



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Steve Gyurisin, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, April 19, 2017

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Minutes Approval

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

4. New Business

- A. Ethan Marsh - Boy Scout Eagle Project
- B. Town of Haymarket & VDOT - Retaining Wall
- C. 15101 Washington Street - Signage
- D. 14983 Keavy Place - Deck

5. Old Business

- A. 6760 Madison Street - Addition to Home
- B. 14800 Washington Street - Awning Master Replacement Plan
- C. 6680 Fayette Street - New Building
- D. 14941 Washington St. & 6707 Jefferson St. - Demolition of Existing Building & Preliminary Design
- E. 6750 & 6760 Fayette Street - Alterations to Sidewalk & Driveway and Additional Lot Lighting
- F. 6612 James Madison Highway - Canopy and Signage
- G. Leaberry Way - Black Iron Fence
- H. Town of Haymarket & VDOT - Welcome Sign Information

6. Town Planner Update

A. Town Planner Update - Steve Gyurisin

7. Town Council Update

8. Planning Commission Update

9. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Steve Gyurisin, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, March 15, 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: Absent, Town Manager Kimberly Murray: Present.

2. Citizens Time

Marchant Schneider - 14811 Rising Sun Lane

Mr. Schneider speaks to the background of the purchase and history of the Town's Old Firehouse building, since he served as the Town's Planner at the time; he also brings suggestions for benefits of creative reuse of the building.

3. Minutes Approval

There are no minutes ready for approval at this time.

4. Certificate of Appropriateness

A. 6680 Fayette Street - a Dog's Day Out

This application has been withdrawn from consideration for the present time.

B. 14800 Washington Street - Haymarket Baptist Church

The Board tables discussion of this application until its April meeting.

C. 6760 Madison Street - Demolition of a Rear Addition ZP2017-006

Mr. Vetter, contractor for the property owners, presents plans and background information for their restoration of a house within the Town to its original historic structure, and demolition of its later addition.

Chairman Luersen tells the applicants that the Board is agreeable to the project in theory, but will need to see the specific details of the building's exterior, once those are decided.

Certificate of Appropriateness is approved for the removal of the original addition with the new two-story addition for the property located at 6760 Madison Street with the additional conditions:

- The applicant returns to the Board's next meeting on April 19th 2017 with a specification list of the windows, the siding, the roofing color and material, the exterior lighting, and doors.

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

D. 14941 Washington Street - Demolition of Building

Minutes Acceptance: Minutes of Mar 15, 2017 7:00 PM (Minutes Approval)

This application was discussed together with the following application for demolition of a building at 6707 Jefferson Street (ZP2017-007), as they are owned by the same group, which would like to develop them as one site.

The project is presented by Mr. Bill Robson, who represents Z Properties. He appreciates the historic character of the Town of Haymarket, but presents evidence that he believes will show that the buildings in question are not able to be saved in their present forms.

Mr. Stergio Zissios, the property's owner, also addresses the Board; he speaks to the fact that he bought the property in the hopes of developing it and using it to benefit the Town. He confirms that Z Properties does not intend to restore the building.

The Board expresses its concern that the lack of a specific plan for use of the proposed replacement building would leave the Town open to the possibility that the Fire House could be demolished and then not replaced.

The applicants ask if it would be possible for the Board to hold a Special Meeting before its next scheduled Regular Meeting, to discuss the project. The Board is willing to consider it if the applicants are able to provide the Town Manager and Board members with the necessary background documentation to support a concrete plan for the property.

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

E. 6707 Jefferson Street - Demolition of Building ZP2017-007

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

5. Town Council Update

Councilwoman Edwards updates the Board.

Staffing updates from the Town Manager: recruitment is coming to a close for the new Clerk, and the Town Manager and Council hope to have a choice soon. The Town will host its Earth Day event on Saturday, April 22nd; the focus will be on the Harrover property and the initial tasks in the creation of the Haymarket Community Park.

6. Planning Commission Update

Commissioner Leake updates the Board.

The Town's new Zoning Ordinance will have a necessary public hearing that will be held at the next Planning Commission meeting. The Commission also approved the preliminary site plan for A Dog's Day Out.

Councilwoman Edwards asks if the property owners applied for a buffer variance; Councilman Leake says that the issue was tabled until the next meeting because of a question with the storm water management.

7. New Business

Board Member Robert Day asks if the Board has an active Vice-Chair. The Board decides to address it at a later meeting, when the entire Board is present.

8. Old Business

A. By-Laws - Discussion: Review and Plan for Adoption

Councilwoman Edwards thinks that the matter should be tabled until the Town has a new Planner in place.

B. Zoning & Subdivision Ordinance - Update

The Public Hearing will take place at the Planning Commission's meeting on Wednesday, April 5th.

C. Town Welcome Signage

This matter is tabled until further information can be gathered, and until the Planner and Engineer are hired.

9. Adjournment

A. Motion to Adjourn

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

Submitted:

Approved:

Steve Gyurisin, Town Planner

Ken Luersen, Chair

Minutes Acceptance: Minutes of Mar 15, 2017 7:00 PM (Minutes Approval)

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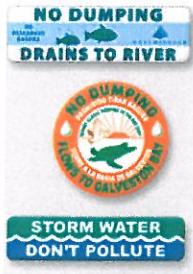
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Since 1983 the das Curb Marker has been used successfully by customers nationally and internationally. das Curb Markers can be easily installed on most flat surfaces such as concrete, asphalt and metal.

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The possibilities are endless!



Stock Door Hangers

On the front, a picture of the Stock Marker of your choice. On the back, informational text about the "solution to stormwater pollution".



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Storm Drain Markers

Storm Drain Marking is an important part of your Public Education and Outreach Program. Do it right the first time! The das Curb Marker is:

- **Easy to Use:** Perfect for Volunteer projects. Every Stock Title is imprinted with our Adhesive Guide™ to insure proper installation*.
- **Performance Proven:** Millions in use. Field tested. Lab tested.
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Everything you need in one convenient package for a special price. Your choice of Stock Titles!

Kit Includes:

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(Top)

**Stock
4" Diameter
Storm Drain
Circles**

Available in Economark, Standard
& Duracast Styles

Katie McDaniel

From: Kimberly Murray
Sent: Wednesday, March 29, 2017 11:43 AM
To: Katie McDaniel
Subject: FW: Eagle Scout Project in Haymarket

Katie,
 I'll look for the others too.

Thanks,
 Kimberly

From: Ethan Marsh [<mailto:marshe@pvipanther.net>]
Sent: Tuesday, March 28, 2017 7:30 PM
To: A.Klos@vdot.virginia.gov
Cc: Susannah Smith <ssmith@townofhaymarket.org>; Holly Montague <hmontague@townofhaymarket.org>; Marsh, Jane <jfmarsh@comcast.net>; ANDREW MARSH <drewmarsh@comcast.net>
Subject: Eagle Scout Project in Haymarket

Dear Mr. Klos,

I am a Boy Scout with Troop 91, Gainesville, VA and I am working on my Eagle Project in the Town of Haymarket. My Eagle Project is to mark the storm drains in Haymarket with labels deterring people from disposing chemical wastes in the drains. I originally wanted to paint a stencil on or near the storm drains, but I am now considering the option of gluing round curb markers (decals) instead. These markers are currently being used all over the state of Virginia. Fairfax County has used them and I have recently noticed that the markers are on the storm drains at Virginia Tech in Blacksburg, VA.

The Duracast style marker (which is their highest quality product) is described thus: "This DAS Duracast Curb Marker is the same as the Standard with one additional feature. A polyurethane "dome" is applied to the face of the marker. This optically clear, self-healing, non-yellowing, Duracast surface protects against mechanical and chemical abrasion. The Duracast surface effectively doubles U.V. resistance as well." All of the marker styles have a no-slip finish, are thin enough as not to cause a tripping hazard, have a longevity of 7-10 years, and can be easily installed on several surfaces (concrete, asphalt, and metal). To replace these markers when they are chipped or worn is quite easy compared to fixing a painted stencil marking. The markers just pop off by placing a sharp edge tool underneath and lifting.

Here is the link for the DAS Manufacturing website: <http://www.dasmanufacturing.com/>

I am confirming with you whether this type of marker is approved for use in Haymarket. I am confident that my project will be very helpful by making the public aware of the storm drainage system, as these markers are very colorful, attractive, and are highly visible to the public.

Please let me know if this falls under the regulations of VDOT for Prince William County. Thank you.

Sincerely,

Steve Gyurisin

From: Jane Marsh [jfmars@comcast.net]
Sent: Wednesday, April 12, 2017 10:58 AM
To: Steve Gyurisin
Cc: Drew Marsh
Subject: RE: RE: RE: Eagle Scout Project in Haymarket

Steve,

Thanks for your prompt response.

First, I need to apologize for getting your name wrong. I misunderstood what Roberto said when I asked him your name. Sorry!

Ethan will prepare a list of the questions and answers from the previous meeting, and he will be prepared to present on April 19th. I will remind him to keep it brief.

Also, please let us know if you need to meet with Ethan prior to the meeting. We can come early to the meeting or stop by your office on Wed afternoon.

Regards,

Jane Marsh

On April 12, 2017 at 8:18 AM Steve Gyurisin <sgyurisin@townofhaymarket.org> wrote:

Mrs. Marsh,

I will place this item on the next ARB agenda for April 19th.

I am away for Easter and will return next Tuesday. My next office hours are the afternoon of the 19th.

Attachment: Ethan Marsh - Eagle Scout Project (3124 : Ethan Marsh - Boy Scout Eagle Project)

Because of the limited time frame, please have Ethan be prepared to address the concerns discussed at the last meeting. I did not attend that meeting.

If he can prepare a simple list of the questions the ARB had at the last meeting and provide short, simple responses to each, it would be helpful to the ARB members since the meeting agenda is so long. At the end of his list of questions answers, he should ask for the board's approval.

I hope this helps move this wonderful project along in a way that accommodates Ethan's schedule as well as satisfying the requirements of VDOT and the local ARB.

Steve

From: Jane Marsh [mailto:jfmarsh@comcast.net]
Sent: Tuesday, April 11, 2017 11:47 AM
To: Steve Gyurisin
Cc: marshe@pvipanther.net ; Drew Marsh
Subject: Fwd: RE: RE: Eagle Scout Project in Haymarket

Dear Mr. Garrison,

My son Ethan Marsh was working with Susannah Smith on an Eagle Scout Project with the Town of Haymarket. The project is to label the storm drains in Haymarket with "Drains to Bay". He presented at the March ARB Meeting and the Board asked him a few questions that required more research. He also researched the benefits and downsides of gluing decals vs painting with a stencil. Ethan found that the decals are very popular with the surrounding counties and overall is a better way to proceed instead of painting the storm drains with a stencil.

After contacting Mr. Klos from VDOT we emailed Ms. Smith with our findings and she never replied. I called the Haymarket office this morning, Apr 11th, and spoke to Roberto and he told me she does not work for Haymarket any longer.

Ethan was hoping to present again on Apr 19th, but Roberto told us that the meeting is very full, so we agreed to present on May 17th.

Attachment: Ethan Marsh - Eagle Scout Project (3124 : Ethan Marsh - Boy Scout Eagle Project)

Please advise us on how to proceed from here. Ethan can meet with you at your convenience to show you samples of the decals, provide history, and update you on his progress.

I have attached the most current emails regarding the Eagle Project for your review.

Regards,

Jane Marsh

On March 21, 2017 at 6:49 PM Ethan Marsh <marshe@pvipanther.net> wrote:

----- Forwarded message -----

From: **Ethan Marsh** <marshe@pvipanther.net>
 Date: Sun, Mar 19, 2017 at 9:03 PM
 Subject: Re: Stencil Project Update
 To: Susannah Smith <ssmith@townofhaymarket.org>
 Cc: Holly Montague <hmontague@townofhaymarket.org>

Hi Ms. Smith,

Thank you for your email and for agreeing to support my Eagle project.

My parents and I are currently researching the decal vs painting for the storm drain Eagle project. One of the decal manufacturers has sent me a catalog with the different types and styles of decals and the current pricing. These are the decals that are being used in Fairfax County and they look very professional. However, I am not certain of the longevity of these decals. I will also send an email to Mr. Art Klos to confirm with him what is allowed for the storm drain markings.

I would like to meet with you, if possible, before the next meeting in April, to discuss our findings and what the options are. Thanks!

Sincerely,
 Ethan Marsh

On Wed, Mar 8, 2017 at 2:04 PM, Susannah Smith <ssmith@townofhaymarket.org> wrote:

Hi Ethan,

Attachment: Ethan Marsh - Eagle Scout Project (3124 : Ethan Marsh - Boy Scout Eagle Project)

I concur with Holly's findings. As to a decal, I have questions as to their longevity. I know the Town of Warrenton has some sort of slightly raised plastic and metal disk that is attached to their inlets, and while the newer ones appear quite attractive, many are worn, deteriorated, with broken portions or with the tops missing completely.

If you like, I can help guide the ARB toward the best solution overall for your project by doing a bit of research into the success other communities have had using decals or paint.

Let me know your thoughts, and if you'll be ready to come back to the ARB in April.

Best regards,

Susannah

From: Holly Montague
Sent: Wednesday, March 08, 2017 8:56 AM
To: Ethan Marsh
Cc: Susannah Smith
Subject: Re: Stencil Project Update

Ethan,

Thank you for your email. Tomorrow is my last day with the Town so your future point of contact will be Susannah Smith, Town Planner at ssmith@townofhaymarket.org. You met her when you presented to the Architectural Review Board (ARB).

The Virginia Department of Transportation (VDOT) maintains the roads and storm sewers within the Town. We have to follow what they will or will not allow on the storm sewers. The VDOT point of contact is Art Klos at A.Klos@VDOT.Virginia.gov

According to my initial conversation with Art when you came to me about this project, what VDOT will not allow is anything to be nailed into the inlet (this damages the integrity of the concrete) and nothing can be raised more than about 1/8" or so because it will be a trip hazard.

This leaves you with the options of a stencil or a decal that is attached with glue/adhesive.

Since Susannah is taking over this coordination, I will let her make the determination if the Town will allow a decal.

I wish you the best with your Eagle Scout project!

Thanks!

Holly Montague, PE

Town Engineer

15000 Washington Street #100

Haymarket, Virginia 20169

703-753-2600

***NEW* 571-486-6727 Cell**

703-753-2800 Fax

hmontague@townofhaymarket.org

From: Ethan Marsh <marshe@pvipanther.net>

Sent: Tuesday, March 7, 2017 10:33 PM

To: Holly Montague

Subject: Stencil Project Update

Dear Ms. Montague,

I presented my Eagle project to the Town Council on February 15th. There were questions about using a stencil vs. a plastic decal, so I shared my understanding that PWC DMV would not approve a decal because it was a tripping hazard. The council said Haymarket followed different criteria and they were going to check on whether I could in fact use a decal. They also asked me to research the type of paint I would be using (probably the same paint DMV uses for road markings). They asked me to return in April with my paint recommendation and possibly a decal if it is permitted. I have not received any communication from the Town Council regarding the decal. Can you please confirm whether or not I can use a decal? Thanks!

Sincerely,

Ethan Marsh

On March 28, 2017 at 7:30 PM Ethan Marsh <marshe@pvipanther.net> wrote:

Dear Mr. Klos,

I am a Boy Scout with Troop 91, Gainesville, VA and I am working on my Eagle Project in the Town of Haymarket. My Eagle Project is to mark the storm drains in Haymarket with labels deterring people from disposing chemical wastes in the drains. I originally wanted to paint a stencil on or near the storm drains, but I am now considering the option of gluing round curb markers (decals) instead. These markers are currently being used all over the state of Virginia. Fairfax County has used them and I have recently noticed that the markers are on the storm drains at Virginia Tech in Blacksburg, VA.

The Duracast style marker (which is their highest quality product) is described thus: "This DAS Duracast Curb Marker is the same as the Standard with one additional feature. A polyurethane "dome" is applied to the face of the marker. This optically clear, self-healing, non-yellowing, Duracast surface protects against mechanical and chemical abrasion. The Duracast surface effectively doubles U.V. resistance as well." All of the marker styles have a no-slip finish, are thin enough as not to cause a tripping hazard, have a longevity of 7-10 years, and can be easily installed on several surfaces (concrete, asphalt, and metal). To replace these markers when they are chipped or worn is quite easy compared to fixing a painted stencil marking. The markers just pop off by placing a sharp edge tool underneath and lifting.

Here is the link for the DAS Manufacturing website: <http://www.dasmanufacturing.com/>

I am confirming with you whether this type of marker is approved for use in Haymarket. I am confident that my project will be very helpful by making the public aware of the storm drainage system, as these markers are very colorful, attractive, and are highly visible to the public.

Please let me know if this falls under the regulations of VDOT for Prince William County. Thank you.

Sincerely,

Ethan Marsh
Life Scout, Troop 91

--

Ethan M. @ PVI.

Attachment: Ethan Marsh - Eagle Scout Project (3124 : Ethan Marsh - Boy Scout Eagle Project)

----- Original Message -----

From: "Klos, Art G. (VDOT)" <A.Klos@VDOT.Virginia.gov>

To: Ethan Marsh <marshe@pvipanther.net>

Cc: Susannah Smith <ssmith@townofhaymarket.org>, "Marsh, Jane" <jfmarsh@comcast.net>, ANDREW MARSH <drewmarsh@comcast.net>, "kmcdaniel@townofhaymarket.org" <kmcdaniel@townofhaymarket.org>

Date: March 29, 2017 at 4:57 PM

Subject: RE: Eagle Scout Project in Haymarket

Ethan:

VDOT regulations allow individuals, groups, and other entities to place pollution prevention markers or stenciling on VDOT storm drain inlet structures under the authorization of a VDOT permit. I have authorized similar projects and fully support your proposal. Although you will be performing the work, the permit holder must be at least 18 years of age. For an Eagle Scout project, the permit is usually issued to a parent or adult scout leader.

For the permit, you will need to submit the following items to my attention:

- Land Use Permit Application LUP-A (complete sections highlighted in yellow)
- Land Use Permit Special Provisions LUP-SPG
- Details of the material including type, size, color, message, method of application, etc.
- A picture or drawing of the proposed marker
- A comprehensive list of streets and drop inlet locations
- Proposed date(s) of activities

Note: The permit fee and surety is waived for this activity.

Let me know if you have any questions or need additional information.

Attachment: Ethan Marsh - Eagle Scout Project (3124 : Ethan Marsh - Boy Scout Eagle Project)

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

- ☐ Are the applicants requests clearly stated?
- ☐ What are the major items to be listed in the Certificate of Appropriateness (CoA)?
- ☐ Does the request and design meet the design standards of the Town?

Planning and Zoning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?
- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.



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

Kimberly L. Murray, CEcD, AICP
TOWN MANAGER

MEMORANDUM

TO: Architectural Review Board
FROM: Kimberly L. Murray, Town Manager
DATE: April 19, 2017
SUBJECT: VDOT Fence and Wall Treatment - Washington Street

I met with the VDOT Design-Build Program Manager, Christiana Briganti-Dunn overseeing the Rt 15/55 Divergent Diamond Transportation Project and the Construction Project Manager from Lane Industries, James Kreider on March 22, 2017 to review the status of the retaining wall in front of Fauquier Bank and Chik fil A. They indicated there were a couple of options to improve the appearance of the retaining wall and two different fence designs that they could utilize. I offered to bring the options to the ARB Board for their input to share with VDOT as we have received many comments and questions about the final appearance within our Historic District.

For the fence, their current plan was to install the Standard top mounted HR-1 handrail (per VDOT specs), see attached picture of the HR-1 already installed at the SW corner of Heathcote/15. (1st picture).

Fence Options:

1. Install a green decorative fence, similar to what is along RT 55 at McDonald's (see 2nd picture).
2. Install a black decorative fence, similar to what is along RT 55 across from Chick Fil A. (Black with decorative circles at the top in front of Food Lion parking.)

For the wall finish, the wall has already been poured and has white curing compound on it (see 3rd picture).

Wall Options:

1. Stain the exposed face of the wall with a solid color. Perhaps match the lighter color on the Chick Fil A building? (See 3rd picture).
2. Install a stone veneer (see 4th - 6th attached photos for different examples.)
3. Install a brick veneer (see 3rd picture-Chik fil A façade).

Staff Recommendation:

The black decorative fence and either stone veneer or brick, describing color and style to staff to relay back to VDOT.

Attachment: ARB VDOT memo wall 4-19-17 with pics (3127 : Town of Haymarket & VDOT - Retaining Wall)









ARCHER

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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

Name: Mary Hitchcock
Hitchcock SOR LLC
Address: 20121 Tranquil Ct.
Sterling Va 20165
City: Sterling State: Va Zip: 20165
Phone#: 703-725-9132 Email: mhitchcock@
schoolofrock.com

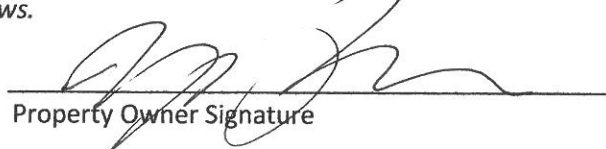
PROPERTY OWNER INFORMATION

Name: Winterham II, LLC
Address: 4919 Bethesda Ave #200
Bethesda, MD 20814
City: Bethesda State: MD Zip: 20814
Phone#: 301-652-2302 Email: CSmith@woodm

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: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: 15101 Washington Street - Sigange (3125 : 15101 Washington Street - Signage)

RECEIVED

APR 03 2017

PAID APR 03 2017**TOWN OF HAYMARKET**

15000 Washington Street* Suite 100 * Haymarket, Virginia 20169 * 703-753-2600 * FAX: 703-753-2800
Zoning Permit Application Page 2 of 2 - Revised 10-29-14

SIGN SPECIFICATION SHEET

4.C.a

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): _____

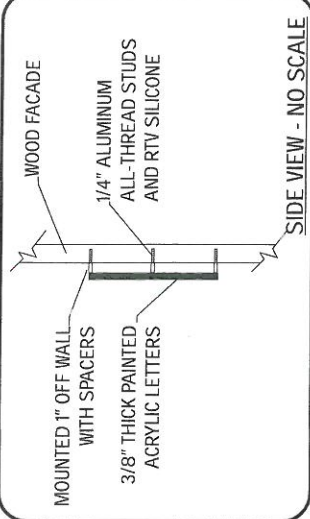
Attachment: 15101 Washington Street - Sigange (3125 : 15101 Washington Street - Signage)

20.00" 11'-6" 16.26"

SCHOOL of ROCK

3/8" THICK
PAINTED
ACRYLIC
LETTERS

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



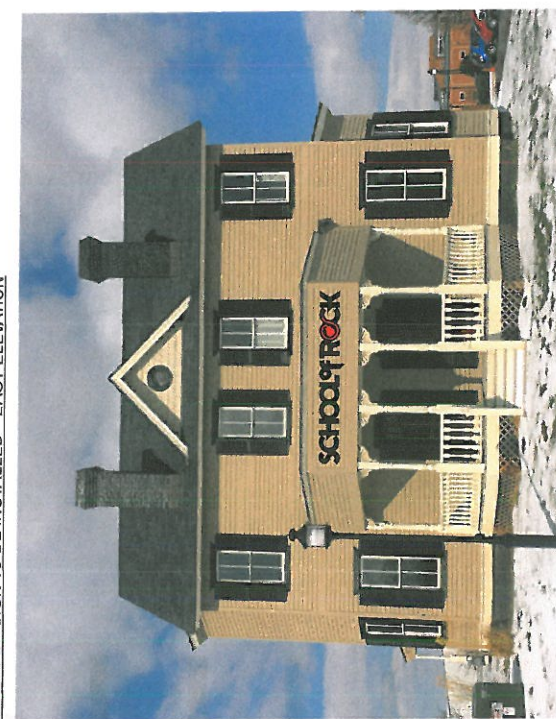
SIDE VIEW - NO SCALE

PROPOSED SIGN TO BE INSTALLED - NORTH ELEVATION



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

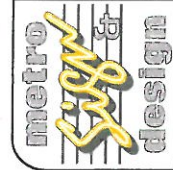
PROPOSED SIGN TO BE INSTALLED - EAST ELEVATION



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.

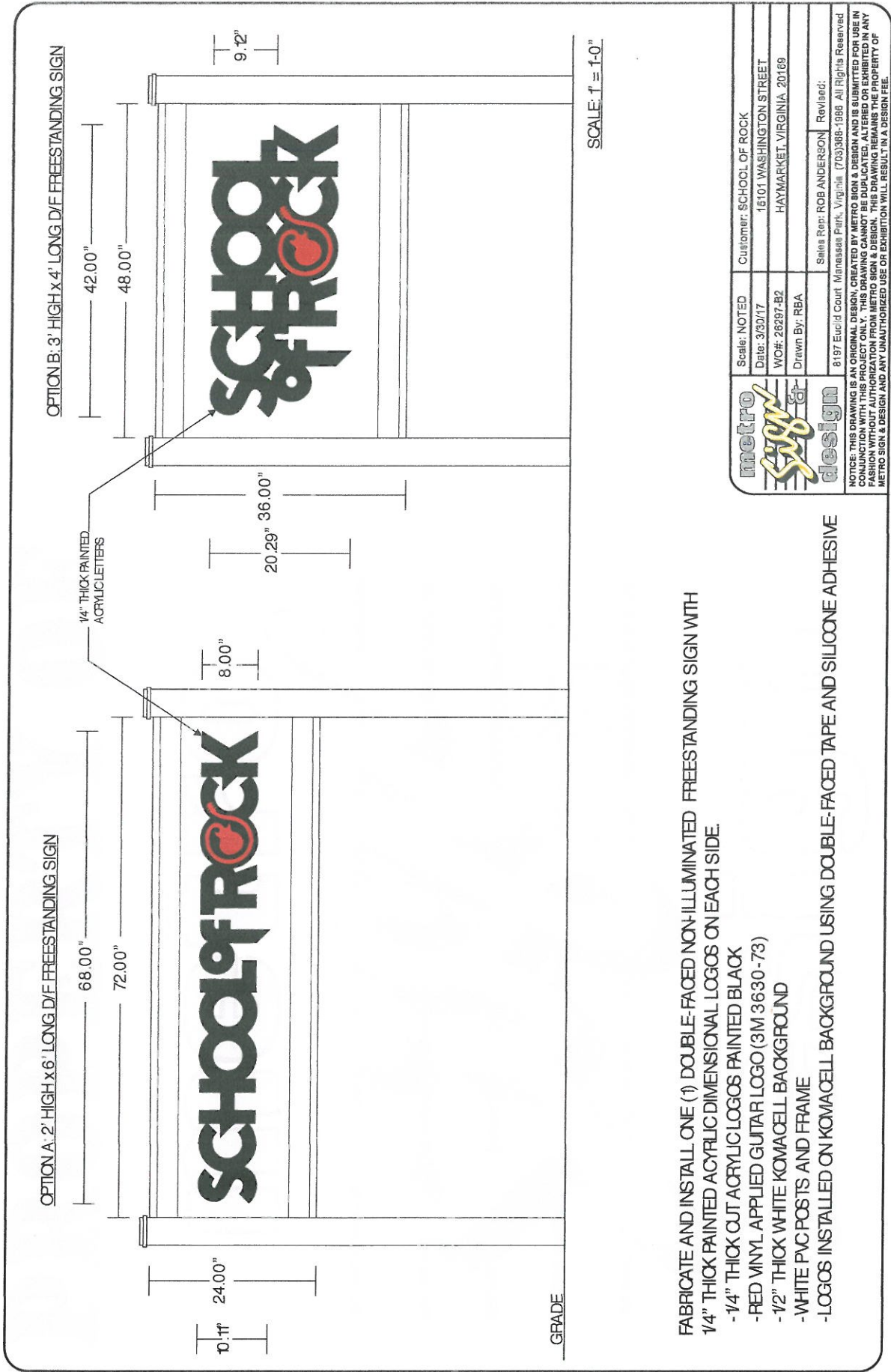
- 3/8" THICK CUT ACRYLIC PAINTED BLACK
- RED VINYL APPLIED GUITAR LOGO (3M 3630-73)
- LETTERS TO BE PINNED OFF WALL 1" WITH SPACERS
- INSTALLED ON BUILDING FACADE USING NON-CORROSIVE ALL-THREAD STUDS AND RTV SILICONE ADHESIVE



Scale: NOTED	Customer: SCHOOL OF ROCK
Date: 3/21/17	15101 WASHINGTON STREET
WO#: 26297-A2	HAYMARKET, VIRGINIA 20169
Drawn By: RBA	
8197 Euclid Court Manassas Park, Virginia (703)368-1986 All Rights Reserved	Sales Rep: ROB ANDERSON Revised: 3/28/17

NOTICE: THIS DRAWING IS AN ORIGINAL DESIGN. CREATED BY METRO SIGN & DESIGN AND IS SUBMITTED FOR USE IN CONJUNCTION WITH THIS PROJECT ONLY. THIS DRAWING CANNOT BE DUPLICATED, ALTERED OR EXHIBITED IN ANY FASHION WITHOUT AUTHORIZATION FROM METRO SIGN & DESIGN. THIS DRAWING REMAINS THE PROPERTY OF METRO SIGN & DESIGN AND ANY UNAUTHORIZED USE OR EXHIBITION WILL RESULT IN A DESIGN FEE.

business license #
2701 03504717



Planning and Zoning Review Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current?
- ☐ Is there any outstanding building or zoning code issues?

Planning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?

Zoning

- ☐ Does the application meet the minimum Zoning Ordinance standards?
- ☐ Does the application meet the minimum design standards?
- ☐ Does the application require any waivers?
- ☐ Are proffers part of the property associated with the application?
- ☐ Have all the steps for approval for this application request been identified and listed?
- ☐ Is a public hearing required?

Staff review and recommendations

- ☐ Approve with no comments.
- ☐ Approve with comments or conditions.
- ☐ Requires additional staff review or action.
- ☐ Requires a public meeting with another town body.
- ☐ Revise based on specific comments and resubmit for approval.



ZONING PERMIT APPLICATION

ZONING PERMIT #: 3P2017-008

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: DECK Size (Sq. Ft./Length) of Construction: 400 sq ft 25' x 16'

SITE ADDRESS: 14983 Keavy Place, Haymarket 20169 Parcel ID #: A

Subdivision Name: SHERWOOD FOREST Lot Size: 8448 sq ft

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.)

BUILD ATTACHED DECK USING COUNTY TYPICAL WITH 6X6 PRESSURE TREATED POST (2) 2X12 BREAM SPAN, FOOTING DEPTH & WIDE TO MEET OR EXCEED CODE STANDARDS - ATTACHED WITH APPROX HANGERS AND BOLTS. DECK BOARD WILL BE TREX WITH HAND RAILS & POST TO MATCH
Supporting Documentation (attached): ☒ Narrative ☒ Plan/Plat ☒ Specification Sheet (PLEASE SEE ATTACHED)

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)

TREX TREX TORCH DECKING BOARDS, CORTEX SCREENS WITH COLOR MATCHED TREX PLUGS
TREX TRANSCEND COMPOSITE (PREMIUM) RAILINGS WHITE, BLACK METAL SQUARE BRACKETS, N/POST SIGNAGE

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

PERMIT HOLDER INFORMATION

Tommy Little
Name

4901 TIBBET LN.
Address

BURKE VA 22015
City State Zip

757 817 1275 Tommy@ACCOMMODATIONS4US.com
Phone# Email

PROPERTY OWNER INFORMATION

STEVE & JULIE SHANNON
Name

14983 Keavy Place
Address

Haymarket VA. 20169
City State Zip

703 869 4584 PRONDTX40@gmail.com
Phone# 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: _____ 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: _____

TOWN COUNCIL (where required): _____

 SIGNATURE

 PRINT

CONDITIONS: _____

Attachment: 14983 Keavy Place - Deck (3126 : 14983 Keavy Place - Deck)



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

Building Permit Application for a One or Two Family Dwelling

(This Section for Official Use Only)

Building Permit Number: _____ Date Applied: _____ Building Official: _____

SECTION 1: SITE INFORMATION

1.1 Property Address:

14983 Keavy Place Haymarket 20169

1.1a Is this an accepted street? Yes ☐ No ☒

1.2 Assessors Map & Parcel Numbers

Map Number _____ Parcel Number A

1.3 Zoning Information:

Zoning District _____ Proposed Use _____

1.4 Property Dimensions:

6448'
 Lot Area (sq. ft.) _____ Frontage (ft.) _____

1.5 Building Setbacks (ft.)

Front Yard		Side Yards		Rear Yard	
Required	Provided	Required	Provided	Required	Provided
	<u>25.1'</u>		<u>13.8' / 11.4'</u>		<u>20'</u>

1.6 Water Supply:

Public ☐ Private ☐

1.7 Flood Zone Information:

Zone: _____ Outside Flood Zone? ☐
 Check if yes ☐

1.8 Sewage Disposal System:

Municipal ☐ On Site System ☐

SECTION 2: PROPERTY OWNERSHIP

Owner of Record:

STEVE & Julie SHANNON Haymarket VA. 20169
 Name (Print) City, State, Zip Code

14983 Keavy Place 703-969-4584 PAWDTX40@gmail.com
 No. and Street Telephone Email Address

SECTION 3: DESCRIPTION OF PROPOSED WORK (Check all that apply)

New Construction ☐ Existing Building ☐ Owner-Occupied ☐ Repair(s) ☐ Alteration(s) ☐ Addition ☒
 Demolition ☐ Accessory Bldg. ☐ Number of Units ☐ Other ☐ Specify: _____

Brief Description of Proposed Work: BUILD ATTACHED DECK TO COUNTY TYPICAL
& STATE STANDARDS. (SEE ATTACHED TOL).

Attachment: 14983 Keavy Place - Deck (3126 : 14983 Keavy Place - Deck)

SECTION 3 (cont.): DESCRIPTION OF PROPOSED WORK

When substantial work is planned, provide the information below:

Total floor area (sq. ft.) 400 sq. ft. (including garage, finished basement/attics, decks or porch)
 Gross living area (sq. ft.) N/A Habitable room count N/A
 Number of fireplaces _____ Number of bedrooms _____
 Number of bathrooms _____ Number of half/baths _____
 Type of heating system _____ Number of decks/porches 1
 Type of cooling system ↓ Enclosed _____ Open X

SECTION 4: ESTIMATED CONSTRUCTION COSTS

Item	Estimated Costs: (Labor and materials)	Official Use Only
4.1, Building	\$ <u>21,800.00</u>	4.1a, Building Permit Fee: \$ _____ Indicate how fee is determined: _____ Standard City / Town Application Fee _____ Total Project Cost (Item 6) x Multiplier _____ x _____
4.2, Electrical	\$ _____	4.2a, Other Fees: \$ _____
4.3, Plumbing	\$ _____	List: _____
4.4, Mechanical (HVAC)	\$ _____	Total All Fees: \$ _____
4.5, Fire Suppression	\$ _____	Check No. _____ Check Amount _____ Cash Amount _____
4.6, Total Project Cost:	\$ <u>21,800.00</u>	_____ Paid in Full _____ Outstanding Balance Due: _____

SECTION 5: CONSTRUCTION SERVICES

5.1 Contractors License

NOVA REMODELERS LLC.

Name of License Holder

4901 TIBBITT LN.

No. and Street

BURKE, VA. 22015

City/ Town, State, Zip Code

757-817-1275
TelephoneTommy@AccommodationsUS.com
Email Address2705157091
License Number06/30/2017
Expiration DateList License Type (A, B, or C): A

SECTION 6a: OWNER AUTHORIZATION TO BE COMPLETED WHEN OWNERS AGENT OR CONTRACTOR APPLIES FOR BUILDING PERMIT

I, as Owner of the subject property, hereby authorize _____
 to act on my behalf, in all matters relative to work authorized by this building permit application.

Printed Owners Name

Date

Owners Signature

SECTION 6b: OWNER OR AUTHORIZED AGENT DECLARATION

By entering my name below, I hereby attest under the pains of penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

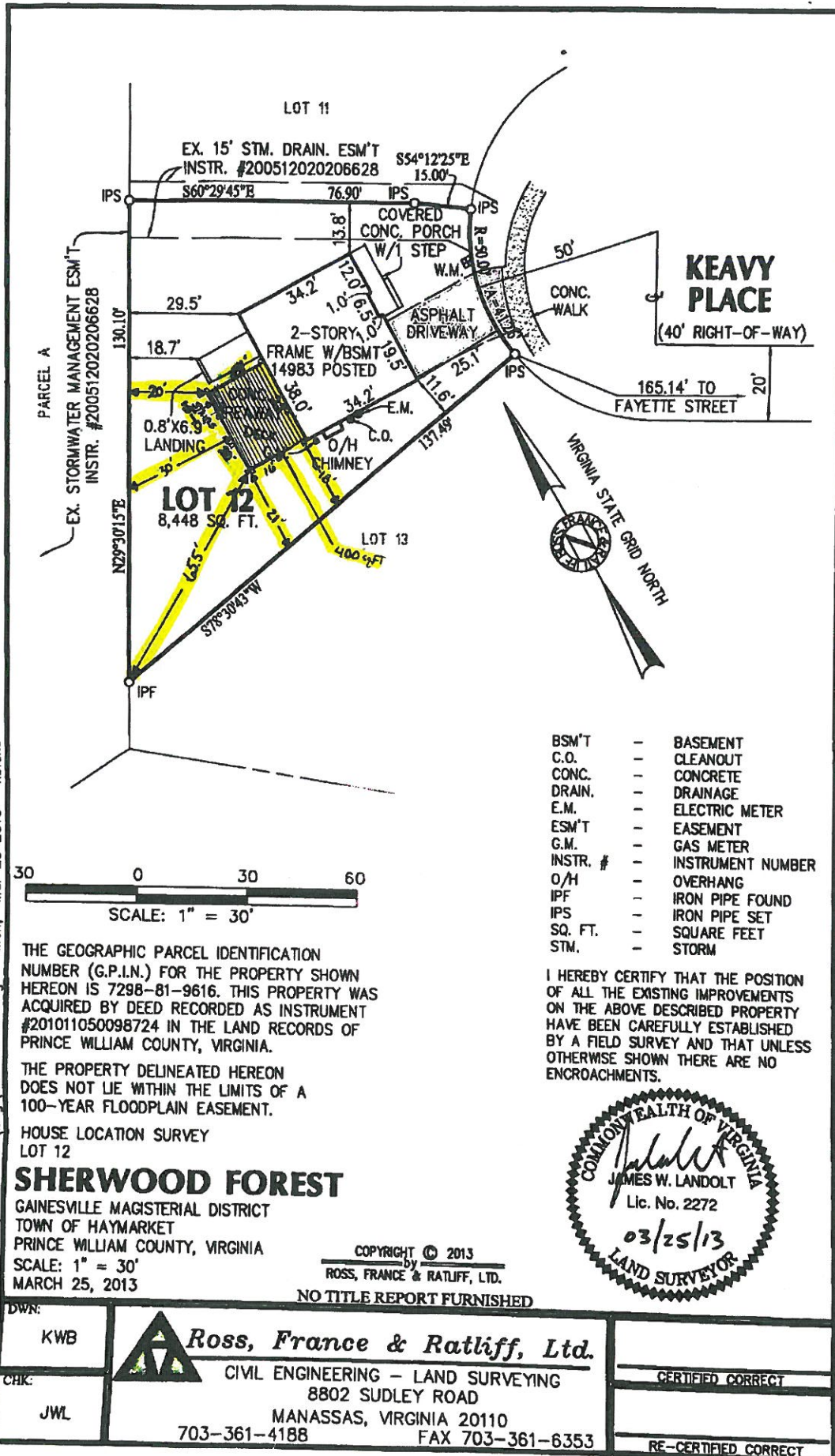
Printed Name

Date

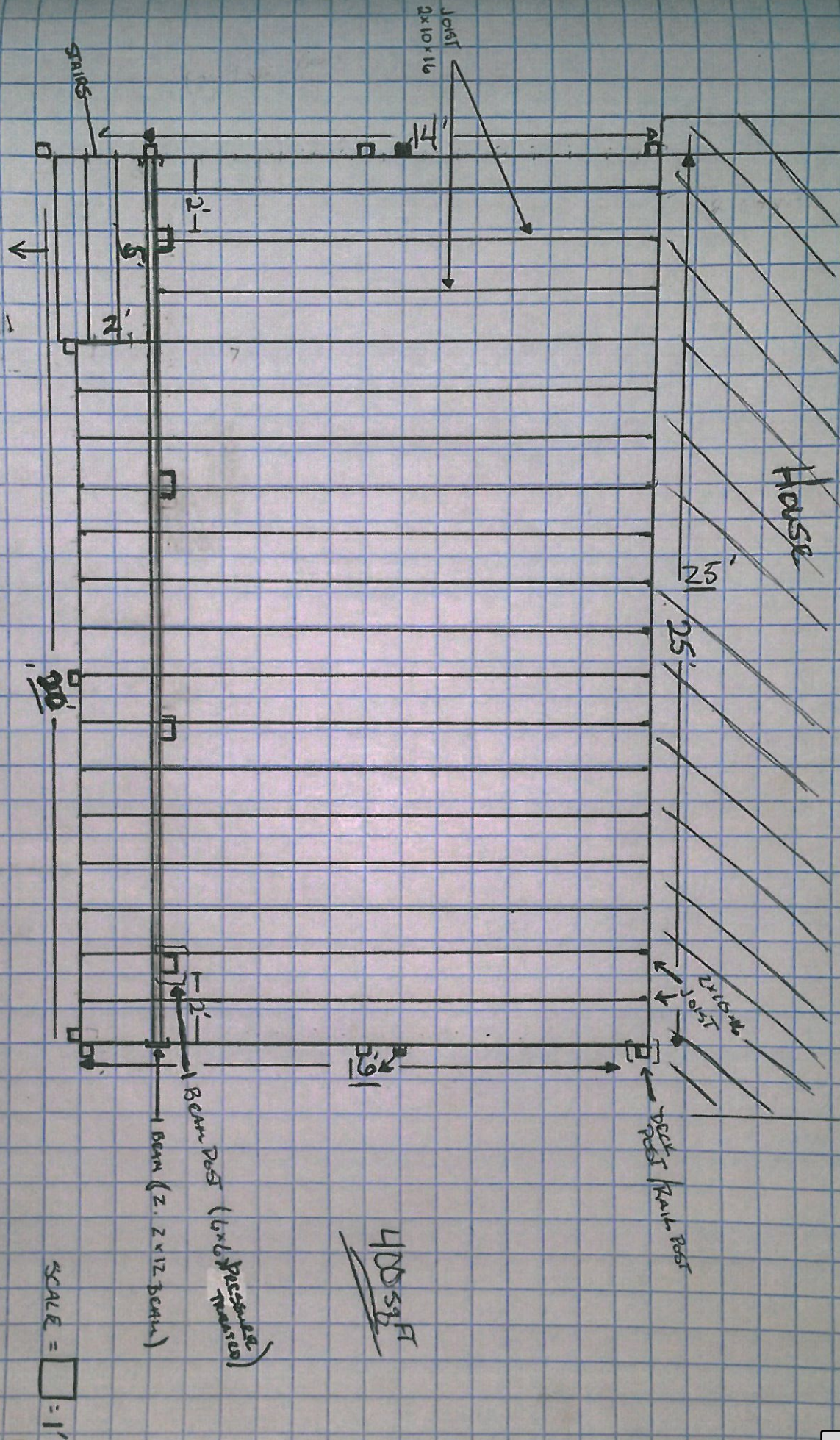
Signature

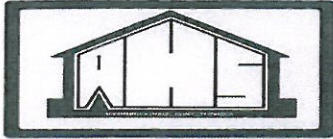
Attachment: 14983 Keavy Place - Deck (3126 : 14983 Keavy Place - Deck)

P:\Engineer\PWC\SHERWOOD\House-Loc\dwg\Lot-12-hls.dwg Mon, Mar 25 2013 kblake



Attachment: 14983 Keavy Place - Deck (3126 : 14983 Keavy Place - Deck)



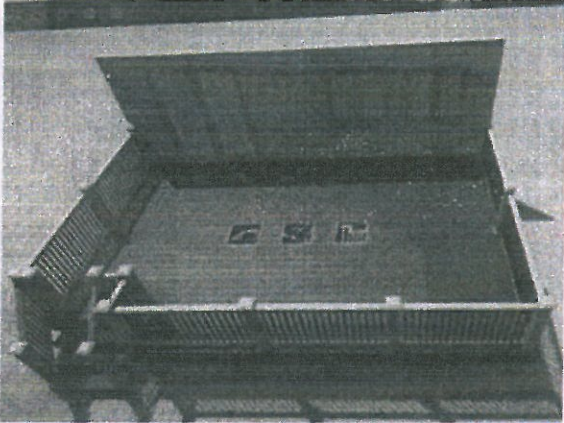


Office: 757-817-1275

Email: Tommy@accommodationshs.com

Accommodations Home Services
 41999 Cedar Point Pl
 Aldie VA 20105
 CLASS A: 2705157091 HIC

Invoice

Steve and Julie Shannon		Date		Salesperson	
14983 Keavy place Haymarket 20169		March 11, 2017		Sales Person	
Cell 703-8694584		Expires: 4/10/2017		Project Manager	
Proudtext40@gmail.com				Tommy	
Estimated HOA approval:		45 Days			
Estimated lead time for materials:		3-5 Days			
Estimated time to completion for first day of work:		3-5 Days			
Description		Quantity	Rate	Price	
Trex Deck		1.00			
Install a roughly 16 by 25 Deck		TIKI TORCH			
		Select			
		Aluminum Balusters			
		Flat			

Trex Deck
 Dig footer holes to meet or exceed county code
 Install concrete footers to meet or exceed county code

Install 6x6 pressure treated posts to meet or exceed county code
 Install 2"x 10" or greater beam to meet or exceed county code
 Install 1/2" Galvanized Carriage bolts to meet or exceed county code

Attach to house with ledger loks

Deck level will start roughly 1-3" from door threshold

Attachment: 14983 Keavy Place - Deck (3126 : 14983 Keavy Place - Deck)

Install Simpson-Strongtie joist hangers to meet or exceed county code
 Install with Joist Hanger Nails
 Install Lateral bracing when needed
 Install 2x10 or greater pressure treated joist
 Install 4x4 posts with $\frac{1}{2}$ " Galvanized Carriage bolts

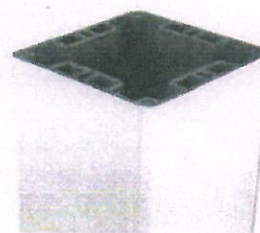


Install Trex transcends tropical (Premium) decking Tiki torch decking
 Grooved edge board on flooring

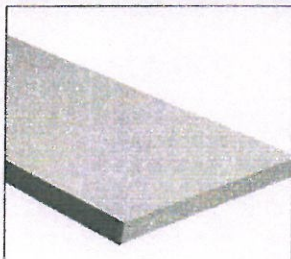
Install with Trex stainless steel/nylon hidden fasteners
 Install with Cortex screws and color match Trex plugs



Install Trex transcends composite (Premium) railings White
 Install Trex (Premium) Baluster Black Matted Square
 Install Trex transcends composite (Premium) 4x4 white post sleeves
 Install Trex transcends (Premium) post skirt (white)
 Install Trex transcends (Premium) post Cap(white) with flat top



Install 5/8" white Palight beauty board trim (Premium) Only Facisa will be wrapped
 Trim installed with cortex crews and color match white plugs



Install stairs to grade (Matching 3D layout) Stairs will be about 64" wide
 Trex Install Trex transcends tropical Finished edge boards
 Install secondary hand rail (White)
 Build stairs to meet or exceed county code
 Remove current guard rail by steps and add trim to cover to top of retaining wall

Wrap beam Below deck in white pvc trim.

Add trex lights caps to all post and install 2 trex lights per riser

Trex manufacturer 25-year warranty (We are a certified Trex Pro)

2-year labor warranty


AHS will furnish all permits.

AHS will with handle county inspections

AHS will dispose of all trash

***** MUST HAVE WATER & ELECTRICITY OUTSIDE *****

*** Moving furniture or sheds will be billed at \$75 a labor hour ***

There will be a 3% fee when paying with a Credit/Debit Card			
While we are there working, we charge \$75 an hour + materials for anything extra you would like to do.		Total	
Deposit (Will be placed onto schedule when collected)		30%	
2nd Payment (Due at start of work)		40%	
Final Payment (Due at walk thru)		30%	
Homeowner Signature 		Date	3-15-17
Sales Agent Signature 		Date	3-15-17

Attachment: 14983 Keavy Place - Deck (3126 : 14983 Keavy Place - Deck)



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP2017-006

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: ROSANNA SMITH

PROPOSED USE: RESIDENCE Size (Sq. Ft./Length) of Construction: 896 SQ.FT.

SITE ADDRESS: ~~6760~~ 6760 MADISON ST Parcel ID #: _____

Subdivision Name: _____ 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: 2 Spaces Provided: 2

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

REMOVAL OF ORIGINAL ADDITION WITH A NEW 2-STORY ADDITION
BEING ADDED

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

FEE: ☒ \$25.00 Residential ☐ \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION

THOMAS VETTER
Name

220 CEDAR GROVE RD
Address

WINCHESTER VA 22603
City State Zip

540-247-5081 KING 7450@HOTMAIL.COM
Phone# Email

PROPERTY OWNER INFORMATION

ROSANNA SMITH
Name

5608 ARTEMUS RD
Address

GAINESVILLE VA 20155
City State Zip

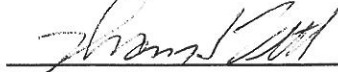
571-921-0356 SMITTYNRO@MSN.
Phone# Email

Rec'd +
Paid
3/2/2017

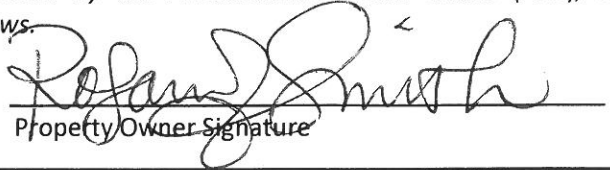
APPLICANT / PROPERTY OWNER SIGNATURE

*****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: See below

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

☒ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

3/16/17



SIGNATURE

PRINT

Kenneth M. Luersen

CONDITIONS:

Refer to meeting minutes application approved but
w/ spec. sheets for siding, doors, windows, roofing + lighting
application will return to 4/19/17 ARB meeting

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

☐ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____

SIGNATURE

PRINT

CONDITIONS:

**PROJECT
MADISON STREET**

Updated Requests for Approval
for
6760 Madison St
Haymarket, VA

Respectfully Submitted
to the Haymarket ARB
on
April 6th, 2017

Owners: Rosanna & Kevin Smith

Talent: Tom & Nathan Vetter

PROJECT MADISON STREET

OVERALL GOAL:

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.

EXTERIOR

#1 Roof:

No changes to previously approved plans.

#2 Chimney:

No changes to previously approved plans.

#3 Stucco/Exterior:

At the last ARB meeting, we requested approval to return the home to its original exterior, which we thought was German Lap wooden siding. We have since discovered that it was simply Lap Siding (not the German/Dutch style), as pictured below. As such, we would like to use Wood Lap Siding for the restoration.



6760 Madison St.
Lap Siding Discovery

First Choice



Cedar Wood Lap Siding Example

Alternative



German Lap Siding Example

PROJECT MADISON STREET

#3 Exterior Continued - PORCH:

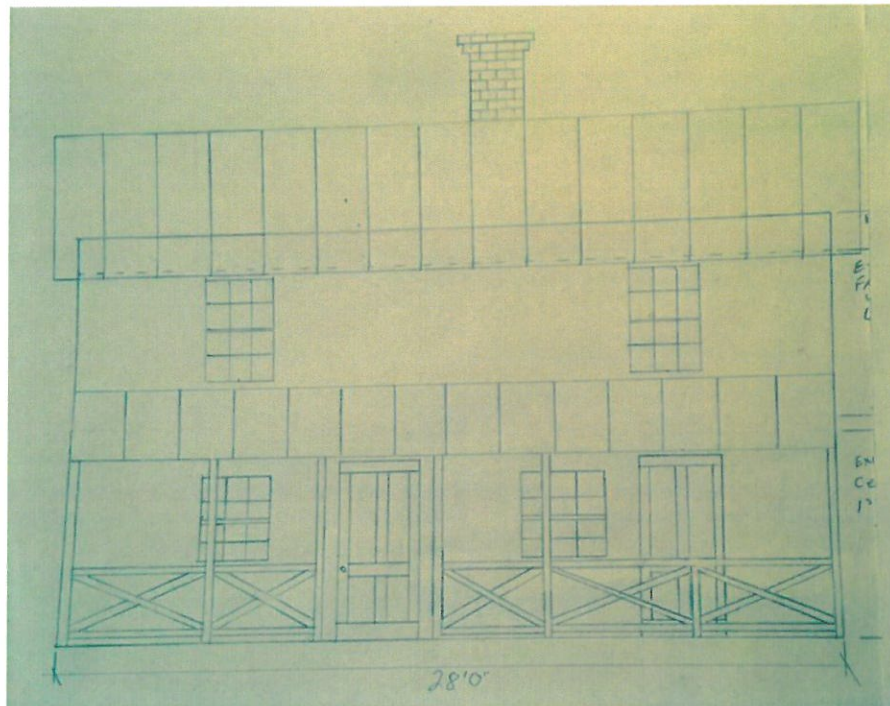
New – We request permission to remove one of the two doors on the front of the house and to shift one of the windows to the right such that it aligns with the window.

New – We request permission to remove the existing front porch ceiling (made of pressed board) to replace with tongue-in-groove beadboard.

New - We request permission to replace the current porch posts with historically appropriate ones and to remove the cross banister.

All other aspects of the porch will remain the same. Please see Drawing of proposed changes on following page.

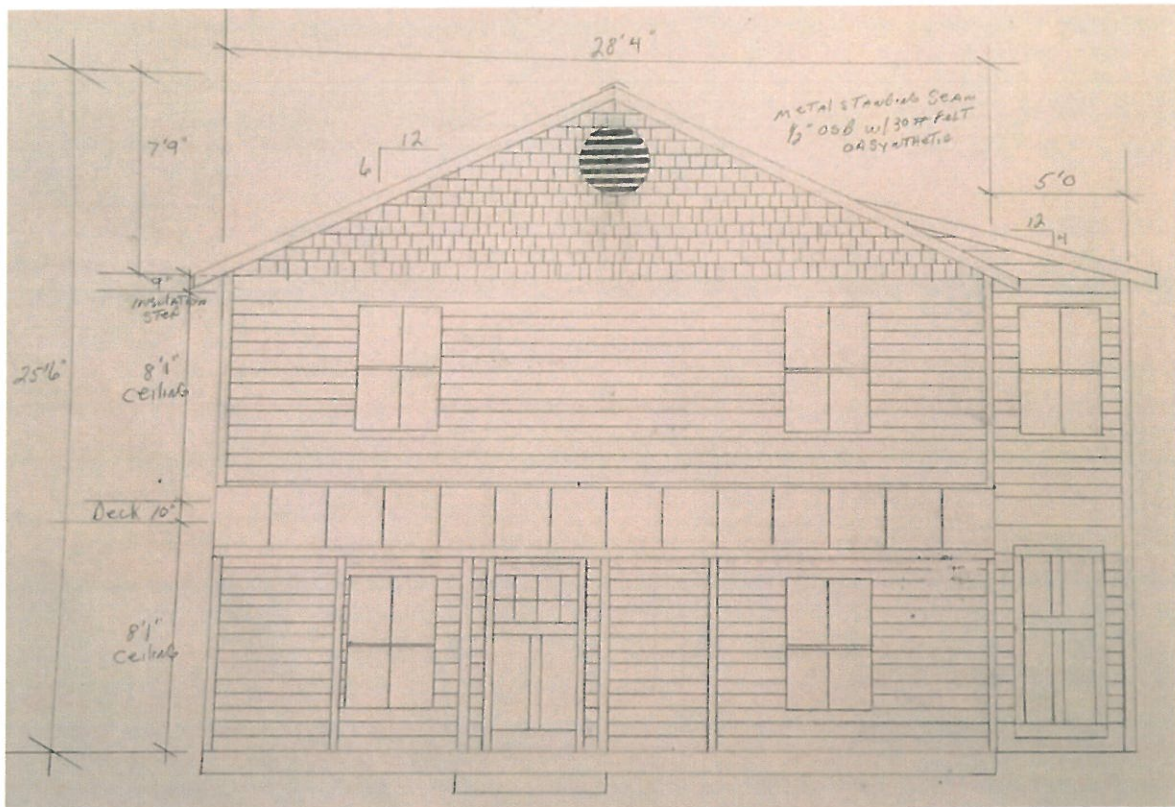
Existing



PROJECT MADISON STREET

#3 Exterior Continued – GABLE:

New - We request permission to add cedar shake shingles in the upper section of gable on the front of the home as showing in the drawing below. The images at bottom show some examples, in a similar color scheme to what we'll be requesting on subsequent pages.



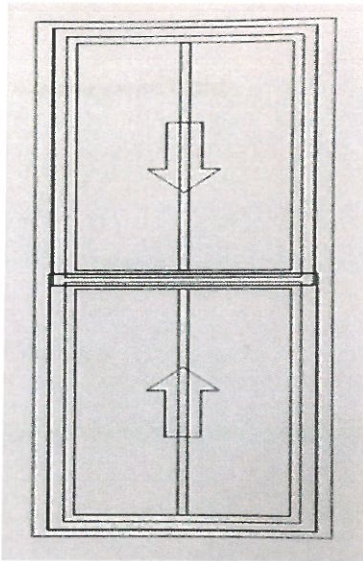
First Choice – Painted Cedar Wood Shakes in Gable

Alternative – Continue with regular lap siding as previously approved on 3/15/17.

PROJECT MADISON STREET

#4 Windows:

Since the March ARB meeting, we have researched numerous window styles that would stylistically preserve the authenticity of the house, while using up-to-date, energy efficient and cost-effective materials that will also withstand numerous years of use with little maintenance. We request approval for vinyl windows. We photoshopped a center divider in each example to better demonstrate the style desired as there were no such windows in stock.



Historically Appropriate Style



First Choice: Vinyl



Alternative: Wood

Nice example of historic Haymarket home with vinyl 2-over-2 windows. We can achieve the appropriate historic look with vinyl windows, while reducing costs initially and over time.



PROJECT MADISON STREET

#5 Exterior Structure:

No changes to previously approved plans.

New Information –

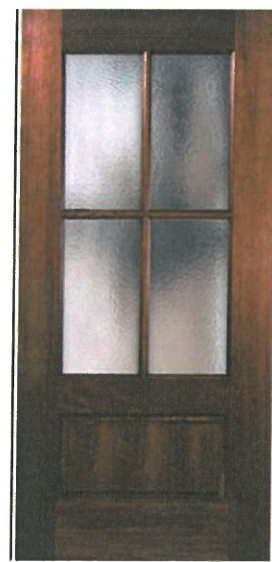
#6 Front Door:

We request approval for the 8 light style door shown below. We felt that it nicely repeats the pattern of the windows with a double 2-over-2 configuration. The actual door we would like to use is pictured at left. Previously discarded, we are grateful it was salvaged and 'waiting' for Nathan & Tom to find it for us. It will be stripped and brought to its original wood finish, then stained and sealed for its restored life in another old home.



Front Door
First Choice: Salvaged

Alternative: New



Side Bumpout (Mud Room) Door:

We request approval for a 2-over-2 $\frac{3}{4}$ glass door for the side/back door to be stained to match front door. Would appreciate option to paint with Trim Color of approved color scheme if stained side door competes with front door.

PROJECT MADISON STREET

7 Paint & Roof Colors:

Using a sample home from Sherwin Williams' Colorsnap Visualizer, we have created a very rough photo-shopped rendition of the new 6760 Madison layout with street facing gable and assumed approval of requests within this document, so that members of the ARB are afforded somewhat of an envisioned final product. Please forgive the imaginary leap we are asking you to take with the color schemes and "drawings" on the following pages.

All color combinations are from the Sherwin Williams America's Heritage Historic Color Chart, and take into consideration our preferred metal roof options as shown below. The color scheme options are ranked in order of preference, such that if one option is not approved for any reason, we request that you consider the subsequent option in the hopes that at least one, if not all, will be accepted.

PermaColor 3500 - Full Strength

Due to variances among color monitors the color



Dark Bronze

R 29.1 · E .9 · SRI 31



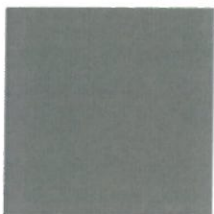
Charcoal Grey

R 30.1 · E .9 · SRI 32.3



Matte Black

R 28.2 · E .9 · SRI 29.8



Slate Grey

R 40.3 · E .9 · SRI 45.6

Galvalume®

Clear acrylic coating
NOT ENERGY STAR RATED



PROJECT MADISON STREET

1st Choice - Assumes approval of Cedar Shakes in Gable

Body:	Chelsea Gray – SW 2850
Trim:	Pure White – SW 7005
Accent:	Colonial Revival Gray – SW 2832 (cedar shingles)
Roof:	Dark Bronze Standing Seam Metal
Door:	Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

1st Choice Alternative – Same Colors, No Cedar Shakes in Gable

Body: Chelsea Gray – SW 2850
Trim: Pure White – SW 7005
Accent: Colonial Revival Gray – SW 2832 (cedar shingles)
Roof: Dark Bronze Standing Seam Metal
Door: Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

2nd Choice - Assumes approval of Cedar Shakes in Gable

Body: Westchester Gray – SW 2849
Trim: Pure White – SW 7005
Accent: Chelsea Gray – SW 2850 (cedar shingles)
Roof: Dark Bronze Standing Seam Metal
Door: Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

2nd Choice Alternative – Same color scheme, No Cedar shakes

Body: Westchester Gray – SW 2849
Trim: Pure White – SW 7005
Accent: Chelsea Gray – SW 2850
Roof: Dark Bronze Standing Seam Metal
Door: Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

3rd Choice – Assumes approval of Cedar Shakes in Gable

Body:	Pure White – SW 7005
Trim:	Roycroft Pewter – SW 2848
Accent:	Chelsea Gray – SW 2850 (cedar shingles
Roof:	Slate Gray Standing Seam Metal
Door:	Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

3rd Choice Alternative – No Cedar Shakes in Gable

Body:	Pure White – SW 7005
Trim:	Roycroft Pewter – SW 2848
Accent:	Chelsea Gray – SW 2850 (cedar shingles
Roof:	Slate Gray Standing Seam Metal
Door:	Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

3rd Choice Alternative – No Cedar Shake, Pure White Accent

Body:	Pure White – SW 7005
Trim:	Roycroft Pewter – SW 2848
Accent:	Pure White – SW 7005
Roof:	Slate Gray Standing Seam Metal
Door:	Stained Natural Wood



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

PROJECT MADISON STREET

In closing, these are some of the many historic homes in Haymarket, Aldie, Middleburg, Upperville, Warrenton, everywhere in between and on the internet, that we researched in an attempt to find inspiration and guidance to ensure this home would be an appropriate representation of its era, as well as fit in with its current surroundings. Many of these charming houses are adorned with 'embellishments' such as varying roof lines, gingerbread trim, turned porch columns, and fancy molding to name a few.

At this time, we have not discovered any evidence that would lead us to believe 6760 Madison was "adorned" this way, so to speak. As such, we believe it was quite plain and respectfully request your approval of the cedar shakes, similar to the house on Old Carolina Rd to give it just a little more character without making it fancy or fussy. Thank you in advance for your time and consideration.



Planning and Zoning Review Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current?
- ☐ Is there any outstanding building or zoning code issues?

Planning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?

Zoning

- ☐ Does the application meet the minimum Zoning Ordinance standards?
- ☐ Does the application meet the minimum design standards?
- ☐ Does the application require any waivers?
- ☐ Are proffers part of the property associated with the application?
- ☐ Have all the steps for approval for this application request been identified and listed?
- ☐ Is a public hearing required?

Staff review and recommendations

- ☐ Approve with no comments.
- ☐ Approve with comments or conditions.
- ☐ Requires additional staff review or action.
- ☐ Requires a public meeting with another town body.
- ☐ Revise based on specific comments and resubmit for approval.

PROJECT MADISON STREET

The house located at 6760 Madison Street is the topic of this submission. We will give in detail, our intentions for each aspect of the project, but our overall goal is 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.

EXTERIOR

#1 Roof:

The existing roof is showing signs of age and lack of maintenance over the years. We would like to remove the existing roof and raise it up to add appropriate headroom on the second floor. With the roof removed and the proposed addition on the back, we would put trusses on the old and new sections to blend them seamlessly into one structure. When the roof is changed, we would like to rotate the gable end of the roof to the front of the house which we believe would give a more stately appearance, but still be in keeping with historical accuracy. Once in place, a traditional standing seam metal roof would be installed.

#2 Chimney:

The existing chimney is in need of major repointing and is in a general state of decay. Part of the reason is due to the single brick construction that was common at the time it was originally built. This design is now considered to be an unsafe construction. We will be replacing the gas burning furnace with a more efficient style, thus making the unsafe structure necessary.

#3 Stucco/exterior:

The current exterior is a stucco that was applied, to the best of our estimates, somewhere in the mid to late 60's. The reasoning may have been that the original wood siding had been poorly maintained and this was a more economical solution and in the long term, less maintenance. We would like to remove the stucco down to the original subsiding and return the outside to an original finish of German lap wooden siding with all matching trims on the exterior, both on the original structure as well as the proposed addition.

PROJECT MADISON STREET

#4 Windows:

The existing doors/windows have been replaced over the years at various times and do not match each other, let alone an original style. We propose to replace them with up to date, energy efficient, wood windows and doors that stylistically preserve the authenticity of the house.

#5 Exterior structure:

The original structure of the house is still standing and very structurally sound, so it is our intention to preserve it and restore it as close as possible to its original glory. The existing addition on the back of the house which currently consists of one bedroom, a bathroom and kitchen was built on top of what was the back porch of the original home. This was also done closer to modern day than the original construction. We propose to remove this portion and in its place construct a 2-story addition to the original structure. This will only extend the current footprint of the house an additional 5' (five feet) towards the back property line. This addition would blend seamlessly into the original structure utilizing the same wood siding and standing seam metal roof, along with wood windows to maintain accuracy.

PROJECT MADISON STREET

INTERIOR

#1 Walls:

The interior walls are currently a modern drywall in 2 (two) layers that was done sometime over the years. Unfortunately, the walls were not insulated at the same time, so it is our intention to remove all internal coverings and insulate and re-drywall the entire structure. The two-fold benefit is a more energy efficient home and the ability to update all electrical and plumbing to current code.

#2 Stairs:

The only change to the original portion of the house would be to change the direction of the stairs to the second floor. The first benefit to changing the staircase is that it can be widened to a current regulation width of 36 " (thirty-six inches). The second benefit is, obviously, a better and more convenient access to the proposed addition.

#3 Utilities:

All utilities in the structure will be brought up to code during the process of the project.

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

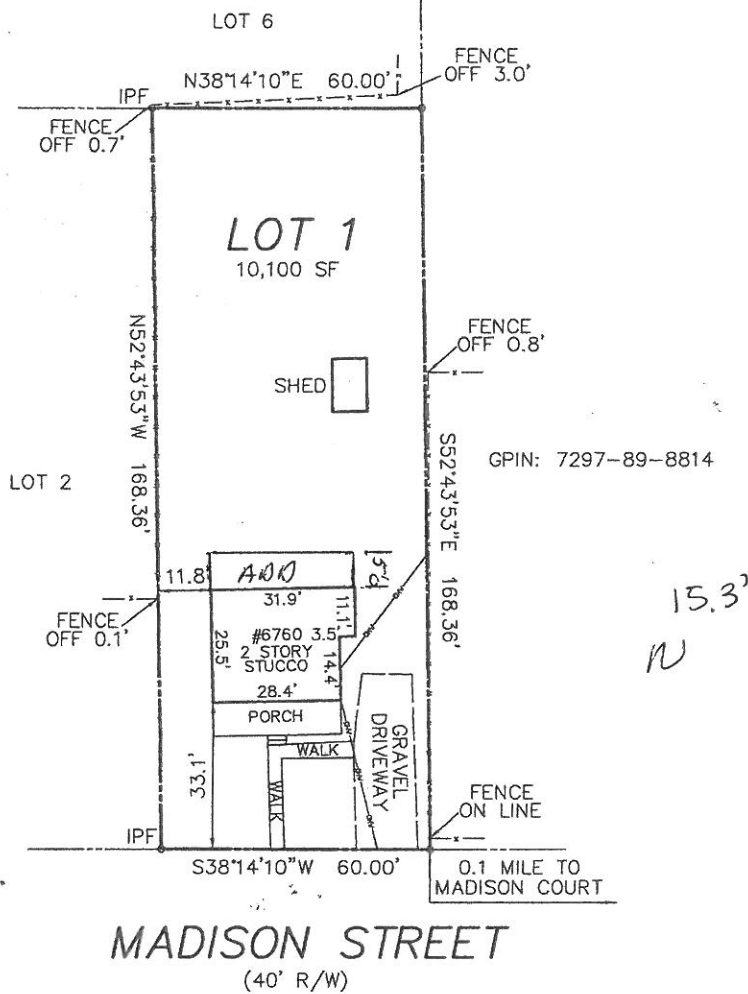
- ☐ Are the applicants requests clearly stated?
- ☐ What are the major items to be listed in the Certificate of Appropriateness (CoA)?
- ☐ Does the request and design meet the design standards of the Town?

Planning and Zoning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?
- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

ADDITION TO Be Removed

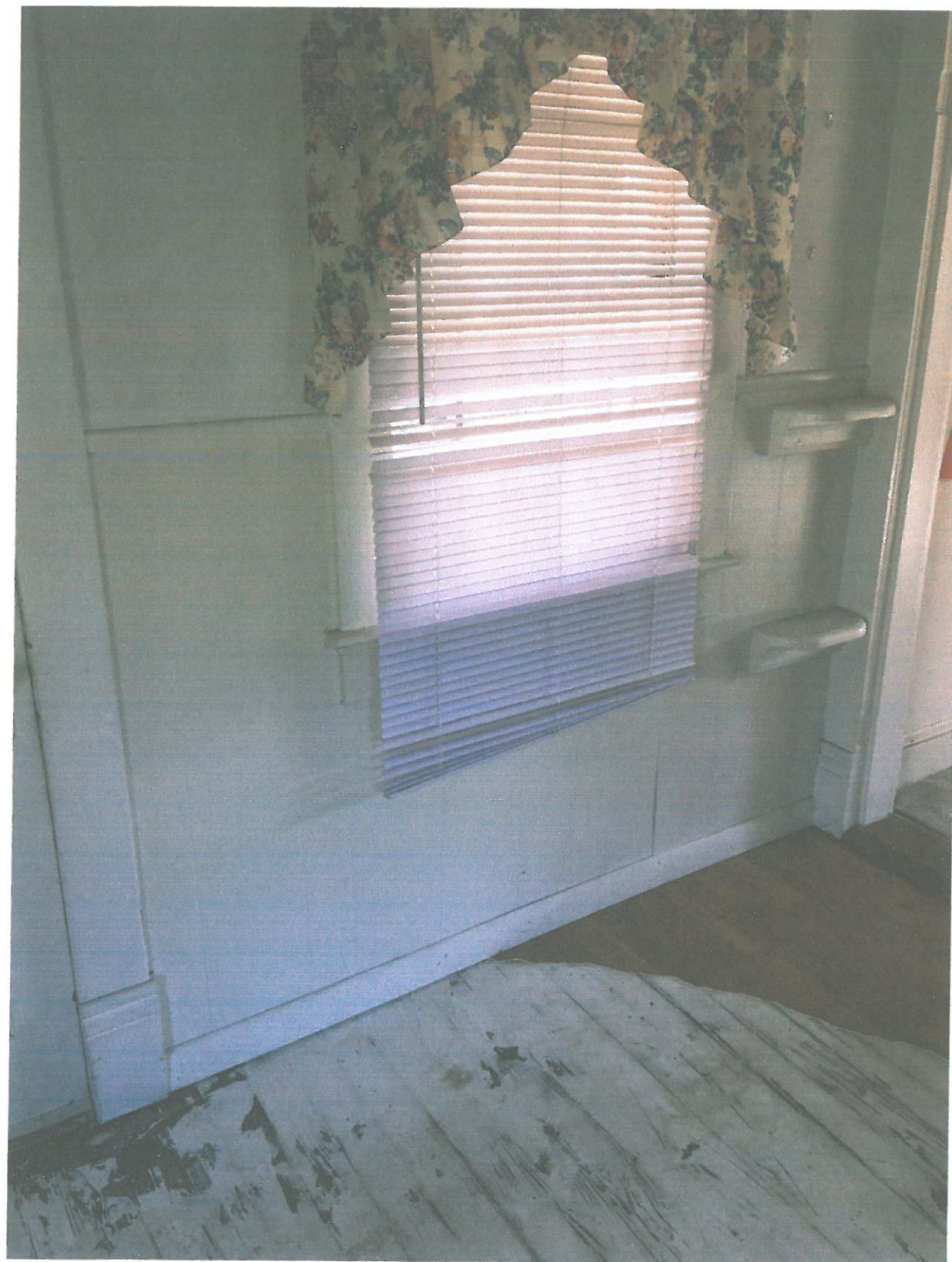
5.A.a

3/2/2017 9:08 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

OLD KITCHEN, NOW SERVICE ROOM
FRONT OF ORIGINAL HOUSE



ORIGINAL KITCHEN FLOOR



Kitchen in Addition

5.A.a

3/3/2017 1:49 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

REAR 1ST FLOOR BOAR
 ORIGINALLY BACK PORCH, EXPANDED TO
 INCORPORATE INTO 11'X28' ONE STORY ADDITION

5.A.a

3/13/2017 1:55 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)



Addition To be
removed

Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

NORTH EAST OF PROJECT
ACROSS STREET

5.A.a

3/2/2017 8:51 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

EAST OF PROJECT
ACROSS STREET



SOUTH EAST OF PROJECT
ACROSS STREET

5.A.a

3/2/2017 9:00 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

NORTH Side OF PROJECT
WEST DOOR

5.A.a

3/2/2017 9:02 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

SOUTH Side OF PROJECT
next DOCK

5.A.a

3/21/2017 8:58 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#1 EXISTING AGED METAL ROOF

5.A.a



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#1

EXISTING METAL ROOF ON MAIN STRUCTURE
ASPHALT SHINGLES ON LOW PITCH ADDITION

5.A.a

3/2/2017 12:29 PM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

MADISON ST. View SHOWING METAL ROOF
PORCH WILL REMAIN AS PART OF RENOVATION

5.A.a

3/2/2017 12:35 PM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#1

PROPOSED ROOF CHANGE

5.A.a

3/3/2017 9:54 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#1

PROPOSED ROOF CHANGE

5.A.a

3/3/2017 10:12 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#2 DAYLIGHT OBSERVED THROUGH BRICK CHIMNEY
NOTICE HOLE,
SHOWS DETERIORATED MORTAR JOINTS

5.A.a

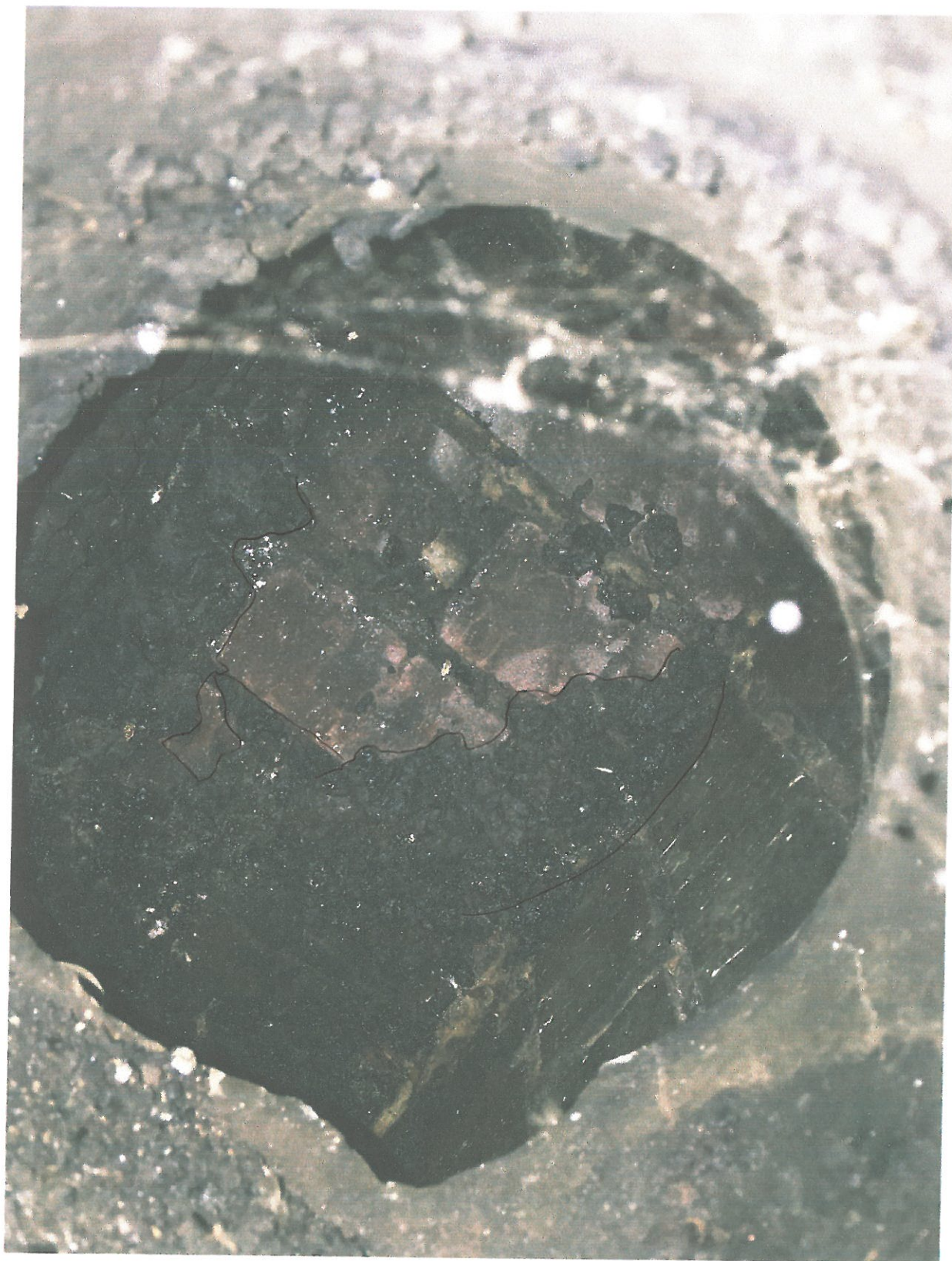


Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#2 VIEW THROUGH TERRACOTA SLEEVE
SHOWS REAR WALL BRICK AND
EXTREME CREOSOTE BUILDUP

5.A.a

3/3/2017 1:55 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#2 INTERIOR VIEW OF CHIMNEY SHOWING
BRICK CONSTRUCTION AND EXTREME
CREOSOTE BUILD UP

5.A.a

3/3/2017 1:48 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#2

ORIGINAL TERRACOTA SLEEVE FOR WOOD BURNING
COOK STOVE AND 2ND FLOOR BEDROOM HEAT.
CURRENTLY USED BY GAS FIREPLACE

5.A.a

3/3/2017 1:46 AM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#3

EXISTING STUCCO

5.A.a



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

3/2/2017 12:31 PM

#3

EXISTING STUCCO

5.A.a

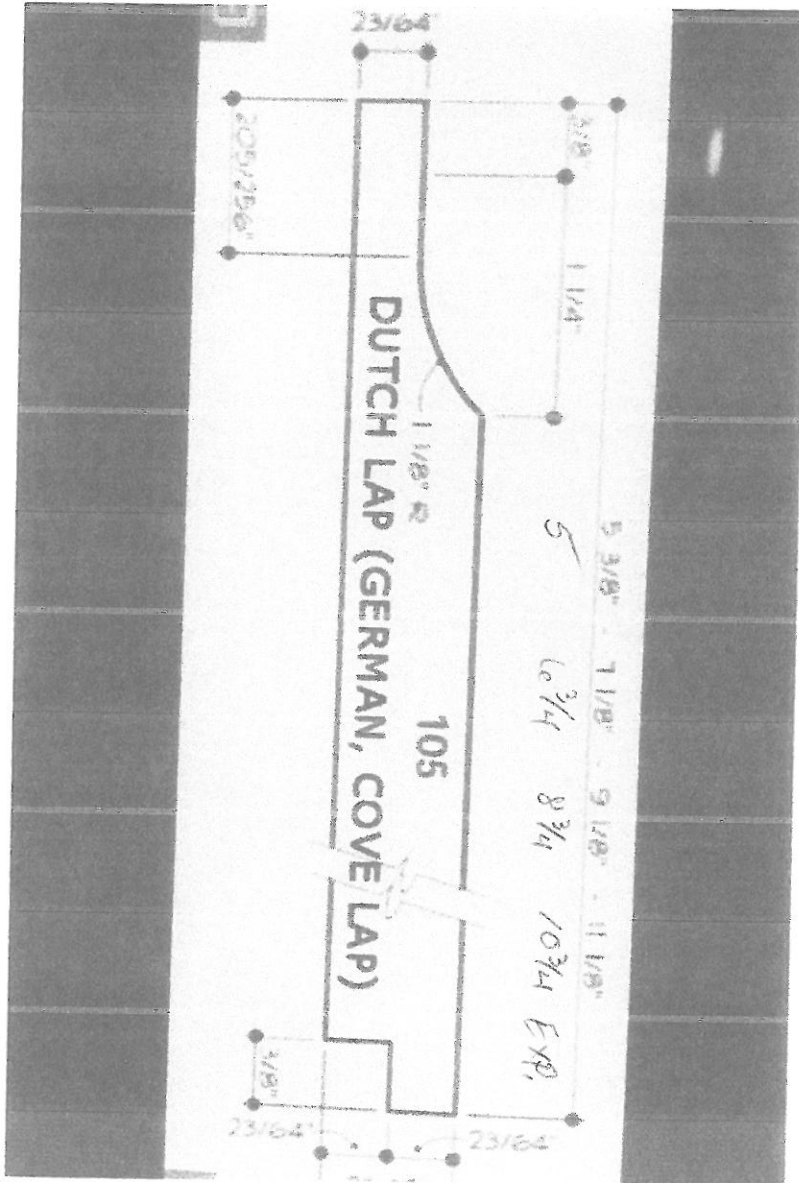
3/2/2017 12:32 PM



Attachment: 6760 Madison Street - Addition to Home (3128 : 6760 Madison Street - Addition to Home)

#3

RETURN TO ORIGINAL Siding CURRENTLY
BEHIND STUCCO



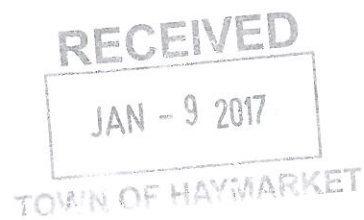
4764 LF \$1 LF

#3 DETAILS BEHIND STUCCO SHOWING GERMAN SIDING
INSTALLED OVER DIAGONAL SUBSIDING BOARDS
ILLUSTRATION ONLY, NOT MADISON ST HOUSE

5.A.a







5.B.a

ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P2017-002

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: Haymarket Baptist Church PreschoolPROPOSED USE: Sidewalk Cover Size (Sq. Ft./Length) of Construction: _____SITE ADDRESS: 14800 Washington St Parcel ID #: _____

Subdivision Name: _____ Lot Size: _____

ZONING DISTRICT: ☐ R-1 ☐ R-2 ☐ B-1 ☐ B-2 ☐ I-1 ☐ C-1 Site Plan Required: ☐ Yes ☐ NoSpecial 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.)

Install canopy over existing sidewalk from
Building to driveway
(NOT visible from front street)Supporting Documentation (attached): ☐ Narrative ☒ Plan/Plat ☐ Specification SheetFEE: ☐ \$25.00 Residential ☐ \$50.00 CommercialPAID 2017

PAID JAN - 9 2017

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION

Name: Montgomery Saxe & Awning LtdAddress: 6628 Electric AveCity: Washington VA State: VA Zip: 20187Phone#: 5403471941 Email: montgomerysaxe@awning.com

PROPERTY OWNER INFORMATION

Name: Haymarket Baptist Church PreschoolAddress: 14800 Washington StCity: Haymarket VA State: VA Zip: 20169Phone#: 7037539561 Email: haymarketpreschool@libertyva.com

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.

Laurie Fracz
 Applicant Signature Laurie Fracz, Director Property Owner Signature

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

Date Filed: 1-9-17 Fee Amount: 50 Date Paid: 1-9-17

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: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

- ☐ Are the applicants requests clearly stated?
- ☐ What are the major items to be listed in the Certificate of Appropriateness (CoA)?
- ☐ Does the request and design meet the design standards of the Town?

Planning and Zoning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?
- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.



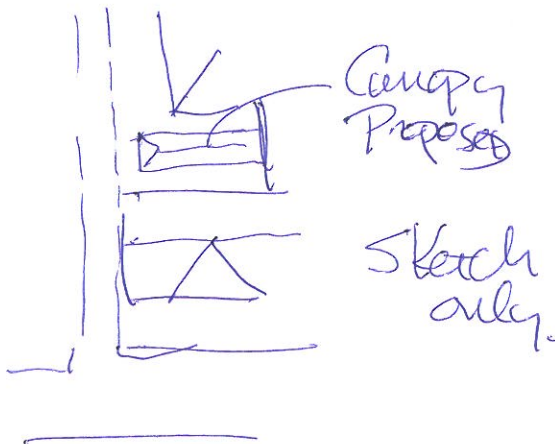
Google Earth

feet 200
meters 60

Montgomery Shade & Awning, Ltd.
6628 Electric Avenue
Warrenton, VA 20187

1/9/17

14800 Washington Street
Hagmarker VA



14800 Washington Street - Awning Master Replacement Plan
the market 2016a

Montgomery Shade & Awning, Ltd.
6628 Electric Avenue
Warrenton, VA 20187

2016.08.19



2017.02.07



Google Earth

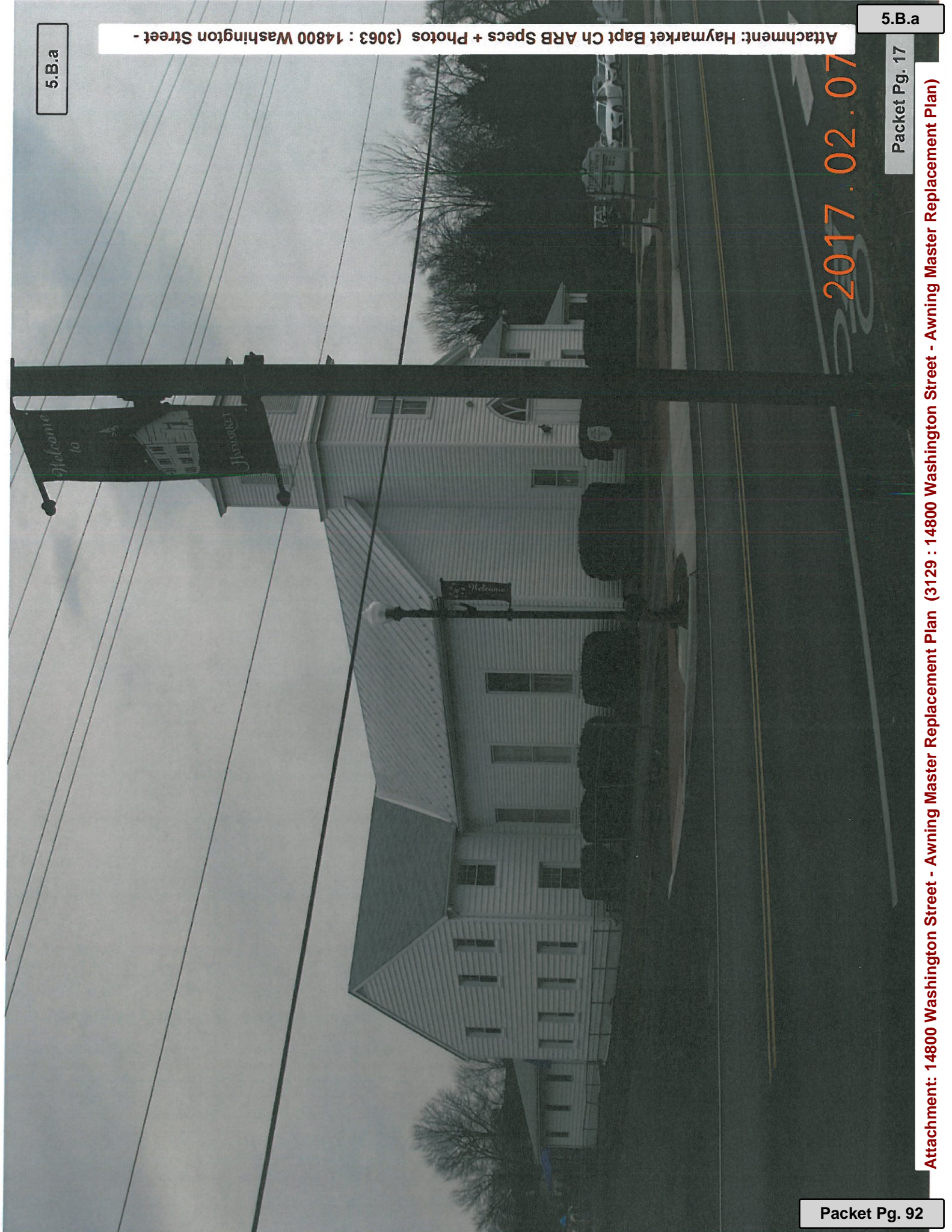
 feet
meters 200
60

Montgomery Shade & Awning, Ltd.
6628 Electric Avenue
Warrenton, VA 20187

1/19/17

Attachment: Havmarket Bapt Ch ARB Specs + Photos (3063 : 14800 Washington Street - Havmarket Baptist Church)

Attachment: 14800 Washington Street - Awning Master Replacement Plan (3129 : 14800 Washington Street - Awning Master Replacement Plan)



2017.02.07

RECEIVED
DEC 28 2016
TOWN OF HAYMARKET



5.C.a
REC
DEC 28 2016
TOWN OF HAYMARKET

ZONING PERMIT APPLICATION

ZONING PERMIT #: 3P 2016-038

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: A Dog's Day Out Haymarket, Inc./ Jim & Andrea Payne

PROPOSED USE: Dog Daycare/Boarding/Grooming Size (Sq. Ft./Length) of Construction: 5,000 Sqft

SITE ADDRESS: 6680 Fayette Street, Haymarket, VA Parcel ID #: 7298-80-6954

Subdivision Name: n/a Lot Size: 1.0 ACRE

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: 12 Spaces Provided: _____

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

Conversion of empty 1.0 Acre lot recently rezoned from R-1 to B-1 developed 5,000 sqft one story pre-manufactured metal building with a brick apron and wrap around porch.

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

FEE: ☐ \$25.00 Residential ☒ \$50.00 Commercial

PAID DEC - 6 2015

CERTIFICATE OF APPROPRIATENESS

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

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

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

Attachment: 6680 Fayette Street - New Building (3130 : 6680 Fayette Street - New Building)

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.

Andrea B Payne
Applicant Signature

Property Owner Signature

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

Date Filed: 1228-16 Fee Amount: 50 Date Paid: 1228-16

DATE TO ZONING ADMINISTRATOR: 1/6/2017

☐ APPROVED ☐ DISAPPROVED ☒ TABLED UNTIL: Feb 15 2017 ☐ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

☐ APPROVED ☐ DISAPPROVED ☒ TABLED UNTIL: Feb 15 2017 ☐ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

☐ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

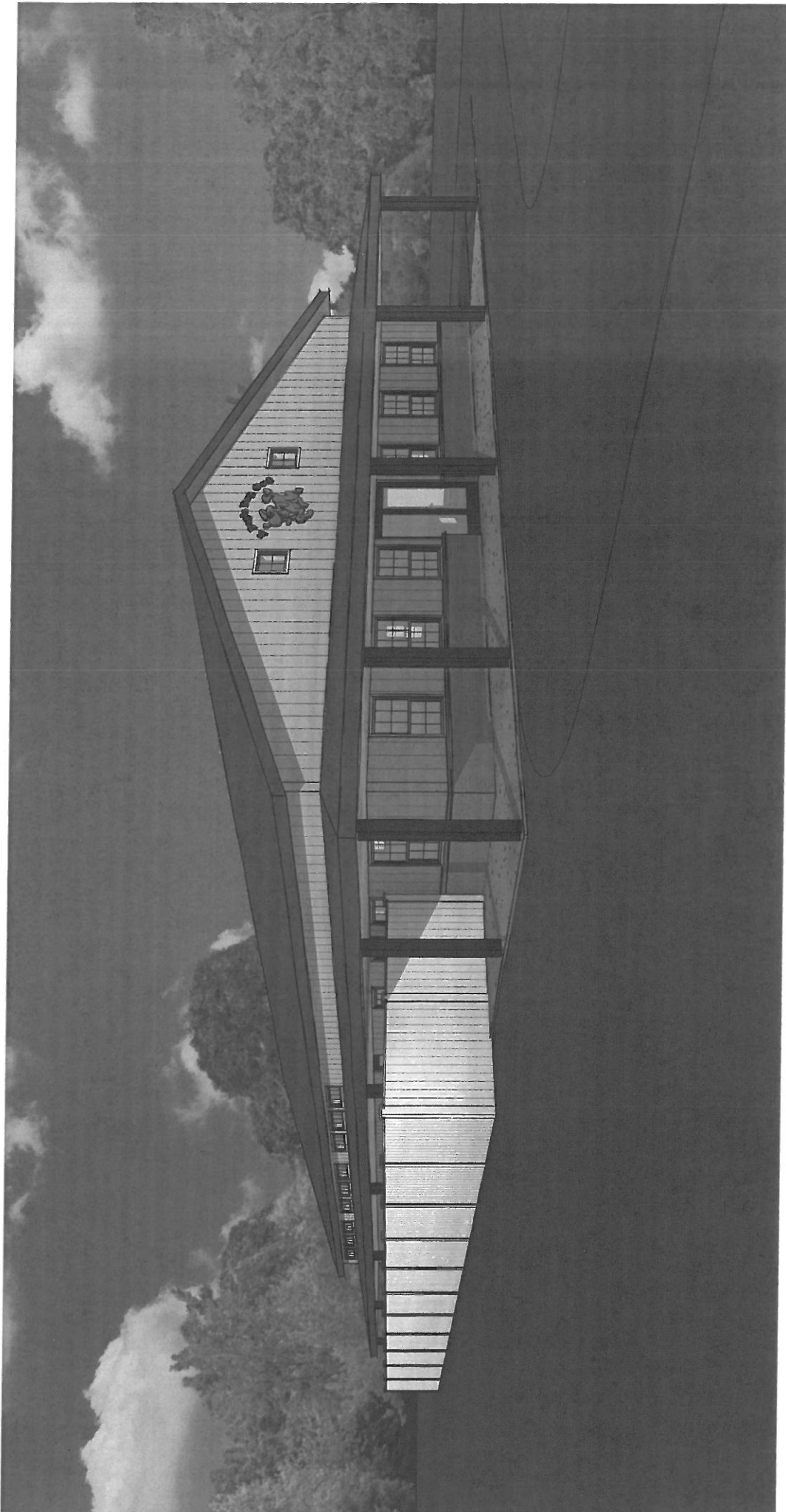
TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: 6680 Fayette Street - New Building (3130 : 6680 Fayette Street - New Building)



SHEET NO
A5

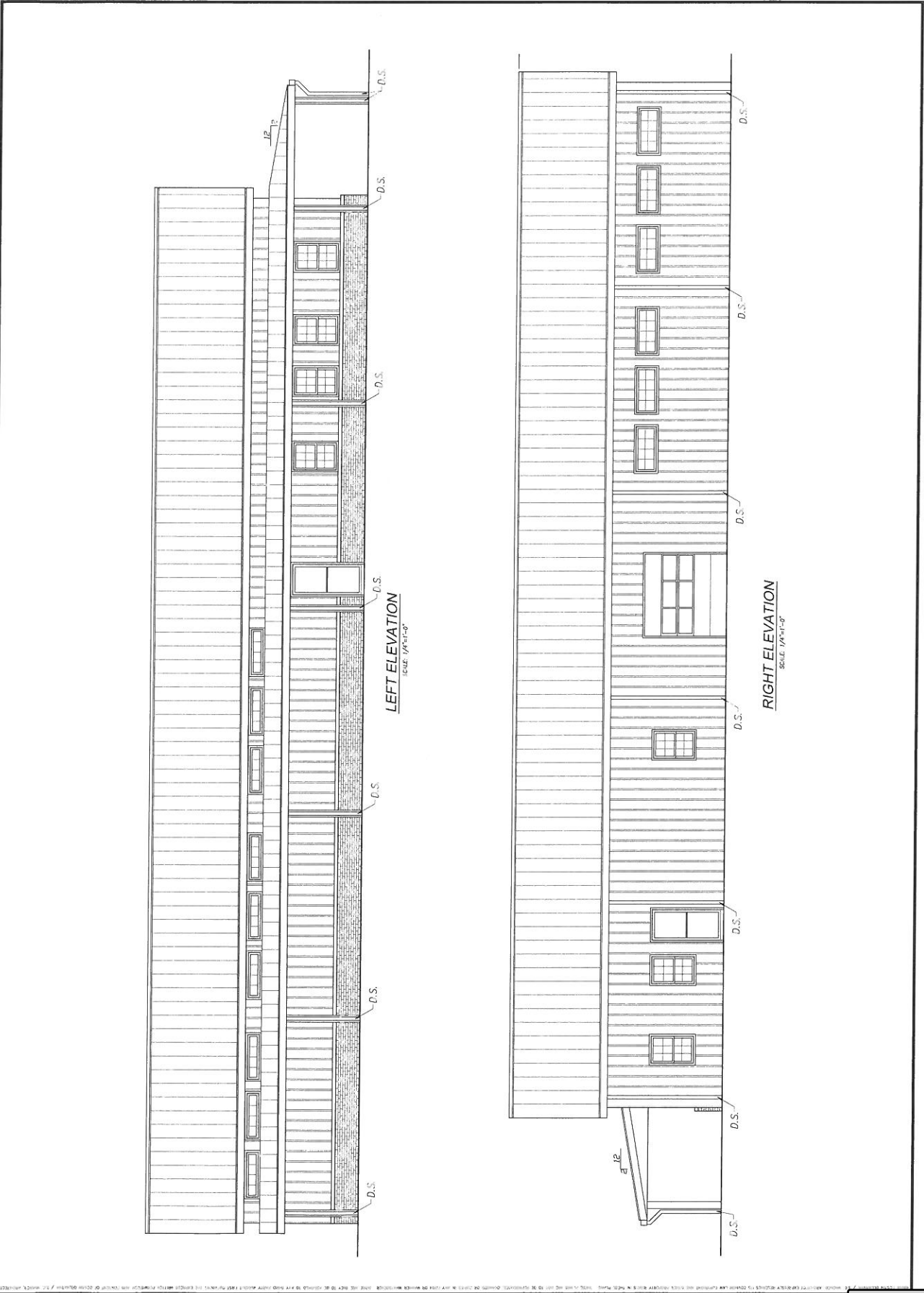
DATE
12-23-16

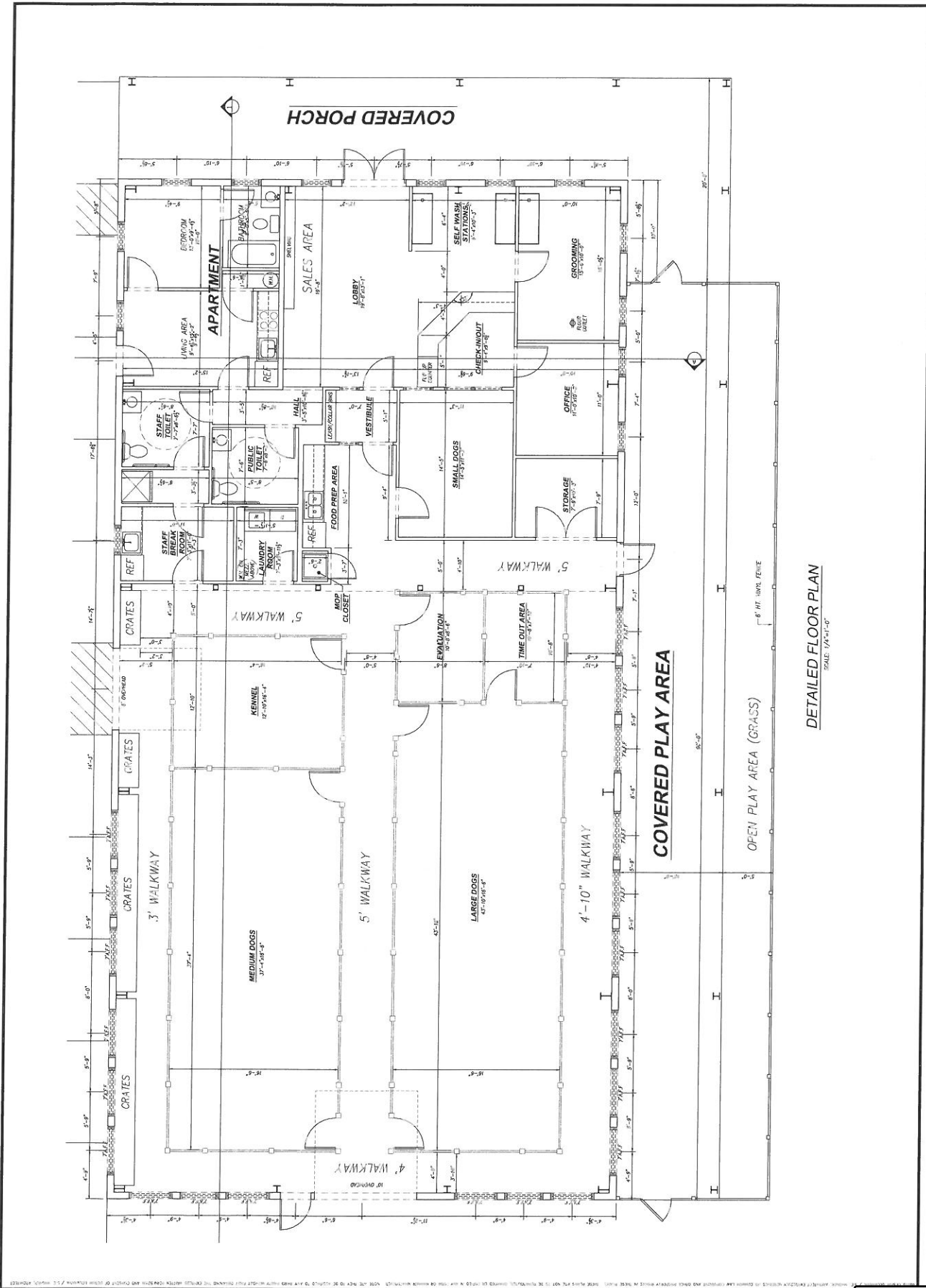
ADD HAYMARKET
FAYETTE STREET
HAYMARKET
VIRGINIA
LEFT & RIGHT ELEVATIONS

THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
2016 S.E. WAGNER, ARCHITECT
P.O. BOX 1000
FAYETTEVILLE, VA 22031
P: 540.344.8888
F: 540.344.8888
WWW.SEWAGNER.COM

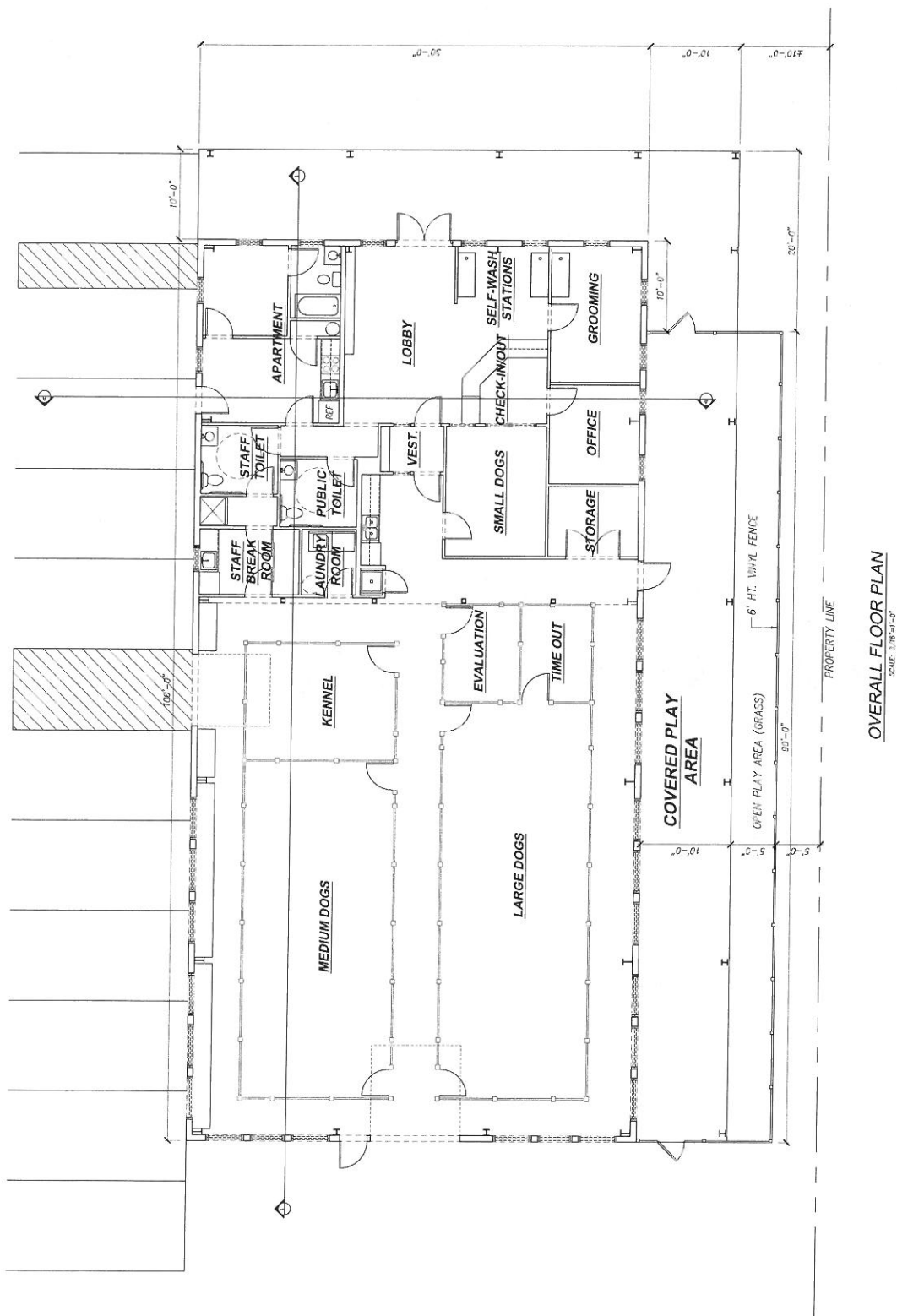
ISSUED FOR
REVIEW
12-23-16

SEAL





DETAILED FLOOR PLAN
SCALE: 1/4"=1'-0"



Roof

Walls & Downspouts

Wainscot

Trim

Nucor SP (Silicone Polyester) Color Systems

Burnished Slate
(BS)

Evergreen
(EG)

Aztec Blue
(AB)

Brick Red
(BR)

Sagebrush Tan
(SB)

FoxGray
(FG)

Lightstone
(LS)

PolarWhite
(PW)

Nucor PVDF Panel Paint Systems

Dark Bronze
(DB)

Cypress Green
(CY)

Royal Blue
(RO)

Terra Cotta
(TC)

Surrey Beige
(SU)

Medium Gray
(MG)

Warm White
(WW)

Regal White
(RW)

Galvalume

Galvalume
(GM)

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.

Andrea B. Payne
Applicant Signature

Property Owner Signature

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

Date Filed: 12-28-16 Fee Amount: 50 Date Paid: 12-28-16

DATE TO ZONING ADMINISTRATOR: 1/6/2017

☐ 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:

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

- ☐ Are the applicants requests clearly stated?
- ☐ What are the major items to be listed in the Certificate of Appropriateness (CoA)?
- ☐ Does the request and design meet the design standards of the Town?

Planning and Zoning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?
- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.



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DEC 19 2016

TOWN OF HAYMARKET

Pa. 3/7/17
ZP2017-007

ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP2016-037 + ZP2017-007

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: Z properties

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

SITE ADDRESS: 14941 Washington St 6707 Jefferson St Parcel ID #: 7297-99-1282
7297-99-0375

Subdivision Name: _____ Lot Size: 0.2044 + 1.0 acres

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.)

Demolition of both buildings located at 14941 Washington St and 6707 Jefferson St. Extremely high levels of Asbestos in both locations. Both buildings are inhabitable.

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

FEE: ☐ \$25.00 Residential ☐ \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION

Name _____

Address _____

City _____

State _____

Zip _____

Phone# _____

Email _____

PROPERTY OWNER INFORMATION

Z properties
Name _____

P.O. Box 947
Address _____

Marshall, VA
City _____

State _____

20116
Zip _____

703-489-8360
Phone# _____

8zissos@bluvalley
Email _____
VA

Attachment: ZP2016037 and ZP2017007 (3131 : 14941 Washington St. & 6707 Jefferson St. - Demolition of Existing Building & Preliminary

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): 3/15/2017

☐ APPROVED ☐ DISAPPROVED ☒ TABLED UNTIL: 4/19/2017 ☐ DEFERRED UNTIL: _____


SIGNATURE

Kenneth M Luersen
PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

☐ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

TOWN COUNCIL {where required}:

SIGNATURE

PRINT

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SUPPLEMENTAL INFORMATIONApplication for Demolition Permit and
Certificate of Appropriateness

Date: April 5, 2017

To: Kimberly Murphy
Town of HaymarketProject: Z Properties LLC
14941 Washington Street and
6707 Jefferson Streets

Prepared by: William Robson AIA

RECEIVED

APR 06 2017

TOWN OF HAYMARKET

Preface:

Subsequent to the March ARB Meeting and as a follow up meeting with Town staff on March 31, this information is being provided as a supplement to the original application for a demolition permit and a conceptual approval for a Certificate of Appropriateness.

Summary of the March ARB Meeting:

The following information summarizes the March ARB Meeting and provides an initial response to the discussion topics:

1. A member of the public (who formally served as a planner for the Town) provided testimony with several inaccurate points. Because he was a former planner with the Town, his testimony could influence the board if his comments are not clarified. Note the following:
 - a. Point 1 – He stated that a RFP was issued which required preservation of the fire station and the bungalow building. A member of the ARB asked if the owner or representative had seen the RFP.

Response: Z Properties (current owner) was not provided with a RFP. The only literature provided to current owner (prior to the sale) was a real estate sales brochure. It did not indicate that preservation of the existing buildings was required. The only related statement in the 24 page document was a single sentence indicating the properties were located in the historic district. There was no mention of having to secure a demolition permit from the town nor that a ARB hearing was required to redevelop the property. The brochure states "when combined, the properties allow for a potential redevelopment opportunity". The brochure provides a copy of the zoning ordinance, BUT DOES NOT provide a copy of the ARB requirements. The current owner relied on the sales literature to enter into a contract to purchase the subject property.

The sales contract was between Prince William County and the current owner. The sales contract does not require preservation of either building. The only provision in the sales contract is the requirement for the current owner to include a "wine bar and/or pastry shop".

- b. Point 2 - The speaker asked "what has the current owner done to maintain the property". A member of the board asked the same question.

Response: The current owner was not required to maintain the property by the sales contract. The only request made from the Town related to the property was to prevent trespassers. The owner complied.

A question not asked by the board is; "What did the County do to maintain the property for the ten years of ownership prior to the sale to Z Properties?"

2. Summary of presentation to the ARB:

- a. The application is for a demolition permit for each building and a conceptual approval of a Certificate of Appropriateness for the proposed architectural design. A commitment was made to return to the RB with additional architectural data pending a concept approval.
- b. Under this proposal, the properties will be combined and redeveloped to contain first floor retail and either office/residential uses on the floors above. This was tempered by a discussion about a possible school use.
- c. Both buildings are considered unsafe and should be condemned. Both buildings are likely to collapse in the near future. The current owner is requesting a demolition permit for both redevelopment and safety concerns. The ARB did not make a decision on the demolition permit. The Town's building official did not provide a written opinion regarding the preservation of either building.
- d. Both buildings are in the Town's Appendix D of the ARB Design Guidelines.
- e. Information provided with the submission included the following items which exceeded the Check List indicated on the application form:
 - i. Building Assessments for each building in accordance with the Town planner's request (including photographs of the existing buildings).
 - ii. A Basis of Design for the proposed buildings
 - iii. A Generalized Development Plat showing the proposed redevelopment of the property.
 - iv. Conceptual elevations for the future buildings
 - v. An Economic Analysis for the redevelopment pursuant to the town's pre-submission request. This contained information related to the benefit for redevelopment.
 - vi. Material descriptions for the new buildings
- f. Based on the Building Assessments and the Economics Analysis there is no benefit to the current owner to preserve either structure. The cost to preserve the buildings cannot be considered justified when considering a reasonable payback and

timeframe. Restoring or preserving the existing buildings only yield a small portion of Class C tenant space. The proposed redevelopment and new buildings will create Class A space and more square footage resulting in a reasonable return on investment in a shorter timeframe.

The fire station cannot be preserved without considerable cost and based on the materials used at the time of construction would not produce Class A retail space. The proposed elevation for Washington Street shows a new façade resembling the existing fire station and is proposed as a restaurant with an outdoor café.

Both proposed facades are in reference to the post-civil war industrial age style of architecture (refer to the Basis of Design document).*

3. Summary of the ARB discussions:

- a. The school use creates a new consideration in the application. The ARB cannot provide a decision without understanding the impact to the proposed redevelopment.

Counter testimony – The architecture will not change if a school occupies the new buildings.

- b. The ARB indicated that the bungalow building could be demolished.
- c. Portion A of the existing fire station was of the most interest to the ARB for maintaining or preserving in a redevelopment plan.
- d. The ARB requested clarification regarding the proposed use (school or mixed use).

Counter testimony – The school approached the current owner a short time after filing the ARB application and indicated they desired to lease the buildings. The owner is considering the school as a tenant pending the ARB meeting.

- e. The ARB requested more information related to cost to preserve the existing buildings in comparison to redeveloping with new space.

Counter testimony – An Economic Analysis was a part of the submitted documents. Town staff suggested that cost should be incorporated. The ARB concurred.

- f. A member of the ARB indicated that the Jefferson Street concept elevation had too much glass.

Supplemental Information for Consideration for the April ARB Meeting:

- A. Following the March ARB Meeting, St. Michael's Academy has withdrawn their interest in the property. The application remains as originally submitted in March.
- B. The application continues to request a demolition permit for both buildings and a concept approval of the Certificate of Appropriateness.

- C. The Generalized Development Plan (GDP) has added mites and bounds and preliminary setback dimensions. See attached.
- D. The proposed elevations for the Washington Street and Jefferson Street buildings have been refined.
- E. A Cost Benefit Analysis had been provided in response to the Town's request to justify redevelopment in comparison to preserving the existing fire station (bungalow demolition is agreed to in concept from the last ARB meeting).
- F. Pursuant to the Town's request this document has been provided as an Executive Summary.
- G. In accordance to the Town's request you find outline below a response to each item contained under Sec 58-599 of Article XIV – Old and Historic Haymarket District Overlay:
 - .1 Exterior Architectural Features – Concept elevations were provided at the March ARB Meeting. Additional views are being submitted as supplemental data.
 - .2 General design arrangement – This information was provided in the original March submission and is titled a Generalized Development Plan (GDP).
 - .3 Texture, material and Color – This information was provided in the original March submission and is entitled Basis of Design. The application is for "conceptual approval". Material samples will be provided in the event that the ABR approves the submission.
 - .4 Relation of factors to similar features of the surrounding buildings and structures in the immediate surroundings – There are two surrounding buildings. One is a rural industrial age building, the other is a non-descript rural colonial style structure. The proposed elevations are in response to the specific requirements of the Town of Haymarket Architectural Review Board Design Guidelines. The referenced guidelines state "The ARB will encourage developers to move away from "cookie cutter" designs and explore styles that reflect a post-Civil War era. This would be Victorian style." The proposed buildings are in reference to the industrial age era of architecture. This is a post-civil war era architecture that overlaps the Victorian age of architecture. Neither of the existing buildings are Victorian era architecture. Our proposal attempts to blend between the two contradictory statements on the Town's requirements.
 - .5 Harmonious with aspects of the surroundings (abbreviated) – The massing of the two proposed buildings attempt to be harmonious while at the same time, maximizing the new floor areas. Note the following components of the proposed conceptual design:
 - a. The Washington Street elevation reconstructs a new structurally stable façade that resembles the existing fire station.

- b. The Washington Street elevation is limited to two stories at the edge of the street so as not to over- power the Old bank Building. A third story is located towards the back of the Washington Street building.
 - c. The proposed Jefferson Street elevation is three stories but is set away from the Old Bank Building. The two buildings will bracket (i.e. frame) the Old Bank Building and provide it more prominence.
 - d. Both buildings will use brick veneer. Samples and colors to be submitted at a later date.
 - e. The buildings are located towards the street front and provide appropriately scaled facades. The concept incorporates town approved sidewalk pavers, includes street landscape elements and generally promotes pedestrian interaction.
6. As previously mentioned, a new façade resembling the existing fire station will be incorporated into the Washington Street elevation. It will be set back from the street and create an outdoor café. Any notable salvaged materials (i.e. post and beams) from the demolition of the fire station will be re-used in the new section of the building as ornamental features.
7. The extent to which the building will promote the general welfare of the town by (this consideration is combined with the 8th factor in same order as listed in the referenced standard):
- a. Redeveloping this project with new buildings that are designed in accordance with the guidelines, will result in increased real estate values and promote balanced development. The owner of the Old Bank Building welcomes this development and has stated to the current owner "this development will increase our property value".
 - b. The proposed development provides approximately 25,000 square feet of Class A space for first floor small shop retail uses and/or office and residential uses for floors above. The proposal also contemplates a restaurant space with roof top dinning. This development will generate approximately 20 to 30 new jobs (for the first floor use) and dependent on the use at the upper floor levels, will either create new office users or residents to the town.
 - c. Dependent upon the tenant mixture, the proposed use will provide both small shop retail patrons and residents. Both the residential and office use will generate additional income for both new and existing restaurants and retailers.
 - d. New development spawns growth. Haymarket's current circumstance is a result of developers not having confidence in the Town and as such, development has skipped over the historic district. This proposal will be the first step in inviting balanced growth the core of the Town.

- e. This project will support the existing historic atmosphere by positioning the historic referenced street facades close the street. The use of brick pavers, and the creation of a pedestrian alley (connecting Washington and Jefferson Streets) will generate interest and activity. The owner may consider adding a historic reference plaque at the new fire station façade (content to be determined).
- f. The new architecture will be historically inspired and offer the general public opportunities to learn about the industrial age of architecture.
- g. This new development in comparison to the preserving the existing buildings (or working around) will far more enhance the existing town. The street front will be greatly improved by a new café on Washington Street and opportunities for pedestrians to mingle.

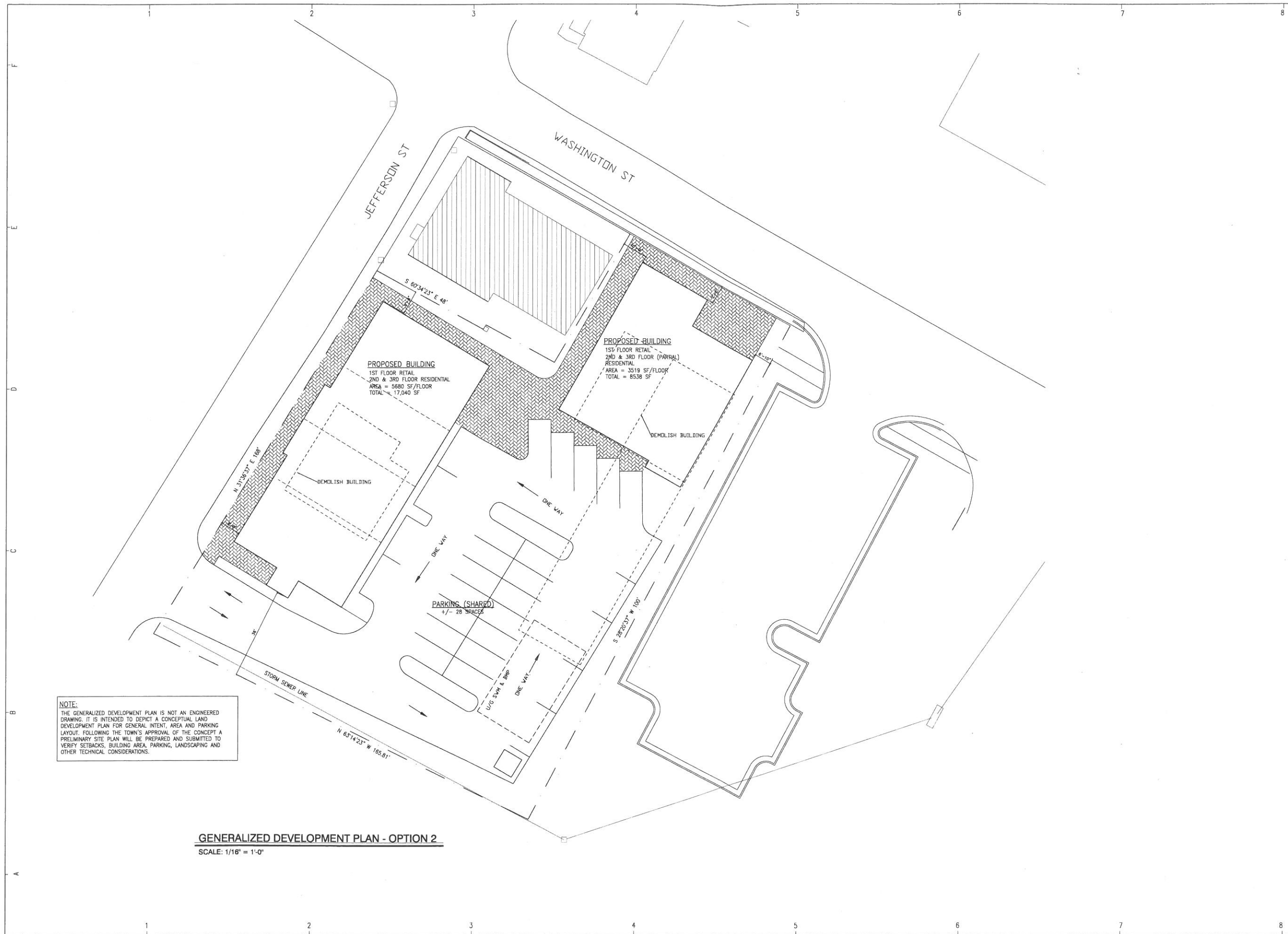
It is important to remember that this project will be the first step in redeveloping the town and creating a more attractive environment for new businesses.

Pursuant to the Town of Haymarket's request, this data has been prepared to show a comparative value between preserving the existing buildings as the primary development scheme vice removing the buildings and redeveloping the property with new historically design referenced buildings. Items indicated as "cost neutral" mean the cost is the same irrespective. Rental rates are based on the Class of finish. Return on Investment is measured in years using an over simplified benefit of analysis of "cash" invested vice "cash" revenue generated via leases. Leases are triple net. Tax credits are dismissed as a "non cash" contributions due to the "strings attached". For instance, the Federal Historic Preservation Tax created by the National Park Service (20% tax credit on revenue generated) would not apply to these properties due underlying requirement that the property must first be deemed a "certified historic structure". Neither of these buildings would qualify for the program. Even if they did, the tax incentive would be based on revenue generated over and above the depreciated cost. Again, these projects would not qualify. Cost are based on the individual SF areas for each option. **The cost below do not reflect the total actual project cost and only reflect the cost differences (cost neutral elements are not calculated) between the two considerations.**

#	Preserve & Re-use Heading/Component	\$/SF	Total	New Buildings Heading/Component	\$/Unit	Total	Remarks
1	Contractor Management and General Conditions						Cost Neutral - Specialty contractor for preservation vice self construct
2	Site			Site			
	Stabilize building		\$25,000	Demolition	\$2.0	\$11,200	
	Hazmat Removal						
	Landscaping		\$10,000	Clearing & Grading	LS	\$350,000	Cost Neutral
	Paving		\$175,000			\$20,000	
	Utilities		\$50,000			\$100,000	
3	Concrete					\$100,000	
	Underpinning & replacement		\$25,000				
	Public Side walks			Foundations		\$60,000	Cost neutral
	Private Side walks		\$0		\$1.5	\$15,000	
	SOG	\$2.5	\$14,000		\$2.5	\$20,000	
				Elevated on stl deck	\$4.0	\$64,000	
4	Masonry						

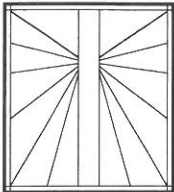
	Demolish and replace	\$18.0	\$100,800				Cost Neutral - The existing exterior walls of the fire station are failing. Due to the existing condition, the exterior walls have to be removed and then reconstructed with new masonry.
5	Metals			New Masonry	\$15.0	\$375,000	
	Structural Steel		\$10,000		\$18.0	\$450,000	
	Misc Metals		\$10,000		\$5.0	\$125,000	
6	Wood Construction						
	Replacing, framing - specialty	\$4	\$22,400				
	New siding - remove & replace	\$11	\$61,600				
7	Thermal Moisture Protection						
	General (air, vapor, water barriers)	\$3	\$16,800		\$2	\$50,000	
	New roofing (LS)		\$35,000			\$100,000	
	Thermal barrier		\$10,000			\$75,000	
8	Doors & Windows						
	Doors		\$10,000			\$65,000	
	Windows - remove & replace		\$35,000	New Windows		\$125,000	
9	Finishes						Cost Neutral - both options are shell spaces
10	Specialties		NA			NA	
11	Equipment		NA			NA	
12	Furnishings						
13	Special construction						
14	Conveying System					\$80,000	
15	Mechanical and Plumbing	\$17	\$92,400		\$15.0	\$375,000	Cost elevated due to existing conditions

16	Electrical	\$10	\$56,000		\$9.0	\$225,000	Cost elevated due to existing conditions
	TOTAL COST COMPARASION		\$759,000			\$2,785,200	
	REVENUE CALCULATOR						
	Existing building is Class C space						
	Area = +/-5600 sf						
	Local Rate = \$22 to \$23						
	Revenue per year	\$22.5	\$126,000		\$33.0	\$825,000	
	RETURN ON INVESTMENT	Years	6.02		RETURN ON INVESTMENT	Years	
	Revenue Over Life of Project prior to major repair	10 years	\$7,590,000		Revenue Over Life of project prior to major repair	30 years	\$83,556,000
	Conclusion - Redevelopment has the greatest cost benefit to the property owner and the town will triple is tax income when comparing new development to preserving the existing						
	<i>Note - This is a cost analysis not a construction cost estimate. All unit costs are approximate and based on averages. Because there are no designs for each option, costs are considered conceptual.</i>						



NOTE:
THE GENERALIZED DEVELOPMENT PLAN IS NOT AN ENGINEERED DRAWING. IT IS INTENDED TO DEPICT A CONCEPTUAL LAND DEVELOPMENT PLAN FOR GENERAL INTENT, AREA AND PARKING LAYOUT. FOLLOWING THE TOWN'S APPROVAL OF THE CONCEPT A PRELIMINARY SITE PLAN WILL BE PREPARED AND SUBMITTED TO VERIFY SETBACKS, BUILDING AREA, PARKING, LANDSCAPING AND OTHER TECHNICAL CONSIDERATIONS.

GENERALIZED DEVELOPMENT PLAN - OPTION 2
SCALE: 1/16" = 1'-0"



Project Management
Owner Services
Architecture & Planning

Gabriel Consultants, LLC
6511 Trillium House Lane Centreville, Va. 20120
(703) 344-1450 br@gabrielconsultants.com
Copyright © 2017 Gabriel Consultants, LLC. All rights reserved. This drawing is the property of Gabriel Consultants, LLC.

Project Information
Generalized Development Plan
Z Properties LLC
14941 Washington Street, Haymarket, VA

Issued Dates:
GDP Concept - March 6, 2017
Final GDP - APRIL 4, 2017

Sheet Number
LAND PLAN

SHEET 1



Attachment: ZP2016037 and ZP2017007 (3131 : 14941 Washington St. & 6707 Jefferson St. - Demolition of Existing Building & Preliminary



Attachment: ZP2016037 and ZP2017007 (3131 : 14941 Washington St. & 6707 Jefferson St. - Demolition of Existing Building & Preliminary





Attachment: ZP2016037 and ZP2017007 (3131 : 14941 Washington St. & 6707 Jefferson St. - Demolition of Existing Building & Preliminary







RECEIVED

DEC 08 2016

TOWN OF HAYMARKET

ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P2016-036

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: St. Paul's Episcopal Church / The Rev. Sean K. Rousseau

PROPOSED USE: Church/Rectory Size (Sq. Ft./Length) of Construction: See Below

SITE ADDRESS: 6760 Fayette Street/6750 Fayette Street

Parcel ID #: _____

Subdivision Name: _____

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.)

Project includes: 1. Alteration of a section of Church front sidewalk into Church front patio,

2. Alteration/Repair of two other Church sidewalks & a section of the Rectory driveway apron,

3. Addition of Church parking lot lighting

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

FEE: ☒ \$25.00 Residential ☐ \$50.00 Commercial

PAID DEC 08 2016

CERTIFICATE OF APPROPRIATENESS

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

Please see Attached

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

PERMIT HOLDER INFORMATION

Please see attached

Name _____

Address _____

City _____

State _____

Zip _____

Email _____

PROPERTY OWNER INFORMATION

St. Paul's Episcopal Church

Name _____

6750 Fayette Street, Haymarket, VA 20169

Address _____

stpaulsepiscopalhaymarket@gmail.com

City _____

State _____

Zip _____

703-753-2443

Phone# _____

Email _____

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

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[Signature]
Applicant Signature

[Signature]
Property Owner Signature

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

Date Filed: 12/08/16 Fee Amount: \$ 25.00 Date Paid: PAID DEC 08

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: _____



ST. PAUL'S EPISCOPAL CHURCH

6750 Fayette Street, Haymarket, VA 20169

Office Phone: 703-753-2443

Email: stpaulsepiscopalhaymarket@gmail.com

Website: www.stpaulsepiscopalhaymarket.org

December 8, 2016

Dear Town of Haymarket Architectural Review Board,

On behalf of St. Paul's Episcopal Church, I am writing to you to file an Application and Certificate of Appropriateness with the Town of Haymarket for the alteration of a section of the Church front sidewalk into a Church front patio, alteration/repair of two other Church sidewalks and a section of the Rectory driveway apron, and the addition of Church parking lot lighting.

The first part of the project involves the alteration of a section of the Church front sidewalk into a Church front patio. The Church front patio is intended to provide a more welcoming and larger gathering space for before and after all Church services. The Church front patio construction will include: a reinforced concrete slab with a blue flagstone and red brick edged surface. The flagstone and brick will match the existing Church front flagstone and brick steps. Samples of the flagstone and brick are included with this application. The current Church front sidewalk dimensions are: 6 feet wide and 18 feet long. The Church front patio dimensions will be: 18 feet wide by 23 feet long.

Supporting documents for this part of the project include:

1. County Mapper with Church front patio location (#1),
2. Church front patio drawing with dimensions and square footage (#2),
3. Church front patio drawing with existing Church front sidewalk superimposed (#3),
4. View of Church front patio location (#4),
5. View from Church front steps to Fayette Street (#5).

The contractor for this work will be:

Del Castillo Construction,
address: 7430 Gene Street, Alexandria, VA 22315,
phone: 703-585-3993,
and email: castleconstruction07@hotmail.com.

The second part of the project involves the alteration/repair of two other Church sidewalks and a section of the Rectory driveway apron. These sidewalks are not wide enough for two people to walk together, have numerous cracks and areas of broken concrete, and are uneven between sections. The sidewalk from the Church front entrance to the parking lot driveway is 3.5 feet wide by 157 feet long, and will be removed and replaced with a sidewalk that is 5 feet wide by 157 feet long. The sidewalk from the Church side door which runs along the side of the Church is 4 feet wide by 48 feet long, and will be removed and replaced with a sidewalk that is 5 feet wide by 48 feet long. One section of the Rectory driveway apron has broken concrete. This section is 5 feet wide by 8 feet long, and will be removed and replaced while keeping the same dimensions.

Supporting documents for this part of the project include:

1. County Mapper with sidewalk location (#6),
2. View of sidewalk from Church front entrance to parking lot entrance (#7),
3. View of sidewalk from parking lot entrance to Church front entrance (#8),
4. County Mapper with driveway apron location (#9),
5. View of driveway apron (#10).

The contractor for this work will be:

Del Castillo Construction,
address: 7430 Gene Street, Alexandria, VA 22315,
phone: 703-585-3993,
and email: castleconstruction07@hotmail.com.

The third part of the project involves the addition of Church parking lot lighting. Currently, we do not have any Church parking lot lighting. We would like to add lighting in order for the Church parking lot to be safe and inviting as members or guests enter and leave the property. We have more events taking place at night, and have added to the property the presence of the residential program "Carried To Full Term." The Church parking lot lighting will be similar to the lighting on Rt. 55 in Haymarket. The specific description of the lighting is the following: Two - 14,000 lumen high pressure sodium, colonial style luminaire watch lights, at 14 foot height, on decorative cast aluminum black fiberglass poles with matte black finish, top mounted horizontal lamping, clear refractive acrylic panels, Type 3 distribution, and mounted on smooth round tapered concrete. The two lights will be located near the side or edge of the parking lot, and will distribute light towards the woods behind the parking lot. The woods are also the property of St. Paul's. The two lights will operate by photocell.

Supporting documents for this part of the project include:

1. County Mapper with location of two lights (#11),
2. Dominion Virginia Power Map & Construction Notes with location of two lights (#12),
3. Dominion Virginia Power Light Distribution specifications - 5 pages (#13),
4. View of Church parking lot towards woods (#14).

The contractor for this work will be:

Dominion Virginia Power, Attn: Jerri Brooks,
address: 8266 Meetze Road, Warrenton, VA 20187,
phone: 540-341-3114,
and email: Jerri.Brooks@dom.com.

Another supporting document which pertains to all aspects of this project is also included:

1. Church Boundary Plat - Lot 3 (#15).

Unfortunately, I will not be able to be present at the ARB Meeting on December 21. However, Judy Shaw will be at the meeting on behalf of St. Paul's. Judy is a member of St. Paul's Vestry, as the Junior Warden, and also the Chair of the Buildings & Grounds Committee. Please let me know if you need any more information. I appreciate your ongoing guidance as we work to keep our buildings and property beautiful. Thank you for your help and attention to this matter.

Sincerely,


The Rev. Sean K. Rousseau, Rector



1#

009.1

5. E.a
of Settings
to Change Measure Method:

#2

DEL CASTILLO CONSTRUCTION

7430 Gene st ,Alexandria , Va, 22315

Web : www.delcastilloconstruction.com

Tel : 703-585-3993 / 703-855-4562

Date: 09/22/16

Subject : Estimate/design

Field : Concrete/masonry

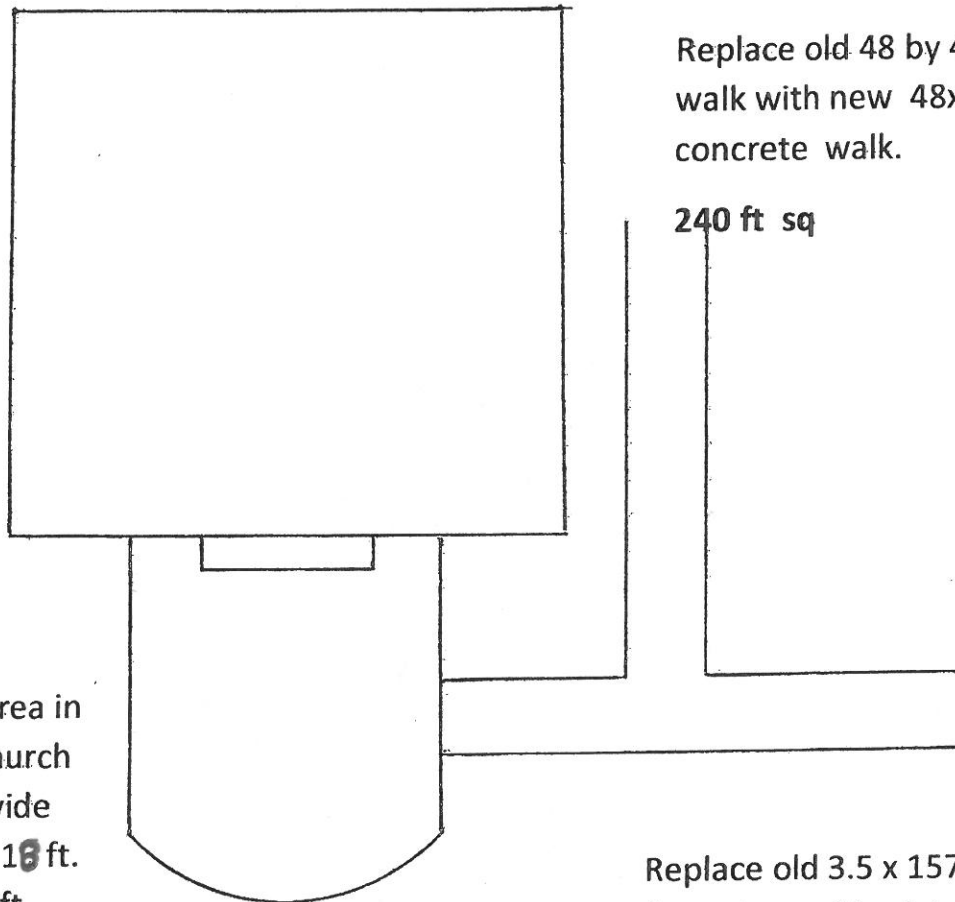
Address: 6750 Fayette Street, Haymarket, Va, 20169

Mr: Sean k. Rousseau

Phone# : 703-753-2443

PROPOSED RENOVATION FOR ST. PAUL'S EPISCOPAL CHURCH

HAYMARKET, VA



Replace old 48 by 4 ft.
walk with new 48x5 ft
concrete walk.

240 ft sq

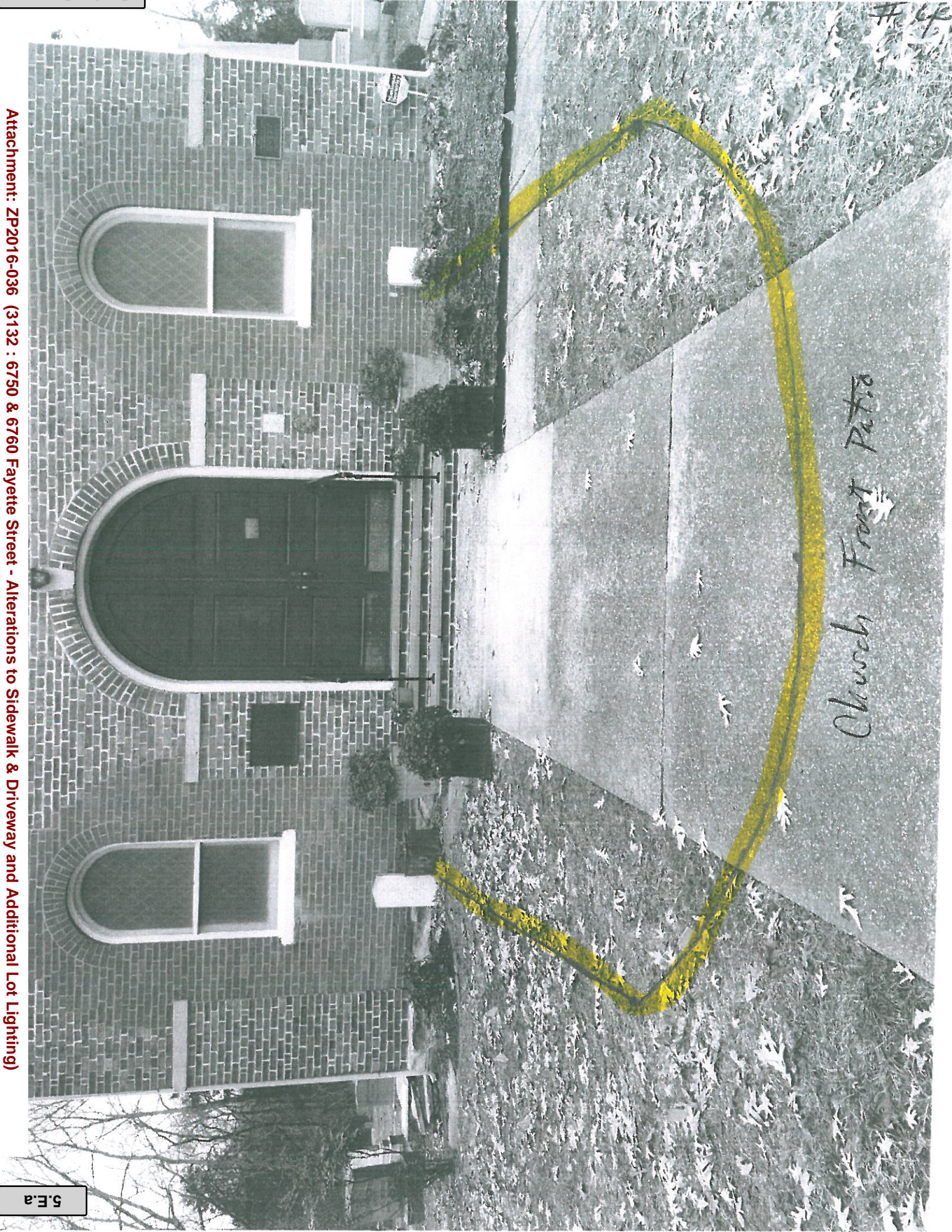
Expand
concrete area in
front of church
from 6ft wide
by 18ft. to 18 ft.
wide by 23ft.
long.

414 ft. sq

Replace old 3.5 x 157 ft. walk
from the parking lot driveway
to the intersection with the
new church greeting/patio
area. New walk is 5ft x 157ft

785 ft. sq.

Attachment: ZP2016-036 (3132 : 6750 & 6760 Fayette Street - Alterations to Sidewalk & Driveway and Additional Lot Lighting)



#3

DEL CASTILLO CONSTRUCTION

7430 Gene st ,Alexandria , Va, 22315

Web : www.delcastilloconstruction.com

Tel : 703-585-3993 / 703-855-4562

Date: 09/22/16

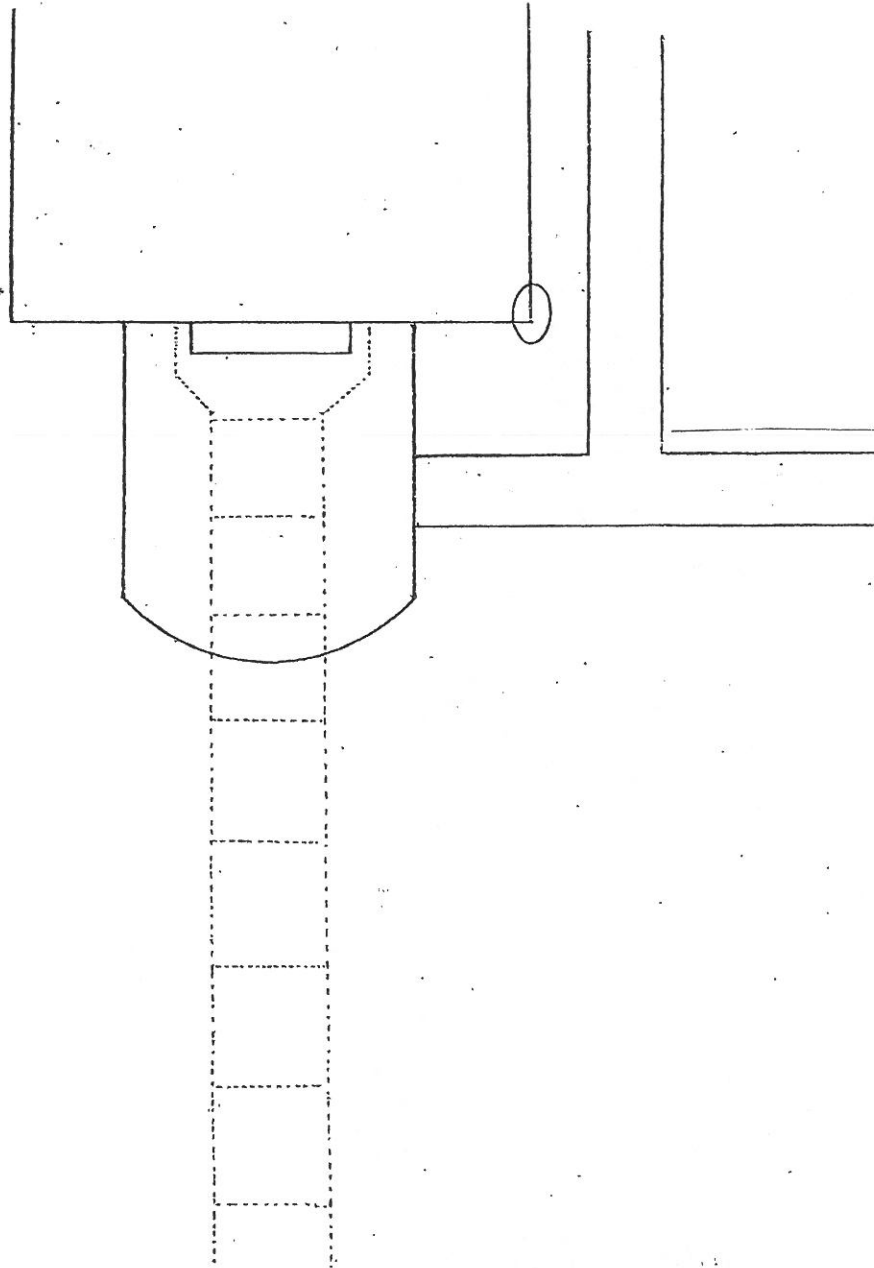
Subject : proposal

Field : Masonry & Concrete

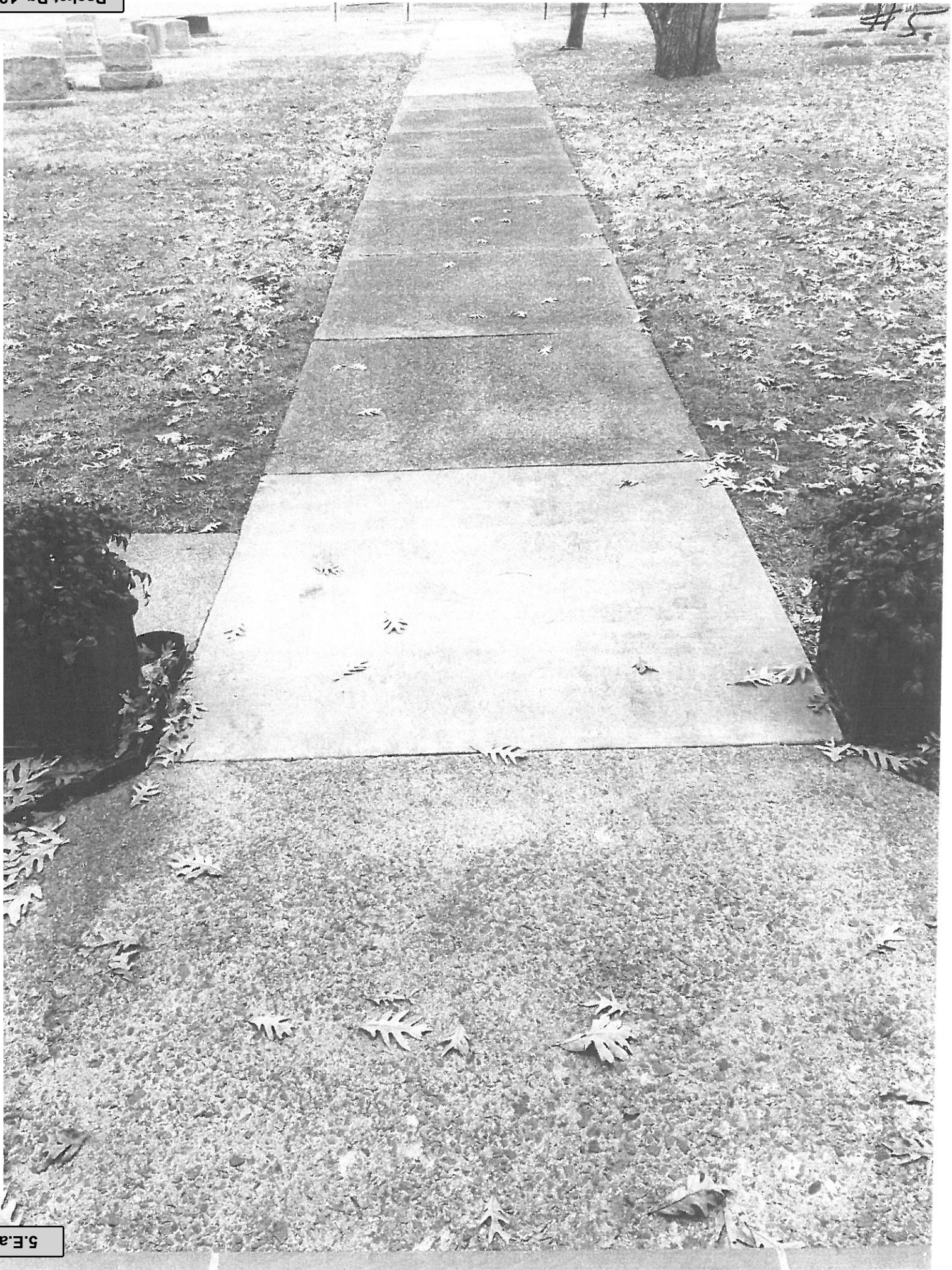
Address: 6750 Fayette Street, Haymarket, Va, 20169

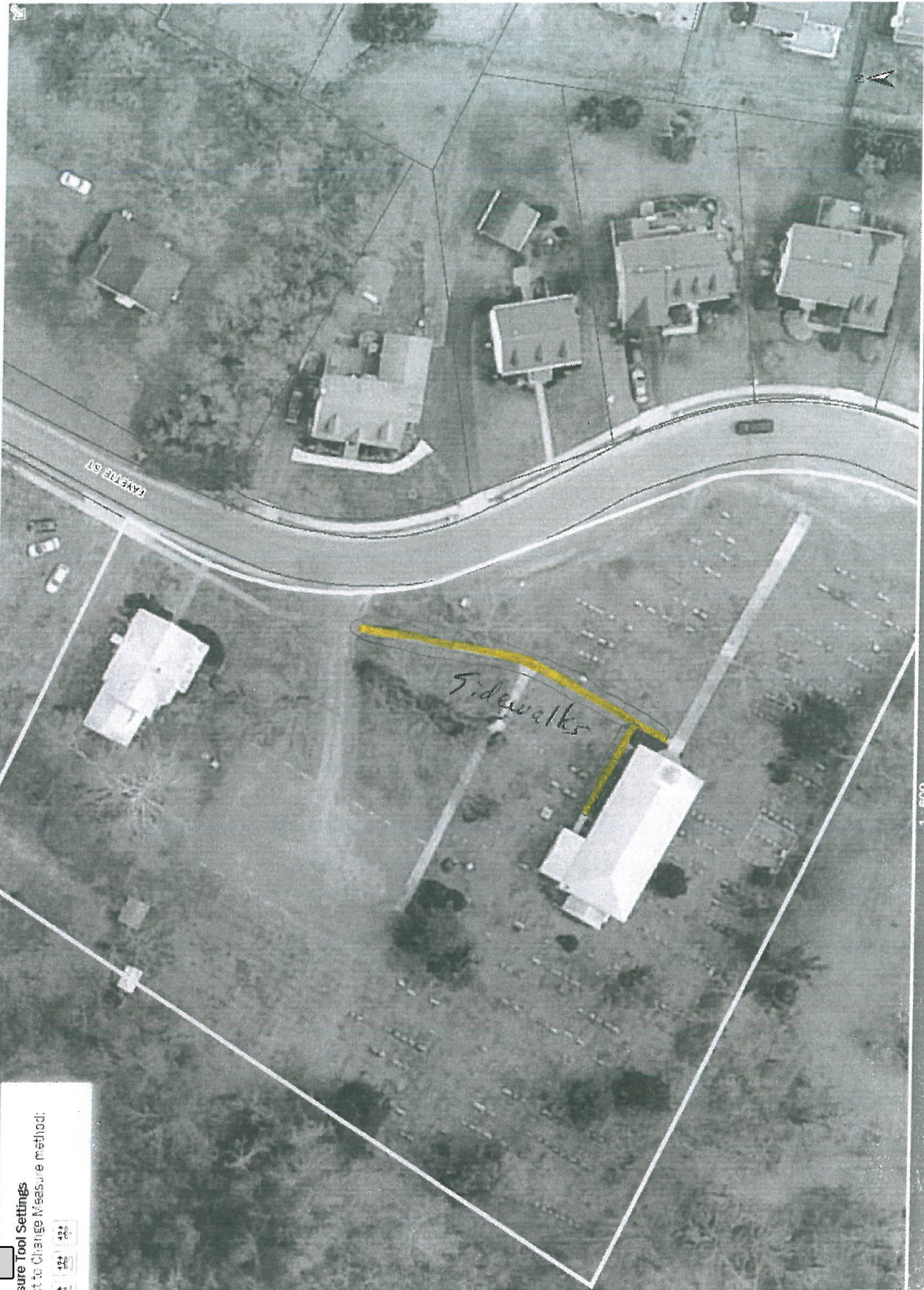
Mr : Sean k. Rousseau

Phone# : 703-753-2443



Attachment: ZP2016-036 (3132 : 6750 & 6760 Fayette Street - Alterations to Sidewalk & Driveway and Additional Lot Lighting)

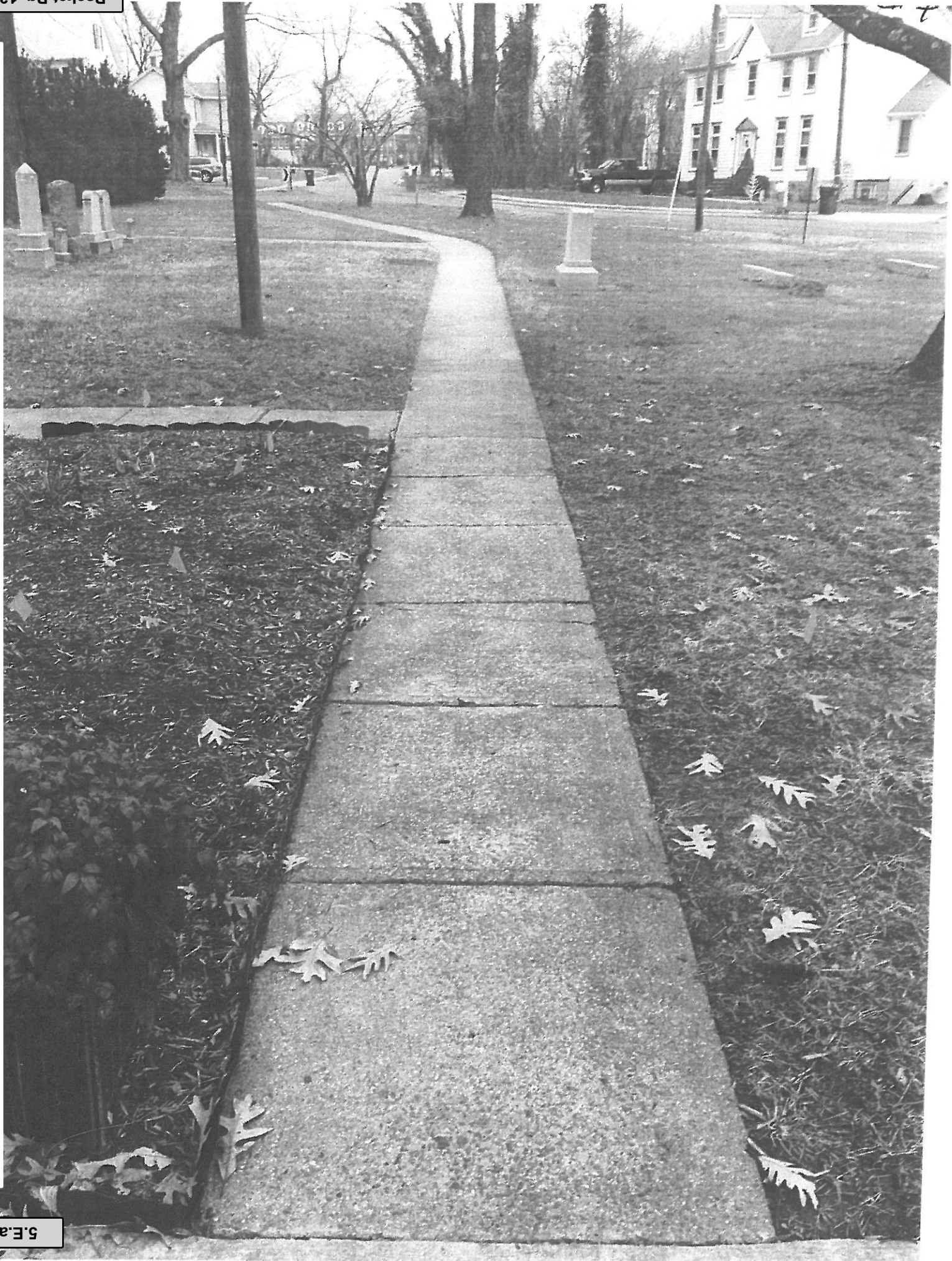




Ensure Tool Settings
Click to Change Measure method:

42' 42' 42' 42'

Attachment: ZP2016-036 (3132 : 6750 & 6760 Fayette Street - Alterations to Sidewalk & Driveway and Additional Lot Lighting)





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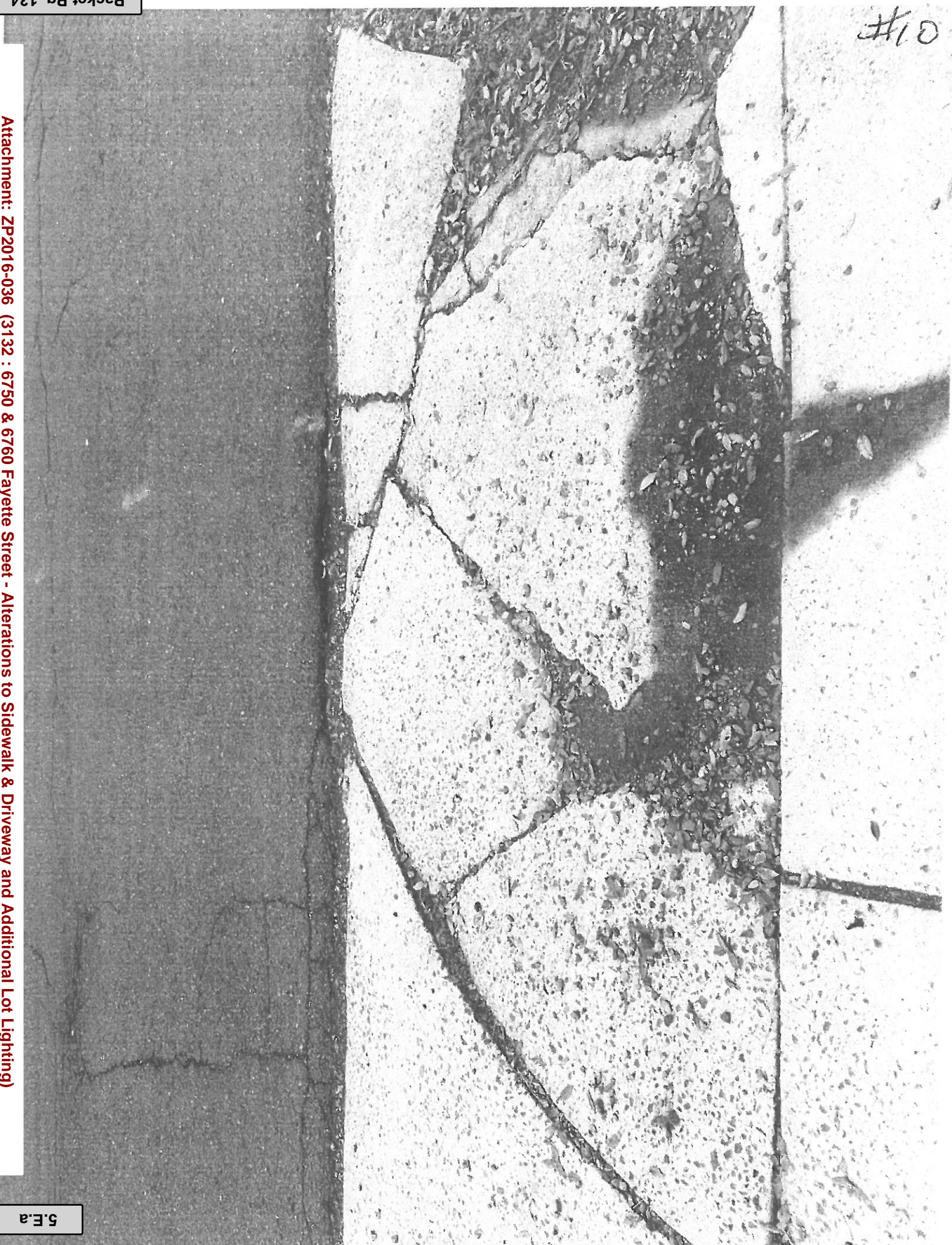
ct to Change Measure method:

15' 45'

FAVETTE ST

Driveway
Apex

01#

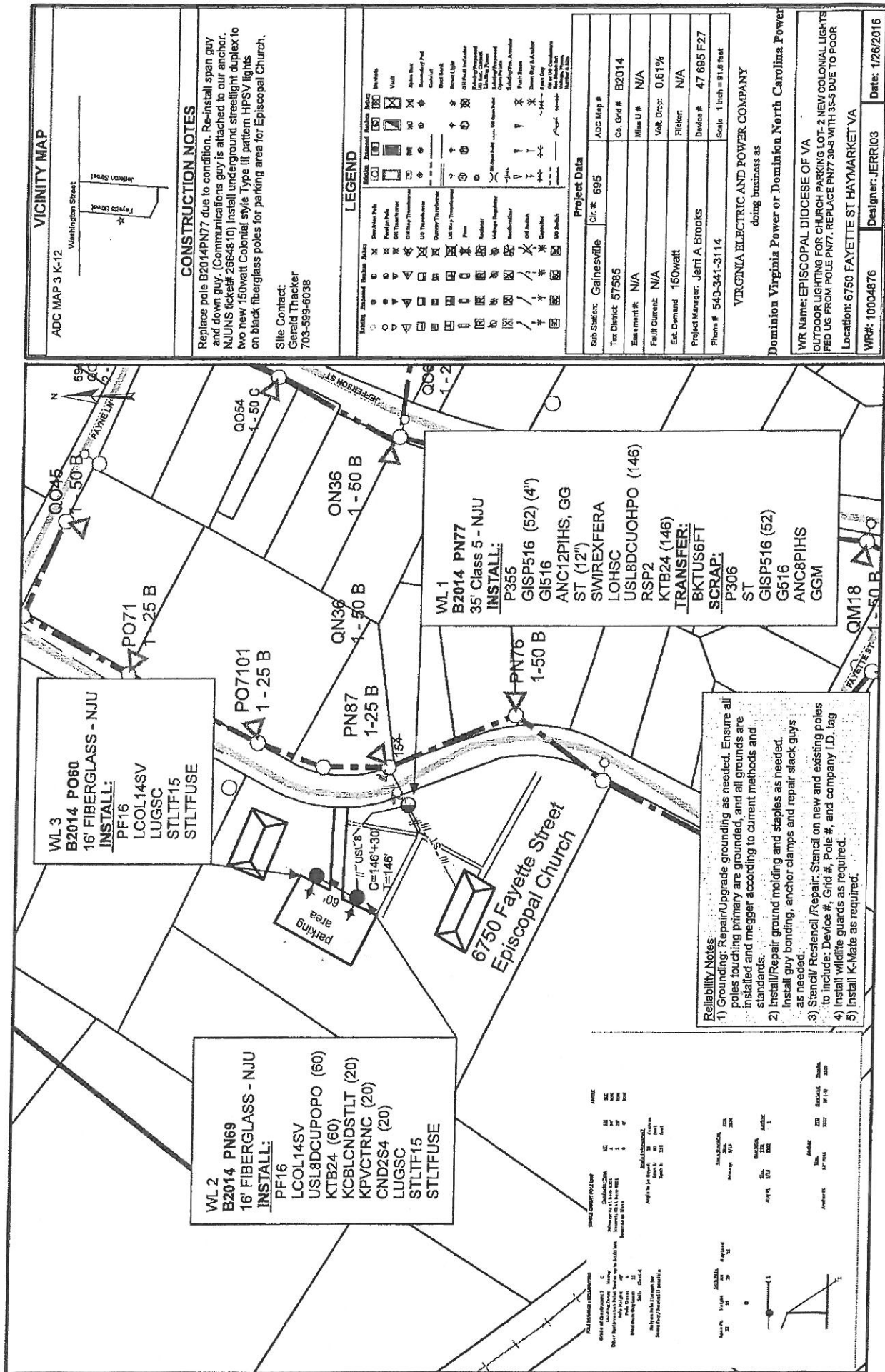




Site Model Settings
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Id	Pa	Re	GP	Par	675	HAY	Owr	BIS	LO	RIC	Ac	Ins	Sub	Lot	Dir	Lis
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Dominion

Colonial

The Colonial style luminaire is frequently used in residential areas, pedestrian lighting applications, and in parks and small parking areas.



- Decorative cast aluminum housing with a matte black paint finish.
- Top mounted horizontal lamping with clear refractive acrylic panels with a Type III distribution.
- Vertical base down lamping with clear refractive acrylic panels with a Type V distribution.
- High pressure sodium lamping in 70, 100, and 150 watts.

Luminaires:

Lamp Type	Nominal Lamp Watts	Nominal/Mean Lamp Lumens	Finish Color	Initial Lamp Lumens	Input Wattage	Recommended Mounting Height	Percent Uplight	WMIS CU	Luminaire Stock #
HPS	70	5,000 - Type III	Matte Black	6,500 - Type III	82	10 to 12 ft.	8.0 %	LCOL5SV	66386600
HPS	100	8,000 - Type III	Matte Black	9,500 - Type III	120	12 ft.	8.0 %	LCOL8SV	66387000
HPS	150	14,000 - Type III	Matte Black	16,000 - Type III	202	14 ft.	8.0 %	LCOL14SV	66388000
HPS	70	5,000 - Type V	Matte Black	6,500 - Type V	82	10 to 12 ft.	15.2 %	LCOL5SV5	66386400
HPS	100	8,000 - Type V	Matte Black	9,500 - Type V	120	12 ft.	15.2 %	LCOL8SV5	66387700

Poles Available:

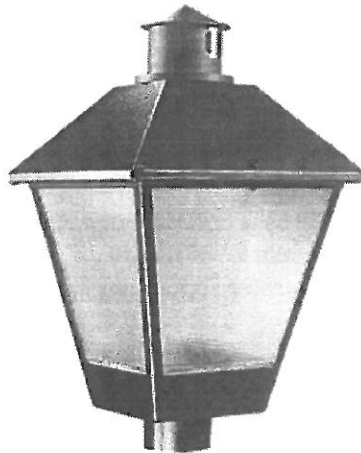
- Smooth Round Tapered Black Composite - Standard
- Smooth Round Tapered Concrete - Standard

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.

Colonial

The Colonial style luminaire is frequently used in residential areas, pedestrian lighting applications, and in parks and small parking areas.

- Decorative cast aluminum housing with a matte black paint finish.
- Top mounted horizontal lamping with clear refractive acrylic panels with a Type III



(/library/domcom/images/graphics/product-specs/type-3-distribution.jpg) distribution.

- Vertical base down lamping with clear refractive acrylic panels with a Type V (/library/domcom/images/graphics/product-specs/type-5-distribution.jpg) distribution.
- High pressure sodium lamping in 70, 100, and 150 watts.

Order Now (/corporate/what-we-do/related-business/dominion-products/outdoor-lighting/lighting-consultation)

Customer Class	70 Watt HPS	100 Watt HPS	150 Watt HPS	250 Watt HPS	400 Watt HPS
NC All Customers View Rate Schedule 26 (/library/domcom/pdfs/products/lighting/sched26.pdf)	Basic	Basic	Basic	Not Offered	Not Offered
VA Residential and Commercial Customers View Rate Schedule 27 (/library/domcom/pdfs/products/lighting/sched27.pdf)	Basic	Basic	Basic	Not Offered	Not Offered
VA County and Municipal Customers VEPGA Schedule 150	Basic Type 1	Basic Type 1	Basic Type 1	Not Offered	Not Offered
Commonwealth of Va	Basic	Basic	Basic	Not Offered	Not Offered

Configurations

Single Luminaire - Post Top Installation

Poles

- Smooth Round Tapered Black Composite (/library/domcom/pdfs/products/lighting/smooth-round-tapered-black-composite-pole.pdf)
- Smooth Round Tapered Concrete (/library/domcom/pdfs/products/lighting/smooth-round-tapered-concrete-pole.pdf)

Additional Information

#13 page 3

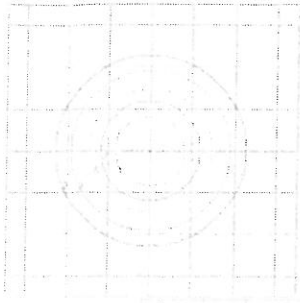
- View Availability (/library/domcom/pdfs/products/lighting/colonial-availability.pdf) and Specifications (/library/domcom/pdfs/products/lighting/colonial-specifications.pdf) Sheets (.pdf format)
- Download IES File - Colonial 70HPS Type3.ies (/library/domcom/documents/zip/outdoor-lighting/colonial-70hps-type3.zip?la=en)
- Download IES File - Colonial 70HPS Type5.ies (/library/domcom/documents/zip/outdoor-lighting/colonial-70hps-type5.zip?la=en)
- Download IES File - Colonial 100HPS Type3.ies (/library/domcom/documents/zip/outdoor-lighting/colonial-100hps-type3.zip?la=en)
- Download IES File - Colonial 100HPS Type5.ies (/library/domcom/documents/zip/outdoor-lighting/colonial-100hps-type5.zip?la=en)
- Download IES File - Colonial 150HPS Type3.ies (/library/domcom/documents/zip/outdoor-lighting/colonial-150hps-type3.zip?la=en)

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.

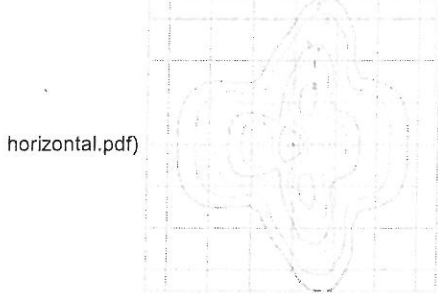
Specification

Lamp Type	HPS	HPS	HPS	HPS	HPS	HPS
Nominal Lamp Watts	70	100	150	70	100	
Nominal/Mean Lamp Lumens	5,000	8,000	14,000	5,000	8,000	
Finish Color	Matte Black	Matte Black	Matte Black	Matte Black	Matte Black	
Initial Lamp Lumens	6,500	9,500	16,000	6,500	9,500	
Input Wattage	82	120	202	82	120	
Recommended Mounting Height	10 to 12 ft.	12 ft.	14 ft.	10 to 12 ft.	12 ft.	
Percent Uplight	8.0%	8.0%	8.0%	15.5%	15.5%	
WMIS CU	LCOL5SV	LCOL8SV	LCOL14SV	LCOL5SV5	LCOL8SV5	
Stock#	66386600	66387000	66388000	66386400	66387700	

Horizontal Distribution



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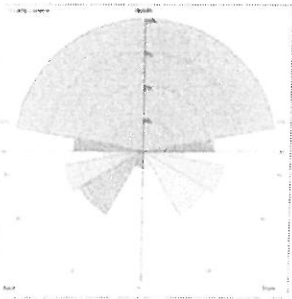
horizontal.pdf)

(/library/domcom/pdfs/products/lighting/lxf-

colonial-fix-1-100hps-horizontal.pdf)

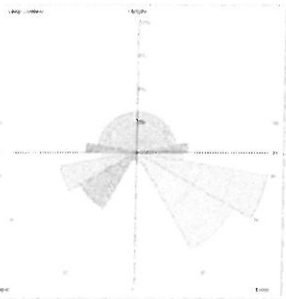
Click image thumbnail to view pdf file specifications

Vertical Distribution



(/library/domcom/pdfs/products/lighting/lxf-colonial-fix-1-70hps-

vertical.pdf)



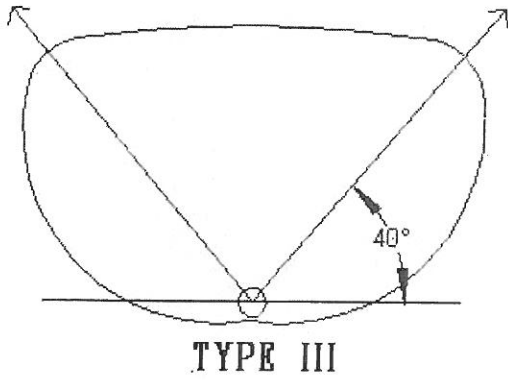
(/library/domcom/pdfs/products/lighting/lxf-colonial-fix-1-100hps-

vertical.pdf)

Click image thumbnail to view pdf file specifications

Illuminance values shown are derived from manufacturer's photometric performance data. Values are approximate and will vary based on specific installation location and environment. Photometric data subject to change due to product modifications.

Copyright © 2016 Dominion

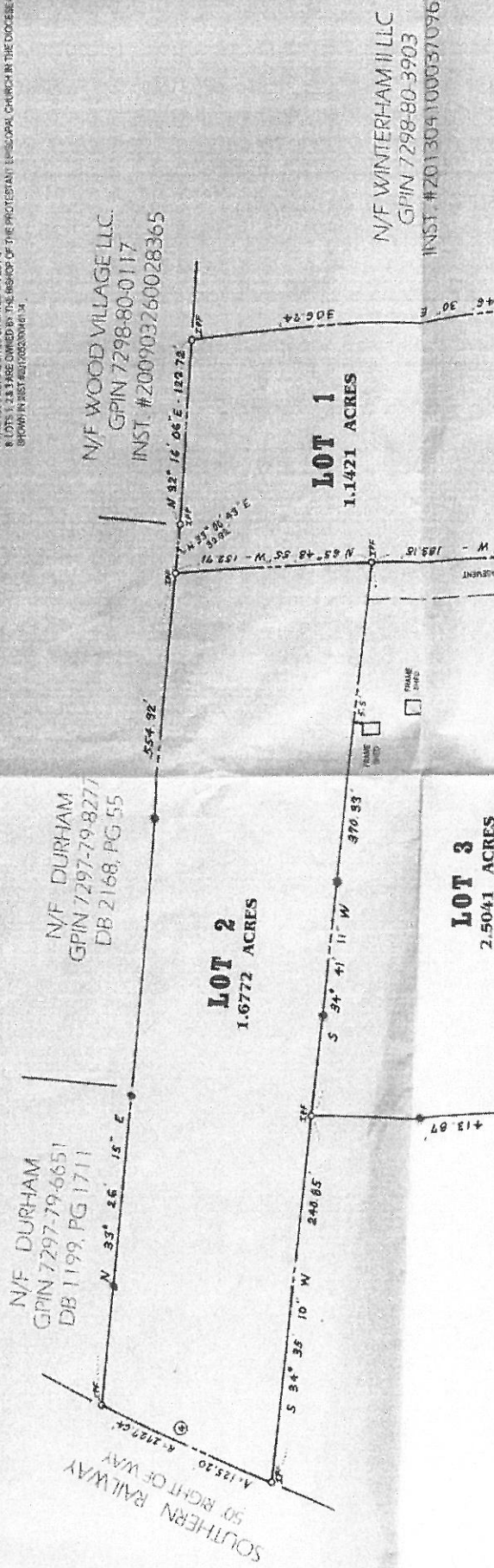


Type 3 distribution is ideal for roadways, bike paths, general parking, and other area lighting applications. It is intended for the luminaire to be located near the side or edge of the area to be illuminated. The illuminated area is approximately 2.75 mounting heights in width.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	TANG.
1	260.44'	10° 17' 37"	84.43'	47.58'
2	185.00'	35° 15' 32"	104.61'	54.13'
3	124.00'	55° 23' 33"	120.51'	62.43'
4	2727.84'	02° 37' 48"	123.20'	92.61'

CHORD BEAR				
1	51° 40' 23" W	51° 40' 23" W	51° 40' 23" W	51° 40' 23" W
2	50° 38' 11" E	50° 38' 11" E	50° 38' 11" E	50° 38' 11" E
3	50° 59' 09" W	50° 59' 09" W	50° 59' 09" W	50° 59' 09" W
4	51° 40' 23" W	51° 40' 23" W	51° 40' 23" W	51° 40' 23" W

NOTES:
1. LOT 1 IS CONTAINED WITHIN THE 100' WIDE RIGHT-OF-WAY OF FAYETTE STREET.
2. LOT 2 IS CONTAINED WITHIN THE 100' WIDE RIGHT-OF-WAY OF FAYETTE STREET.
3. LOT 3 IS CONTAINED WITHIN THE 100' WIDE RIGHT-OF-WAY OF FAYETTE STREET.
4. THE PLAT WAS PREPARED WITH A VIEW TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, AND FOR THE PURPOSES OF A FORMAL REDEVELOPMENT PLAN FOR THE PROPERTY SHOWN OR FOR ADJACENT PROPERTIES AND THEREFORE THE INFORMATION SHOWN ON THIS PLAT MAY NOT NECESSARILY REFLECT ALL UNDERLYING EASEMENTS AND ENCUMBRANCES ON THE SUBJECT PROPERTY. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS, AND ENCUMBRANCES SHALL REMAIN IN FULL FORCE AND EFFECT FOR THE PROPERTY SHOWN HEREON.
5. THE BOUNDARY AND AREA INFORMATION INDICATED ON THIS PLAT HAS BEEN DERIVED FROM A CORNER SURVEY OF THE PROPERTY AND AREA, AND NO PORTION OF THE PROPERTY IS BEING DELETED FROM A CORNER SURVEY.
6. THERE ARE EXISTING BUILDINGS SITUATED ON LOT 1, 2, & 3, BUT NO EXISTING BUILDINGS ARE SITUATED ON LOT 2. THE LOCATION OF THE TWO SIDES SHOWN ON LOT 2 ARE SHOWN SPECIFICALLY AT THE REQUEST OF THE CHURCH AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER BUILDINGS SITUATED ON LOT 2.
7. LOT 1, 2, & 3 ARE CONTAINED WITHIN THE 100' WIDE RIGHT-OF-WAY OF FAYETTE STREET.
8. LOT 1, 2, & 3 ARE CONTAINED WITHIN THE 100' WIDE RIGHT-OF-WAY OF FAYETTE STREET.
9. LOT 1, 2, & 3 ARE CONTAINED WITHIN THE 100' WIDE RIGHT-OF-WAY OF FAYETTE STREET.



N/F WINTERHAM II LLC
G/PIN 7298-80-3903
INST. #201304100037096

N/F WOOD VILLAGE LLC
G/PIN 7298-80-0117
INST. #200903260028365

N/F DURHAM
G/PIN 7297-79-8277
DB 2168, PG 55

N/F DURHAM
G/PIN 7297-79-6651
DB 1199, PG 1711

N/F SHEPARD
G/PIN 7297-89-0913
INST. #200607130104258

DRAFT COPY

THE BISHOP OF THE PROTESTANT EPISCOPAL CHURCH IN THE DIOCESE OF VIRGINIA

TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE 1" = 30' OCTOBER 12, 2016

HOLMES MURPHY

ENGINEERING & SURVEYING & LAND PLANNING
HAYMARKET, VIRGINIA
HSMURPHY@HOTMAIL.COM
Tel: (703) 526-3845 © 2015, 2016, 2017

COMMONWEALTH OF VIRGINIA
HOLMES MURPHY
5417361059
1/4/2015
EXPIRATION DATE

GRAPHIC SCALE

0 50 100 150 200

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

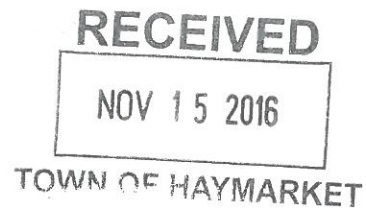
- ☐ Are the applicants requests clearly stated?
- ☐ What are the major items to be listed in the Certificate of Appropriateness (CoA)?
- ☐ Does the request and design meet the design standards of the Town?

Planning and Zoning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?
- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.

**ZONING PERMIT APPLICATION****ZONING PERMIT #:** 2016-034

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: The Laminate Co. DBA Signature Companies

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

SITE ADDRESS: 6612 James Madison Highway Parcel ID #: A-1

Subdivision Name: _____ 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.)

Add canopy to front of building. Add sign to front of building.
Add lighting to front. Add Accent Brick columns to front. Change
kitchen siding to brick & put in matching window.

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

FEE: ☐ \$25.00 Residential ☒ \$50.00 Commercial

PAID NOV 15 2016

CERTIFICATE OF APPROPRIATENESS

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

Dark anodized aluminum lintels, cornice, Sutters, downspouts,
lettering for sign, canopy, brackets, Sconces - will look black. Add 1 brick wall
accents + plasters. Remove
previous lt. colored brick
accents over
windows (Keystone)

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

PERMIT HOLDER INFORMATION

BW Murray Co (Bryce Wagner)
Name

10410 Balls Ford Road
Address

Manassas VA 20109
City State Zip

703-334-2117 BWagner@BWMurray.com
Phone# Email

PROPERTY OWNER INFORMATION

John Lamberdazzi
Name

6612 James Madison Hwy
Address

Haymarket VA 20129
City State Zip

(571) 233-9341 JohnL@Signaturecos.ca
Phone# 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: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: 12-28-16
☒ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

Susan Smith SUSANNA SMITH
SIGNATURE PRINT

CONDITIONS: _____

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): Dec 28, 2016
☒ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

Kenneth M. Luerksen Kenneth M. Luerksen
SIGNATURE PRINT

CONDITIONS: None**DATE TO TOWN COUNCIL (IF APPLICABLE):** _____
☐ APPROVED ☐ DISAPPROVED ☐ TABLED UNTIL: _____ ☐ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____

SIGNATURE

PRINT

CONDITIONS: _____

SIGN SPECIFICATION SHEET

SIGN 1:

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

Height above Ground at Signs: Lower Edge: ~20ft Upper Edge: ~22ft

Height of Sign Structure: 2'-2" Sign Width: 8'-2" Length: _____ Area in Sq Ft: ~16sqft

Number of Faces: _____ Sign Material/Color/Font: Metal, Black, TBD

Location of Sign (Include photo): _____

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

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): _____

Pending ~~Optional~~ Changes for Approval

- 1- Replace current downspouts with upgraded version to include scupper. Relocate downspouts to side of building.
- 2- Use precast lintel & sill instead of brick as window detail.
- 3- Bump up center of building an additional 3ft.
 - a. Center bump up will line-up with existing overhang depth. Approx. 2ft deep.
- 4- Add Pre-Fab metal canopy. Finish to match as closely as possible to black aluminum storefront doors, window trim and flashing. Same finish as previously approved.
- 5- Add "Signature Company" logo in individual letter format. Will need some clarification on height restrictions and what we can do to make sure it passes code.
- 6/7- Add sconce lighting next to front door and on both columns flanking the center window above the door.
- 8- Remove current kitchen door and window. Continue brick on side of building. Match window to what is currently in place on metal siding.

Mt Vernon - Modular

For more information, contact your local Boral Brick distributor or call
www.boralbricks.com - 1-800-5-BORAL-5
AMERICAN SOCIETY FOR TESTING MATERIALS. This product is listed in accordance with ASTM testing procedures and meets or
exceeds the requirements of ASTM International. Boral Brick is a registered trademark of Boral Brick, Inc.
PLEASE NOTE: Brick color and texture may vary slightly in color, texture and finish.

CLAY BRICK



General Sh

Silverstone /elc
6044000142 M S AS
7044 Grover, N
See Address/Info on D

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

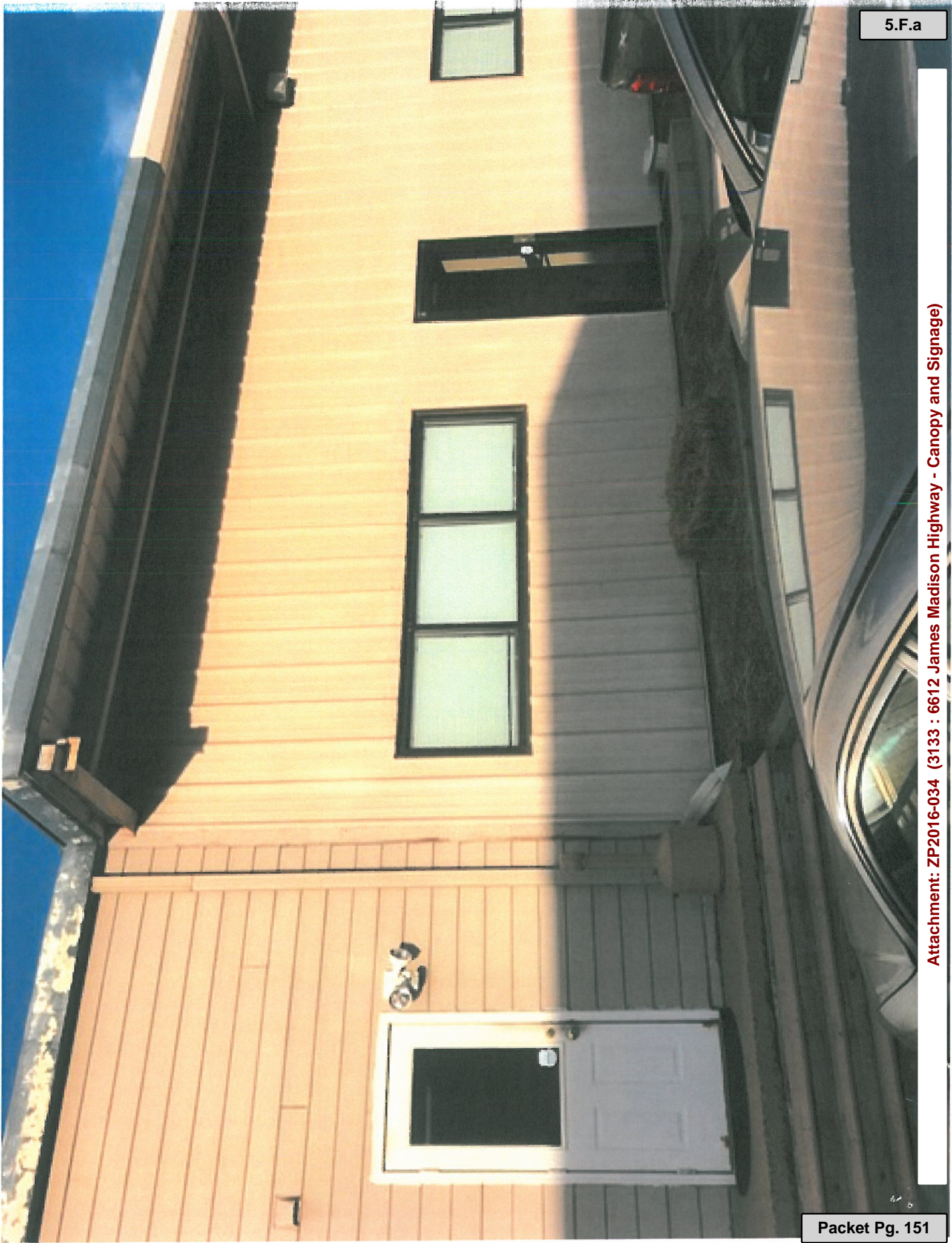
- ☐ Are the applicants requests clearly stated?
- ☐ What are the major items to be listed in the Certificate of Appropriateness (CoA)?
- ☐ Does the request and design meet the design standards of the Town?

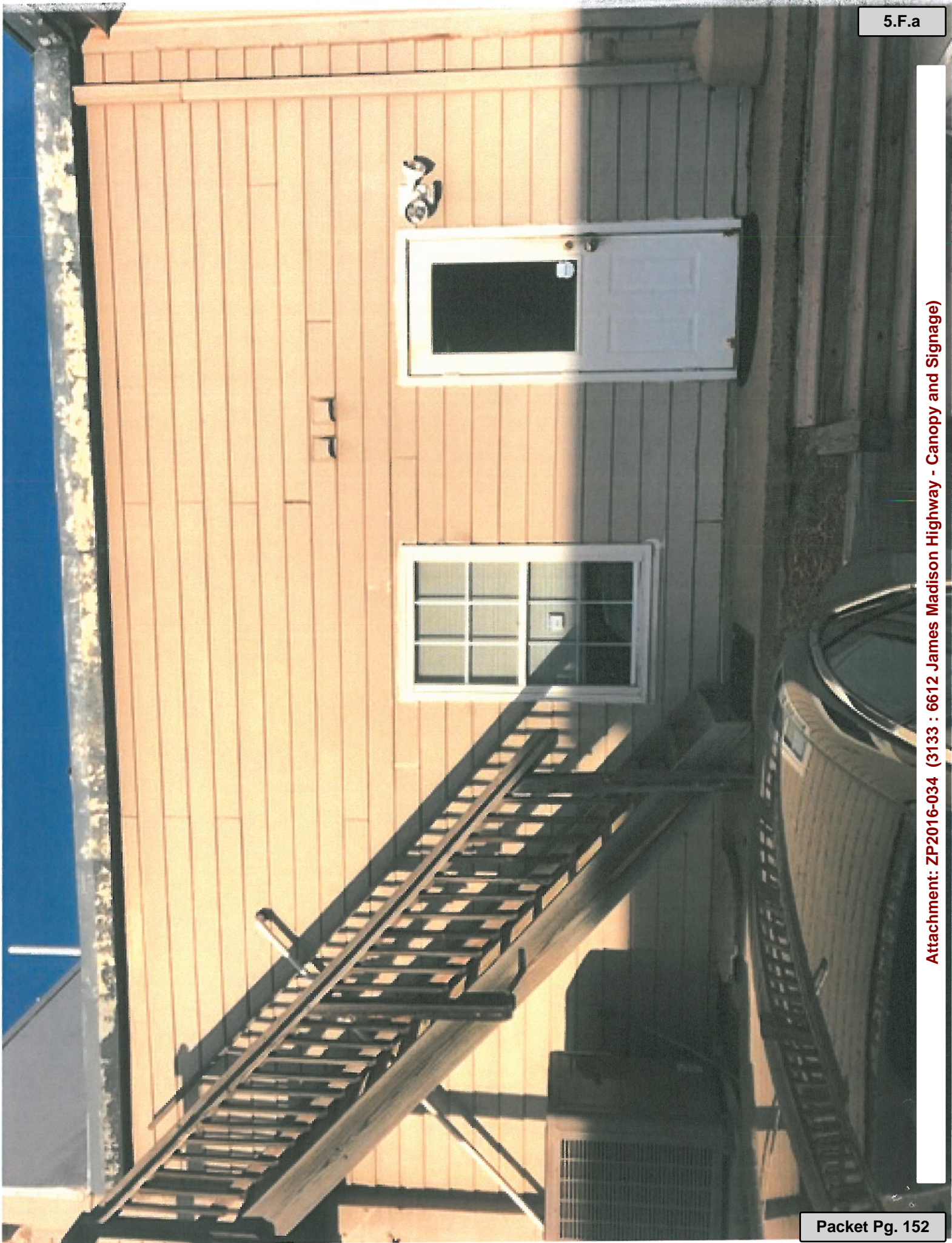
Planning and Zoning

- ☐ Does the application conform with the adopted Comprehensive Plan?
- ☐ Does the application conform with the Zoning District Statement of Intent?
- ☐ Are there any other known prior precedents for this type of application request?
- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.







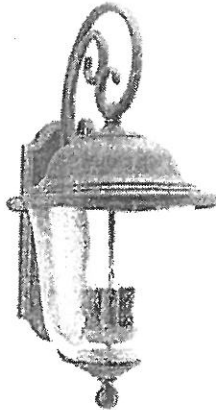
Attachment: ZP2016-034 (3133 : 6612 James Madison Highway - Canopy and Signage)

Visit our web site at www.SeaGullLighting.com
8461-46 - page 1 of 1

Sea Gull Lighting

Life Illuminated Since 1939

8461-46: Three Light Outdoor Wall Lantern



Collection: Trafalgar

Delicately Styled Outdoor Wall Lantern in Oxidized Bronze with Clear Seeded Glass. For Large Space.

UPC #: 785652846168

Finish: Oxidized Bronze (40)

Dimensions:

Width:	12 1/4"	Extends:	14 1/4"
Height:	23 1/2"	Wire:	6 1/2"
Mounting Proc.: Cap Nuts			
Connection: Mounted To Box			
Bulb Appearance: Clear			

Bulbs:

3 - Candelabra Torpedo 40w Max. 120v - Not included

Features:

- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

- 1 Canopy - Aluminum - Oxidized Bronze
- 1 Bracket - Aluminum - Oxidized Bronze
- 1 Cap - Aluminum - Oxidized Bronze
- 1 Candle Cover - Aluminum - Oxidized Bronze
- 1 Body - Aluminum - Oxidized Bronze

Safety Listing:

Safety Listed for Wet Locations
Safety Listed for Wet Locations

Instruction Sheets:

English (HC-1347FS)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Clear Seeded	1									

Backplate / Canopy Details:

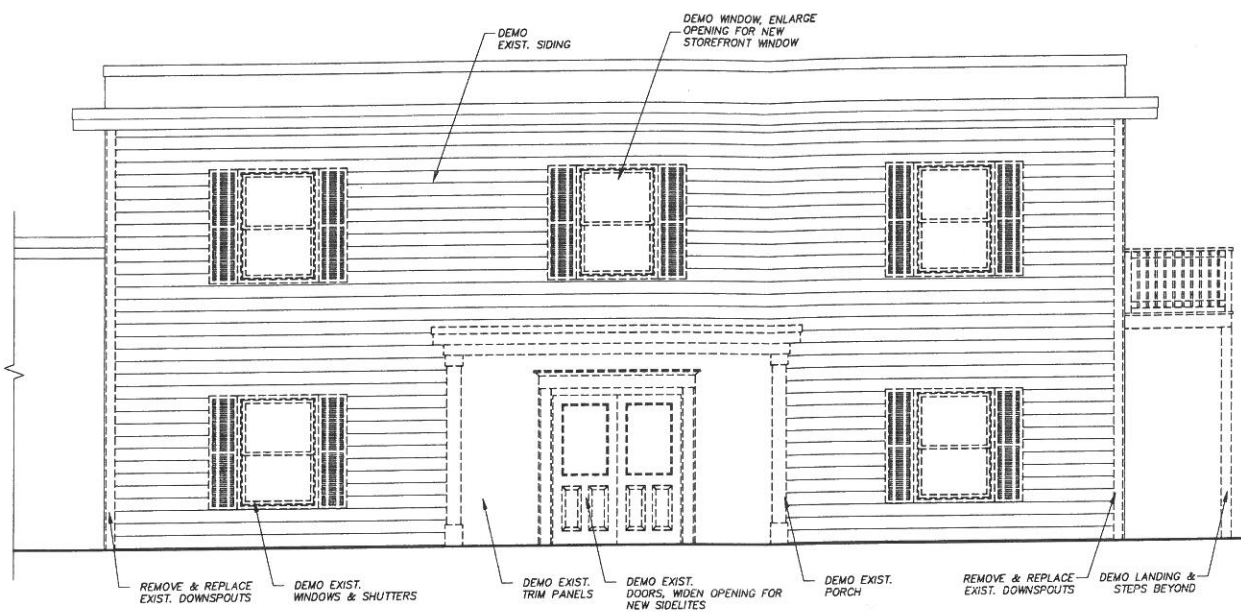
Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate					11 1/2	12

Shipping Information:

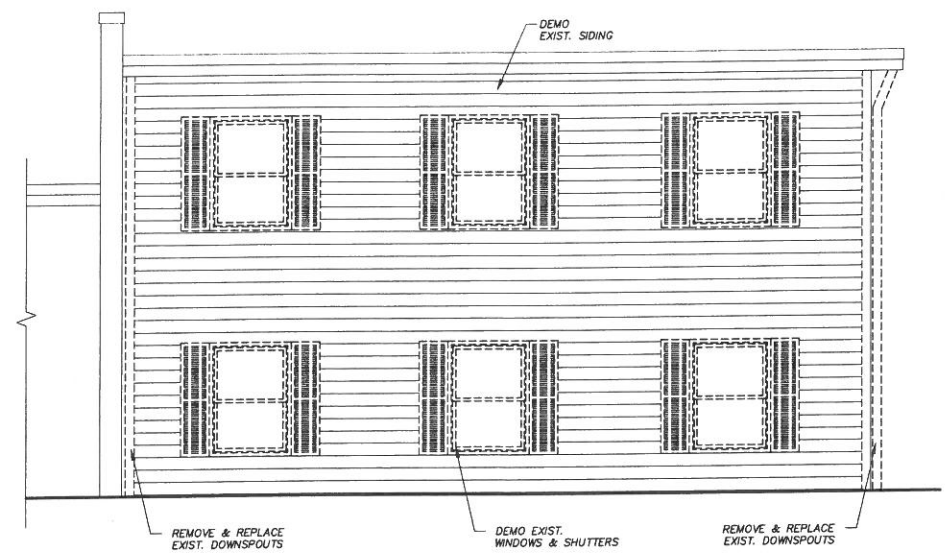
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8461-46	1	785652846168	18	16	27	4.5	14.4	250	Yes
NJ Pallet		20		48	40	69	76.667	288		No
NV Pallet		20		48	40	69	76.667	288.2		No

Sea Gull Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Sea Gull Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby provided in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Sea Gull Lighting, a Generation Brands Company.

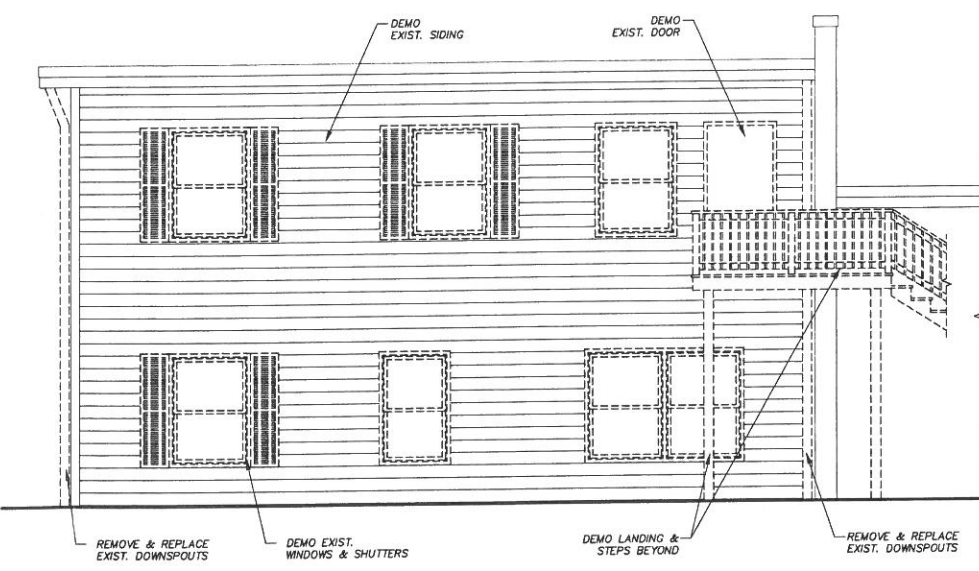
Current Elevation



EXISTING/DEMO
FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING/DEMO
LEFT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING/DEMO
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

5.F.a

SEAL

REVISIONS	
DATE	REMARKS

ISSUED FOR
PERMIT
9-15-16

THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
1304 SAVANNAH RD
LEWES, DE 19958
P. 302.644.8884
F. 302.644.8885
sew@sew.com
design@sew.com
© 2016 S.E. WAGNER, ARCHITECT

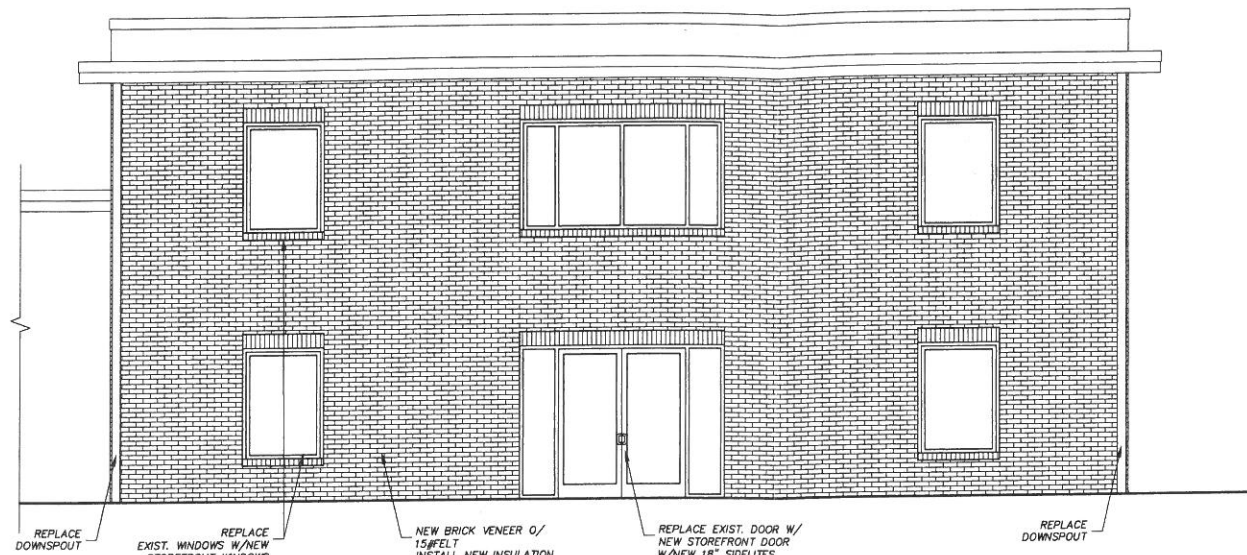
SIGNATURE COMPANIES FACADE REMODEL
6612 JAMES MADISON HIGHWAY
HAYMARKET
VIRGINIA
EXISTING/DEMO ELEVATIONS

DATE 9-15-16	SHEET NO. D1
FILE -	

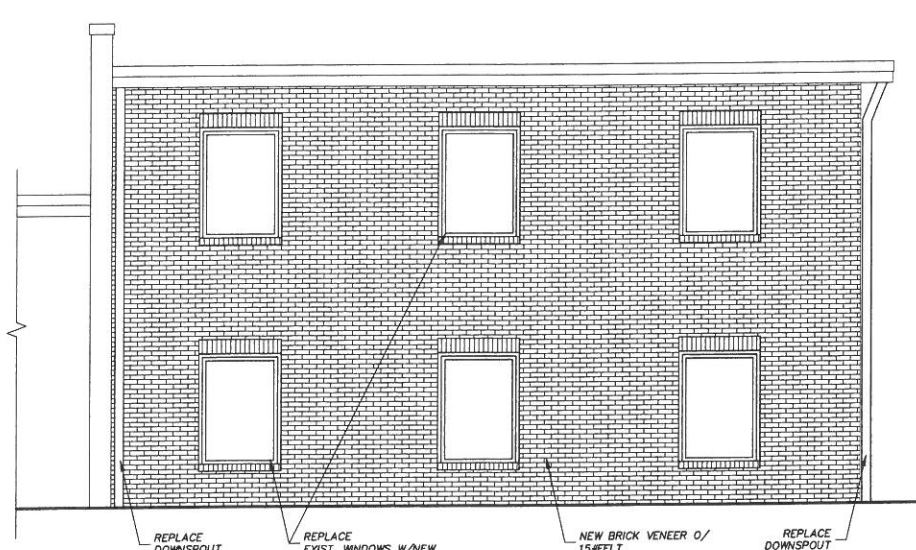
Attachment: ZP2016-034 (3133 : 6612 James Madison Highway - Canopy and Signage)

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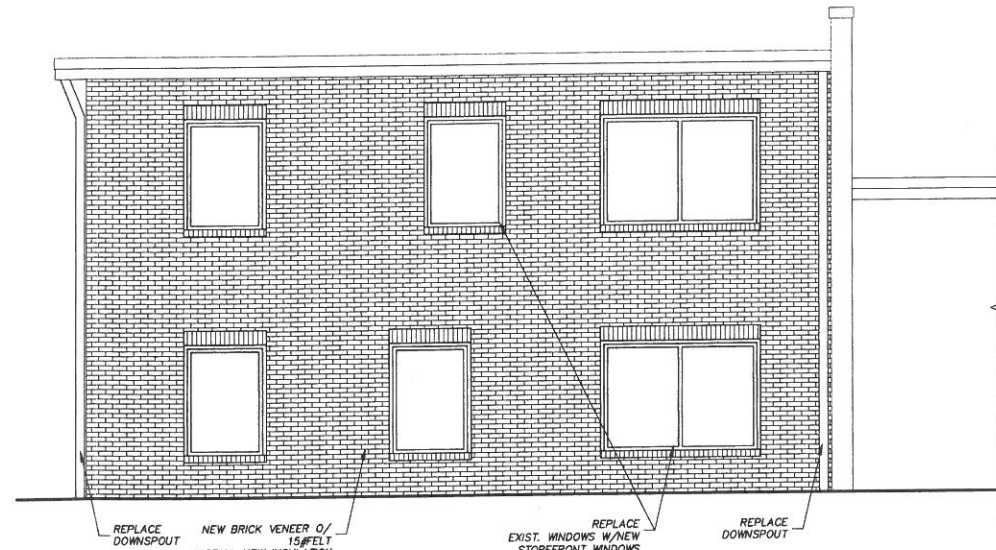
Approved Elevation



EXISTING/DEMO
FRONT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING/DEMO
LEFT ELEVATION
SCALE: 1/4"=1'-0"



EXISTING/DEMO
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

5.F.a

SEAL

REVISIONS	
DATE	REMARKS

ISSUED FOR
PERMIT
9-15-16

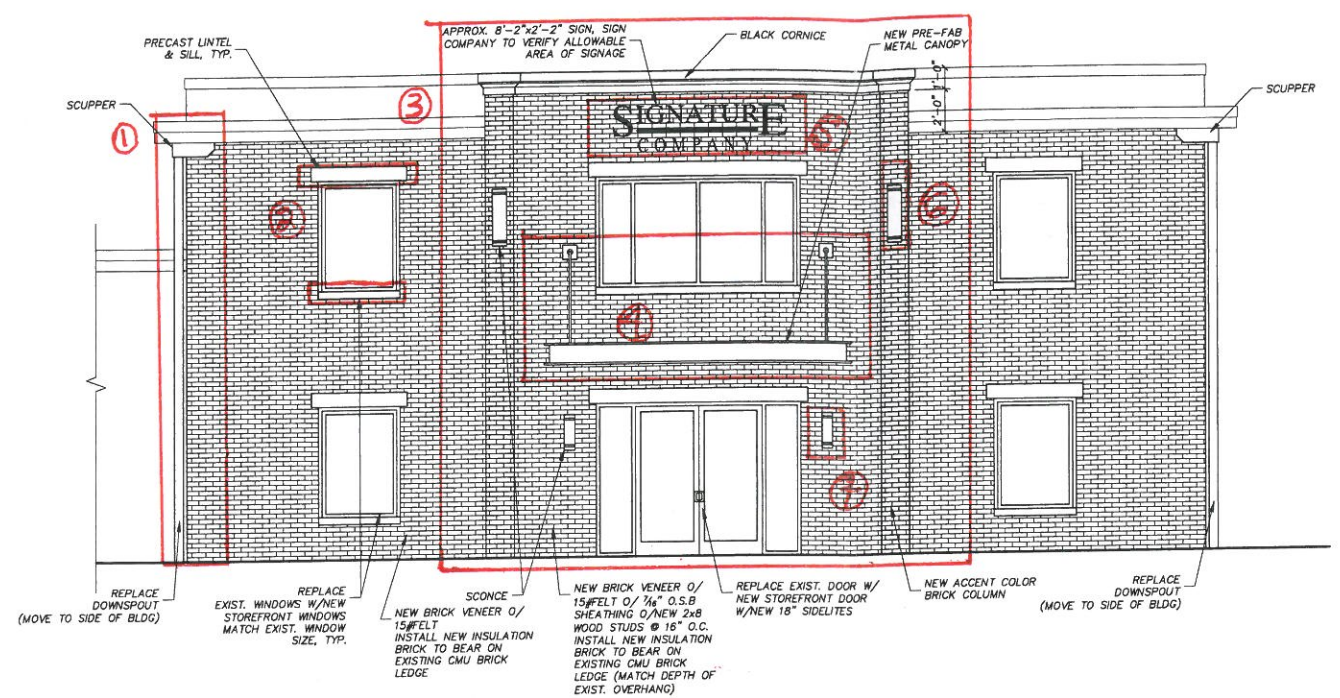
THIS DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
4252 MANOR DRIVE
MARSHALL, VA 20115
P. 540.364.6399
F. 540.364.0446
sewais@soi.com
design@delmarva@verizon.net
© 2016 S.E. WAGNER, ARCHITECT

SIGNATURE COMPANIES FACADE REMODEL
6612 JAMES MADISON HIGHWAY
HAYMARKET VIRGINIA
PROPOSED ELEVATIONS

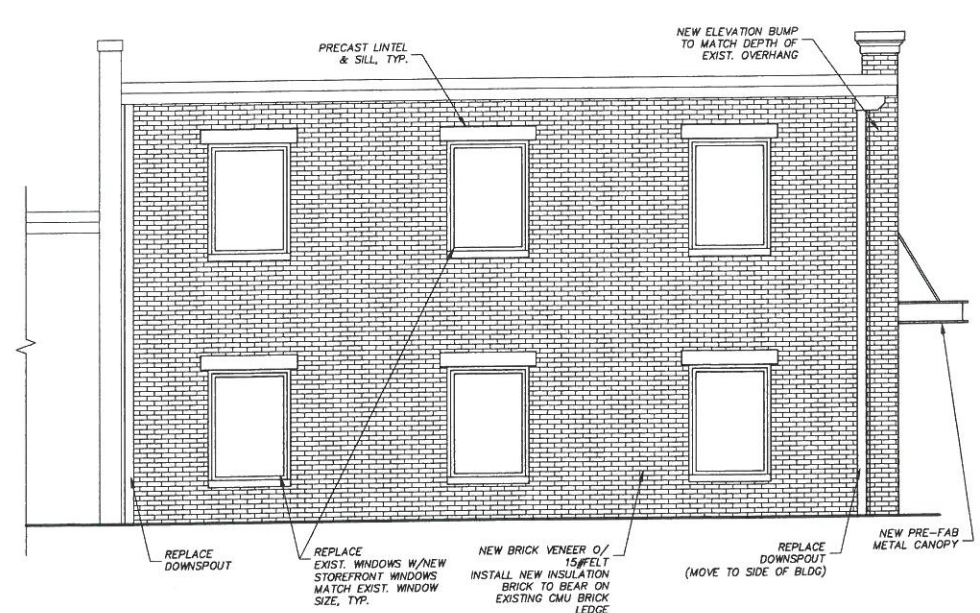
DATE 9-15-16	SHEET NO.
FILE	A1

Attachment: ZP2016-034 (3133 : 6612 James Madison Highway - Canopy and Signage)

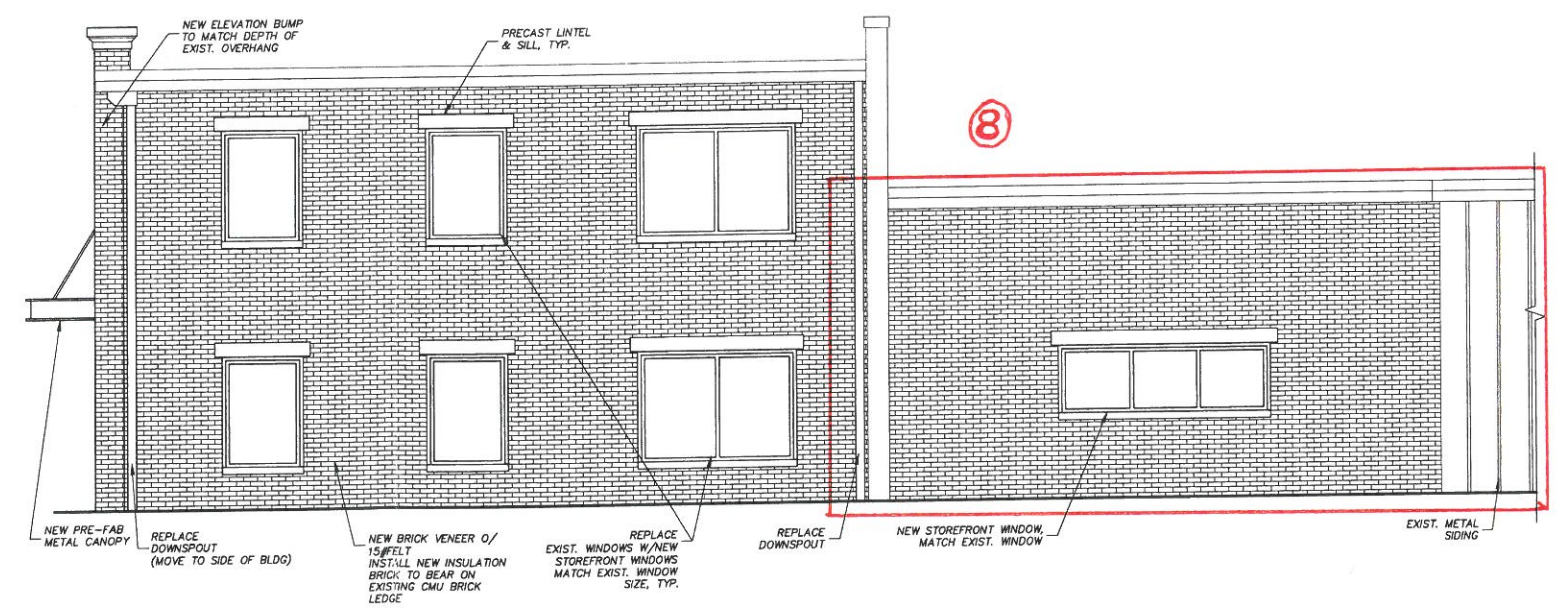
Proposed Optional Elevation



PROPOSED
FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED
LEFT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

5.F.a

SEAL

REVISIONS	
DATE	REMARKS
10/28/16	Rev per Owner

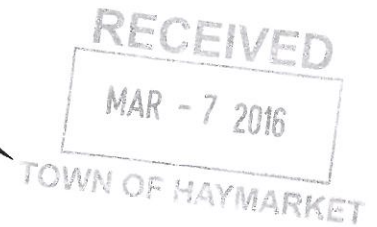
ISSUED FOR
PERMIT
9-15-16

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SIGNATURE COMPANIES FACADE REMODEL
6612 JAMES MADISON HIGHWAY
HAYMARKET
VIRGINIA
PROPOSED ELEVATIONS

DATE 9-15-16	SHEET NO. A1
FILE -	

Attachment: ZP2016-034 (3133 : 6612 James Madison Highway - Canopy and Signage)



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2 Pa016-004

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: Shoppes at Haymarket (15201 Wash)

PROPOSED USE: 268 Linear Ft 4' Black Size (Sq. Ft./Length) of Construction: Aluminum Fence

SITE ADDRESS: Leaberry Way Parcel ID #: _____

Subdivision Name: _____ 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.)

4' black Iron fence to match existing fence
SEE ZA APPROVAL

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

FEE: ☐ \$25.00 Residential ☒ \$50.00 Commercial PAID MAR - 7 2016

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION

Name Karen H Weldon

Address 6711 PO. 1146

City Haymarket, VA State VA Zip 20168

Phone# 703-987-8050

Email Khweldon@hotmail.com

PROPERTY OWNER INFORMATION

Name Pat & Jerry Leaberry

Address Same

City _____ State _____ Zip _____

Phone# _____

Email _____

Attachment: ZP2016-004 (3134 : Leaberry Way - Black Iron Fence)

Strip Center

Parking Lot

Hill & Landscaping

Side Street

Side Road into Parking Lot

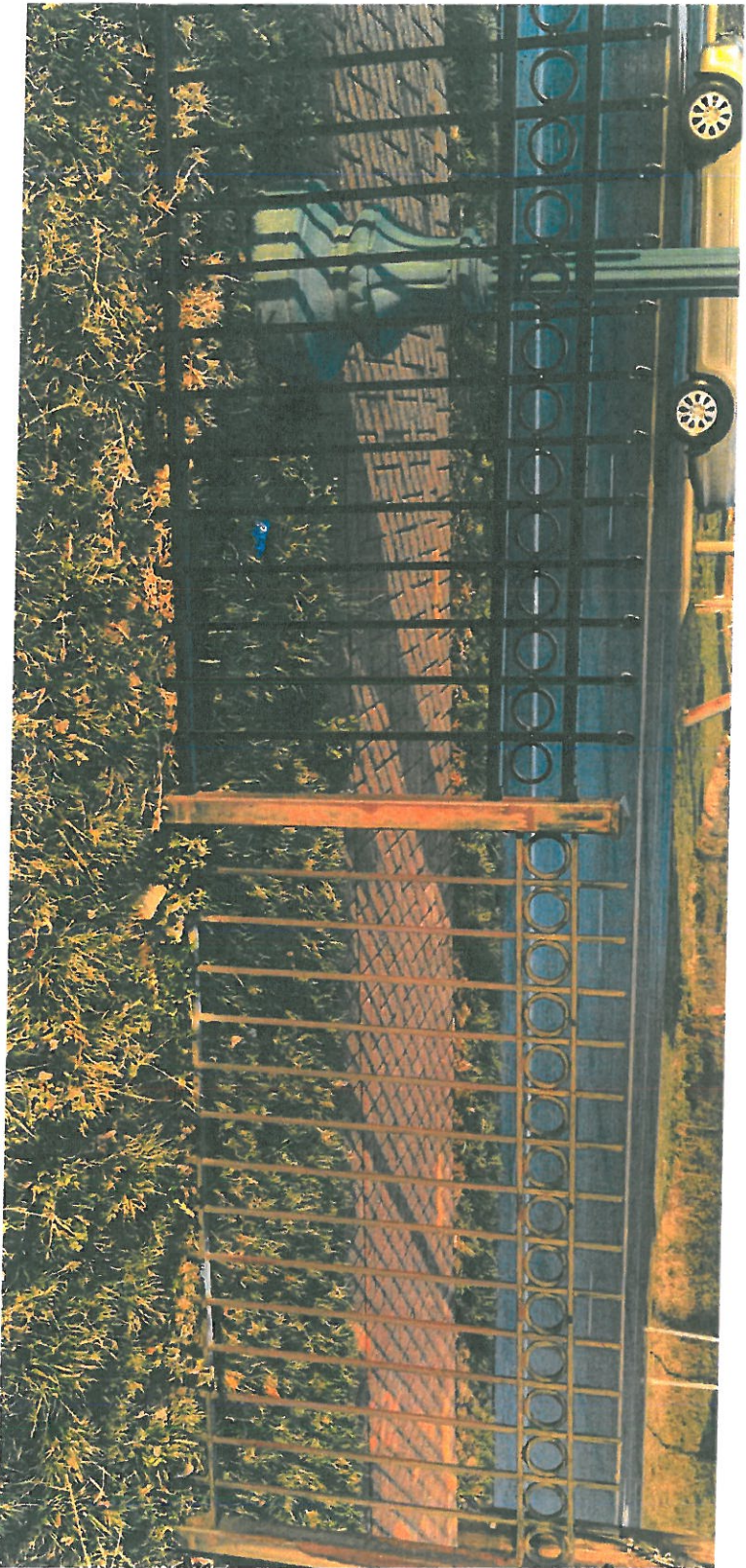
McDonalds

Fence
Leaberry Way

tree
Fence

Fence

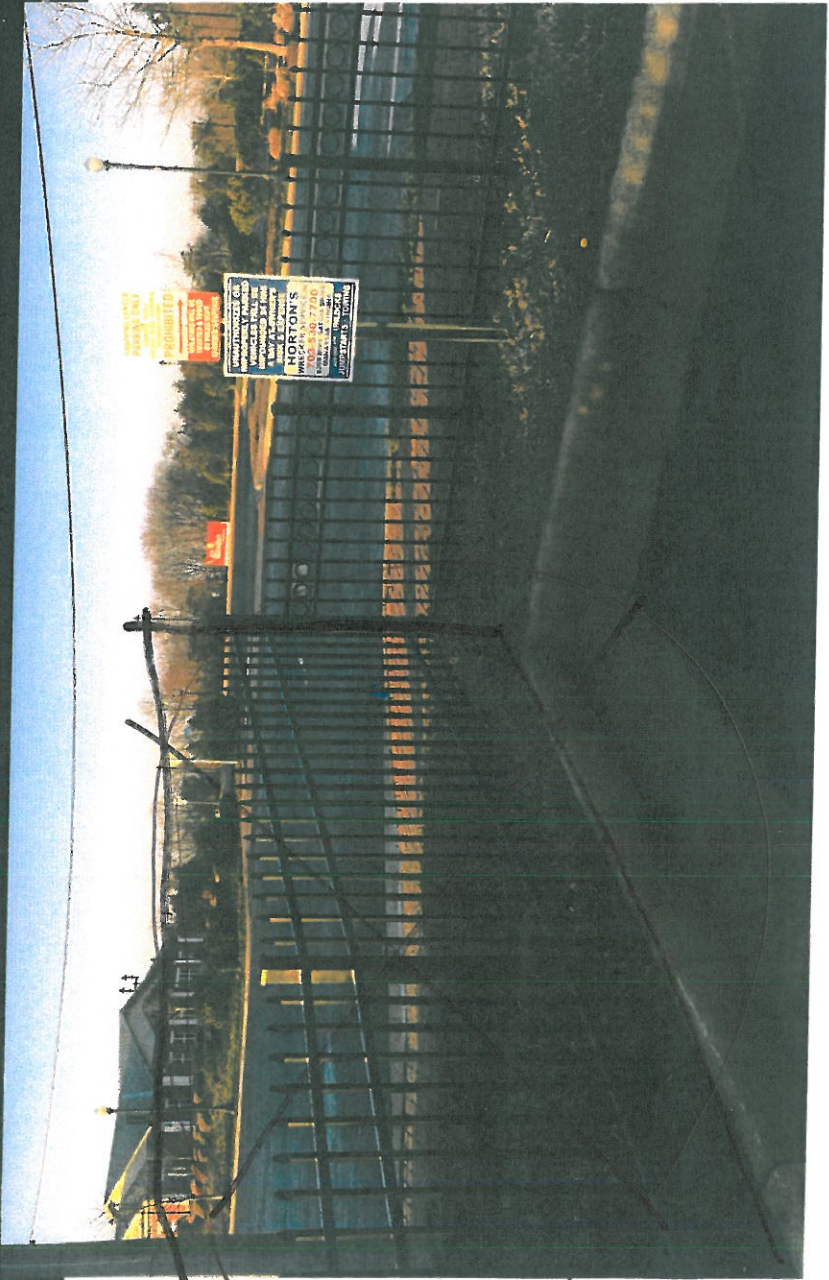
24
SECTION
REMOVED



Attachment: ZP2016-004 (3134 : Leaberry Way - Black Iron Fence)



Attachment: ZP2016-004 (3134 : Leaberry Way - Black Iron Fence)



HAS BEEN
REMOVED

Attachment: ZP2016-004 (3134 : Leaberry Way - Black Iron Fence)



McDonald's

Attachment: ZP2016-004 (3134 : Leaberry Way - Black Iron Fence)



1000 Lion PKg Lot

Leaberry Way

Architectural Review Board (ARB) Review & Questions

Administrative

- ☐ Is the application complete?
- ☐ Have all fees been paid?
- ☐ When was the application received?
- ☐ Are external reviews complete and approved, if required?
- ☐ Did the applicant meet with the staff?
- ☐ Are all taxes and licenses current for the property?
- ☐ Are there any outstanding building or zoning code issues?

Design Standards

- ☐ Are the applicants requests clearly stated?
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- ☐ Does the application conform with the Zoning District Statement of Intent?
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- ☐ Are proffers part of the property associated with the application?

Staff review and recommendations

- ☐ Issue a CoA with no comments.
- ☐ Issue a CoA with comments or conditions.
- ☐ Application requires additional staff review or action.
- ☐ Requires a public meeting/hearing with another town body before a CoA is reviewed.
- ☐ Revise the application based on specific comments and resubmit for CoA.

Town Welcome Sign Project Request

Proposed by the ARB
November 14, 2012

Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

Request Purpose

8.b.a

The ARB has seen the town and its surrounding communities quickly grow in the past two decades and stall due to economic influence. The ARB sees the growth beginning again, but knows that the town will develop at a slower and more controlled rate than its surrounding communities due to the historic protective measures put in place by the council to foster an old town ambience. To help identify the boundaries that separate our town from these faster developing communities and to help brand us as a historic town as well as promote a warm greeting to all visitors, the ARB would like to formally request that the town council consider investing in town welcome signs. The ARB has already started the initial phase of this project as presented in this packet by identifying what we believe to be the entry points of concern, and sign concepts for these entryways. If you have any questions or concerns, feel free to contact the ARB Chair.

Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

Concept Overview

- ▶ The ARB has identified 6 entryways into the town.
- ▶ The Westerly side of town is considered the “Gateway” because of Rt15 and I66 access. There are three entry points associated with the Gateway.
- ▶ The North and South entryways are considered as secondary entry points since entry is through a secondary road.
- ▶ The Easterly entryway is considered a primary entry point but should be limited in scale do to its residential zoning.
- ▶ Two of the Westerly entryways can be immediately addressed; while the third entry point will need VDOT planning and coordination.

Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

Proposed Sign Locations

8.b.a

► Site 1 – Southbound Rt15

► Site 2 – Southbound
Jefferson Street

► Site 3 – Eastbound Rt55

► Site 4 – Northbound Rt15

► Site 5 – Westbound Rt55

► Site 6 – Northbound
Jefferson Street



Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

5.H.a

Packet Pg. 40

Attachment: Town Welcome Sign Project (3135 : Town of Haymarket & VDOT - Welcome Sign Information)

Site 1 – Sign Concept

- ▶ With the construction of the Rt15/66 Interchange three years away, only a preliminary concept can be proposed for the Southbound Rt15 entrance. Rt15 will be developed as a major thoroughfare and therefor, will need prominent signage. The ARB presently has two ideas:
 - Add a welcome sign to the overhead signage used to direct on/off ramp traffic.
 - Pro's – closer to the property line, Cheaper
 - Con's – Signage type (overhead, roadside,) and ownership maybe outside Town control
 - Build in a welcome message to the Fly-over
 - Pro's – more appealing
 - Con's – could get blocked by other signage, further from property line, expensive

Note: This concept will need to be negotiated now with VDOT to get worked into the design of the Interchange



Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

Site 2 and 6 – Sign Concept

8.b.a

- ▶ The ARB does not consider the north and south bound entryways of Jefferson street as major entry ways into town. Therefor, the ARB feels that a simple and more subtle approach should be taken here. Presently, there is a green corporate limits sign, but the ARB feels it is easily missed and does not present the branding of the town. We feel that another sign should be added that compliments the corporate limits sign yet together would stand out more and help enforce the town branding.



Alone



Paired

Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

5.H.a

Packet Pg. 42

Site 3 – Sign Concept

8.b.a

- ▶ The eastbound entryway of Rt15 poses a challenge. With the presence of strip malls at all four corners, there will be too many details for an appropriate sized sign to be noticed. Therefor, the ARB feels a small sign the is placed above the street lights will give the most impact.



Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

5.H.a

Packet Pg. 43

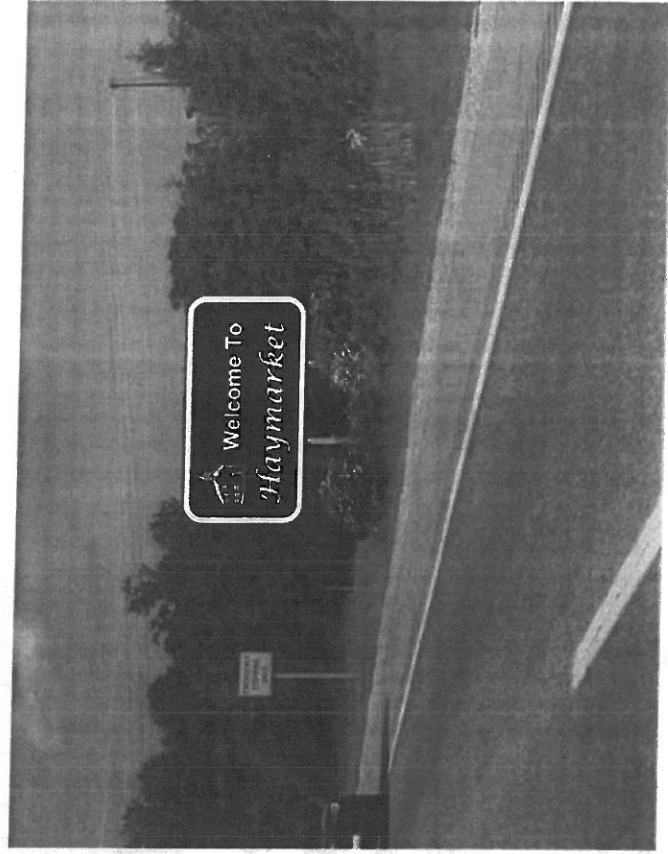
Packet Pg. 173

Attachment: Town Welcome Sign Project (3135 : Town of Haymarket & VDOT - Welcome Sign Information)

Site 4 - Sign Concept

8.b.a

- ▶ When entering the town northbound on Rt15, the town sign will need to contend with the Railroad tracks and industrial buildings. Therefore, the ARB feels that a more prominent sign is needed here. We based our concept on the present Loudon county welcome sign located at Rt15 and Bull Run waterway.



Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

Site 5 - Sign Concept

8.b.a

- ▶ Since the westbound entrance of Rt55 is primarily a residential entrance, the ARB prefers to keep the details of the sign presently in place. However, we feel it is subtly hidden and feel another one should be added to the other side of the street as well. This will allow the signs to stand out a little more. Plus, a “Leaving Haymarket, come again” message can be added to the town facing side of the signs, to add to the theme. Presently, the existing sign is faded, peeling, and beginning to deteriorate. We recommend replacing it as well as adding the new addition.



Packet Pg. 45

5.H.a

Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

Next Steps Needed from Council

8.b.a

- ▶ The next steps for council to consider:
 - Approval to continue with the Project (including scheduling and funding discussions)
 - Acceptance of the recommended sign locations
 - Acceptance of the sign concepts
 - Acceptance of the sign Designs
 - Approval to build, install, and acceptance to maintain signs.

Attachment: VDOT response on Signage (1337 : VDOT Response on Signage)

5.H.a

Packet Pg. 46

Sherrie Wilson

From: Kios, Art G. (VDOT) [A.Kios@VDOT.Virginia.gov]
Sent: Wednesday, January 30, 2013 4:09 PM
To: Sherrie Wilson
Cc: kluersen@verizon.net; Gerner, Peter K., P.E. (VDOT)
Subject: RE: ARB Request
Attachments: Town Welcome Sign Project Request.pdf

Sherrie,

I have reviewed the Town Welcome Sign proposal and offer the following comments:

Site 1 – Sign Concept

As noted in the proposal, the concept needs to be coordinated with the Rte. 15 interchange project. I will forward this email to appropriate District staff so that they can respond separately.

Site 2 and 6 – Sign Concept

These signs are allowed under a Land Use Permit issued by my office.

Site 3 – Sign Concept

I'm not sure that VDOT would allow this type of sign installation. However, if we do, the sign must first be reviewed and approved by our Traffic Engineering section. This would require submission of a signal modification plan by a licensed professional engineer. Contingent upon Traffic Engineering's approval, the sign could be allowed under a Land Use Permit issued by my office. I will forward this email to our Traffic Engineering managers to see if this concept is doable.

Site 4 – Sign Concept

This sign is allowed under a Land Use Permit issued by office.

Site 5 – Sign Concept

These signs are allowed under a Land Use Permit issued by my office.

Land Use Permits

The Town can proceed at any time and apply for a Land Use Permit(s) to install welcome signs as shown in Concepts 2, 4, 5, & 6. I have attached a copy of our Land Use Permit Application for your use. In addition to the application, I will need to following items in order to review and process the permit:

- Land Use Permit Application LUP-A
- Land Use Special Provisions LUP-SP
- Sign details including dimensions
- Detailed sketch or plan showing exact location of sign
- Permit processing fee of \$100 (check payable to Treasure of Virginia)

Please let me know if you have any questions.

Please let me know if you have any questions.

- Land Use Permit Application LUP-A
- Land Use Special Provisions LUP-SP
- Sign details including dimensions
- Detailed sketch or plan showing exact location of sign
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Land Use Permits

These signs are allowed under a Land Use Permit issued by my office.

Site 5 – Sign Concept

This sign is allowed under a Land Use Permit issued by office.

Site 4 – Sign Concept

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Site 2 and 6 – Sign Concept

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Site 1 – Sign Concept

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Sherrie,

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Sent: Wednesday, January 30, 2013 4:09 PM
To: Sherrie Wilson
Cc: kluisen@verizon.net; Gerner, Peter K., P.E. (VDOT)
Subject: RE: ARB Request
Attachments: Town Welcome Sign Project Request.pdf

Sherrie Wilson

October ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
Welcome Signs at Town entrance	Luersen	Aug. 2012	Open	<p>???? – Task Created</p> <p>Aug. 2012 – Tabled 'til next meeting</p> <p>Sep. 2012 – Board to review other towns signs via internet and prepare for Oct. 2012 concept discussion.</p> <p>Oct. 2012 – Concept Created. Ken to create formal ARB request package for town council. ARB review set for Nov. 2012. Packet submission to town council set for Dec. 2012 town meeting</p> <p>Nov. 2012 – ARB requested that town properties be included in package. ARB moved to submit document to Town council at the December TC meeting after changes are made.</p> <p>Dec. 2012 – Task tabled for the holidays</p> <p>Jan. 2013 – Town Council approved the concept and requested ARB to move forward with sign designs and costing. Next step. Get VDOT correspondence started and a list of road sign manufacturers.</p> <p>Feb. 2013 – Got feedback from VDOT to what concepts are possible and procedures to apply for right of way use. Also got POC's for PWC's sign designer/builder. Asked Marchant to contact Leesburg to request cost for their stone sign structure on 15 at the south entrance.</p> <p>Mar. 2013 – Luersen will be meeting with Bud Craiger, PWC sign designer, on March 22 to discuss fabrication costs. Marchant to initiate Leesburg costs for Stone sign and landscaping costs for their sign at the south Rt15 entrance.</p> <p>Apr. 2013 – Bud Craiger to develop sign design/costs/time frame packet to ARB. No delivery date was set. Luersen to keep communications with Bud to determine a delivery date for the packet. Marchant talking with Leesburg and will be getting the RFP quotes for us to use as reference costs.</p>

ARB Task List

Page 1

October ARB Tasking Status

				<p>Mar. 2015 – Initial sign package emailed to Swinford from Luersen</p> <p>May 2015 – No change.</p> <p>Jun. 2015 – No change.</p> <p>Jul. 2015 – Status to be updated at July meeting.</p> <p>Nov. 2015 – working meeting held before October ARB meeting. First step is to design Welcome signs that go with the Corp limit signs. Other signs are TBD later on.</p> <p>Jan. 2016 – No Change.</p> <p>Mar. 2016 – On hold for ToT briefing this month.</p> <p>May 2016 – No change.</p> <p>Jun. 2016 – Waiting for sign amendment. Nothing further on a joint Haymarket/JTHG design.</p> <p>Jul. 2016 – Waiting for sign amendment. JTHG graphic standards package submitted.</p> <p>Aug. 2016 – No meeting</p> <p>Sep. 2016 – Robert brought in examples of sign types for the ARB to choose from. Selection by the board was task for the Aug. meeting. Sign permit process was outlined by Denise. Town corp limits signs are owned by the Town. Next step is design for select signs.</p> <p>Oct. 2016 – Sign selections were postponed from Sept. to this month.</p>
Commercial Fencing	Marchant and ARB staff	December 2014	On Hold	<p>Jan. 2014 – A COA for a commercial Fence, led to the discussion that commercial fences are not addressed in the ARB Guidelines. With the changes of the Historic district overlay, and comp-plan review, the ARB Guidelines will need to be updated. To that note, it was determined to begin outlining acceptable commercial fencing to include with the guideline changes.</p> <p>May 2014 – On hold until Historic District overlay is determined, requiring Guideline changes.</p>

ARB Task List

Page 3

Attachment: ARB Tasking 201610 (2960 : Chair Luersen - ARB Task List)

5.H.a

Packet Pg. 114

Attachment: Town Welcome Sign Project (3135 : Town of Haymarket & VDOT - Welcome Sign Information)

Town Planner - April 2017 Town Council Report

Task	Assigned To	Date Task Started	Last worked on	Action Needed By	Anticipated End Date	Actual End Date	Comments
Architectural Review Board							
#2016-033 (Foster's Grille) Signage and Lighting	Planner	11/10/2016	2/22/2017	Applicant	1/19/2017	### ###	Done
#2016-035 (Chris Dixon)	Incomplete	12/5/2016	12/19/2016	Applicant			Fence proposed on residential property.
#2016-037 (Z Companies)	Steve/Kimberly	12/19/2016	3/31/2017	Applicant			Demolition of two buildings in Town Core. Met w/ applicant and design team, 3/31/17 to resubmit additional materials to ARB for their 4/19/17 meeting
#2016-038 (Dog's Day Out)	Steve/Kimberly	1/5/2017	3/27/2017	Applicant	2/15/2017		ARB heard revisions, tabled again to 4/19/17, Kimberly met with applicants 3/27/17 on revised designs
#2017-002 (Haymarket Baptist Church)	ARB	1/9/2017	2/15/2017	ARB	3/15/2017		Proposed canopies tabled until April meeting, staff meeting planned 4/5
Storm drain stencil project	ARB	1/18/2017	2/15/2017	Eagle Scout project team	4/22/2017		Presentation by Eagle Scout Ethan Marsh. ARB requested more information. Scout working with VDOT (3/30/17)
Board of Zoning Appeals							
Appeal of Notice of Violation (#BZA- 2017-004)	BZA staff	1/6/2017	3/1/2017	Staff, Town Attorney, BZA	3/13/2017		Met with applicant's attorneys twice to review case and site. Advertised & notifications sent; BZA to hear Appeal at their regular meeting in March. Request to defer rec'd from applicant's attorneys, forwarded to Chairman.
Active Board Recruitment	BZA,	11/1/2016	3/1/2017	Town Council			BZA met in January for information items, elected officers and adopted 2017 calendar. Need appointees for 1 vacancy.
Variance: QBE (#BZA-2017-005)	BZA staff	1/30/2017	3/1/3/17	Staff, BZA	tabled		Application tabled by chair until 4/13/17 meeting Chairman
Planning Commission							
Update: Zoning & Subdivision Ordinance	Planning Commission	9/26/2016	3/1/2017	Planning Commission, Consultant	4/5/2017		Consultant presented in joint PC & TC work session 2/27. PC scheduled to hold public hearing 4/5/17. Advertisements & notifications sent
Site Plan: Sheetz	Staff, Planning Commission	11/16/2016	2/8/2017	Planning Commission, Town Council	2/1/2017		Final Site Plan approved, bond review completed 3/31/17
Site Plan: A Dog's Day Out	Steve/Katie	11/21/2016	3/1/2017	Staff; Applicant	5//2017		Preliminary Site Plan conditionally approved by PC 3/1; Buffer modification review 4/5
Site Plan: QBE Improvements	Steve/Katie, Planning Commission	1/20/2017	3/1/2017	Applicant			Staff provided comments and forwarded agency reviews. On hold pending the engineer and applicant addressing all comments.
Prince William County							
One-Mile Review: Carter's Mill	Susannah, Holly	10/5/2016	2/8/2017	Staff			6th submission under review by Staff to provide comments to PWC planning.
One-Mile Review: John Marshall Commons	Holly, Susannah, Planning Commission	11/1/2016	2/22/2017	Applicant; PWC Staff			Staff has provided comments to PWC planning. Applicant wants to meet with us to go over our comments. PC declined to add them to agenda 3/1 due to working on ordinance & # of reviews.
One-Mile Review: Heathcote Tire & Auto SUP	Holly, Susannah, Planning Commission	12/22/2016	2/8/2017	Applicant; PWC Staff	2/28/2017		Staff provided comments to PWC planning.
Staff							
Process Review: Forms, Fees, Submittals	Kimberly	9/26/2016	1/30/2017	Staff	6/1/2017		In process. Fees to reflect actual costs including E&S, Stormwater, etc.
SUP #2017-003: K&K Sarees	Staff	1/5/2017	n/a	n/a			Applicant has withdrawn but will wait to see if zoning ordinance will include home occupations as a use-by-right. Refunded fees
Details from the Home, Gossom Manor p	Property owners	2/22/2017	2/27/2017	n/a			Issues with parking & cut-throughs. They would like to extend a fence to address this problem. Mtg scheduled.
Signage issues on Industrial Properties	staff	12/15/2016	2/13/2017	Staff			To address a signage plan and individual signs on properties affected by VDOT work on Hwy 15
Winterham & Iceplex: Shared parking, Subdivision Plan & Major Site Plan revisions	staff	11/30/2016	2/13/2017	Staff; Town Attorney			Met with property owner reps, surveyor, continued research, emails with town attorney, and discussed issues with property owner's representative. Sent all information to property owners.
Zoning Ordinance Update- Directive from PC	staff	2/6/2017	2/13/2017	PC	4/5/2017		Met w/ property owners along Washington St to get their input regarding rezoning of properties.