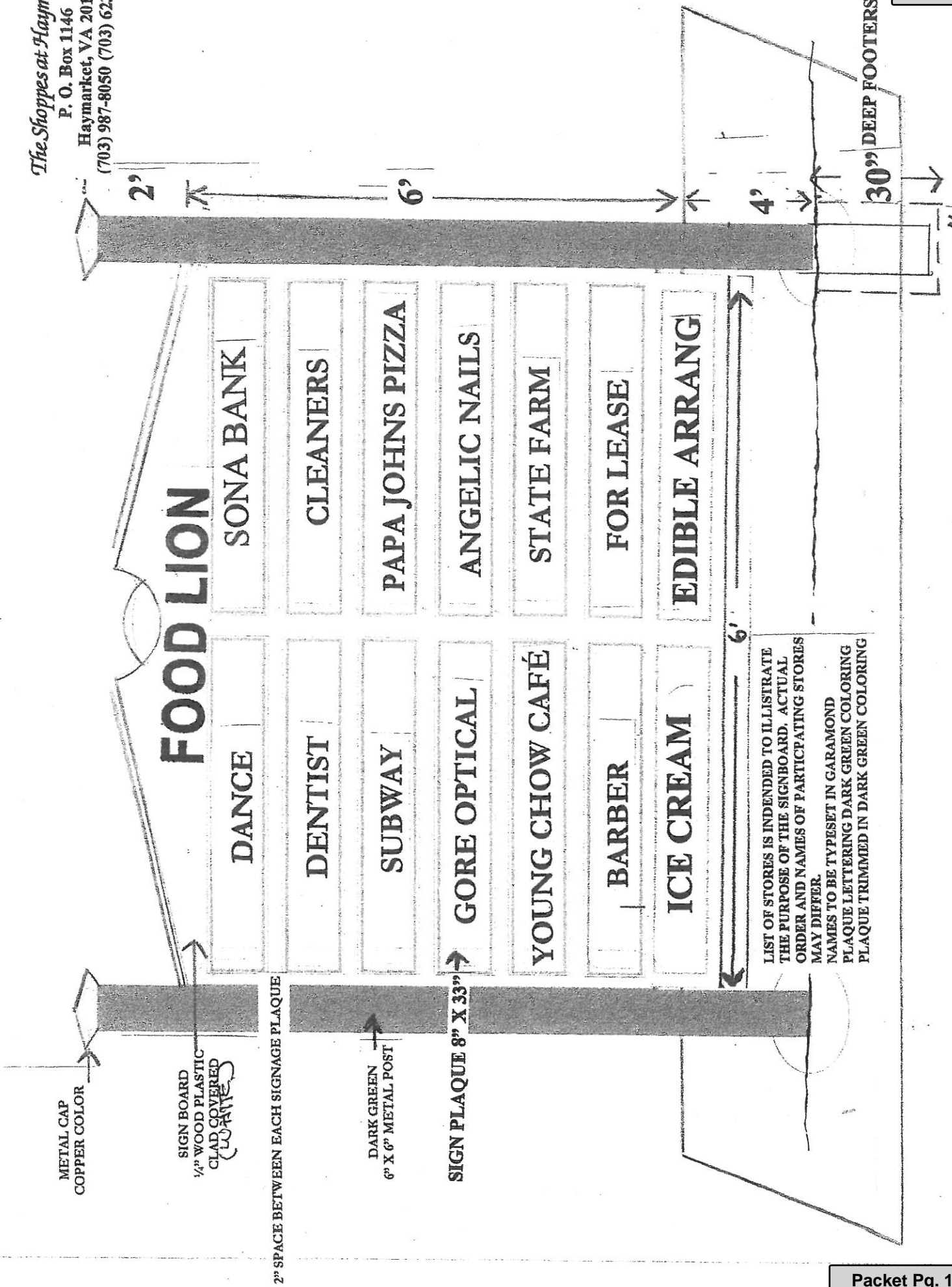
Location of Sign (Include photo): \_\_\_\_\_

Lighting Type/Fixture (No internal illumination is allowed): \_\_\_\_\_

Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes at Haymarket Sign Application)

The Shoppes at Haymarket  
 P. O. Box 1146  
 Haymarket, VA 20168  
 (703) 987-8050 (703) 623-7651

5.1.b



Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)



www.shanessigns.com

For your approval. If approved, please sign & send back to us.  
\*\*\*Please check for correct spelling, numbers, names, etc.\*\*\*  
Shane's Signs is not responsible for errors once signed proof is returned.  
17015 Gaines Road, Broad Run, VA 20137 • p: 703-753-3016 • f: 703-753-3176



Shoppes at Haymarket  
Attention: Debora Heavener  
Designer: SN  
Date: 12-29-17  
Contact: Shane



Signature:

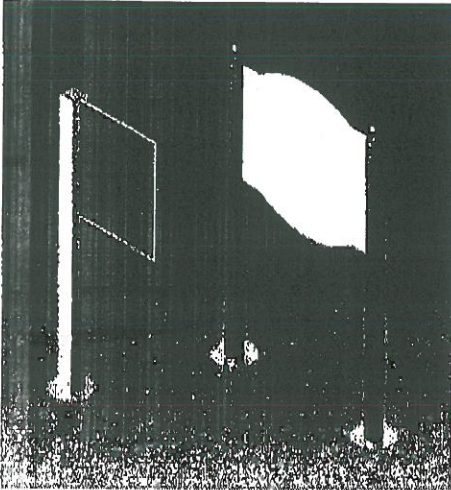
Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)



# Post & Panels (Powder Coat Finish)

Discounts available for multiple kit orders.

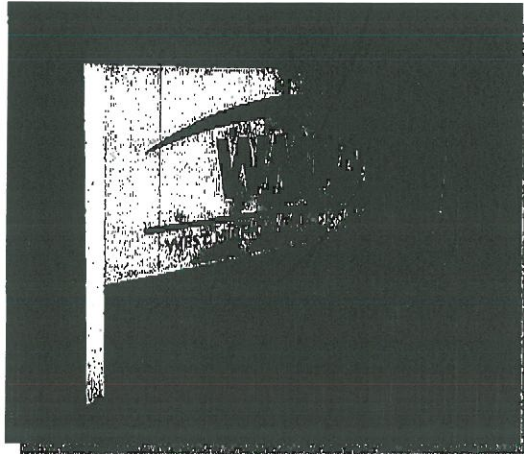
## RTS - Post & Panel System



Flagmount

Double Post Mount  
(2 Posts Required)

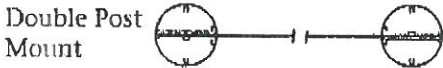
3-1/4" Round Post



Double Post Mount (3-1/4" Square Post shown)  
(2 Posts Required)

3-1/4" Square Post (x2)

Note: All mounting provisions to be provided by fabricator.



Available in gloss white and gloss black powder coated finishes, 96" and 144" posts.

Each 96" and 144" RTS Post Kit Includes:

- 48" slot to accommodate up to a 48" high, 1/8" or 3mm panel.
- One (1) adjustable, 48" aluminum Post Filler to accommodate a panel less than 48" high.
- One (1) 1/8" aluminum Post Cap with countersunk cap screws.
- One (1) 96" aluminum, adjustable Panel Trim for 3mm hollow core panel material.
- Two (2) 6" Locking Strips.
- One (1) 96" or 144" RTS Post powder coated black or white - Gloss Finish.

NOTE: Face material not included.

List Price Per Single Post (2 posts required for double post mount)

### Square Post

96" Post

Part #RTS-1015-8 WHT

Part #RTS-1015-8 BLK

paint green

144" Post

Part #RTS-1015-12 WHT

Part #RTS-1015-12 BLK

### Round Post

96" Post

Part #RTS-1017-8 WHT

Part #RTS-1017-8 BLK

144" Post

Part #RTS-1017-12 WHT

Part #RTS-1017-12 BLK

### Ball Finial

Ball Finial with Square Cap

(Cap Screws and Threaded Insert Included)

Part #RTS-5700F WHT

Part #RTS-5700F BLK

Ball Finial with Round Cap

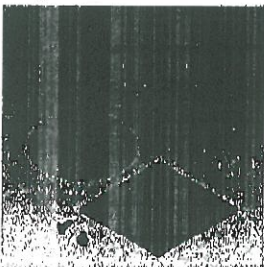
(Cap Screws and Threaded Insert Included)

Part #RTS-5701F WHT

Part #RTS-5701F BLK

NOTE: Caps are slightly oversized.

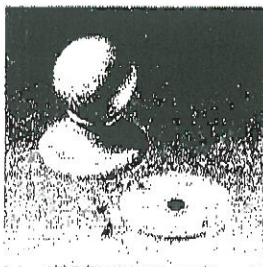
## Optional Accessories



Ball Finial Kit

w/Square Cap

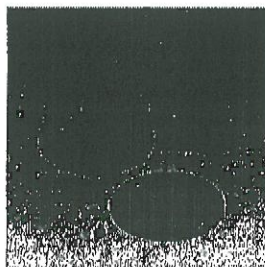
White - Part #RTS-5700F WHT  
Black - Part #RTS-5700F BLK



Ball Finial Kit

w/Round Cap

White - Part #RTS-5701F WHT  
Black - Part #RTS-5701F BLK



Tapered Ring Finial Kit

w/Round Cap

White - Part #RTS-5703F WHT  
Black - Part #RTS-5703F BLK



Tapered Ring Finial Kit

w/Square Cap

White - Part #RTS-5702F WHT  
Black - Part #RTS-5702F BLK

### Tapered Ring Finial

Tapered Ring Finial with Square Cap

(Cap Screws and Threaded Insert Included)

Part #RTS-5702F WHT

Part #RTS-5702F BLK

Tapered Ring Finial with Round Cap

(Cap Screws and Threaded Insert Included)

Part #RTS-5703F WHT

Part #RTS-5703F BLK

NOTE: Caps are slightly oversized.

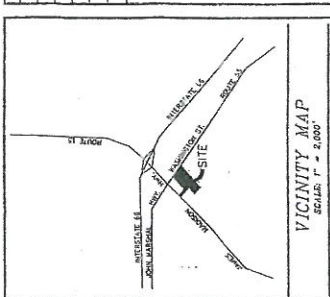
Finial Kit Includes: Finial with 1/4" threaded stud, Cap with 1/4" threaded insert and two (2) Cap Screws.

Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)



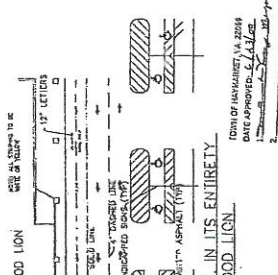
Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)

BY	DATE	DESCRIPTION
8/22/2000		
10/1/2000		
10/12/2000		
10/18/2000		



**G.L.A. SUMMARY**

59,145 S.F. GROSS S.F.  
 22,400 S.F. GROCERY SHOPS  
 60,347 S.F. TOTAL  
 229 CARS PARKING REQUIRED  
 325 CARS PARKING PROVIDED



**USE THIS DETAIL IN ITS ENTIRETY IN FRONT OF FOOD LION.**

DATE APPROVED: 6/14/00  
 TOWN OF HAYMARKET, VA 23069

APPROVED AS SHOWN  
 G.L.A. CONSULTING, INC.  
 1011 SPYERS DRIVE  
 HAYMARKET, VA 23069  
 JULY 6, 2000

GRAPHIC SCALE  
 1" = 50' (1" = 10')

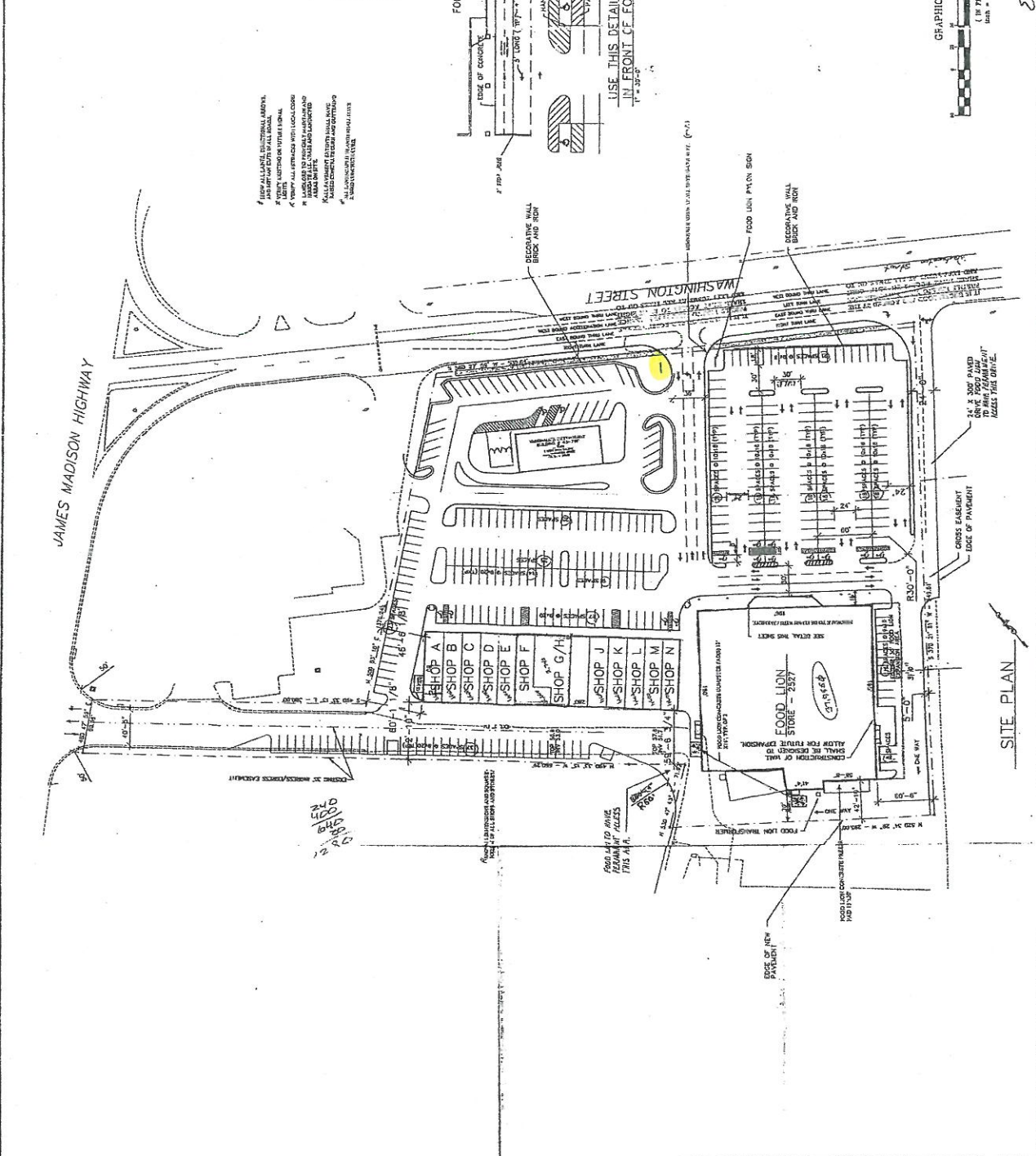
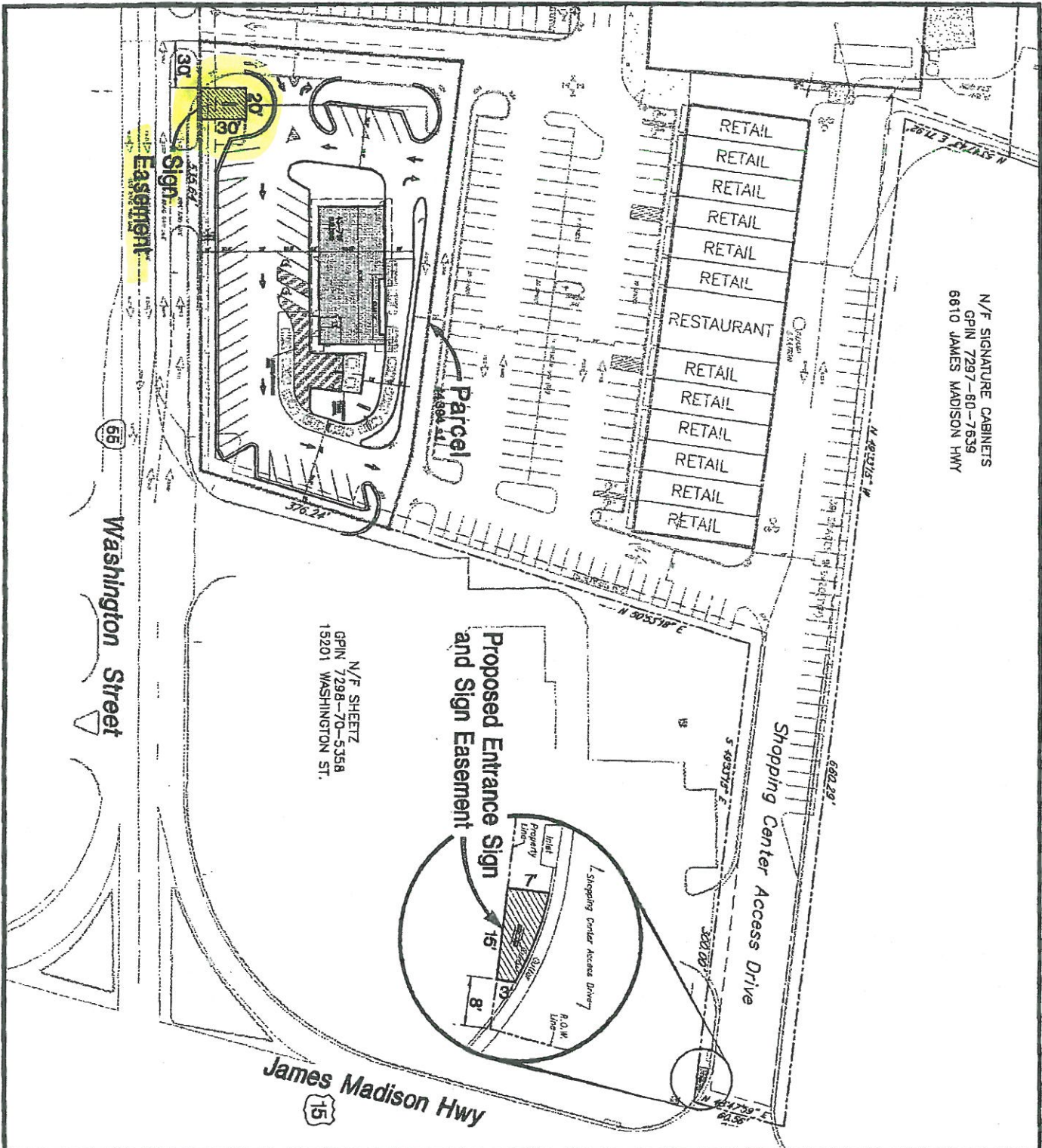


EXHIBIT "A-1" #2527 HAYMARKET, VA.

SITE PLAN



Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)

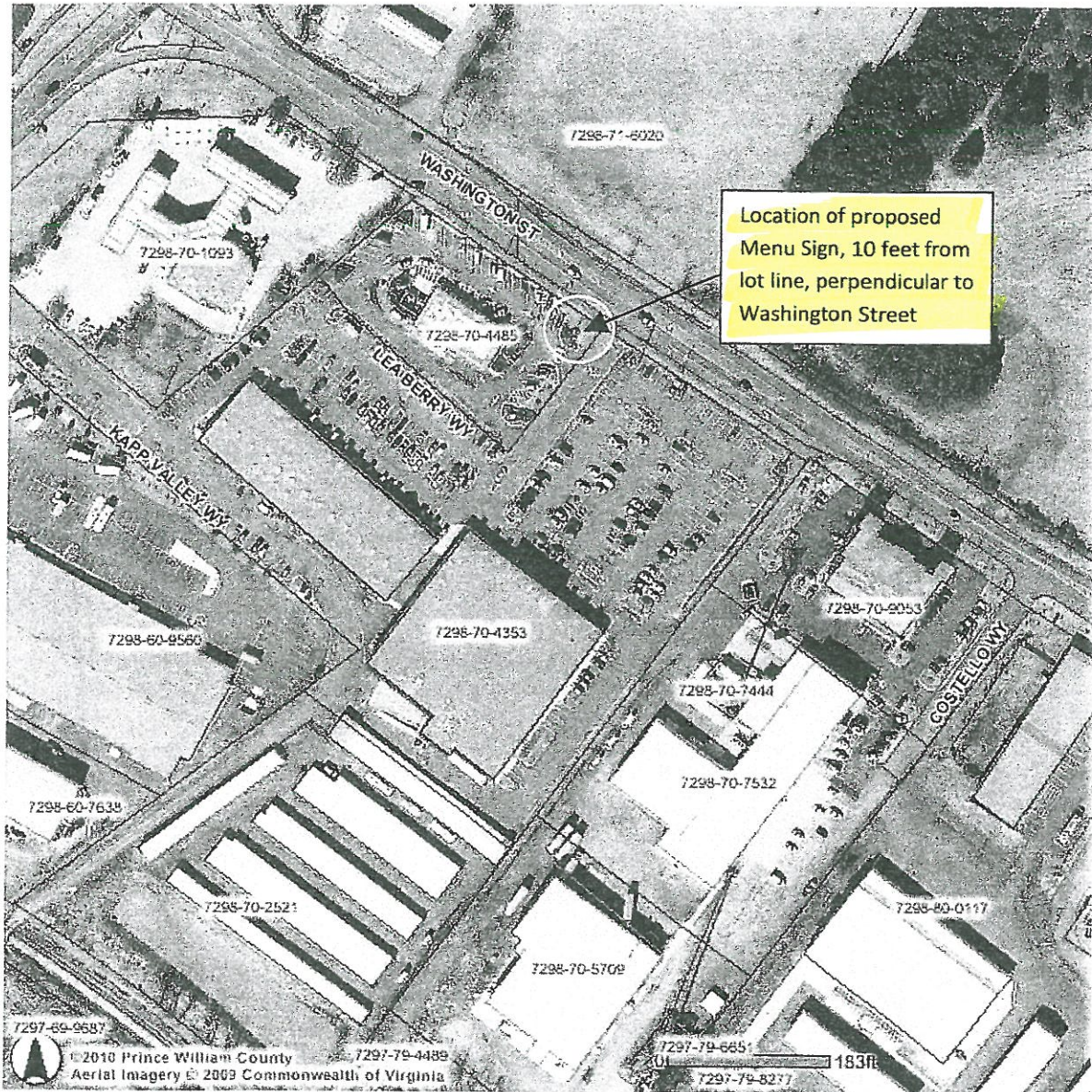


McDONALD'S CORPORATION  
1155 N. WASHINGTON BLVD., FALLS CHURCH, VA 22046

# Exhibit D

Reduced Copy of Preliminary Site Plan for  
Offsite Sign Location and Easement Exhibit  
Washington Street near U.S. 15  
Haymarket, Prince William County, Virginia

scale	1"=90'
date	20 JUNE 2000
Rev.:	26 April 2001
location code	45-1159 VA



Attachment: #ZP2018-003 Shoppes at Haymarket (3483 : #ZP2018-003 Shoppes of Haymarket Sign Application)





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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: February 14, 2018  
SUBJECT: Zoning Permit #2018-004, Updates and Approval Request for 6760 Madison Street

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### APPLICANT INFORMATION:

The applicant, Rosanna Smith is attending the meeting to give the ARB updates on the home restoration at 6760 Madison Street. In addition to the updates Ms. Smith will be presenting several items for approval. The items are as follows;

- Replace the existing porch roof with a new standing seam metal roof to match the rest of the home
- Request to place a fixed window in the gable in lieu of the vent as pictured in the application package. The need for a vent has been eliminated by the new roof. The window would be similar to the other existing windows. This window would be approximately 20" by 30" and would not open.
- Request to place 2 recessed lights in the beadboard ceiling of the front porch
- Request to place 2 matching wall mounted lights on either side of the front door. See application packet for styles. The applicant is requesting both light styles be approved so that they have an option after seeing them in person.

The requests proposed by the applicant are reasonable and fall within the Guidelines set forth by the Town.

### STAFF RECOMMENDATION:

Staff feels that the requested modifications and changes have met all requirements and should be approved upon review by the ARB.

### DRAFT MOTION:

*"I make a motion to approve Certificate of Appropriateness ZP#2018-004 for 6760 Madison Street to replace the porch roof, replace the gable vent with a window and install lighting on the porch and at the front door."*

*Or An alternate motion.*

Attachment: ZP2018-004 6760 Madison Street (3484 : #ZP2018-004 6760 Madison Street)



# ZONING PERMIT APPLICATION

ZONING PERMIT #: 2018-004

**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: Rosanna & Kevin Smith

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

SITE ADDRESS: 6760 Madison Street Parcel ID #: \_\_\_\_\_

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.)

Updates on project & approval requests.

Replace existing porch roof  Change gable vent

Place 2 recessed lights, and 2 wall mounted lights

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

**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)

See attached narrative and photos

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

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name _____			Name _____		
Address _____			Address _____		
City _____	State _____	Zip _____	City _____	State _____	Zip _____
Phone# _____	Email _____		Phone# _____	Email _____	

Attachment: #ZP2018-004 6760 Madison Street (3484 : #ZP2018-004 6760 Madison Street)

**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: 02/ Fee Amount: \$25.00 Date Paid: \_\_\_\_\_

**DATE TO ZONING ADMINISTRATOR:** 02/09/2018

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: #ZP2018-004 6760 Madison Street (3484 : #ZP2018-004 6760 Madison Street)

PROJECT  
MADISON STREET

Requests for Approval  
-Updates and Lighting-

for

6760 Madison St  
Haymarket, VA

Respectfully Submitted  
to the Haymarket ARB  
on  
Feb 9th, 2018

Owners: Rosanna & Kevin Smith

Talent: Tom & Nathan Vetter

## PROJECT MADISON STREET

Since our last ARB meeting (April 2017), we have made considerable progress at 6760 Madison, and we appreciate your support to that end. The overall goal remains the same: To return the original house to its wood-sided, metal roofed condition, while adding on an extended second floor in keeping with the historic design of the house.

As is often the case with old homes, we have made discoveries that have resulted in significant delays and extra expense. However, the house has also given us delightful surprises, such as old wall paper remnants, bullet casings near the original front porch (now the back), a few old bottles, and one of the best surprises - wood floor boards thick enough to re-condition and place back inside the house to help tell its story for generations to come. With the care we are taking, we expect 6760 Madison to stand proudly as a humble farmhouse for at least another 120 years.

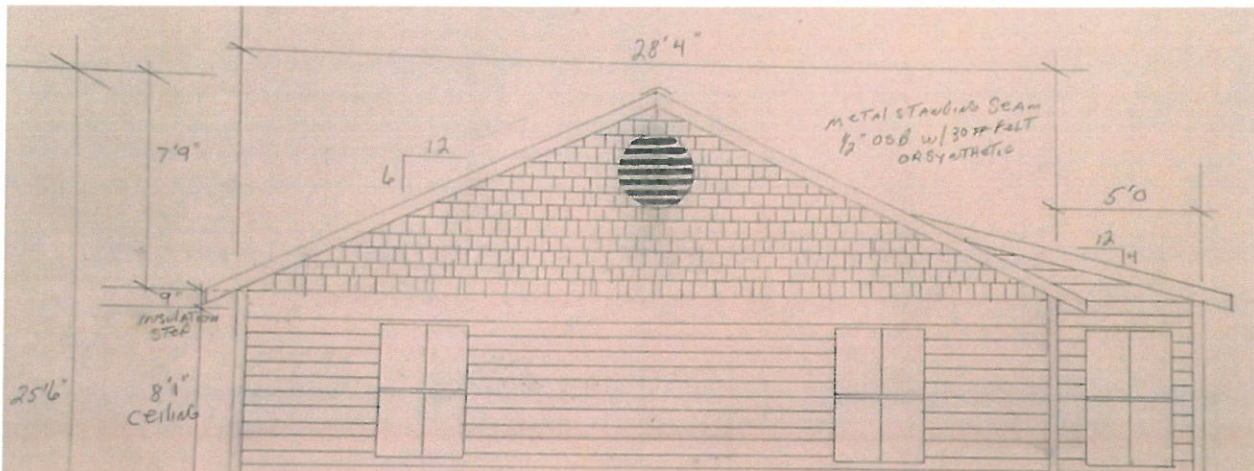
### #1 Exterior – PORCH ROOF:

Updated - We request permission to replace the current porch roof with a new standing seam metal roof to match the rest of the home. We originally wanted to keep the old metal roof, but have since observed that it would be a fresher look overall to replace it a new version of the original.

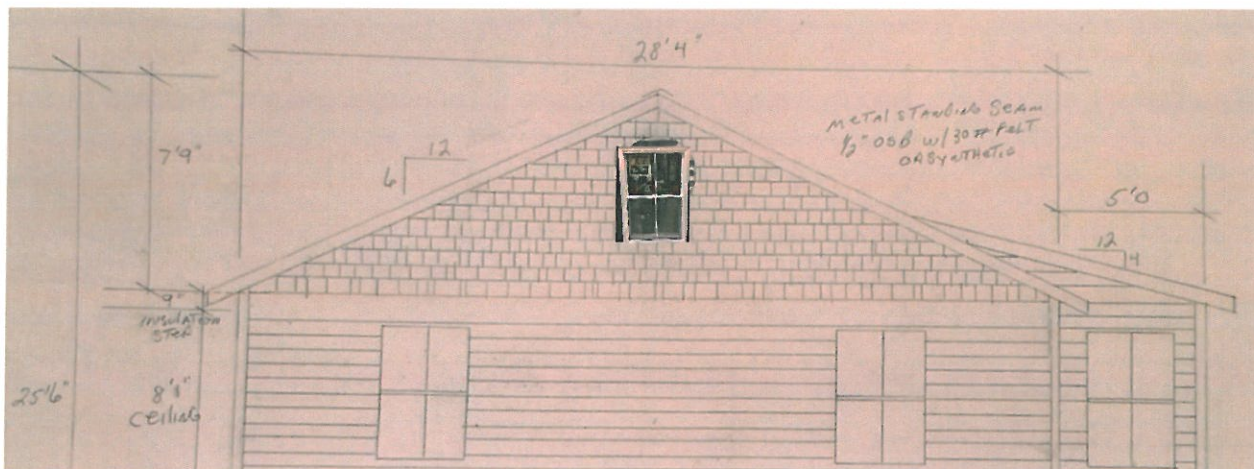
# PROJECT MADISON STREET

## #2 Exterior – GABLE VENT:

Updated – We request permission to place a fixed window in the gable in lieu of the vent as pictured below. The new metal roof is already vented at both ends, eliminating the need for the vent. A window, of the same manufacturer and likeness as the other windows of the house would allow for natural light to enter.



Same as the rest of the windows, but does not open and would measure approximately 20" wide x 30" tall, proportional to the space.



## PROJECT MADISON STREET

### #3 Exterior – PORCH LIGHTS:

We request permission to have 2 recessed lights in the beadboard ceiling of the front porch. In addition, we request permission to place two matching wall mounted lights on either side of the front door. We feel both styles below could be an appropriate fit for the home and request approval for both so that we can make our decision based on trying them "in person".



#### **Forte Lighting 17003-01-04 Black Energy Efficient Fluorescent 4.5Wx10.5Hx6E Outdoor Wall Sconce**

Traditional / Classic Outdoor Wall Sconce

- 4.5W x 10.5H x 6E
- Energy Star
- 1-13 Watt PLS
- Features Satin White Glass Panels



#### **Park Harbor PHEL1000ANPE Antique Pewter Portsmouth 9" Tall Single Light Outdoor Wall Sconce**

- Item # bci2852486
- Model # PHEL1000ANPE
- 8"W x 9.13"H
- Extension: 9.5" (measured from mounting surface to furthest protruding point on fixture)
- Backplate Height: 5"
- Backplate Width: 5"
- HCO: 5" (height from center of outlet)



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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: February 14, 2018  
SUBJECT: Zoning Permit #2018-005, 6761 Madison Street

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### APPLICANT INFORMATION:

The applicant, Jason Scott is applying for a Zoning Permit for a fence at 6761 Madison Street. Mr. Scott will be installing 238' linear feet of 48" high yellow pine picket fence. An 8' gate will be installed on the north side of the home along the driveway. The fence will run along the property line and extend across the back meeting up with the neighbor's existing fence. See the attached application for the complete sketch.

The request proposed by the applicant has met the Guidelines set forth by the Town.

### STAFF RECOMMENDATION:

The proposed fence meets the Guidelines set forth by the ARB. The style and color are consistent with the neighboring property owner's fence, which the new fence will join up against. Staff recommends approval of the application.

### DRAFT MOTION:

*"I make a motion to approve Certificate of Appropriateness ZP#2018-005, for the proposed fence at 6761 Madison Street."*

*Or An alternate motion.*

Attachment: ZP2018-005 6761 Madison Street (3485 : #ZP2018-005 6761 Madison Street, Fence Application)





paid by CC 02/13  
received 02/13

# ZONING PERMIT APPLICATION

ZONING PERMIT #: 2018-005

*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: JASON SCOTT

PROPOSED USE: FENCE Size (Sq. Ft./Length) of Construction: 238'

SITE ADDRESS: 6761 MADISON ST. Parcel ID #: \_\_\_\_\_

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.)

INSTALL 238' OF 48" HIGH YELLOW PINE PICKET FENCE. WILL INCLUDE 8' GATE ON NORTH SIDE OF HOUSE. FENCE WILL EXTEND FROM GATE ALONG NORTH SIDE TO REAR CORNER AND ACROSS REAR YARD TO EXISTING NEIGHBOR'S FENCE. ADD'L 48" FENCE OPPOSITE CORNER OF HOUSE TO OTHER NEIGHBOR'S FENCE.

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)

YELLOW PINE FENCE

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

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
<u>JASON SCOTT</u>		<u>Same</u>	
Name		Name	
<u>6761 MADISON ST.</u>		_____	
Address		Address	
<u>HAYMARKET</u>	<u>VA</u>	<u>20167</u>	
City	State	Zip	
<u>703-350-1095</u>	<u>jasonscott711@gmail.com</u>		
Phone#	Email		

Attachment: #ZP2018-005 6761 Madison Street (3485 : #ZP2018-005 6761 Madison Street, Fence Application)

**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.

Jan Scott  
Applicant Signature

Jan Scott  
Property Owner Signature

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

Date Filed: 02/13/2018 Fee Amount: \$25.00 Date Paid: 02/13/2018

**DATE TO ZONING ADMINISTRATOR:** 02/13/2018

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

~~approved~~  
Application has met the Emily B. Lockhart SIGNATURE PRINT

CONDITIONS: Requirements set forth by the Town. The

**DATE TO ARCHITECTURAL REVIEW BOARD (ARB):** 02/21/2018

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}: \_\_\_\_\_

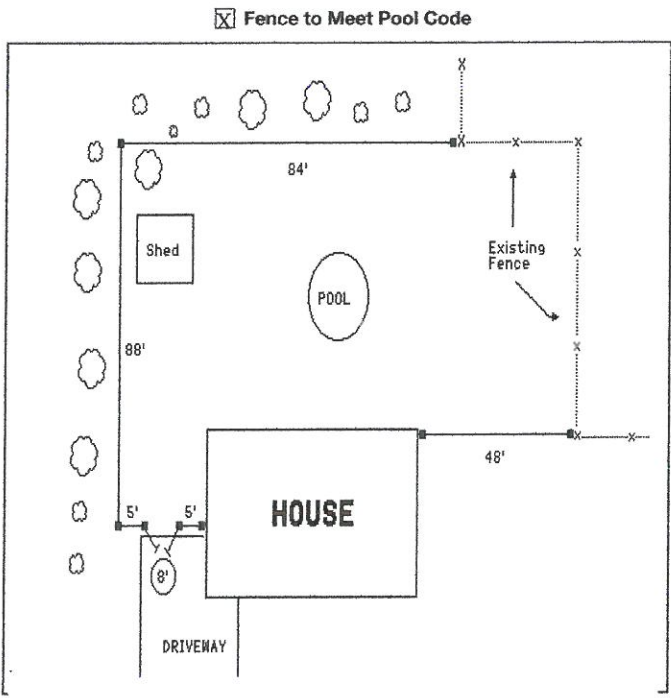
\_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:

Attachment: #ZP2018-005 6761 Madison Street (3485 : #ZP2018-005 6761 Madison Street, Fence Application)

Date: 01/30/2018 Job Number: \_\_\_\_\_ County: Prince William  
Name: Jason Scott  
Address: 6761 Madison St.  
City: Haymarket State: Va. Zip: 20169  
Job Site Address: Same  
Home Phone: 703 350-1095 Cell Phone: \_\_\_\_\_  
Email: jasonscott711@gmail.com  
Project Description (Goods and Services Sold):

238' of 4' high Pressure Treated 1X4 PICKET - STRAIGHT TOP Fencing Including One 48" high x 8' wide Double Gate  
Posts are 4 x 4 PTP with Black Caps  
Gate posts are 6 x 6 PTP with Black Caps  
Gates have Arched Top with Black Heavy Duty hardware and Pool Code Magna Latch  
Runners are 2 x 4 PTP - 2 Per Section  
Vertical Boards are 1 x 4 PTP With Colonial Gothic Tops and 1 1/2" spacing - Face out  
  
All materials are #2 southern yellow pine unless otherwise stated. All nails are galvanized ring shank unless otherwise stated  
  
Homeowner is responsible for HOA approval  
Homeowner is Responsible for Fence layout and location  
Homeowner is responsible for Prince William Co. Zoning permit



- Grade**
- Level at Top  
Fence to be level with highest grade. (Customer to fill in gaps)
  - Following Grade  
Fence following flow of ground. (Fence will be uneven at top)
  - Step and Level  
Each section to step as dictated by the grade. May result in large gaps under the fence. (Customer to fill in gaps)
- Toe Nail  Face Nail

**Job Notes:**

List Price = \$ 3,745.00 Less 20% Winter Discount - [REDACTED]

Total Contract Price: [REDACTED]  
(Price valid for 15 Days)  
Deposit: [REDACTED]  
Due Upon Substantial Completion: [REDACTED]  
Estimated Start Date: 2 - 3 weeks  
Estimated Completion Date: 1 - 2 days

Customer agrees to pay the Total Price for such materials and labor, pursuant to the Payment Terms provided at left. All materials are to be #2 pressure treated southern yellow pine unless otherwise stated. Interest at the rate of 2% per month will accrue on all past due accounts. Builders Fence Company will not accept out of state checks.

**BUYERS RIGHT TO CANCEL: If this agreement was solicited at a residence and you do not want the goods or services, you the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See Notice of Cancellation for an explanation of this right.**

Acceptance: The construction proposal contained herein, including the specified price, payment terms, construction specifications, and other terms and conditions on the reverse side of this contract, is hereby ACCEPTED.



**Builders Fence Company**  
\_\_\_\_\_  
(Authorized Representative's Signature)  
**Jeffrey A. Cederborg**  
Authorized Representative's Printed Name

**Buyer(s)**  
\_\_\_\_\_  
(Signature) Date  
\_\_\_\_\_  
(Signature) Date

Attachment: #ZP2018-005 6761 Madison Street (3485 : #ZP2018-005 6761 Madison Street, Fence Application)



PT-20

Attachment: #ZP2018-005 6761 Madison Street (3485 : #ZP2018-005 6761 Madison Street, Fence Application)







COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED. THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



# GREENHILL CROSSING SECTION 9

29

28

S38°14'30"W 125.71'

**WILLIAM T. AND MARY ANN T. HUNT**  
D.B. 274, PAGE 347

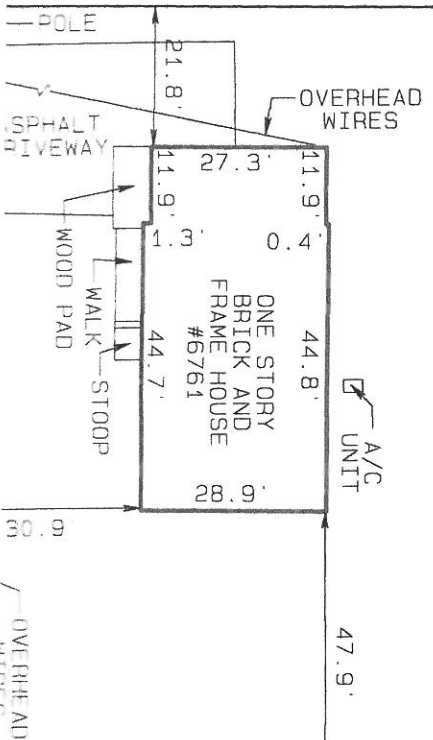
S53°12'20"E 141.00'

17,533±  
INSTR. #2003012400192247

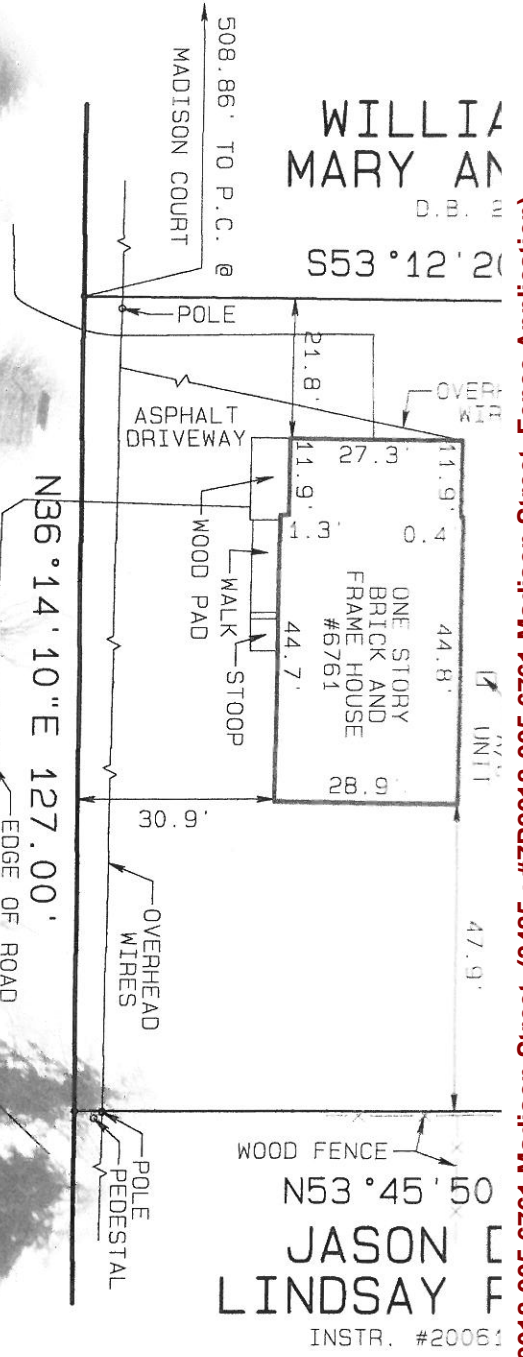
**JASON D. AND LINDSAY R. GROGG**  
INSTR. #200610300154144

N53°45'50"W 136.59'

508.86' TO P.C. @ MADISON COURT







**ROBERT J. AND EVELYN A. COLLETTE**  
 TOWN OF HAYMARKET  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 SCALE: 1"=30' DATE: JANUARY 14, 2013

CASE NAME: COLLETTE  
 TO WOODS (11-3667)

NO TITLE REPORT FURNISHED.  
 PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.  
 FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
 AND DO NOT CERTIFY AS TO OWNERSHIP.

**Advanced**  
**Title & Settlements, LLC**

**SCARTZ SURVEYS**

LARRY N. SCARTZ LOCAL (703) 494-4181  
 CERTIFIED LAND SURVEYOR FAX (703) 494-3330  
 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



GPIN# 7297-98-0590

JOB# 20130036

MN



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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: February 14, 2018  
SUBJECT: Little Free Library

---

### APPLICANT INFORMATION:

Casey Rives has approached Town Hall and has offered to donate a Little Free Library to our Town. Please read Ms. Rives letter attached for more details about the project. She is very excited about the opportunity and what the library can do for our community.

The ARB should review the pictures provided by Ms. Rives so that we can give guidance on the aesthetics of the structure. The Town Staff would like to see the structure placed at the Museum courtyard near the benches. We feel that at this time it would be an ideal location for keeping an eye on the structure, it would be in a high traffic area, and children could even sit on the benches and read at the site. Hopefully, in the future we can place another structure at the park.

Ms. Rives has outlined in her letter her intent to provide the structure, care and maintenance. The Town Staff will work with Ms. Rives on the details of the long-term care.

### STAFF RECOMMENDATION:

The proposed Little Free Library is a great way to engage our community. Staff is excited that Ms. Rives has approached the Town with this idea and generosity. The ARB should give guidance on the preferred style of the structure. For example, the structure could resemble the basic structure of the museum and keep consistent colors.

### DRAFT MOTION:

*"I make a motion to approve Certificate of Appropriateness ZP#2018-006, for the proposed Little Free Library following the conditions and requirements set forth by the ARB."*

*Or An alternate motion.*

Attachment: Little Free Library (3486 : #ZP2018-006 Little Free Library)



# ZONING PERMIT APPLICATION

ZONING PERMIT #: 2018-006

*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:** Casey Rives

**PROPOSED USE:** Donation of a Little Free Library Size (Sq. Ft./Length) of Construction: \_\_\_\_\_

**SITE ADDRESS:** Location per Town's preference Parcel ID #: \_\_\_\_\_

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.)

Free standing library as a donation to the Town of Haymarket. The structure will provide free books to engage children in reading. The structure will stand approximately 5' and be constructed of materials to match the Town. Pictures attached

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)

Approximately 5' tall - color scheme to match that of the Town's current buildings or perhaps the Police Dept's theme. Glass front w/opr natural wood structure

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

PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION			
Casey Rives				Town of Haymarket			
Name				Name			
14191 Hunters Run Way				15000 Washington Street, Suite 100			
Address				Address			
Gainesville	VA	20155	Haymarket	VA	20169		
City	State	Zip	City	State	Zip		
703-887-8666				703-753-2600 elockhart@townofhaymarket.org			
Phone#				Phone#			
Email				Email			

**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



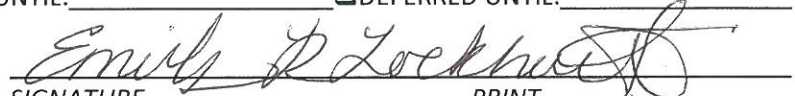
Property Owner Signature

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

Date Filed: 1/26/2018 Fee Amount: \_\_\_\_\_ Date Paid: \_\_\_\_\_

**DATE TO ZONING ADMINISTRATOR:** 1/26/18

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

  
SIGNATURE PRINT

CONDITIONS:

Meet the requirements and recommendations set forth by the ARB. Sign agreement with the Town regarding the maintenance & care.

**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: #ZP2018-006 Little Free Library (3486 : #ZP2018-006 Little Free Library)

Casey Rives  
14191 Hunters Run Way  
Gainesville, VA 20155  
703-887-8666  
[crives@fairfaxcounty.gov](mailto:crives@fairfaxcounty.gov)  
January 26, 2018

Town of Haymarket  
Architectural Review Board  
15000 Washington St, Suite 100  
Haymarket, VA 20169

Dear Town Of Haymarket Review Board,

I am excited about the possibility of donating a 'Little Free Library' to our beautiful small town. I understand the importance of the review board and would like to provide more detailed information about my goals and hopes for this pending structure.

As a public safety employee, shift work allows me the ability to travel often. Several times, I have come across 'Little Free Libraries' which sparked my interest in creating one for our town. The structure itself would be registered on [Littlefreelibrary.org](http://Littlefreelibrary.org) which provides a logo sticker for the box and a system which allows the library to be posted on a world map to show where all libraries are located.

The purpose of this library would be to provide free reading material with no obligation to the children (and adults) in our community. Success rates in school rapidly increase when a child has access to books. In addition, this will create a hassle-free way to access books with no worries about late fees, library cards, time limits, etc. Children can also learn the importance of sharing, by swapping a book for one they have already read—exchanging books throughout the library system is one of the great benefits of the free library!

To keep children engaged, I will add a small mailbox slot where people can suggest books they want to read, letters/drawings about books they have read and any suggestions they may have.

The location of the library is perhaps the most important aspect of it and with the town's approval, it would be ideal to have it placed in a high foot-traffic area. With the small businesses, restaurants and ice cream shops throughout the town—this would be a great thing for children to walk to for an adventure of their own during a family outing. Kids in today's society need more reasons to explore, to be outside and to engage themselves in activities that spark imagination or build a relationship with their community!

Town of Haymarket  
January 26, 2018  
Page 2

As a previous journalist for Prince William Living, I will provide a small write-up about the library to help market it prior to placement. This would be posted in local media outlets, such as, InsideNOVA, Bull Run Observer and other local magazines or newspapers. In addition to the above, I will create a Haymarket Little Library social media page to keep children and parents involved. This would also be a great way to further engage children, such as, having Girl Scout/Boy Scout Troops or local classrooms care for the structure on occasion!

For overall care, I plan to provide the initial structure, made with materials and paint that represent the town. In addition to the initial structure, I will maintain the appearance of the library and provide materials for it throughout the years and designate backup stewards in case of emergencies.

I truly believe that adding a free library to the Town Of Haymarket would be beneficial to our community and help maintain the '*small town*' feel that so many residents love about the area. I thank you all sincerely for your time and consideration during this process!

Sincerely,

Casey Rives



Attachment: Picture Examples (3486 : #ZP2018-006 Little Free Library)



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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: February 14, 2018  
SUBJECT: 6748 Bleight Drive Amendment to Approved Application

---

### APPLICANT INFORMATION:

The applicant, Mrs. Shalvey has previously received an approved Certificate of Appropriateness for a fence located on her property at 6748 Bleight Drive. Since the application was approved by the ARB the HOA has taken up issue with the fence design. The HOA is requesting the homeowners choose a different style fence to meet HOA guidelines and requirements. Mrs. Shalvey will present the details of the issue and the potential solutions at the meeting on February 21, 2018.

The approved application is attached along with email correspondence regarding the need for an amendment. The fence type was a white vinyl fence similar in style to the fencing at Haymarket Station.

### STAFF RECOMMENDATION:

The previously approved fence was approved with the idea that the fence would provide a similar look to the fence across the street. There was some discussion about the starkness of the white fence and the style in comparison with the home. Staff recommends the ARB take into consideration the requests of the HOA and help the applicant determine a proper solution.

### DRAFT MOTION:

*"I make a motion to approve amending Certificate of Appropriateness ZP#2017-027, for the proposed fence at 6748 Bleight Drive. The amended fence design will meet the conditions and requirements set forth by the ARB on February 21, 2018."*

*Or An alternate motion.*

Attachment: Shalvey, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)



## Emily Lockhart

---

**From:** Cathy Shalvey <c-shalvey@comcast.net>  
**Sent:** Thursday, January 25, 2018 8:26 PM  
**To:** Emily Lockhart  
**Subject:** Shalvey 6748 Bleight Drive Fence Proposal

Emily,

It was nice talking to you today. Thank you for taking the time to let me try to explain all this!

Here are notes for the ARB:

To the Town of Haymarket Architectural Review Board:

Hello! We submitted a Proposal for a Fence and a Deck at 6748 Bleight Drive. Thank you for your approval. Simultaneously the same proposal was given to our Villages of Haymarket HOA.

They came back and approved our deck, but rejected the fence. They stated it was "Not Keeping with Community Standards". We read through the HOA docs carefully and thought our proposal did take into consideration a fence that would work with the community. The HOA docs referred to the Town of Haymarket Fence Guides and included Long Fence specifications (attached), but did not state they had to be wood. We also changed the style in our proposal to match Washington Street, as both styles are similar.

After informal conversation with a Board member, they are saying the fence has to be a wooden picket fence of the Long Fence Style attached. They also said the privacy fence would not be allowed, perhaps it's considered stockade, which is not allowed even though our choice was 4 feet with an open top. Their reasoning is a standard is set in the back homes and should not be altered. However, we are Phase 2, different location, different style homes.

We don't think this wood fence it would look nice with our style house OR work well in community. We think it would actually look bad with our style home, and hurt the image coming into town and abutting the park.

They may be open to reconsidering some alterations but we have to adjust our proposal either way. So, we want to clarify a few things with the Town.

Here are some questions for the ARB:

1. Is the Long Fence, wooden picket style, in fact the only "officially approved" type of fence that can be used in the Town of Haymarket?
2. How did the white vinyl fences along Washington come about, and are they now "officially approved" for homes along Washington Street? If so, can we get that in writing?
3. Would the Long Fence Style in white vinyl instead of wood be acceptable to the ARB if the HOA found that acceptable? It is scalloped with a circular finale verses straight with a square finale.

Ideally, our solution would be to switch the style over to the Long Fence style but in white vinyl. We would eliminate the privacy fence altogether and go with a taller, but still open picket style fence, along Washington and, as required, put plantings in front that would provide privacy.

4. Finally, does the ARB have any recommendations considering all these factors? You all know the town and have a good sense of what looks nice. We're open to suggestions to present to our HOA.

If would be nice if we could get recommendations in writing that we could approach the VOH Board with.

Thank you so much for your time and consideration.

A note about the attachments:

1. Long Fence Specifications in our HOA from Town of Haymarket Standards
2. An idea of a 3 foot white vinyl fence. A 4 foot complimentary fence would go along Washington.

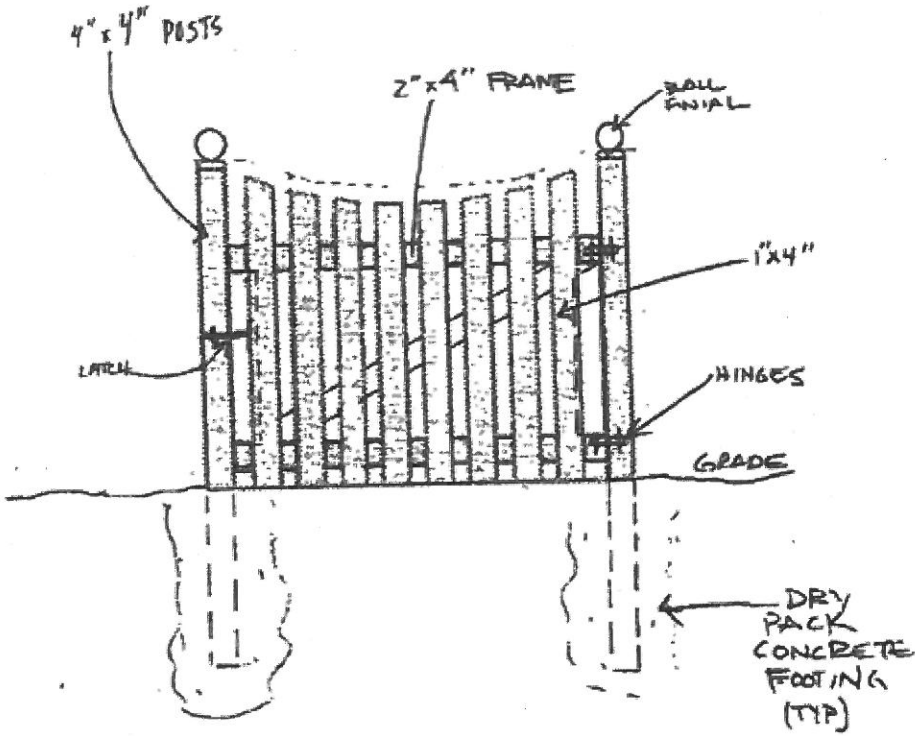
Note: This is not the exact fence, we would have the exact in next proposal but this if for a visual.

Sincerely,  
Cathy & Tim Shalvey

# LONG FENCE

Charlottesville, VA 20153-0429  
Tel: 703-471-0800  
Fax: 703-478-3545  
www.longfence.com

OAK RIDGE  
HAYMARKET VILLAGE  
GATE DETAIL  
T. STANLEY



Attachment: Shalvey Email (3492 : 6748 Bleight Drive Amendment to Fence Application)



Cathy Shalvey  
Shalvey Creative  
Haymarket, VA  
703-673-8378

[c-shalvey@comcast.net](mailto:c-shalvey@comcast.net)

Alternate:  
[cathyshalvey1@gmail.com](mailto:cathyshalvey1@gmail.com)

Attachment: Shalvey Email (3492 : 6748 Bleight Drive Amendment to Fence Application)



# ZONING PERMIT APPLICATION

ZONING PERMIT #: 2017-027

*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: Tim + Cathy Shalvey

PROPOSED USE: Fence - Back Yard Size (Sq. Ft./Length) of Construction: Approx. 147 linear Ft.

SITE ADDRESS: 6748 Bleight Drive Parcel ID #: Lot 52 / 7397-09-0810

Subdivision Name: Oakridge Villages of Haymarket Lot Size: .125

ZONING DISTRICT:  R-1  R-2  B-1  B-2  I-1  C-1 Site Plan Required:  Yes  No

Special Use Permit Required:  Yes  No Homeowners Association (HOA) Approval:  Yes  No  
(in progress)

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)  
Add a fence to the back yard of the property within necessary guidelines and conforming to appearance of neighboring yards.

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)

Fence will be white shoreline vinyl in 3 styles:  
1. 6' shoreline Talbot Privacy 2. 4' shoreline Cecil Picket 3. 4' shoreline Carolina

Supporting Documentation (attached):  Specification Sheet  Photograph(s) w/ New England style caps

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Cathy + Tim Shalvey		
Address			6748 Bleight Drive		
City	State	Zip	City	State	Zip
			Haymarket	VA	20116
Phone#	Email		508-479-4449	T.Shalvey@Comcast.net	

Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)

**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: \_\_\_\_\_ Fee Amount: \$ 25.00 Date Paid: 11/02/2017

DATE TO ZONING ADMINISTRATOR: 11/02/2017

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: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)

# Fence Proposal

**6748 Bleight Drive, Haymarket VA**

Tim & Cathy Shalvey  
 508-479-6669 | 703-673-8378  
[t.shalvey@comcast.net](mailto:t.shalvey@comcast.net)  
[c-shalvey@comcast.net](mailto:c-shalvey@comcast.net)

## OVERVIEW

The proposed fence would surround the back yard on or near the property line to provide privacy and safety for young children and pets. The type of fence is the exact same fencing that is across the street so it will conform to neighborhood appearance.

The side of the fence, parallel to Washington Street, would come off the back of the house approximately 2' and run parallel with Washington on the line even with the front porch. This will provide an inset in front of 3 windows for a bed and landscaping. This fence will be a 6' tall, white, privacy fence and there will be a matching 4' wide gate.

The back fence will be 4' tall, white picket fence, the exact same as across the street. It will provide safety and some privacy but allow views from the house to the park and will not provide an open appearance from the park looking in.

The right side will run on the property line between us and the next neighbor on Bleight Drive and will wrap around in back of the driveway and align with the back of the house. This will be the 6' tall Privacy fence and will have a 5" gate to allow landscaping equipment in.

There will be a small utility surround attached to the house that abuts the fence near the driveway. This will be 4' tall solid fence, it's the exact same as the 6' fence but does not include the open top part so it will blend well in view from Bleight Drive. The front of this enclosure will all be an 8' double gate.

Contractor will obtain Building Permit and manage Inspection.

### SIZE:

Total Linear Feet: 339 feet

### MATERIALS & LENGTH:

Side that runs parallel with Washington Street:

Shoreline White Vinyl 6' Talbot Privacy Fencing approximately 24' long with (1) 4' wide Single Gate

Back that runs along Haymarket Park:

Shoreline White Vinyl 4' Cecil Picket Fencing approximately 74' long

Side between houses and behind driveway facing Bleight Drive:

Shoreline White Vinyl 6' Talbot Privacy Fencing approximately 40' long with (1) 5' wide Single Gate

Utility Surround:

Shoreline White Vinyl 4' Caroline Privacy Fencing approximately 3' long with (1) 8' wide Double Gate

AC Surround:

Shoreline White Vinyl 4' Caroline Privacy Fencing approximately 3' on 2 sides to allow access on one side

**Other Material Notes:**

- All fencing will be finished with New England style, white vinyl caps.
- All posts are 5" x 5".
- All posts to be set in concrete into ground 24" - 36" each section is inserted to each post and latched in place.
- No screws or nails are used.
- All gates to have self closing black hinges and two way lockable latches.

**ATTACHED:**

- House plat showing outline of fence
- Drawing of fence
- Photos and Diagrams of Fencing Materials
- Photos of yard, back of house
- Photos of properties across the street with same fence
- HOA request is submitted and in progress
- Business Proposal and License

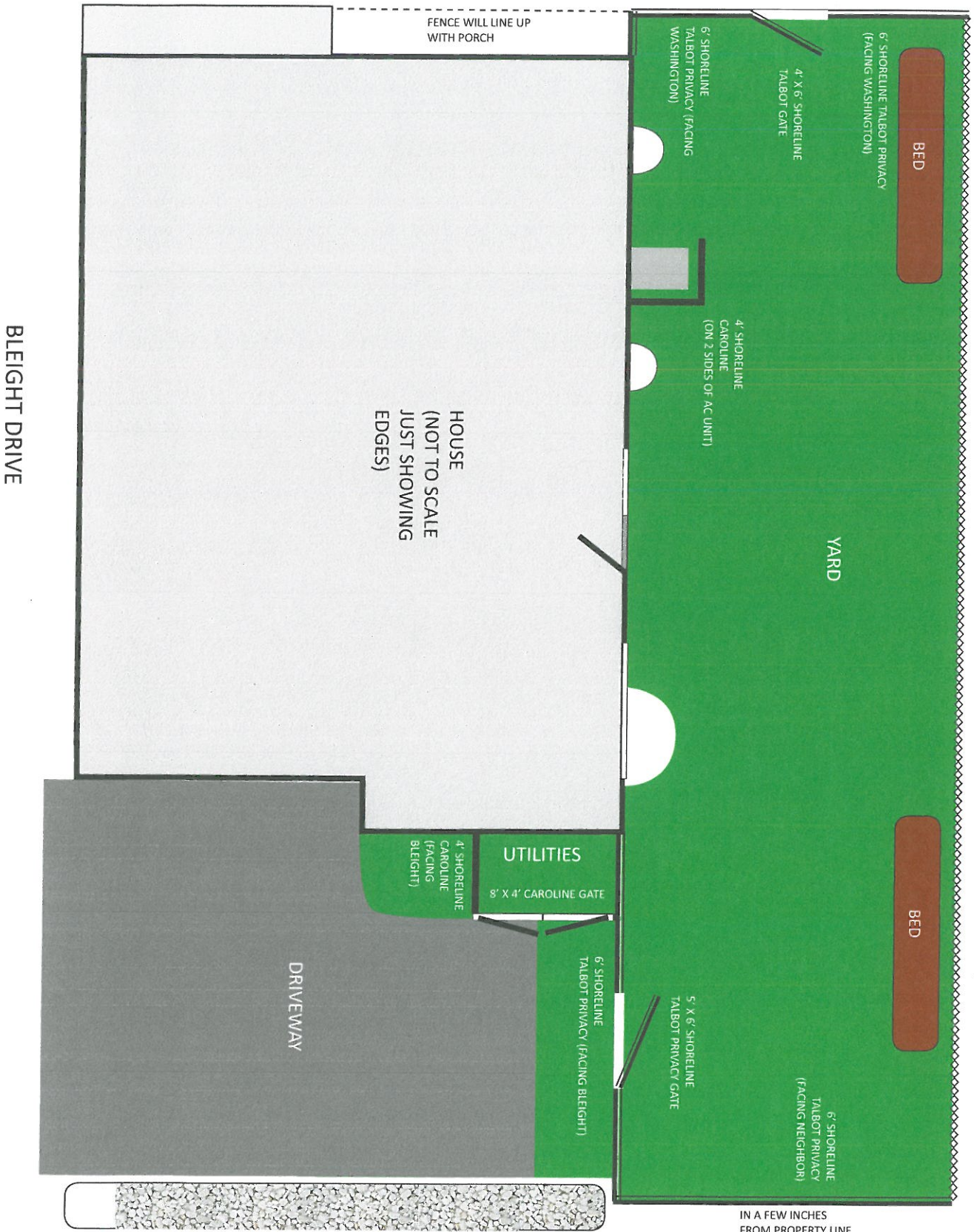


WASHINGTON STREET

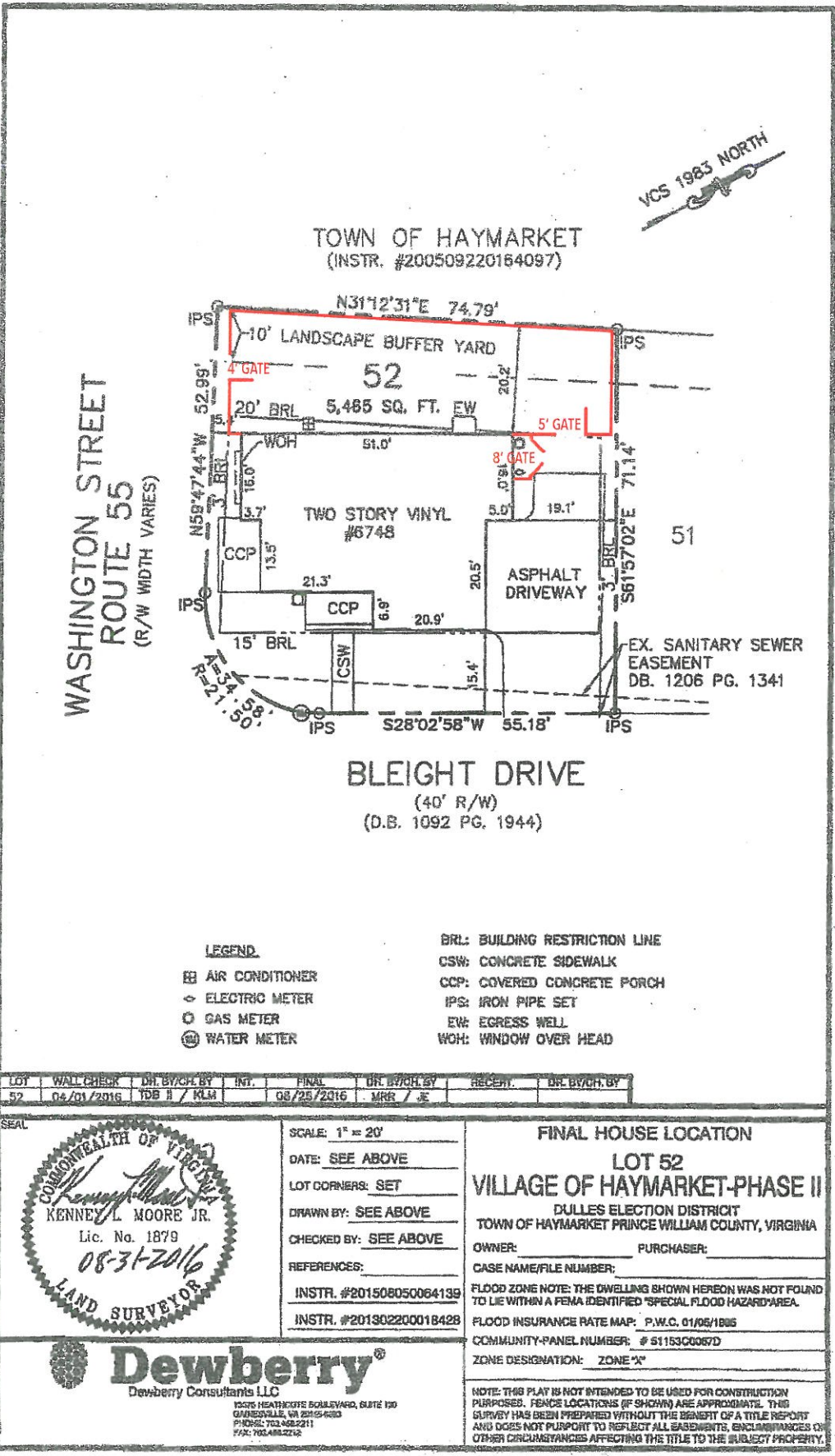
HAYMARKET COMMUNITY PARK

4' SHORELINE CECIL PICKET  
(BACK OF PROPERTY ALONG PROPERTY LINE)

Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)



BLEIGHT DRIVE



WASHINGTON STREET  
ROUTE 55  
(R/W WIDTH VARIES)

TOWN OF HAYMARKET  
(INSTR. #200509220164097)



BLEIGHT DRIVE  
(40' R/W)  
(D.B. 1092 PG. 1944)

- LEGEND**
- ⊞ AIR CONDITIONER
  - ◊ ELECTRIC METER
  - ⊙ GAS METER
  - ⊕ WATER METER
  - BRL: BUILDING RESTRICTION LINE
  - CSW: CONCRETE SIDEWALK
  - CCP: COVERED CONCRETE PORCH
  - IPS: IRON PIPE SET
  - EW: EGRESS WELL
  - WOH: WINDOW OVER HEAD

LOT	WALL CHECK	DR. BY/CH. BY	INT.	FINAL	DR. BY/CH. BY	RECENT	DR. BY/CH. BY
52	04/20/2016	TDB II / KLM		08/25/2016	MRF / JE		

SEAL

SCALE: 1" = 20'

DATE: SEE ABOVE

LOT CORNERS: SET

DRAWN BY: SEE ABOVE

CHECKED BY: SEE ABOVE

REFERENCES:

INSTR. #201508050064139

INSTR. #201302200018428

**FINAL HOUSE LOCATION**

**LOT 52**

**VILLAGE OF HAYMARKET-PHASE II**

DULLES ELECTION DISTRICT  
TOWN OF HAYMARKET PRINCE WILLIAM COUNTY, VIRGINIA

OWNER: \_\_\_\_\_ PURCHASER: \_\_\_\_\_

CASE NAME/FILE NUMBER: \_\_\_\_\_

FLOOD ZONE NOTE: THE DWELLING SHOWN HEREON WAS NOT FOUND TO LIE WITHIN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA.

FLOOD INSURANCE RATE MAP: P.W.C. 01/06/1985

COMMUNITY-PANEL NUMBER: # 51153C0067D

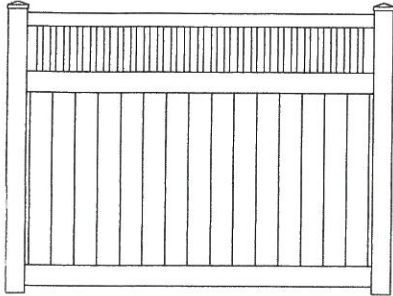
ZONE DESIGNATION: ZONE "A"

**Dewberry**  
Dewberry Consultants LLC

NOTE: THIS PLAT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. FENCE LOCATIONS (IF SHOWN) ARE APPROXIMATE. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.

Q:\2017\52\CONSUMER\HOUSE LOCATION\DWG\PLAT 52.dwg, W:\user\moore\16075

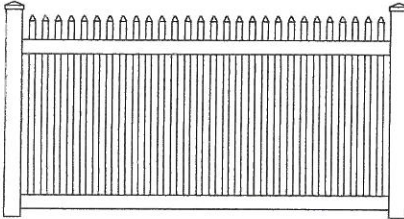
Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)



Talbot



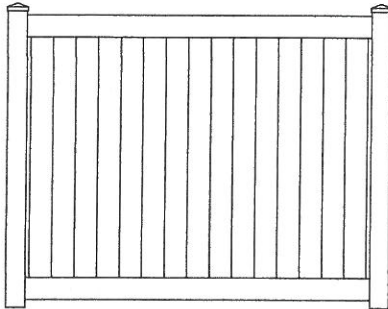
6' White Talbot Privacy Fence will be on sides and behind driveway.



Cecil



4' White Cecil Picket Fence will along back of property.



Caroline

4' White Caroline Fence is the exact same as Talbot without the top. Will be on one side of Utility Surround facing Bleight Drive and on 2 sides of AC surround.

Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)



To the left are photos of the homes/ community directly across the street.

It shows the 6' Talbot privacy fencing abutting the 4' Cecil picket fencing.



The photos below show more of the 4' Cecil fencing and a gate with hardware.

The New England caps will also be the same.

Note that this is all white fencing against cream trim in the homes.





Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)



Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)



**Beitzell Fence Co**  
 4665 Sudley Road  
 Catharpin, VA 20143  
 (703)754-0011  
 www.beitzellfence.com

## Estimate

### ADDRESS

Cathy Shalvey  
 6748 Bleight Dr.  
 Haymarket, VA

ESTIMATE #	DATE
8372	10/09/2017

### SALES REP

Patrick Beitzell

ACTIVITY	AMOUNT
Furnish and install approx. 78' of 6' high Shoreline #Talbot, white vinyl privacy fence. (Front and sides) Furnish and install (1) 4' wide single gate and (1) 5' wide single gate. Furnish and install approx. 15' of 4' high Shoreline #Caroline, white vinyl privacy fence. (Trash enclosure / ac unit) Furnish and install (1) 8' wide double gate. Furnish and install approx. 80' of 4' high Shoreline #Cecil, white picket fence. (Back line) All posts to be set in concrete and finished with New England style, white vinyl caps. All gates to have self closing hinges and two way lockable latches. Posts- 5"x5", Gate posts- 5"x5" with aluminum inserts.	7,900.00
Advertising discount.	-125.00
<b>TOTAL</b>	<b>\$7,775.00</b>

Buyer to provide engineering, control points for elevation, horizontal and vertical alignment, determination of property lines, access to work area, clearing, restoration of finished grade, re-seeding, on-site disposal area of spoils, core drilling, and setting of inserts. Location of underground utilities or obstructions that are not identified through the local on-call service are to be marked by buyer. Seller is held harmless and indemnified against claims resulting from damages to unidentified utilities. The work will be performed in compliance with industry standards and guaranteed against defects in materials and workmanship for one year. This contract embodies the entire understanding between the parties. There are no verbal agreements or representations in connection therewith. Estimate good for 30 days. Any alterations from the above specifications or estimated quantities involving additional costs is extra to the contract.

Accepted By

Accepted Date

Fax 571-248-6809

Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation  
9960 Mayland Drive, Suite 400, Richmond, VA 23233  
Telephone: (804) 367-8500

EXPIRES ON  
03-31-2019

NUMBER  
2705061599

BOARD FOR CONTRACTORS  
CLASS A CONTRACTOR  
\*CLASSIFICATIONS\* CIC HIC



BEITZELL CONSTRUCTION INC  
BEITZELL FENCE CO  
4665 SUDLEY RD  
CATHARPIN, VA 20143



*July W. DeBoer*  
July W. DeBoer, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

**DPOR** COMMONWEALTH of VIRGINIA  
Department of Professional and Occupational Regulation

DPOR-LIC (05/15)  
(DETACH HERE)

CLASS A BOARD FOR CONTRACTORS  
CONTRACTOR

\*CLASSIFICATIONS\* CIC HIC  
NUMBER: 2705061599 EXPIRES: 03-31-2019

BEITZELL CONSTRUCTION INC  
BEITZELL FENCE CO  
4665 SUDLEY RD  
CATHARPIN, VA 20143



Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (05/2015)

Attachment: ZP2017-027, 6748 Bleight Drive (3492 : 6748 Bleight Drive Amendment to Fence Application)





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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: February 14, 2018  
SUBJECT: Haymarket Baptist Church, Fence Application Amendment

---

### APPLICANT INFORMATION:

The applicant, Haymarket Baptist Church is in the process of finishing all site work. The fencing company has informed the applicant that the previously approved fence will not fit in that location due to narrow spacing, see below for more detail. In order to complete the site plan the applicant is coming to the ARB to discuss the necessary changes that need to occur and the solutions.

Email correspondence with Dan Sawyer-- "The reason the "board on board" fencing cannot be installed, as per plan, down the playground side is due the existing chain link fence. In addition, the current chain link fence down the playground side is too close to the property line which prohibits the fence company to work on both sides to achieve the "board on board" fence. So, the solution from the fencing company is to install a "tight fit" single sided privacy fence where the boards are installed tight together on the outside. I've attached a photo of the proposed "tight fit" fencing in lieu of the "board on board".

And I will be present at the meeting with a copy of our plans and example of the single sided "tight fit" fencing that we are proposing."



Attachment: Haymarket Baptist Church Amended fence (3488 : Haymarket Baptist Church Fence)

## STAFF RECOMMENDATION:

The proposed fence will be installed so that the backside (what you see above) will be seen from the parking lot. The ARB needs to consider how this fence will look in the parking lot and along the side of Haymarket Baptist. The proposed solution will meet the requirements for the fence as set forth in the site plan.

## DRAFT MOTION:

*"I make a motion to approve the amended fence for Haymarket Baptist Church located at 14800 Washington Street. The fence will follow all conditions set forth by the ARB February 21, 2018.*

*Or An alternate motion.*



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

**Emily Lockhart**  
TOWN PLANNER

## MEMORANDUM

TO: Architectural Review Board  
FROM: Emily Lockhart, Town Planner  
DATE: Updated: February 14, 2018  
SUBJECT: Zoning Permit #2017-029, 6810 Jefferson Street, Residential Demolition Application

### UPDATED INFORMATION:

At the last Architectural Review Board Meeting the Board tabled Zoning Permit #2017-029 until further information regarding the structural integrity of the home could be submitted. On January 20, 2018 the ARB and Town Staff toured the structure and property located at 6810 Jefferson Street. At this tour the Board and Staff were able to see for themselves the condition of the home (interior and exterior) and get a better sense of the property. No determinations, comments or recommendations were made at this meeting between the applicant, the Board and Staff.

In response to the Board's request for a structural engineer's report, the applicant submitted the report on February 9, 2018. The structural analysis was completed by Tom Basham, PE. The concluding remarks from Mr. Basham are as follows;

*"As a result of the foregoing observations I hereby conclude this dwelling is not structurally sound. There are significant failures in all structural elements of the building including the foundation, floors, walls and roof. These deficiencies are prevalent over more than 50% of the building. They appear to be the product of time, poor and outdated construction techniques, lack of maintenance, and water and insect damage.*

*It is my professional opinion that the structural deficiencies with this building are so drastic that the building is a total loss and should be demolished."*

Please review the attached structural evaluation that Mr. Basham has submitted. The evaluation will give a more detailed account of the observations and findings. In addition to the evaluation provided I have reached out to Mr. Basham to better understand the possibilities for replacing the foundation or relocating the structure. Please see the attached email correspondence with Mr. Basham.

In addition to the structural engineer's report Mr. Cowne, the interested buyer, has submitted basic concept plans for the two properties. He intends to build two homes similar in style to those along Jefferson Street. The concept plan and image are attached.

Lastly, at the January meeting it was brought to the Town's attention that 6810 Jefferson Street was recorded as two parcels rather than one. Upon further investigation and review by the Town Attorney it has been determined that the structure is located at 6810 Jefferson Street and a second parcel is located beside it at 6812 Jefferson Street.

**STAFF RECOMMENDATION:**

The home which was built in approximately 1901, currently requires major repairs for individuals to safely occupy the space. The owners of the property do not wish to make this investment and are ready to sell the property. The home is considered a historic structure within the Town and is listed on the Historic Building Inventory list in the Comprehensive Plan. The Architectural Review Board needs to consider the feasibility of maintaining this property and the financial investment it will require to bring it back up to livable standards.

The applicants have submitted the following items for the demolition application upon the request of the ARB and Staff.

- Demolition permit application
- Narrative stating the reasoning for request
- Tax records of the property
- Building Inspection Report
- Structural Engineer's Report
- General concept plans for the property if a demolition permit were to be approved
- A tour of the home

While the home is a historic structure Staff feels that the financial investment is greater than one might be willing to invest in the property. However, the home has been boarded up and unoccupied for over 30 years. The lack of maintenance and care for the property overtime is very evident. The lack of maintenance has deteriorated the home so badly that the only feasible option is to apply for a demolition permit. This reality is disappointing for the Town since we consider the home to be a contributing historic structure. While some have questioned the historic value, the Town feels that the home is representative of our earlier formative years and the architectural style of the early 1900's. Allowing historic structures to be demolished within Town sets a precedence for all remaining historic structures. The ARB should consider all documents before them and make a decision based on the facts presented.

With this being said, Staff and the ARB must face the reality of the situation. It has been determined the home is not structurally sound and that the structural deficiencies are so drastic that the building is a total loss. With this being said, there is an interested buyer who wishes to develop two homes on the parcels similar in style to the surrounding homes on Jefferson and Fayette Street. The potential new home(s) would enhance the property.

Staff feels that the applicant has done their due diligence in providing everything the Board and Staff requested. The documents show that the structure is not structurally sound and the financial investment to restore may be greater than anyone is willing to invest. While the situation is unfortunate for the Town, Staff recommends the ARB to approve the demolition application with the recommendation (or condition) to hire a

professional photographer to document the property and its historic elements. In addition to hiring a photographer Staff recommends the ARB approve the permit with the condition that the demolition may occur only following receipt of a building permit for the new construction.

DRAFT MOTION:

*"I make a motion to approve Certificate of Appropriateness ZP#2017-029, to demolish the residential home at 6810 Jefferson Street with the following conditions: 1) the owner hire a professional photographer to document the home in accordance with the Historic Guidelines and 2) the demolition may occur only following receipt of a building permit for the new construction."*

Or An alternate motion.



30 January 2018

Page 1 of 6

Patrick Cowne  
4713 Benjamin Cross Ct.  
Chantilly, Va. 22151

SUBJECT: Structural Evaluation - # 6810 Jefferson St, Haymarket, Va.

Dear Sir;

As you know, today I made a visit to the subject site to conduct an evaluation of existing dwelling. I had the opportunity to review the Home Inspection Report by John Murray prior to my site visit. As a result of this site visit, inspection and evaluation I made the following observations:

### **OBSERVATIONS**

1. The structure is a two story single family dwelling constructed at least 70 years ago, and quite possibly much older.
2. The dwelling is a balloon framed building on a masonry foundation with clapboard wood siding and metal roof.
3. From the outside of the building it appears the masonry foundation is failing and in the process of disintegrating. The brick has severe cracks and is clearly moving laterally and vertically. See Photo # 1 & 2
4. From the outside of the building it appears a significant portion of the building has wood frame elements in contact with the ground. This lack of vertical separation from the wood structural elements and the ground have clearly allowed for water damage and insect infestation. See Photo # 3 & 4
5. From the inside of the building it is evident the floors are uneven and show considerable settling and weakness in several locations.
6. The floor joists for the first floor are connected to the outer rim board by notching, which has not held up well over time, due to settlement in the foundation, cracks in the joists, insect damage and decay from rotting.
7. The wallboard had been torn away in numerous locations to display wall, ceiling and second floor framing components. In every one of these locations the structural members have been severely compromised by either rot or insect damage.



8. The roof on the second floor and the shed roof attached to the dwelling over the first floor have been compromised for decades and water damage from this defect is extensive.
9. The rafters for the house have been cut for the “birds mouth” to sit on the top wall plate in such a way as to significantly reduce the structural width of the rafter. This is further exacerbated by the rafters being undersized for current loading conditions.
10. The crawl space under the framed first floor varies from 0” to about 8”. This exposes to structural timbers to excessive moisture and insect damage.

### **CONCLUSIONS**

As a result of the foregoing observations I hereby conclude this dwelling is not structurally sound. There are significant failures in all structural elements of the building including the foundation, floors, walls and roof. These deficiencies are prevalent over more than 50% of the building. They appear to be the product of time, poor and outdated construction techniques, lack of maintenance, and water and insect damage.

It is my professional opinion that the structural deficiencies with this building are so drastic that the building is a total loss and should be demolished.

If you have questions please let feel free to contact me. I may be reached at 703-594-2425 ext 105, or by e-mail at [tom@nokessville.com](mailto:tom@nokessville.com).

Sincerely;

D. Thomas Basham PE

# NOKESVILLE DESIGN, PLC



PHOTO # 1: Foundation Deterioration

Attachment: Structural Engineer's Report (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



# NOKESVILLE DESIGN, PLC



PHOTO # 2: Foundation Failure and Deterioration

# NOKESVILLE DESIGN, PLC



PHOTO # 3: Wood Framing in Contact With Soil

Attachment: Structural Engineer's Report (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

# NOKESVILLE DESIGN, PLC



PHOTO # 4: Wood Framing in Contact With Soil

## Emily Lockhart

---

**From:** Tom <tom@nokessilledesign.com>  
**Sent:** Tuesday, February 13, 2018 6:05 PM  
**To:** Emily Lockhart  
**Subject:** Re: 6810 Jefferson Street

Emily -

Please see below my answers to your questions:

1. Due to the decay in the rim boards/beams and joists in the floor, I do not think there is stable enough base in the dwelling to apply pressure vertically to lift the structure. Over half of the building is actually in the ground now - and the rest of it has about a 6" crawl space. All of this has allowed significant decay of the structural elements in the floor system.
2. As I have stated above, the lower portion of this building is the most deficient - structurally, so lifting it and placing it on a trailer to move elsewhere would not go well. It would be like picking up a cardboard box that had been setting in water - the bottom would fall out. I have personally raised two 100 year old buildings and repaired the joists and foundation, so I do know what is possible. In this case, because of the decay - and the way the joists were notched into the band beam, I do not think the house is stable enough to raise or move.

Please let me know if you have any follow up or additional questions. If I have not adequately addressed your questions please let me know.

Tom Basham PE

---

**From:** Emily Lockhart <elockhart@townofhaymarket.org>  
**Sent:** Tuesday, February 13, 2018 2:18:29 PM  
**To:** Tom  
**Subject:** 6810 Jefferson Street

Good Afternoon Mr. Basham,

I am reaching out to you regarding the structural evaluation of 6810 Jefferson Street. In preparation for the next Architectural Review Board meeting I was hoping to get a few questions answered. The questions below have been brought up previously when discussing the property. All insight or information you can give regarding these options would be much appreciated.

- Is the structure stable enough to jack it up and replace the foundation?
- Is the structure stable enough to relocate the structure elsewhere?

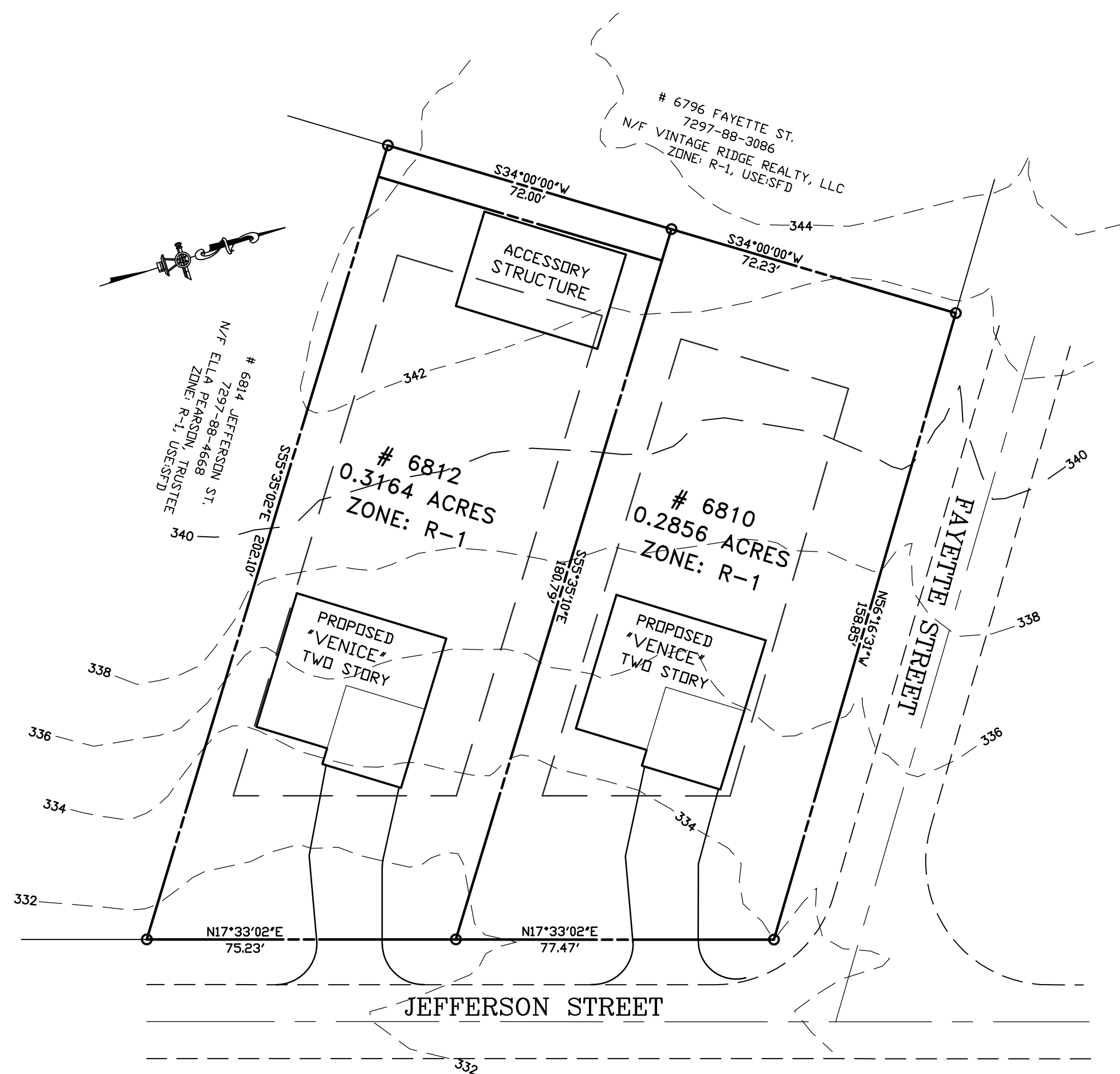
Thank you very much,  
**Emily Lockhart**  
**Town Planner**  
**Town of Haymarket**  
15000 Washington Street, Suite 100  
Haymarket, VA 20169  
Phone: 703-753-2600  
Email: [elockhart@townofhaymarket.org](mailto:elockhart@townofhaymarket.org)  
Website: [www.townofhaymarket.org](http://www.townofhaymarket.org)



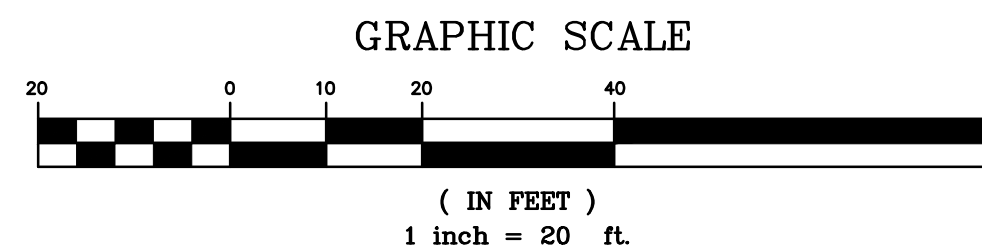
Attachment: #ZP2017-029 Engineer's Email (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



Attachment: Venice Image (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



CONCEPT PLAN  
 JEFFERSON STREET  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA  
 DATE: 7 FEBRUARY 2018 SCALE: 1"=20'



**NOKESVILLE**  
**DESIGN, PLC**  
 P.O. BOX 635 NOKESVILLE, VA 20182  
 703.594.2425 www.nokesvilledesign.com

SHEET 1 OF 1



## RE/MAX Gateway

November 29, 2017

Ms. Emily Lockhart, Town Planner  
Town of Haymarket  
15000 Washington St.  
Haymarket, VA 20169

RE: 6810 Jefferson Street Update

Dear Ms Lockhart,

Upon your recommendation this letter is to confirm my conversation with you pertaining to the withdrawal of the purchase agreement by the prospective purchasers. They decided that the size of the lot was not going to work for the home and lifestyle they wanted to pursue. We have, therefore, put the lot back on the active market for sale and have already received a few inquiries. We are marketing it to clients who intend to build a home similar to house already existing on Jefferson St and Fayette St.

As soon as we have received an additional purchaser for the property, we will be sure to let you know immediately.

I would still welcome the opportunity to preview the property with you and members of the ARB to provide a first-hand review of the condition of the property.

Sincerely,

Danny L. Radtke, ABR, CRS, GRI, CDPE  
Associate Broker





## RE/MAX Gateway

November 9, 2017

Ms. Emily Lockhart, Town Planner  
 Town of Haymarket  
 15000 Washington St.  
 Haymarket, VA 20169

RE: 6810 Jefferson Street

Dear Ms Lockhart,

Upon your recommendation we have solicited the inspection of the property by a certified home inspector to determine the current condition of the property and the ability to restore the aged home. That report is included with this re-application for demolition approval including multiple pictures showing the status of the structure.

As to historical value of the property, research has only documented ownership of the property to approximately 1900 and since that time it has been owned as a personal residence. The family first acquired the property in 1953 and was then conveyed to relatives in 1982 who are the current owners. The building has not been lived in since that date and consequently has experienced deterioration. There is no ability or intention of the owners to expend any efforts or money to do any restoration of the building.

The family has now decided it is time to dispose of the property and in order to do so, are willing to sell the land with the idea that the existing building has no restorable potential and the value is only in the land value. A purchaser has been identified and a purchase agreement executed with the intent to build a new home on the property. The intent is to build a home of similar style, size and construction materials as those in the adjoining area. This agreement is contingent on getting confirmation from the Town of Haymarket that this would be permitted. Once this commitment is granted, the contract will be consummated and a demolition permit and construction permit will be submitted for the Town's approval.

I would welcome the opportunity to preview the property with you and members of the ARB to provide a first-hand review of the condition of the property.

Sincerely,

Danny L. Radtke, ABR, CRS, GRI, CDPE  
 Associate Broker

RE/MAX Gateway  
 Cell: 703-283-9540

7521 Virginia Oaks Drive  
 Tel: 571-261-3963

Gainesville, VA 20155  
 Fax: 703-483-3545



# ZONING PERMIT APPLICATION

## ZONING PERMIT #: ZP 2017-029

*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:** \_\_\_\_\_

**PROPOSED USE:** Residential Size (Sq. Ft./Length) of Construction: \_\_\_\_\_

**SITE ADDRESS:** 6810 Jefferson St Parcel ID #: \_\_\_\_\_

Subdivision Name: None Lot Size: \_\_\_\_\_

**ZONING DISTRICT:**  R-1  R-2  B-1  B-2  I-1  C-1 Site Plan Required:  Yes  No

Special Use Permit Required:  Yes  No Homeowners Association (HOA) Approval:  Yes  No

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

**BRIEF DESCRIPTION OF ACTIVITY:** (i.e. previous use, height/length of fencing, deck specs, etc.)  
Requesting approval to demolish and remove existing building on 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)

Narrative to follow

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

PERMIT HOLDER INFORMATION	PROPERTY OWNER INFORMATION
<u>Applicant</u> Name: <u>Danny Radtke</u>	Name: <u>Dollie Hankinson &amp; J.R. Leonard</u>
Address: <u>2521 Virginia Oaks Dr</u>	Address: <u>8410 Danford Ct</u>
City: <u>Gainesville VA</u> State: <u>VA</u> Zip: <u>20155</u>	City: <u>Springfield VA</u> State: <u>VA</u> Zip: <u>22152</u>
Phone#: <u>703-283-9540</u> Email: <u>danradtke66@gmail</u>	Phone#: <u>703-569-7824</u> Email: <u>dnghank2@verizon.net</u>

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

**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: 11/22/2017 Fee Amount: \$200.00 Date Paid: 11/22/2017

DATE TO ZONING ADMINISTRATOR: 11/22/2017

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT \_\_\_\_\_

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT \_\_\_\_\_

DATE TO TOWN COUNCIL (IF APPLICABLE): \_\_\_\_\_

APPROVED  DISAPPROVED  TABLED UNTIL: \_\_\_\_\_  DEFERRED UNTIL: \_\_\_\_\_

TOWN COUNCIL (where required): \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

0937457 COMMONWEALTH OF VIRGINIA

DEPARTMENT OF HEALTH SERVICES - CERTIFICATE OF DEATH

CERTIFICATE/LETTER OF QUALIFICATION  
COMMONWEALTH OF VIRGINIA  
VA. CODE §§ 6.2-893, 6.2-1171, 6.2-1563, 6.2-1367, 6.2-2811, 6.4-2-596, 6.4-2-607

Court File No. W-16143

Prince William County Circuit Court

I, the duly qualified deputy clerk of this Court, CERTIFY that on February 16, 2017

Scott H. Donovon Esq.  
NAMES OF PERSONS QUALIFYING

duly qualified in this court, under applicable provisions of law, as Administrator, c.t.a of the estate of

Jean Rosamond Leonard  
 DECEASED  MARRIED  INCAPACITATED

The powers of the fiduciary(ies) named above continue in full force and effect.

\$225,000.00 bond has been posted.

Given under my hand and the seal of this Court on

June 3, 2017  
DATE

Jacqueline C. Smith Esq. Clerk  
by *Jill...*  
WILLIAM COUNTY CIRCUIT COURT

Deputy Clerk

FORM CC-1025 MASTER 10/12

Form with multiple sections for personal information, residence, education, and employment. Includes fields for name, address, date of birth, and various checkboxes for marital status and education levels.

OCT 3 2016

Tax ID: 44064  
County: PRINCE WILLIAM

Metropolitan Regional Information Systems, Inc.  
Full Tax Record

6.3.f  
07-Sep-2017  
4:09 pm

Property Address: 6810 JEFFERSON ST, HAYMARKET, VA 20169-

Legal Subdiv/Neighborhood: HAYMARKET TOWN PLAT  
Incorporated City: HAYMARKET TOWN  
Owner Name: DOLLIE HANKINSON  
Addtnl: J R LEONARD T-C

Condo/Coop Project:  
Phone #:  
Company Owner:  
Care of Name:

Absent Owner: Yes  
Record  
Synopsis  
Lot-Land

MAILING ADDRESS: PO BOX 24, , VA 20156 0024

LEGAL DESCRIPTION: 1 L

Mag/Dist #: 13  
Election District:  
Section:  
Map Suffix:  
Historic ID:

Lot:  
Legal Unit #:  
Subdiv/Ph:  
Suffix:  
Agri Dist:

Block/Square:  
Grid:  
Addl Parcel Flag/#:  
Parcel:  
Plat Folio:

Tax Map:  
Map: 7297-88-5078  
Sub-Parcel:  
Plat Liber:

Tax Year 2016

Total Tax Bill: 1,312.76  
State/County Tax: 1,130.98  
Spec Tax Assmt: 73.58  
Front Foot Fee:

Exempt Class:  
Tax Class:

City Tax:  
Refuse: 70.00  
Homestd/Exempt Status:  
Mult. Class:

Tax Levy Year: 2,016  
Tax Rate: 1.12

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2017	\$101,400	\$78,300	\$23,100	\$0
2016	\$100,800	\$78,300	\$22,500	\$0
2015	\$100,800	\$78,300	\$22,500	\$0

DEED Deed Liber: 1,180 Deed Folio: 1,433

Transfer Date	Price	Grantor	Grantee
01-Jun-1982	\$15,000		DOLLIE HANKINSON , J R LEONAR

PROPERTY DESCRIPTION

Year Built: 1,901 Zoning Code: R4 Census Trct/Blck: /  
 Irregular Lot: Square Feet: 26,062.00 Acreage: 0.60  
 Land Use Code: Residential Plat Liber/Folio: / Property Card: 1.00  
 Property Class: 11 Quality Grade: LOW Road Description:  
 Zoning Desc: SUBURBAN RESIDENTIAL (4/A Xfer Devel.Right: Road Frontage:  
 Prop Use: SFD DETACHED Site Influence: Topography:  
 Building Use: Sidewalk:  
 Lot Description: Pavement:

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories: 1		Units:		Model/Unit Type:	
<b>Total Building Area:</b>			Living Area:1,240	Base Sq Ft: 1,240	
Patio/Deck Type:	Sq Ft:		Porch Type: Screened/Enclose	Sq Ft: 96	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
<b>Rooms: 5</b>		Fireplace Type:		Fireplaces:	
Bedrooms: 2		Bsmt Type:		Garage Type:	
Full Baths: 1		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Other		Sewer: Gas	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 8/23/2017 10:54:18PM

Courtesy of: Dan Radtke  
Home: (703) 283-9540 Office: (571) 261-3959  
Cell: (703) 283-9540 Email: dan@vafreedomteam.com  
Company: RE/MAX Gateway  
Office: (703) 754-1770 Fax: (703) 753-1786

Copyright (c) 2017 Metropolitan Regional Information Systems, Inc.  
Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.



Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

# Lot & Land Synopsis - Agent



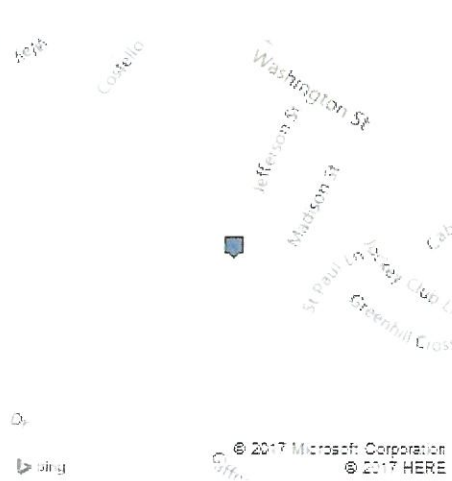
[Tax Record](#)   [Neighbor Photos](#)

## Metropolitan Regional Information Systems, Inc.

PW10018585 - PRINCE WILLIAM  
6810 JEFFERSON ST HAYMARKET VA, 20169

[Synopsis](#)  
Lot-Land

[Agent Synopsis](#)  
Lot-Land



**Ownership:** Fee Simple, Sale

**Leg Subdivision:** HAYMARKET TOWN PLAT  
**Adv Subdivision:** None  
**Project Name:**  
**Tax ID:** [44064](#)  
**Lot/Block/Or Square:** /  
**Elementary School:** HAYMARKET

**Status:** ACTIVE  
**Auction:** No

**Total Taxes:** \$1,370  
**Liber:**  
**Middle School:** RONALD WILSON

**List Price:** \$214,997  
**Transaction Type:** Standard  
**ADC Map Coord:** GPS  
**Area:**  
**HOA Fee:**  
**Tax Year:** 2015  
**Folio:**  
**High School:** BATTLEFIELD

**PROPERTY INFORMATION:**

**Lot AC/SF:** .598 / 26062  
**View/Exp:**  
**Soil:**

**Exterior Features:**  
**Lot Description:** Partly Wooded  
**Topography:** Sloped  
**Present Use:** Residential  
**Special Permits:**  
**Building Permits:** No Building Permits  
**Development Status:** Utilities at Site  
**Disclosures:** Exempt - Disclosure/Disclaimer  
**HOA Fee Includes:**

**Road Frontage:** 75

**Building Sites:**

**UTILITIES:**

**Heat Fuel:** None  
**Cool Fuel:** None  
**Water:** Public  
**Sewer/Septic:** Public Sewer

**Remarks:** This Original 26000 Sf Lot Has Been Officially Subdivided And Recorded Into Two Building Lots On The Corner Of Fayette And Jefferson Streets. Gental Slope Toward Jefferson St. Town Planner Indicates Building Not Of Historical Value. One Sewer Tap Has Been Paid. Second Sewer Tap Fee Is \$10,800. Each Water Tap Is \$5,010. Both Lots Must Be Purchased At The Same Time.

**Show Instructions:** Show Anytime, Sign on Property, Vacant

**Directions:** I66 West, Rt 15 South, Rt55 East To A Right On Jefferson St. Property On Right Just Before Railroad Tracks. Look For Sign On The Right

**Orig List Price:** \$214,997  
**DOM-MLS:** 40

**Update Date:** 29-Jul-2017  
**DOM-Prop:** 40

**List Date:** 29-Jul-2017  
**Update Type:** MEDIA

**BROKER CONTACT:**

**Listing Company:** RE/MAX Gateway  
**Listing Agent:** Dan Radtke  
**Agt Office:** (571) 261-3959  
**Owners:** Hankinson  
**Showing Contact:**  
**Dual Agency:** Yes  
**Var Comm:** No

**Home:** (703) 283-9540  
**Pager:** (703) 283-9540  
**Home:**  
**Des Rep:** Yes  
**Add'l:**

**Broker Code:** RMAX151  
**Brkr Office:** (703) 754-1770  
**Cell:** (703) 283-9540  
**On-Site:**  
**Buy Comp:** 3%  
**SubComp:** 0

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

1954

7/54



Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)





Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

**Prepared for Exclusive Use by:**

Ms. Dollie Hankinson

**Address of Property:**

6810 Jefferson St  
Haymarket VA 20169

**Date of Service:**

10/11/2017



**Company Providing Service:**

John Murray  
3380000859

Rayner Lea, LLC dba HouseMaster of Bull Run  
11106 Bristow Road  
Bristow, Virginia 20136  
571.393.3311

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors. Cost figures provided in this summary are to help prioritize the findings. Any cost provided is an approximate range and should not be considered an accurate estimate. Cost among qualified contractors can vary greatly. Any item with a significant cost figure provided should be evaluated by licensed, qualified contractor or specialist, and repaired accordingly.

### 1. ROOFING

#### 1.0 ROOFING

**Poor/Defective**

Built-Up roofs by their design do not allow for visual evaluation of the water tight membrane. These roofs require special maintenance in order to remain leak free and the life expectancy varies with the quality of materials used. Therefore, no rating can be given to the roof and no evaluation was performed. Have further evaluated as desired.

#### 1.1 ROOFING #2

**Poor/Defective**

Aging metal roofing noted. This material can have a lengthy service life, but requires periodic re-coating and maintenance. Have evaluated and serviced every 3-5 years by a qualified metal roofer.

#### 1.2 ROOFING #3

**Poor/Defective**

Aging tin roofing noted. Tin can have a lengthy service life, but requires periodic re-coating and maintenance. Have evaluated and serviced every 3-5 years by a qualified metal roofer.

#### 1.3 CHIMNEY / VENT(s)

**Poor/Defective**

Cracks in crown (mortar cap) noted, seal and maintain or replace as required. (Crowns typically require replacement every 10-15 yrs.)

The crown (mortar cap) of the chimney is worn. Monitor and anticipate replacement needs. (Crowns typically require replacement every 10-15 yrs.)

Mortar deterioration noted. Monitor or correct as desired.

Defective (improperly installed) flashing noted at the chimney; reseal and maintain or replace as required. Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

#### 1.6 FASCIA / SOFFITS

**Poor/Defective**

Decay and presence of Wood Destroying Insects noted to fascias at front, rear and sides of house, correct as required.

Deteriorated paint noted, maintenance required.

### 2. EXTERIOR ELEMENTS

#### 2.0 SIDING / WALL CLADDING

**Poor/Defective**

Surfaces on older homes may have layers of lead-based paint, particularly pre-1978 paint applications. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns. Paint is deteriorated; maintain as required.

Siding has several holes from damage and prior renovations.

#### 2.1 WINDOWS

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

**Poor/Defective**

All windows are boarded up and rotting around the sills.

**2.2 ENTRY DOORS****Poor/Defective**

Moisture damage noted to jamb/frame at Front Entry, correct as required. Any damage should be corrected/addressed properly to minimize consequential damage or further infestation.

**2.3 STAIRS / STOOPS****Poor/Defective**

Deteriorated stoop noted at Front Entry; repair/replace as required.

No handrail at the stoop at the Front Entry; recommend adding for safety.

**2.5 FOUNDATION SURFACE****Poor/Defective**

Deteriorated bricks and mortar noted in curtain/veneer wall at front, rear and sides of house, have area re-pointed by a qualified brick mason.

**2.6 ELECTRICAL / GFCI****Poor/Defective**

Power was not available to the house; romex wiring is aged, no outside Outlets installed, lighting wires/bulbs are bare. Replace wiring and install Fixtures.

**3. SITE ELEMENTS****3.3 GROUND SLOPE AT FOUNDATION****Poor/Defective**

Negative grade noted at front, rear and sides of house; correct as required to help reduce water penetration and potential settlement concerns.

**3.4 SITE GRADING****Poor/Defective**

Grading slopes towards the house at front, rear and sides of house; monitor runoff and correct as needed.

**4. INTERIOR ELEMENTS****4.0 CEILINGS / STRUCTURE****Poor/Defective**

Water damage noted at Upstairs Bedroom; repair as required.

Hole in ceiling noted at Upstairs Bedroom, repair as required.

There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

**4.1 WALLS / STRUCTURE****Poor/Defective**

Evidence of many prior repairs noted. There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

See Ceilings note above.

**4.2 FLOORS (FRAMED)****Poor/Defective**

Damaged flooring; repair as required.

**4.3 STAIRS/STEPS**

Fair

No handrail noted; add for safety.

Low headroom noted at stairway entry. Exercise caution.

#### 4.4 RAILINGS

##### Poor/Defective

No handrail noted at second story stairs; add for safety.

#### 4.5 WINDOWS

##### Poor/Defective

Defective retention springs/ballast weights noted at , Kitchen Living Room Guest Bed Room Small Bed Room. Correct as required.

Cracked panes noted at Kitchen Living Room Guest Bed Room Small Bed Room; replace as required.

General maintenance needed.

Older single glaze windows noted. Glazing and other maintenance required.

#### 4.6 ROOM DOORS

##### Poor/Defective

Older and missing doors, anticipate maintenance and adjustment needs.

### 5. FOUNDATION / SUBSTRUCTURE

#### 5.0 FOUNDATION / SUBSTRUCTURE

##### Poor/Defective

A condition known as spalling was noted in the bricks of the foundation walls. Spalling is the slow deterioration of brick, reducing them to a sandy powder, as the effects of time, moisture, and other factors take their toll. This deterioration can be slowed, and effected walls stabilized by applying a surface "parge" coat of concrete to the walls. Recommend coating walls to control spalling and maintain structural integrity of foundation.

The potential for general or localized deterioration is a concern with very old foundations of this type construction or those built without consideration for the fundamentals of foundation design and waterproofing. Ideally, any repairs required should be performed in a manner consistent with existing materials.

#### 5.1 PIERS / COLUMNS

##### Poor/Defective

Concrete block piers with bricks on top present.

#### 5.2 FLOOR FRAMING

##### Poor/Defective

Floor joists are notched and hung on a 1 inch ledger and nailed to the rim joist along the front and back of the home. There is no sill plate Upstairs Bedroom installed atop of the brick foundation and the rim joists set directly on top of the foundation.

#### 5.3 BEAM(S)

##### Poor/Defective

Inadequate support noted for main beam; add proper support.

#### 5.4 CRAWL SPACE VENTILATION

##### Poor/Defective

No/inadequate ventilation noted for the crawl space; recommend adding cross ventilation as required.

#### 5.5 INSULATION

##### Poor/Defective

None present, recommend adding for improved comfort and efficiency.

#### 5.6 VAPOR BARRIER

##### Poor/Defective

No vapor barrier observed in crawlspace, recommend adding to help reduce moisture and mold infiltration concerns.

#### 5.7 WATER PENETRATION / MOISTURE

##### Poor/Defective

Signs of active water penetration noted around perimeter of Crawl Space. Improve exterior grading/ground slope and drainage as

required to eliminate water penetration concern. Adding gutters or roof drains that divert water away from the structure would be advisable.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Murray

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**INSPECTION INFORMATION**

**CLIENT:**

*Ms. Dollie Hankinson*

**PROPERTY ADDRESS:**

*6810 Jefferson St  
Haymarket VA 20169*

**INSPECTION DATE/TIME:**

*10/11/2017 - 3:00 pm-04:00 PM*

**INSPECTOR:**

*John Murray*

**INSPECTION COMPANY:**

*Rayner Lea, LLC dba HouseMaster of Bull Run  
11106 Bristow Road  
Bristow, Virginia 20136  
571.393.3311*

**INSPECTION DETAILS**

**DESCRIPTION:**

*Single Family*

**AGE OF HOME:**

*100+ years*

**ORIENTATION:**

*Facing Southeast*

**TYPE OF INSPECTION:**

*Structural Element*

**STATUS OF HOME:**

*Recently Vacated*

**WEATHER:**

*Cloudy*

**TEMPERATURE:**

*75 degrees (F)*

**PEOPLE PRESENT:**

*Client's Agent*

**INTRODUCTION**

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (commercial building and/or multiple dwelling) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope building inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable inspection standards and customary practice.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the building. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the building or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding limited time/scope building inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

**REPORT TERMINOLOGY**

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.**

**NATURE OF THE FRANCHISE RELATIONSHIP**

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's

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day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard building inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**SCOPE OF INSPECTION** - The scope of this standard building inspection is limited to a visual inspection and report on the physical condition of visible and readily accessible major elements of the building. The inspection was performed according to custom and practice for a limited-time scope inspection of a commercial property. Neither the inspection nor report represents an engineering evaluation or Property Condition Assessment (PCA) as defined by the American Society for Testing Materials' (ASTM) Standard Guide for Property Condition Assessments or a Phase I Environmental Assessment. These type inspections are more encompassing and technically detailed and generally also include document review, research, interviews and others actions to augment the physical inspection; and consequently would require additional time and costs to complete. Contact a Company providing these services, or any other desired inspection services, if obtaining additional information about the building's conditions is desired or has been recommended.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any building are varied. A standard building inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard building inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any building or on any property.

**ESTIMATED AGES** - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

**DESIGN LIFE RANGE** - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a standard building inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average building owner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. The buyer should review Seller Disclosure information with the owner prior to closing for clarification or resolution of any questionable items. A final inspection of the building by the buyer and/or qualified representatives (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard building inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other pests or nuisances or consequential damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this standard building inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**BUILDING ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a

view facing the front (street address) of the building from the outside. Any references using compass bearings are only approximate. If there are any questions, obtain clarification prior to closing.

**BUILDING MAINTENANCE** - All buildings require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the value of a building depending on age, design, and/or the degree of prior maintenance. Every building owner and maintenance personnel should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

**Mechanical System Upgrade Needs** - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact ([www.doe.gov](http://www.doe.gov)).

**Pictures in Report** - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

**1. ROOFING**

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

**ROOF STYLE:**

*Moderate Slope*

**ROOFING MATERIAL:**

*Sheet/Rolled Asphalt  
Standing Seam Metal  
Metal*

**ESTIMATED AGE:**

*Over 50 years*

**DESIGN LIFE:**

*Not Determined*

**INSPECTION METHOD:**

*From Ground w/Binoculars*

**ROOF COVERING #1:**

*Type: Moderate Slope  
Material: Built-up/Aggregate  
Location: Front  
Est. Age: 40 - 50 Years  
Design Life: 20 - 30 Years  
Insp. Method: From Ground*

**ROOF COVERING #2:**

*Type: Moderate Slope  
Material: Metal  
Location: Rear  
Est. Age: 50+ Years  
Design Life: 50+ Years  
Insp. Method: From Ground*

**ROOF COVERING #3:**

*Type: Low Slope  
Material: Metal  
Location: Rear Porch  
Est. Age: 50+ Years*

**CHIMNEY/VENT(S):**

*Type: Brick Chimney  
Location: Center of Structure*

**S F P N A N I**

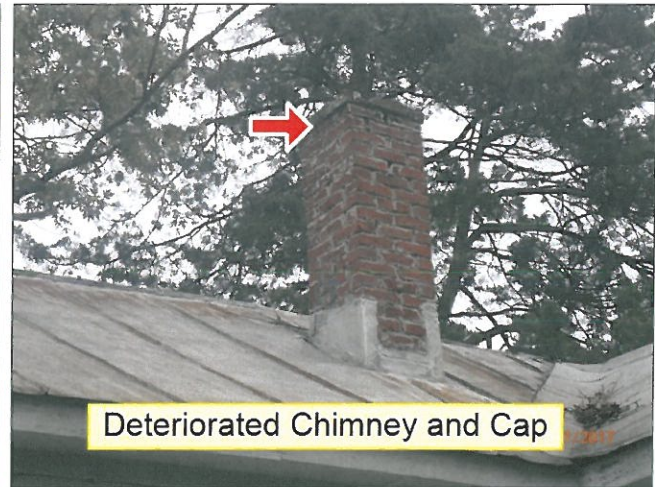
										<p><b>1.0 ROOFING</b></p> <p>Built-Up roofs by their design do not allow for visual evaluation of the water tight membrane. These roofs require special maintenance in order to remain leak free and the life expectancy varies with the quality of materials used. Therefore, no rating can be given to the roof and no evaluation was performed. Have further evaluated as desired.</p>
										<p><b>1.1 ROOFING #2</b></p> <p>Aging metal roofing noted. This material can have a lengthy service life, but requires periodic re-coating and maintenance. Have evaluated and serviced every 3-5 years by a qualified metal roofer.</p>
										<p><b>1.2 ROOFING #3</b></p> <p>Aging tin roofing noted. Tin can have a lengthy service life, but requires periodic re-coating and maintenance. Have evaluated and serviced every 3-5 years by a qualified metal roofer.</p>
										<p><b>1.3 CHIMNEY / VENT(s)</b></p> <p>Cracks in crown (mortar cap) noted, seal and maintain or replace as required. (Crowns typically require replacement every 10-15 yrs.)</p> <p>The crown (mortar cap) of the chimney is worn. Monitor and anticipate replacement needs. (Crowns typically require replacement every 10-15 yrs.)</p> <p>Mortar deterioration noted. Monitor or correct as desired.</p> <p>Defective (improperly installed) flashing noted at the chimney; reseal and maintain or replace as required. Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.</p>
										<p><b>1.4 RAIN GUTTERS / ROOF DRAINS</b></p>
										<p><b>1.5 DOWNSPOUTS</b></p>
										<p><b>1.6 FASCIA / SOFFITS</b></p> <p>Decay and presence of Wood Destroying Insects noted to fascias at front, rear and sides of house, correct as required.</p> <p>Deteriorated paint noted, maintenance required.</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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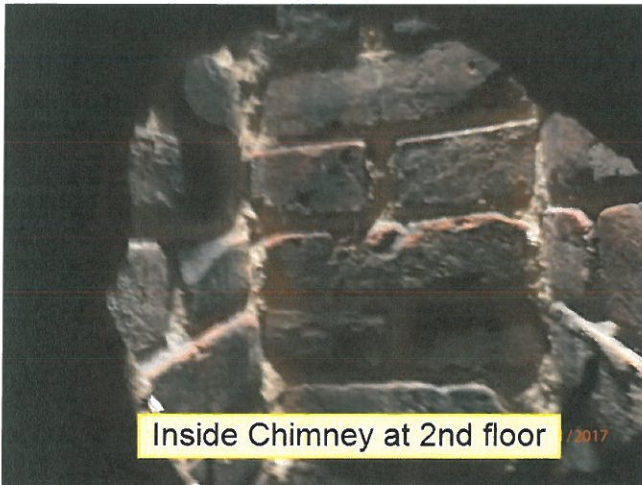


1.0 ROOFING (Picture 1)



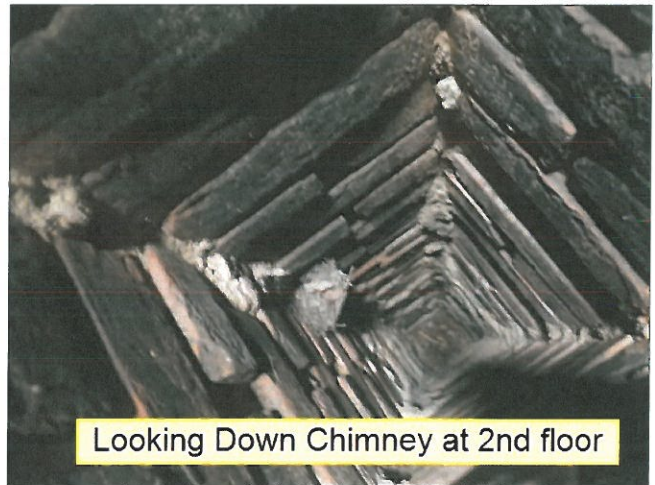
Deteriorated Chimney and Cap

1.3 CHIMNEY / VENT(s) (Picture 1)



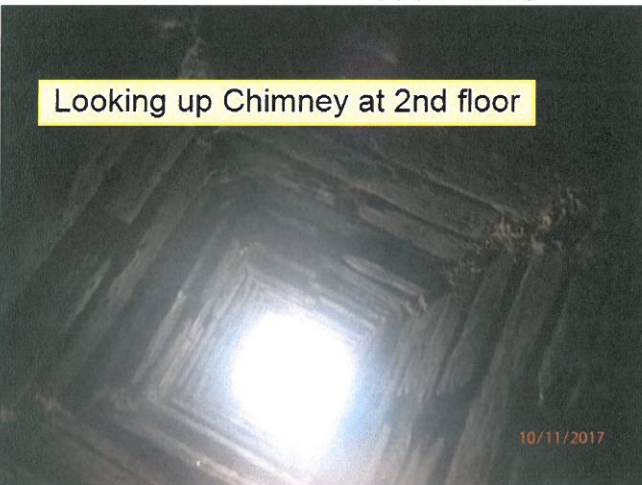
Inside Chimney at 2nd floor

1.3 CHIMNEY / VENT(s) (Picture 2)



Looking Down Chimney at 2nd floor

1.3 CHIMNEY / VENT(s) (Picture 3)



Looking up Chimney at 2nd floor

1.3 CHIMNEY / VENT(s) (Picture 4)



Chimney opening at Kitchen

1.3 CHIMNEY / VENT(s) (Picture 5)

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1.6 FASCIA / SOFFITS (Picture 1)



1.6 FASCIA / SOFFITS (Picture 2)



1.6 FASCIA / SOFFITS (Picture 3)

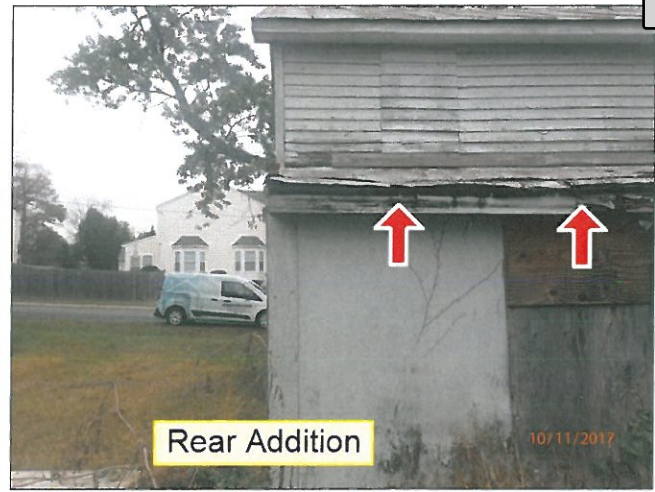


1.6 FASCIA / SOFFITS (Picture 4)

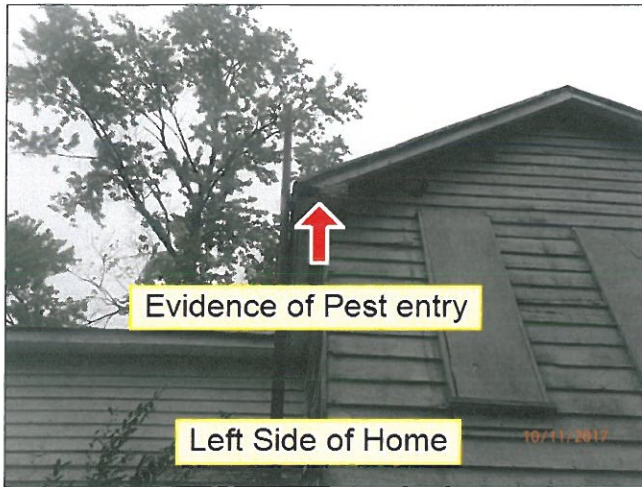
Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



1.6 FASCIA / SOFFITS (Picture 5)



1.6 FASCIA / SOFFITS (Picture 6)



1.6 FASCIA / SOFFITS (Picture 7)

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**2. EXTERIOR ELEMENTS**

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**SIDING / WALL STRUCTURE #1 - TYPE:**

Wood

**SIDING #1 - LOCATION:**

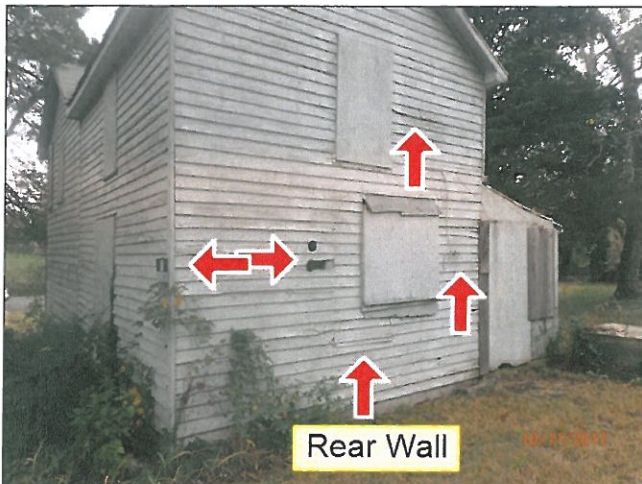
Whole House

S F P NA NI

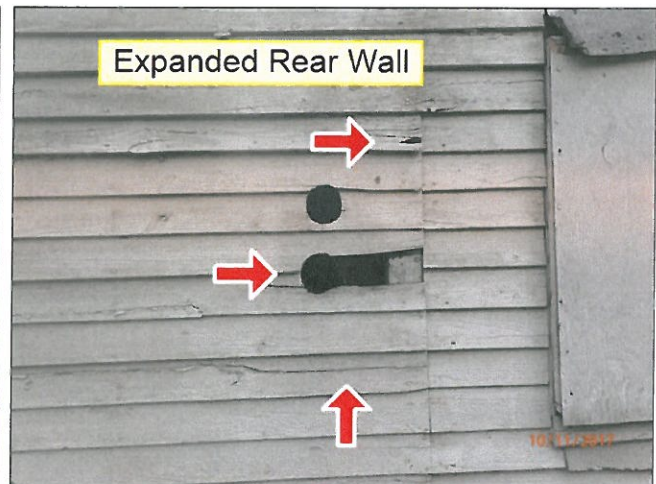
●	<b>2.0 SIDING / WALL CLADDING</b> Surfaces on older homes may have layers of lead-based paint, particularly pre-1978 paint applications. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns. Paint is deteriorated; maintain as required. Siding has several holes from damage and prior renovations.
●	<b>2.1 WINDOWS</b> All windows are boarded up and rotting around the sills.
●	<b>2.2 ENTRY DOORS</b> Moisture damage noted to jamb/frame at Front Entry, correct as required. Any damage should be corrected/addressed properly to minimize consequential damage or further infestation.
●	<b>2.3 STAIRS / STOOPS</b> Deteriorated stoop noted at Front Entry; repair/replace as required.  No handrail at the stoop at the Front Entry; recommend adding for safety.
●	<b>2.4 RAILINGS</b>
●	<b>2.5 FOUNDATION SURFACE</b> Deteriorated bricks and mortar noted in curtain/veneer wall at front, rear and sides of house, have area re-pointed by a qualified brick mason.
●	<b>2.6 ELECTRICAL / GFCI</b> Power was not available to the house; romex wiring is aged, no outside Outlets installed, lighting wires/bulbs are bare. Replace wiring and install Fixtures.

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



2.0 SIDING / WALL CLADDING (Picture 1)



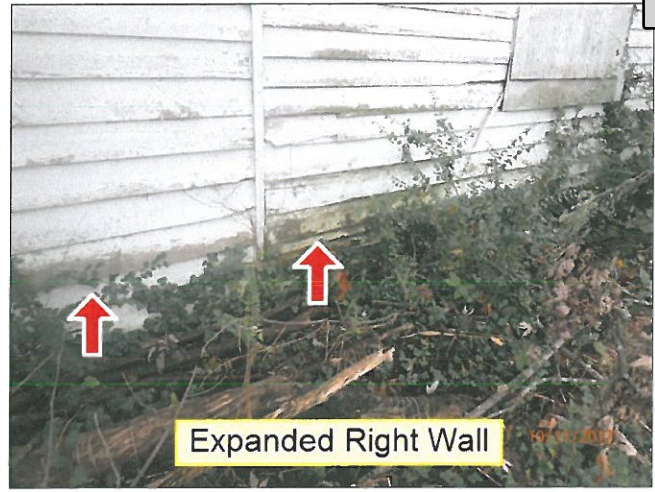
2.0 SIDING / WALL CLADDING (Picture 2)

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2.0 SIDING / WALL CLADDING (Picture 3)



2.0 SIDING / WALL CLADDING (Picture 4)



2.0 SIDING / WALL CLADDING (Picture 5)



2.0 SIDING / WALL CLADDING (Picture 6)



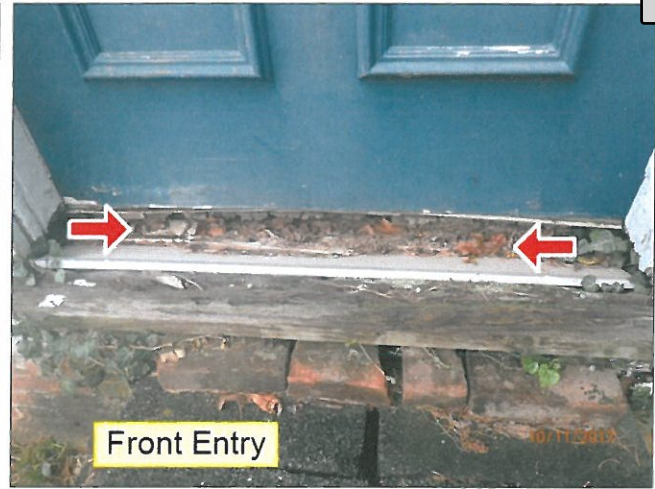
2.0 SIDING / WALL CLADDING (Picture 7)



2.0 SIDING / WALL CLADDING (Picture 8)



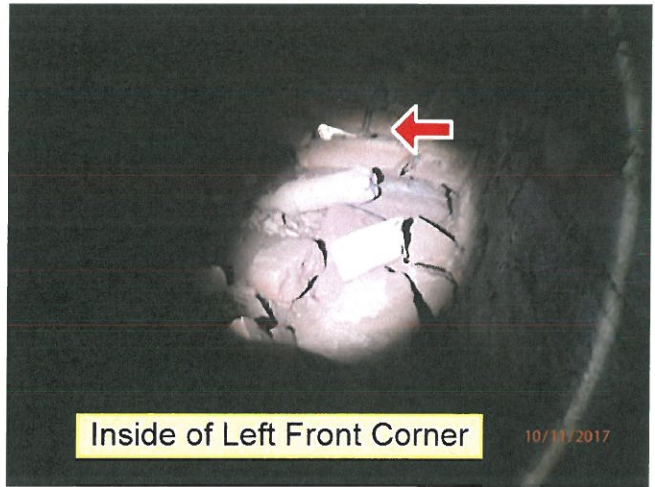
2.2 ENTRY DOORS (Picture 1)



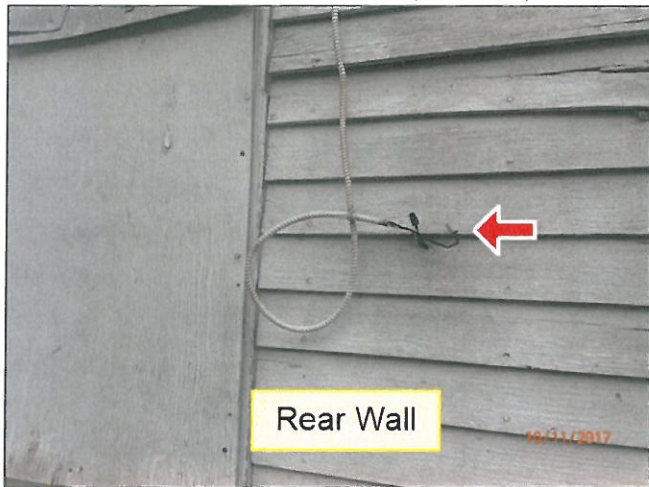
2.2 ENTRY DOORS (Picture 2)



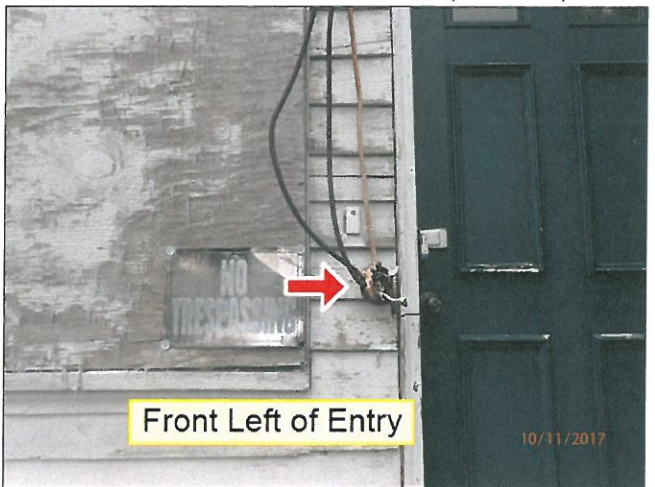
2.3 STAIRS / STOOPS (Picture 1)



2.5 FOUNDATION SURFACE (Picture 1)



2.6 ELECTRICAL / GFCI (Picture 1)



2.6 ELECTRICAL / GFCI (Picture 2)

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



2.6 ELECTRICAL / GFCI (Picture 3)

**NOTE:** All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

**3. SITE ELEMENTS**

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

S F P NANI

			●		<b>3.0 PATIO(S)</b>
			●		<b>3.1 WALKWAYS</b>
			●		<b>3.2 DRIVEWAY</b>
		●			<b>3.3 GROUND SLOPE AT FOUNDATION</b> Negative grade noted at front, rear and sides of house; correct as required to help reduce water penetration and potential settlement concerns.
		●			<b>3.4 SITE GRADING</b> Grading slopes towards the house at front, rear and sides of house; monitor runoff and correct as needed.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

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**4. INTERIOR ELEMENTS**

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and covering are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information or interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**CEILING TYPE(S):**

Wood Frame  
Plaster  
Gypsum board

**WALL TYPE(S):**

Wood Frame  
Wood Frame Interior Walls  
Gypsum board

**FLOOR TYPE(S):**

Wood Frame  
w/ hardwood floors

**WINDOW TYPE(S):**

Double Hung

**SMOKE DETECTOR(S):**

Not Present/Observed

**CARBON MONOXIDE DETECTOR(S):**

None Observed

**S F P NANI**

	●		<p><b>4.0 CEILINGS / STRUCTURE</b> Water damage noted at Upstairs Bedroom; repair as required.</p> <p>Hole in ceiling noted at Upstairs Bedroom, repair as required.</p> <p>There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.</p>
	●		<p><b>4.1 WALLS / STRUCTURE</b> Evidence of many prior repairs noted. There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed. See Ceilings note above.</p>
	●		<p><b>4.2 FLOORS (FRAMED)</b> Damaged flooring; repair as required.</p>
	●		<p><b>4.3 STAIRS/STEPS</b> No handrail noted; add for safety.</p> <p>Low headroom noted at stairway entry. Exercise caution.</p>
	●		<p><b>4.4 RAILINGS</b> No handrail noted at second story stairs; add for safety.</p>
	●		<p><b>4.5 WINDOWS</b> Defective retention springs/ballast weights noted at , Kitchen Living Room Guest Bed Room Small Bed Room. Correct as required.</p> <p>Cracked panes noted at Kitchen Living Room Guest Bed Room Small Bed Room; replace as required.</p> <p>General maintenance needed.</p> <p>Older single glaze windows noted. Glazing and other maintenance required.</p>
	●		<p><b>4.6 ROOM DOORS</b> Older and missing doors, anticipate maintenance and adjustment needs.</p>

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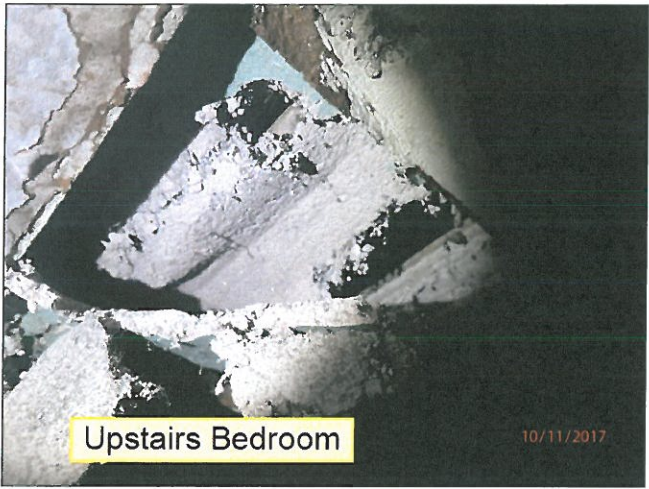
Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)



4.0 CEILINGS / STRUCTURE (Picture 1)



4.0 CEILINGS / STRUCTURE (Picture 2)



4.0 CEILINGS / STRUCTURE (Picture 3)



4.0 CEILINGS / STRUCTURE (Picture 4)



4.0 CEILINGS / STRUCTURE (Picture 5)



4.0 CEILINGS / STRUCTURE (Picture 6)

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4.0 CEILINGS / STRUCTURE (Picture 7)



4.0 CEILINGS / STRUCTURE (Picture 8)



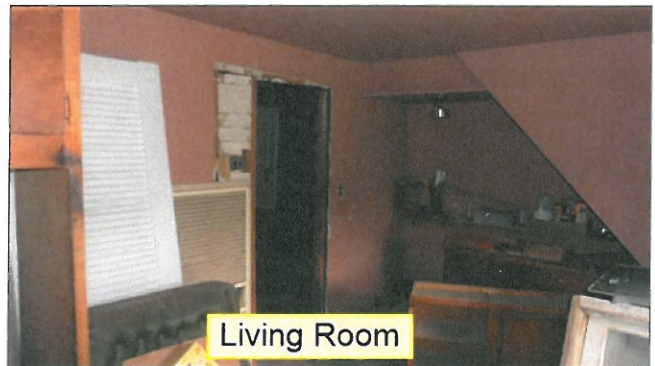
4.0 CEILINGS / STRUCTURE (Picture 9)



4.0 CEILINGS / STRUCTURE (Picture 10)



4.0 CEILINGS / STRUCTURE (Picture 11)



4.1 WALLS / STRUCTURE (Picture 1)



Kitchen

4.1 WALLS / STRUCTURE (Picture 2)



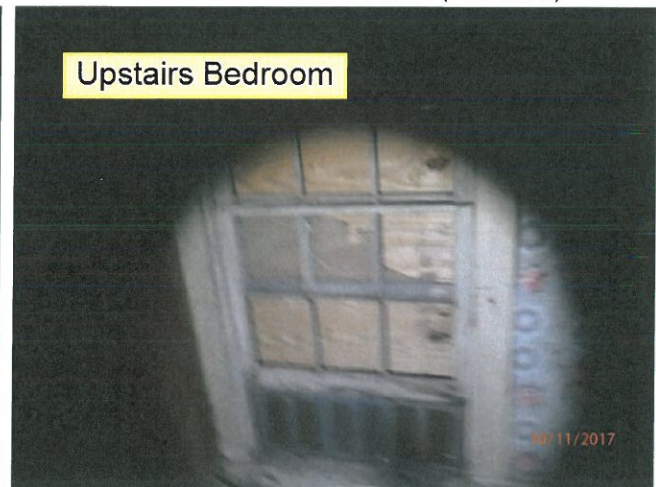
Upstairs Bedroom

4.1 WALLS / STRUCTURE (Picture 3)



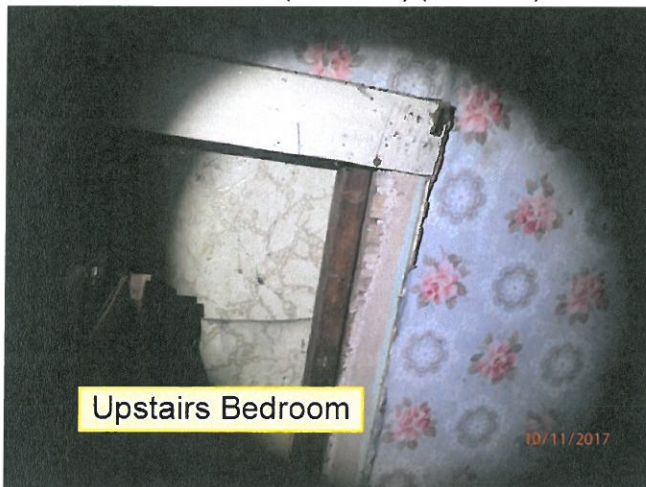
Kitchen/Additional

4.2 FLOORS (FRAMED) (Picture 1)



Upstairs Bedroom

4.5 WINDOWS (Picture 1)



Upstairs Bedroom

4.5 WINDOWS (Picture 2)

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.



**5. FOUNDATION / SUBSTRUCTURE**

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

<b>CRAWLSPACE:</b> <i>Full House</i>	<b>CRAWLSPACE INSPECTION METHOD:</b> <i>Entered</i>	<b>FOUNDATION WALLS/PIERS:</b> <i>Brick</i>
<b>HOUSE FLOOR STRUCTURE:</b> <i>Wood Frame Truss</i>	<b>INSULATION:</b> <i>None</i>	<b>VAPOR RETARDER(S):</b> <i>None</i>

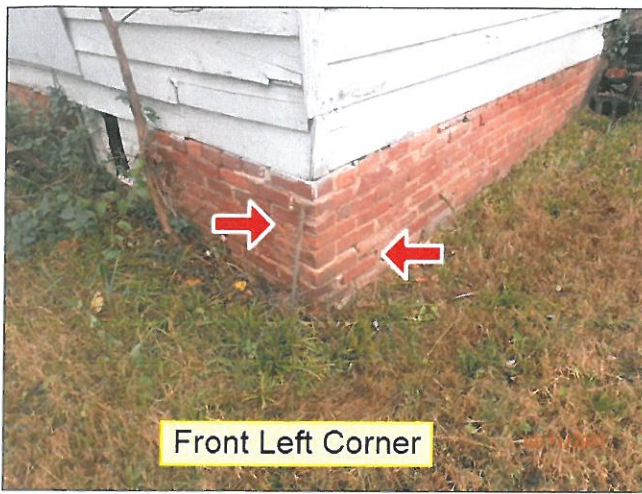
S F P NA NI

	●		<p><b>5.0 FOUNDATION / SUBSTRUCTURE</b></p> <p>A condition known as spalling was noted in the bricks of the foundation walls. Spalling is the slow deterioration of brick, reducing them to a sandy powder, as the effects of time, moisture, and other factors take their toll. This deterioration can be slowed, and effected walls stabilized by applying a surface "parge" coat of concrete to the walls. Recommend coating walls to control spalling and maintain structural integrity of foundation.</p> <p>The potential for general or localized deterioration is a concern with very old foundations of this type construction or those built without consideration for the fundamentals of foundation design and waterproofing. Ideally, any repairs required should be performed in a manner consistent with existing materials.</p>
	●		<p><b>5.1 PIERS / COLUMNS</b></p> <p>Concrete block piers with bricks on top present.</p>
	●		<p><b>5.2 FLOOR FRAMING</b></p> <p>Floor joists are notched and hung on a 1 inch ledger and nailed to the rim joist along the front and back of the home. There is no sill plate Upstairs Bedroom installed atop of the brick foundation and the rim joists set directly on top of the foundation.</p>
	●		<p><b>5.3 BEAM(S)</b></p> <p>Inadequate support noted for main beam; add proper support.</p>
	●		<p><b>5.4 CRAWL SPACE VENTILATION</b></p> <p>No/inadequate ventilation noted for the crawl space; recommend adding cross ventilation as required.</p>
	●		<p><b>5.5 INSULATION</b></p> <p>None present, recommend adding for improved comfort and efficiency.</p>
	●		<p><b>5.6 VAPOR BARRIER</b></p> <p>No vapor barrier observed in crawlspace, recommend adding to help reduce moisture and mold infiltration concerns.</p>
	●		<p><b>5.7 WATER PENETRATION / MOISTURE</b></p> <p>Signs of active water penetration noted around perimeter of Crawl Space. Improve exterior grading/ground slope and drainage as required to eliminate water penetration concern. Adding gutters or roof drains that divert water away from the structure would be advisable.</p>

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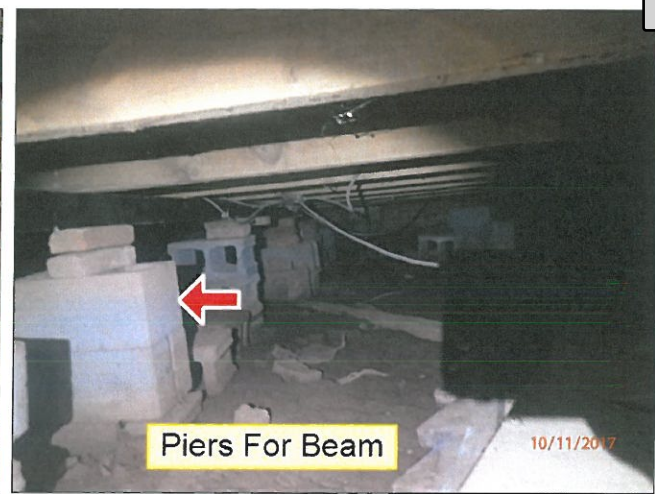
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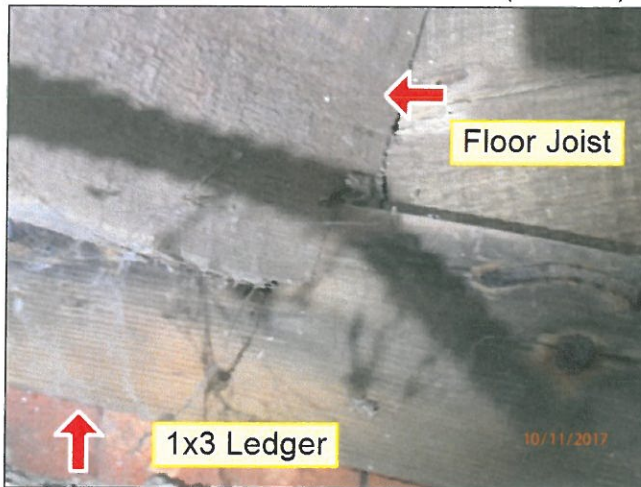
Front Left Corner

5.0 FOUNDATION / SUBSTRUCTURE (Picture 1)



Piers For Beam

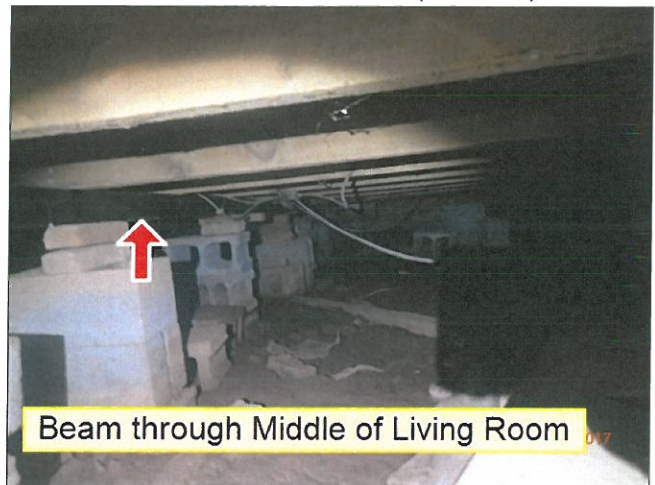
5.1 PIERS / COLUMNS (Picture 1)



1x3 Ledger

Floor Joist

5.2 FLOOR FRAMING (Picture 1)



Beam through Middle of Living Room

5.3 BEAM(S) (Picture 1)

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SALES CONTRACT FOR UNIMPROVED LAND

This SALES CONTRACT ("Contract") is made on 10/08/2017 ("Date of Offer") between Feliciano Vilaca and Maria Vilaca ("Buyer") and Dollie Hankinson, and Scott H. Donovan for Jean Rosemand Leonard estate ("Seller") who, among other things, hereby confirm and acknowledge by their initials and signatures herein that by prior disclosure in this real estate transaction RE/MAX Gateway ("Listing Brokerage") represents Seller, and REMAX Gateway ("Cooperating Brokerage") represents Buyer or Seller. Listing Brokerage and Cooperating Brokerage are collectively referred to as Broker. (If the brokerage firm is acting as a dual representative for both Seller and Buyer, then the appropriate disclosure form is attached to and made a part of this Contract.) In consideration of the mutual promises and covenants set forth below, and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. REAL PROPERTY. Buyer agrees to buy and Seller agrees to sell the land and all improvements thereon located in the County or City of Town of Haymarket VA, Virginia and described as (legal description): Tax Map 44064; TM 7297-88-5078

26062 square feet or acre and also known as (property address) if applicable: 6810 Jefferson Street, Haymarket, VA 20169, together with the items described in the IMPROVEMENTS, CHATTELS AND/OR EQUIPMENT INCLUDED paragraph.

2. IMPROVEMENTS, CHATTELS AND/OR EQUIPMENT INCLUDED. The following items are included in this sale: existing building

3. PRICE AND FINANCING. This sale shall be in gross, and the purchase price shown below shall be the exact sales price OR the purchase price shall be adjusted at Settlement to an exact purchase price of \$ per square feet OR per acre. The exact area to be determined by a survey to be made by a licensed surveyor and paid for by:

- A. Down Payment \$ or %
B. Financing 1. First Trust (if applicable) \$ or %
2. Second Trust (if applicable) \$ or %
3. Seller Held Trust \$ or %
Addendum attached (if applicable)

TOTAL FINANCING \$ or %

SALES PRICE \$

C. First Deed of Trust. Buyer will Obtain OR Assume a Fixed OR an Adjustable rate First Deed of Trust loan amortized over 30 years. The interest rate for this loan is at an (initial) interest rate not to exceed % per year of the following type: Conventional See Addendum Attached VA See Addendum Attached FHA See Addendum Attached Other: Land, Construction, Permanen This contract is not contingent on Financing.

D. Second Deed of Trust. Buyer will Obtain OR Assume a Fixed OR an Adjustable rate Second Deed of Trust loan.

Attachment: Zoning Permit #ZP2017-029 (3491 : #ZP2017-029 6810 Jefferson Street Demolition Application)

27. **VOID CONTRACT.** If this Contract becomes void and of no further force and effect, without Default by either party, both parties will immediately execute a release directing that the Deposit be refunded in full to Buyer according to the terms of the DEPOSIT paragraph.

28. **TIME IS OF THE ESSENCE AS TO ALL TERMS OF THIS AGREEMENT.**

29. **ARBITRATION.** Nothing in this Contract shall preclude arbitration under the Code of Ethics and Standards of Practice of the National Association of REALTORS®.

30. **REAL ESTATE LICENSED PARTIES.** Broker may from time to time engage in general insurance, title insurance, mortgage loan, real estate settlement, home warranty and other real estate-related businesses and services, from which they may receive compensation during the course of this transaction, in addition to real estate brokerage fees. The parties acknowledge that Broker is retained for their real estate brokerage expertise, and neither has been retained as an attorney, tax advisor, appraiser, title advisor, home inspector, engineer, surveyor, or other professional service provider.

The parties acknowledge that \_\_\_\_\_ is an  active or  inactive licensed real estate agent in  VA and  Other \_\_\_\_\_ and is either the  Buyer  Seller or  is related to one of the parties in this transaction.

31. **ENTIRE AGREEMENT.** This Contract will be binding upon the parties, and each of their respective heirs, executors, administrators, successors and permitted assigns. The provisions not satisfied at Settlement will survive the delivery of the deed and will not be merged therein. This Contract, unless amended in writing, contains the final and entire agreement of the parties and the parties will not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. The interpretation of this Contract will be governed by the laws of the Commonwealth of Virginia.

32. **ADDITIONS** The following forms, if ratified and attached, are made a part of this Contract. (This list is not all inclusive of addenda that may need to be attached).

- Yes       No      Contingencies/Clauses Addendum
- Yes       No      Financing Contingency Addendum \_\_\_\_\_
- Yes       No      Appraisal Contingency All Cash
- Yes       No      FIRPTA Addendum
- Yes       No      Other (specify): \_\_\_\_\_

33. **DISCLOSURE OF SALES PRICE TO APPRAISER** Listing Brokerage and Cooperating Brokerage are hereby authorized to release the Sales Price listed in PRICE AND SPECIFIED FINANCING Paragraph to any appraiser who contacts them to obtain the information.

34. **OTHER TERMS.** 1. Sale is contingent for 60 days upon obtaining demolition approval of the Leonard House on the property from the Town of Haymarket

2. One prepaid sewer tap is included in the sale of the property.

**SELLER:**

**BUYER:**

*Dollie Hankinson* dotloop verified 10/17/17 9:31PM EDT ZYMQ-2KAO-6PP1-MZTM

*Feliciano Vllaca* dotloop verified 10/17/17 3:36PM EDT TQHY-RRVU-KHVT-HXST

Date                      Signature

Date                      Signature

*Scott Donovan* dotloop verified 10/17/17 12:08PM EDT LAM2-LHPY-BZV4-VS8H

*Maria Vllaca* dotloop verified 10/18/17 6:51PM EDT WWB4-NMNO-ORBS-KMGN

Date                      Signature

Date                      Signature

**Date of Ratification**  
10/18/2017