



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Danielle Kijewski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, June 14, 2017

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - May 17, 2017 7:00 PM

4. Old Business

A. ZP2017-009 - School of Rock Revised Sign (15101 Washington Street)

B. Discussion: ZP2017-018 - Signage for SHEETZ (15315 Washington Street)

5. Town Planner Update

6. Town Council Update

7. Planning Commission Update

8. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Alice Jarrell, Clerk of the Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, May 17, 2017

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.

1. Call to Order

Chair Kenneth Luersen: Present, Councilwoman Susan Edwards: Present, Board Member Robert Day: Present, Councilman Connor Leake: Present, Board Member Bond Cavazos: Excused, Town Planner Steve Gyurisin: Present, Clerk of Council Alice Jarrell: Present.

2. Citizens Time

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - Feb 15, 2017 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susan Edwards, Councilwoman
SECONDER:	Connor Leake, Councilman
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

B. Architectural Review Board - Regular Meeting - Apr 19, 2017 7:00 PM

Town Planner Steve Gyurisin raises the matter that Agenda Item 5F - the canopy and signage at 6612 James Madison Highway - is not yet complete, and is presently in violation, so the entry on this project is revised to exclude the text saying that this item was marked complete.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Connor Leake, Councilman
SECONDER:	Susan Edwards, Councilwoman
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

4. New Business

A. 15101 Washington St. - School of Rock - Revised Sign - ZP2017-009

Applicant and business owner Mary Hitchcock presents her design, and discusses the change in font color. Color copies of the design are distributed. Ms. Hitchcock asks that her sign be considered, as her building is housing a commercial business.

Mr. Gyurisin says that the sign appears to meet all the standards, and that the best description of the font is that it is an approved font (Takoma) with slight modifications.

Councilman Leake asks for the total square footage of the sign letters. Ms. Hitchcock says that her 17-foot sign is under 18 feet, as required by guidelines.

Councilwoman Edwards asks where in the guidelines Ms. Hitchcock found language that would allow the requested modifications.

Ms. Hitchcock reads: "The purpose of this is to have these limitations assigned to obstruct views, distract motorists, displace alternative uses for land and pose other problems that

Minutes Acceptance: Minutes of May 17, 2017 7:00 PM (Minutes Approval)

legitimately call for regulation. The purpose is to regulate the size, color, illumination, movement, material, location, height, and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, and the creation of a convenient, attractive, and harmonious community.”

She says that she has done everything these guidelines request.

Councilwoman Edwards expresses her concern with using the proposed font modification on the historic building. Mr. Day also has questions about using an approved font; he feels that allowing the logo as proposed would be a slippery slope.

Ms. Hitchcock feels that the guitar is a vital element of the sign.

Councilman Leake feels in the same way as he did at the last meeting - that the guitar should not be present on the sign that is placed on the house, itself.

Chairman Luersen does not like the lettering, but says that the Board has tied the hands of the applicant.

Hitchcock says that she wants a sign that can be recognized, and that her communications with the former Town Planner did not hint at these present difficulties. Had she known, she might not have leased the building.

Gyurisin says that since the building is zoned B-2, the sign proposed should fall within the Town's guidelines.

Councilman Leake clarifies - since this is a wall sign, its allowed square footage is actually only 9 square feet. He confirms that a banner - a temporary sign - could be an option, but it is only allowed for 45 days, with potential for a further 45-day extension.

Day says that he could approve this sign with an exception to allow for its size.

Chairman Luersen says that he is also prepared to move forward.

Ms. Hitchcock says that she has read through many of the Town's guidelines, and says that the Town should revise them to remove ambiguities.

A motion to approve the sign as proposed does not carry, as the Record reflects.

Chairman Luersen asks whether it would be possible to table this application for further discussion.

Councilwoman Edwards asks if the Planning Commission has authority to change the size of the sign.

Chairman Luersen suggests speaking to the Town Manager, which Councilwoman Edwards says she will do.

Motion to Table this application until the Architectural Review Board's next regularly scheduled meeting.

Result: Approved [Unanimous]

Mover: Councilwoman Susan Edwards

Seconder: Robert Day

Ayes: Day, Leake, Luersen, Edwards

Excused: Cavazos

RESULT:	TABLED [2 TO 2]
MOVER:	Kenneth Luersen, Chair
SECONDER:	Connor Leake, Councilman
AYES:	Kenneth Luersen, Robert Day
NAYS:	Susan Edwards, Connor Leake
EXCUSED:	Bond Cavazos

B. 4410 Costello Way - CMC - Sign - ZP2017-014

Applicant Menzie Pitman spoke to building owner Mike Marsden, who confirmed that he is trying to keep a certain exterior look consistent across all the businesses in the building. He also spoke with Foster's President Michael Cerny, and took guidance regarding design and size from the sign that Foster's has already put up.

Councilwoman Edwards asks whether there is a total square footage of sign allowance for the building.

Mr. Gyurisin and Councilman Leake confirm that as a building located in the B-1 zoning district, there are 36 square feet of sign coverage allowed.

The Foster's sign is 32 square feet, so the balance of the allowance for the building is only 4 square feet. Leake raises the point that when Foster's had come before the Board for its sign, Mr. Marsden had indicated that he would not allow other signs of a similar size on the building. However, the matter of size is a matter for the Planning Commission and the Zoning Administrator. The Board is only approving the appearance of the sign.

Councilwoman Edwards says that she could approve the appearance of this sign, and Mr. Day agrees. Councilman Leake says that he is torn, as he was not on the Board when the business' first sign was approved.

Chairman Luersen confirms placement of the sign at 15 feet above floor level on the side of the building, in the gateway sign area. It would be placed as a mirror image of the Foster's Grille sign, on the opposite side of the building.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Edwards, Councilwoman
SECONDER:	Robert Day, Board Member
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

C. Washington Street / I-66- BM Smith - Signs - ZP2017-015

Mr. Gyurisin says that the proposed signs are 18 square feet, and will be set more than 10 feet back from the property edge.

Chairman Luersen asks for clarification on the temporary nature of the signs.

Gyurisin confirms that he has deemed it a temporary sign, so there is no action necessary on the part of the Board.

Councilman Leake suggests that the Town refund the applicant's sign permit fee, since no action was necessary.

5. Town Planner Update

Mr. Gyurisin asks if there is a history of chain link fence in the town, as he has received requests for its use and is not quite sure where it falls with regard to the Town's guidelines.

Chairman Luersen says that the historic guidelines say no chain link fencing, though its use on some properties was grandfathered in, in the industrial zoning district.

Minutes Acceptance: Minutes of May 17, 2017 7:00 PM (Minutes Approval)

Mr. Gyurisin is working with SHEETZ to ensure that the new station’s proposed signs will comply with the ARB’s approvals.

QBE: Councilman Leake recuses himself from discussion, due to a conflict of interest since he has a personal relationship with the applicant in charge of this project - Haymarket Properties Group at 14600 Washington Street.

Councilwoman Edwards says that the Board had approved the concept for QBE, but that the applicant was instructed to come back with greater detail.

Mr. Gyurisin reports that there are 2 site plans pending his review - A Dog’s Day Out, and the QBE building.

Chairman Luersen calls Councilman Leake back to the dais, as there is no further QBE discussion.

6. Town Council Update

Councilwoman Edwards shares that the Town Council has been making process approving the proposed Zoning Ordinance, zoning map, and budget for FY2017-18.

Councilman Leake adds that the Council passed a resolution regarding the recent route decision by Dominion Virginia Power, and plans to prepare one to support Somerset Crossing in its opposition of the planned Dominion Power transmission line route, and that there are two appeals pending the June meeting of the Board of Zoning Appeals. He is happy to report that the Town’s Earth Day event was a success in spite of the rain; the senior class from Battlefield High School was a great help, but painting still needs to be done, as the weather prevented its completion on the day.

Chairman Luersen thanks the students who helped, on behalf of the Architectural Review Board.

7. Planning Commission Update

Councilman Leake shares that the Planning Commission held a Public Hearing for the proposed Zoning Ordinance, at which the point was raised that its notice may not have met all requirements. As a result, the Commission re-advertised and held a second Public Hearing. It has forwarded the proposed Zoning Ordinance to the Town Council for approval in June.

The buffer modification was considered for A Dog’s Day Out, but it is in the hands of Mr. Gyurisin, as the Town’s Zoning Administrator. It will be set back, and will be composed of both a landscape buffer and a 6-foot board fence.

Gyurisin says that this buffer modification is allowed under the Town’s Zoning Ordinance, and that the fence will come before the Board in due course.

8. Adjournment

A. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Susan Edwards, Councilwoman
SECONDER:	Connor Leake, Councilman
AYES:	Kenneth Luersen, Susan Edwards, Robert Day, Connor Leake
EXCUSED:	Bond Cavazos

Submitted:

Approved:

Minutes Acceptance: Minutes of May 17, 2017 7:00 PM (Minutes Approval)

Danielle Kijewski, Clerk of Council

Ken Luersen, Chairman

Minutes Acceptance: Minutes of May 17, 2017 7:00 PM (Minutes Approval)



ZONING PERMIT APPLICATION

ZONING PERMIT #: 3P2017-009

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: School of Rock Haymarket

PROPOSED USE: music school + studio Size (Sq. Ft./Length) of Construction: N/A

SITE ADDRESS: 15101 Washington St Haymarket, VA Parcel ID #: 7298-80-3903

Subdivision Name: N/A Lot Size: 3.3054

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 N/A

Off-street Parking: Spaces Required: N/A Spaces Provided: N/A

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
installation of 2 letter signs on the house
+ 1 free standing sign

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)
attached

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

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name	<u>Mary Hitchcock</u> <u>J Hitchcock SR LLC</u>	Name	<u>Winterham II, LLC</u>
Address	<u>20121 Tranquil Ct.</u>	Address	<u>4919 Bethesda Ave #200</u>
City	<u>Sterling Va</u>	City	<u>Bethesda, MD</u>
State	<u>20165</u>	State	<u>20814</u>
Zip		Zip	
Phone#	<u>703-725-9132</u>	Phone#	<u>301-652-2302</u>
Email	<u>mhitchcock@schoolofrock.com</u>	Email	<u>CSmith@woodm...</u>

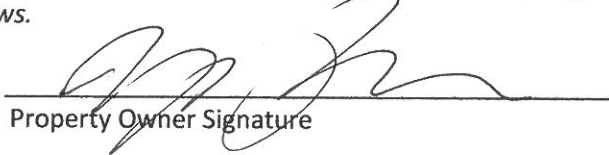
Attachment: ZP2017-009 (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))

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: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

TOWN COUNCIL {where required):

CONDITIONS:

Attachment: ZP2017-009 (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))

RECEIVED

APR 03 2017

PAID APR 03 2017

TOWN OF HAYMARKET

SIGN SPECIFICATION SHEET

SIGN 1:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window Other _____

Height above Ground at Signs: Lower Edge: 28' Upper Edge: 29'-4.26"

Height of Sign Structure: 16.26" Sign Width: 3/8" Length: 11'-6" Area in Sq Ft: 16'-5"

Number of Faces: 1 Sign Material/Color/Font: acrylic letters black + red vinyl guitar

Location of Sign (Include photo): north elevation

Lighting Type/Fixture (No internal illumination is allowed): none

SIGN 2:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window Other _____

Height above Ground at Signs: Lower Edge: 15' Upper Edge: 16'-4.26"

Height of Sign Structure: 16.26" Sign Width: 3/8" Length: 11'-6" Area in Sq Ft: 16'-5"

Number of Faces: 1 Sign Material/Color/Font: black acrylic letters + red vinyl guitar

Location of Sign (Include photo): east elevation

Lighting Type/Fixture (No internal illumination is allowed): none

SIGN 3:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window Other option B on attachment

Height above Ground at Signs: Lower Edge: 22" Upper Edge: 58"

Height of Sign Structure: 36" Sign Width: 1/2" Length: 48" Area in Sq Ft: 12

Number of Faces: 2 Sign Material/Color/Font: black acrylic

Location of Sign (Include photo): attached

Lighting Type/Fixture (No internal illumination is allowed): None

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: ZP2017-009 (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP 2017-009 REVISED

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: School of Rock Haymarket

PROPOSED USE: music studio + school Size (Sq. Ft./Length) of Construction: N/A

SITE ADDRESS: 15101 Washington St, Haymarket VA Parcel ID #: 7298-80-3903

Subdivision Name: _____ Lot Size: 3,3054

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 N/A

Off-street Parking: Spaces Required: N/A Spaces Provided: N/A

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

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)
new color SW0006

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

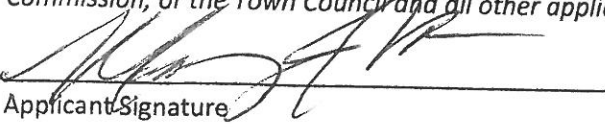
PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name	<u>Mary Hitchcock</u>	Name	<u>Winterham II LLC</u>
Address	<u>20121 Tranquil Ct</u>	Address	<u>4919 Bethesda Ave #200</u>
City	<u>Sterling VA</u>	City	<u>Bethesda, MD</u>
State	<u>VA</u>	State	<u>MD</u>
Zip	<u>20165</u>	Zip	<u>20814</u>
Phone#	<u>703-725-9132</u>	Phone#	<u>301-652-2302</u>
Email	<u>mhitchcock@schoolofrock.com</u>	Email	<u>csmithewoodmont.us</u>

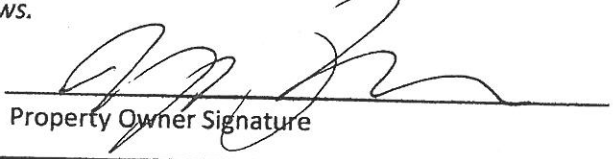
Attachment: ZP2017-009 - Revised (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))

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: _____ 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: ZP2017-009 - Revised (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))

RECEIVED
APR 03 2017

PAID APR 03 2017

TOWN OF HAYMARKET

SIGN SPECIFICATION SHEET

Attachment: ZP2017-009 - Revised (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))

SIGN 1:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window
 Other _____

Height above Ground at Signs: Lower Edge: 22" Upper Edge: 58"

Height of Sign Structure: 17" Sign Width: 3/8" Length: 11'6" Area in Sq Ft: 17

Number of Faces: 1 Sign Material/Color/Font: acrylic letters black & toillered modified tahona

Location of Sign (Include photo): North elevation

Lighting Type/Fixture (No internal illumination is allowed): none

SIGN 2:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window
 Other _____

Height above Ground at Signs: Lower Edge: 15' Upper Edge: 10' - 4.26"

Height of Sign Structure: 17" Sign Width: 3/8" Length: 11'6" Area in Sq Ft: 17

Number of Faces: 1 Sign Material/Color/Font: acrylic letters black & toillered modified tahona

Location of Sign (Include photo): East Elevation

Lighting Type/Fixture (No internal illumination is allowed): none

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): _____

4.A.b



Attachment: ZP2017-009 - Revised (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))



BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2849	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Toile Red SW 0006	Rookwood Dark Brown SW 2808

Color palette for the first house. Large swatches are labeled (B) for Body, (T) for Trim, and (A) for Accent. Smaller swatches on the right represent Accent 2 colors.

Color palette for the second house. Large swatches are labeled (B) for Body, (T) for Trim, and (A) for Accent. Smaller swatches on the right represent Accent 2 colors.

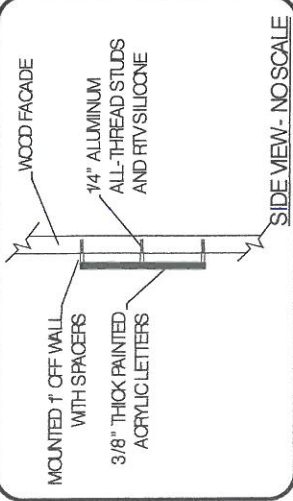


BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2827	Classical White SW 2829	Tricorn Black SW 6258	Rookwood Red SW 2802
Colonial Revival Gray SW 2832	Pure White SW 7005	Downing Slate SW 2819	Harvester SW 6373
Colonial Revival Green Stone SW 2826	Classic Light Buff SW 0050	Polished Mahogany SW 2838	Roycroft Bronze Green SW 2846

Attachment: ZP2017-009 - Revised (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))



SCALE: 3/4" = 1'-0"



PROPOSED SIGN TO BE INSTALLED - NORTH ELEVATION



SCALE: 1/8" = 1'-0"

PROPOSED SIGN TO BE INSTALLED - EAST ELEVATION



SCALE: 1/8" = 1'-0"

FABRICATE AND INSTALL TWO (2) NEW SETS OF 3/8" THICK ACRYLIC LETTERS AND LOGO ON NORTH AND EAST BUILDING ELEVATIONS.

-3/8" THICK CUT ACRYLIC PAINTED BLACK

-DIGITALLY PRINTED VINYL APPLIED GUITAR LOGO TO BLEND WITH SHERWIN WILLIAMS TOILE RED (SW0006)

-LETTERS TO BE PINNED OFF WALL 1" WITH SPACERS

-INSTALLED ON BUILDING FACADE USING NON-CORROSIVE ALL-THREAD STUDS AND RTV SILICONE ADHESIVE



Scale: NOTED Customer: SCHOOL OF ROCK

Date: 3/21/17 15101 WASHINGTON STREET

WC#: 28287-A4 HAYMARKET, VIRGINIA, 20189

Drawn By: RBA

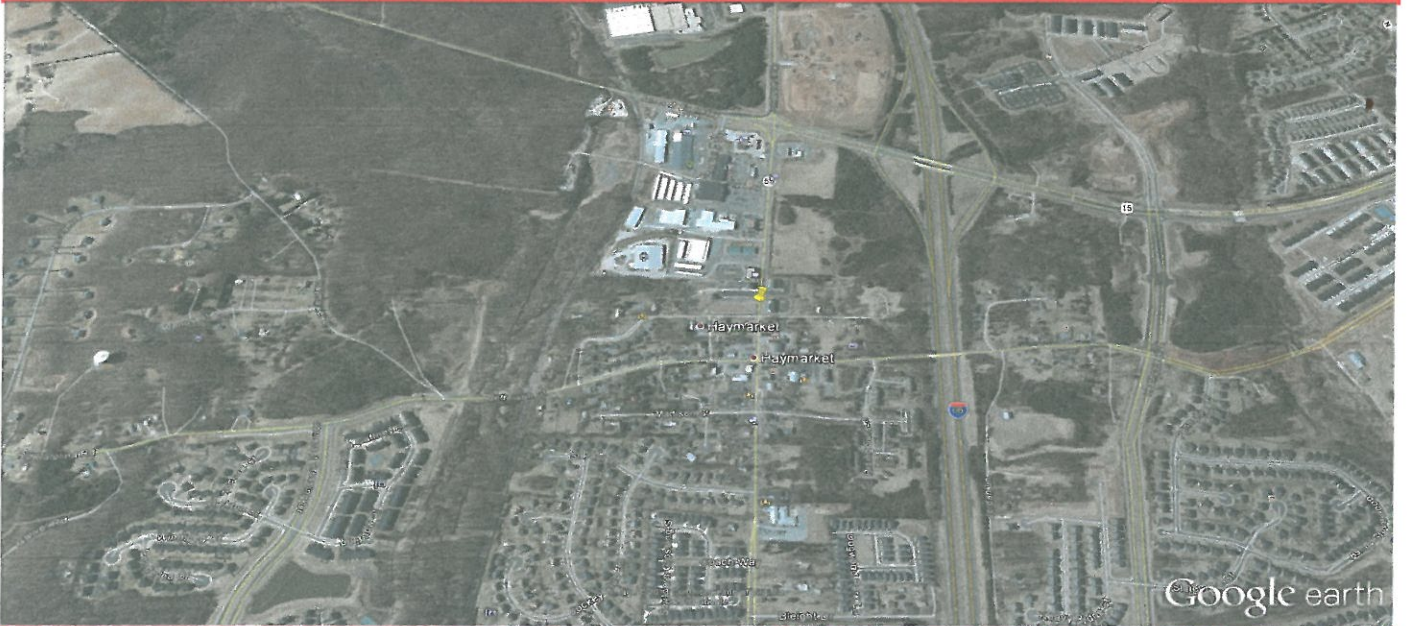
Sales Rep: ROB ANDERSON Revised: 5/02/17

6197 Euclid Court, Manassas Park, Virginia (703)368-1986 All Rights Reserved

NOTICE: THIS DRAWING IS AN ORIGINAL DESIGN CREATED BY METRO SIGN & DESIGN AND IS SUBMITTED FOR USE IN THIS PROJECT. NO PART OF THIS DRAWING CAN BE DUPLICATED, ALTERED OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF METRO SIGN & DESIGN. ANY UNAUTHORIZED USE OR EXHIBITION WILL RESULT IN A DESIGN FEE.



WOODMONT PROPERTIES



Carter Smith 301.448.2335 (Cell) or 301.652.2302 Ext 302 (Office)

CarterSmith42@yahoo.com

4919 Bethesda Ave #200 Bethesda, MD 20814

Attachment: ZP2017-009 - Supplement (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))

* free standing sign

#2

15111 Washington St Haymarket, VA 20169

HISTORIC House For Lease



Demographics

Adult Population:	1 Mile: 10,480	3 Miles: 38,974
Day Time Work Population:	1 Mile: 2,939	3 Miles: 11,604
2011 Average Household Income:	1 Mile: \$114,584	3 Miles: \$130,520



- Historic House which is zoned for commercial use.
- The property has 25,000 S.F. of retail space that is 100% leased and 40 Apartments.

Great for Retail/ Office:

-2,900 S.F. @ \$25 PSF + NNN's
 - Split over 2 floors

Carter Smith 301 448 2335 Cell/ 301 652 0359 Office

CarterSmith42@yahoo.com

Attachment: ZP2017-009 - Supplement (3203 : ZP2017-009 - School of Rock Revised Sign (15101 Washington Street))