



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, June 17, 2015

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - May 20, 2015 7:00 PM

4. Certificate of Appropriateness

- A. 14719 Alexandra's Keep Lane - Deck
- B. 14959 Keavy Place - Deck
- C. 14950 Washington Street - Wall Signs
- D. 14881 Washington Street - Demolition of Existing Structure

5. Town Council Update

6. Planning Commission Update

7. New Business

- A. By-Laws
- B. Appointment of Vice Chair
- C. Harrover Master Plan Study

8. Old Business

9. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, May 20, 2015

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 7:04 PM

Councilwoman Pam Swinford called the meeting to order.

1. Call to Order

Councilwoman Pam Swinford: Present, Chair Kenneth Luersen: Absent, Architect John Parham: Present, Commissioner Ralph Ring: Present, Board Member Susan Edwards: Present, Board Member Robert Day: Present.

2. Citizens Time

No citizen comment.

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - Apr 15, 2015 7:00 PM
Minutes approved with no exceptions.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Susan Edwards, Board Member
SECONDER:	Ralph Ring, Commissioner
AYES:	Swinford, Parham, Ring, Edwards, Day
ABSENT:	Kenneth Luersen

4. Certificate of Appropriateness

A. 6840 - St. Paul Drive - Fence
Approved with no exceptions.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Susan Edwards, Board Member
AYES:	Swinford, Parham, Ring, Edwards, Day
ABSENT:	Kenneth Luersen

B. 14911 Greenhill Crossing Drive - Deck
Approved with no exceptions.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Susan Edwards, Board Member
AYES:	Swinford, Parham, Ring, Edwards, Day
ABSENT:	Kenneth Luersen

C. 6760 Fayette Street - Shutter Replacement
Approved with no exceptions.

Minutes Acceptance: Minutes of May 20, 2015 7:00 PM (Minutes Approval)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Susan Edwards, Board Member
SECONDER: Ralph Ring, Commissioner
AYES: Swinford, Parham, Ring, Edwards, Day
ABSENT: Kenneth Luersen

D. 15151 Washington Street - Exterior Paint

Approved with exceptions; pending exterior paint color samples from the Benjamin Moore Historic Collection must closely match those of the ARB approved Sherwin Williams Historic Collection samples.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ralph Ring, Commissioner
SECONDER: Susan Edwards, Board Member
AYES: Swinford, Parham, Ring, Edwards, Day
ABSENT: Kenneth Luersen

E. 14950 Washington Street - Patio Fence

Approved with no exceptions.

RESULT: ADOPTED [4 TO 1]
MOVER: Susan Edwards, Board Member
SECONDER: Ralph Ring, Commissioner
AYES: Pam Swinford, Ralph Ring, Susan Edwards, Robert Day
NAYS: John Parham
ABSENT: Kenneth Luersen

F. 15111 Washington Street - Patio Fence

Approved with no exceptions.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ralph Ring, Commissioner
SECONDER: Susan Edwards, Board Member
AYES: Swinford, Parham, Ring, Edwards, Day
ABSENT: Kenneth Luersen

G. Villages of Haymarket Phase II - 5 Lots

Approved as described in the cover letter dated May 12, 2015.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ralph Ring, Commissioner
SECONDER: Susan Edwards, Board Member
AYES: Swinford, Parham, Ring, Edwards, Day
ABSENT: Kenneth Luersen

5. Town Council Update

No Town Council updates at this time.

6. Planning Commission Update

Commissioner Ring updates the ARB.

On Thursday, May 28th at 7 pm the Planning Commission will be discussing the 3 preliminary uses for the Harrover property and forwarding their written recommendations to the Town Council.

The Sign Ordinance draft should be done and received by the end of this month. Once received citizens Board members and Staff can make comments.

7. New Business

8. Old Business

Zoning Administrator/Town Planner Marchant Schneider updates the ARB.

Marchant Schneider informed the Board that he has not yet heard back from the property owners regarding the Payne Lane Properties.

The Fairgrounds property they have revised the plan to include a hotel, small grocery chain, and the have reduced the number of residential units to 87.

Next month I recommend the Board add to the agenda the review of the 3 proposed uses of the Harrover Properties, and submit a written recommendation to the Town Council. I also, recommend that the Board moves forward with creating Bylaws and voting on an ARB Vice Chair.

A. ARB Task List

Due to the absence of Chair Luersen, there were no Task List updates.

9. Adjournment

A. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Susan Edwards, Board Member
AYES:	Swinford, Parham, Ring, Edwards, Day
ABSENT:	Kenneth Luersen

Submitted:

Approved:

Denise Hall, Clerk

Ken Luersen, Chairman

Minutes Acceptance: Minutes of May 20, 2015 7:00 PM (Minutes Approval)



TO: Architectural Review Board
SUBJECT: 14719 Alexandra's Keep Lane - Deck
DATE: 06/17/15

Mr. Fernando Bernal would like to build a deck off the 2nd story of his town home. The deck will be constructed of Trex composite materials and built to PWC code.

ATTACHMENTS:

- 14719 Alexandra's Keep Lane - Deck (PDF)



RECEIVED
MAY 27 2015
TOWN OF HAYMARKE

ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P-2015-021

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: Fernando and Kellie Bernal

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

SITE ADDRESS: 14719 Alexandra's Keep Lane Parcel ID #: _____

Subdivision Name: Alexandra's Keep Lot Size: see attached survey

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.)

We are building a deck off the 2nd story of our townhouse. We are using Trex composite materials.

The deck will be built to PWC code. Please see all attached information.

Approx 320 sq ft

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)

Deck will be built of TREX composite materials
deck color: spiced rum, rail color: classic white + vintage lantern with
round (black) aluminum balusters.

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

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>Fernando Bernal</u>			<u>same</u>		
Name			Name		
<u>14719 Alexandra's Keep Ln.</u>			Address		
Address			Address		
<u>Haymarket</u>	<u>VA</u>	<u>20189</u>	City	State	Zip
City	State	Zip	City	State	Zip
<u>703-975-3029</u>	<u>ferkel4e@comcast.net</u>		Phone#	Email	
Phone#	Email		Phone#	Email	

Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)

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.

FLBQ
Applicant Signature

Kellie A. Bernal
Property Owner Signature

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

Date Filed: 5-27-2015 Fee Amount: 25- Date Paid: 5-27-2015

DATE TO ZONING ADMINISTRATOR: 5-27-2015

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 6-17-2015

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): N/A

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

TOWN COUNCIL {where required):

CONDITIONS:

Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)



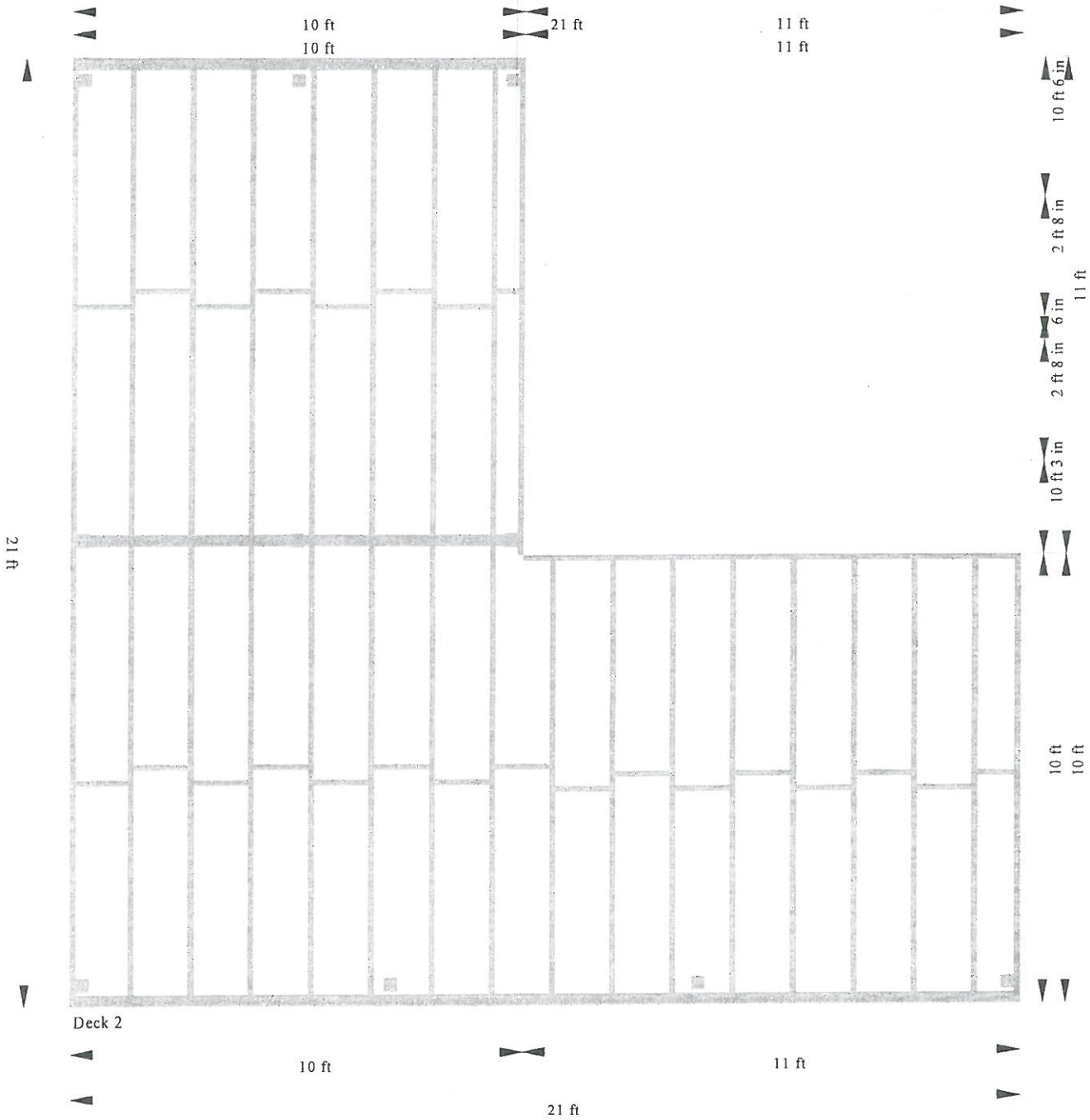
Pro Deck Design™

Built to
PWC Code

4.A.a



Dimension View

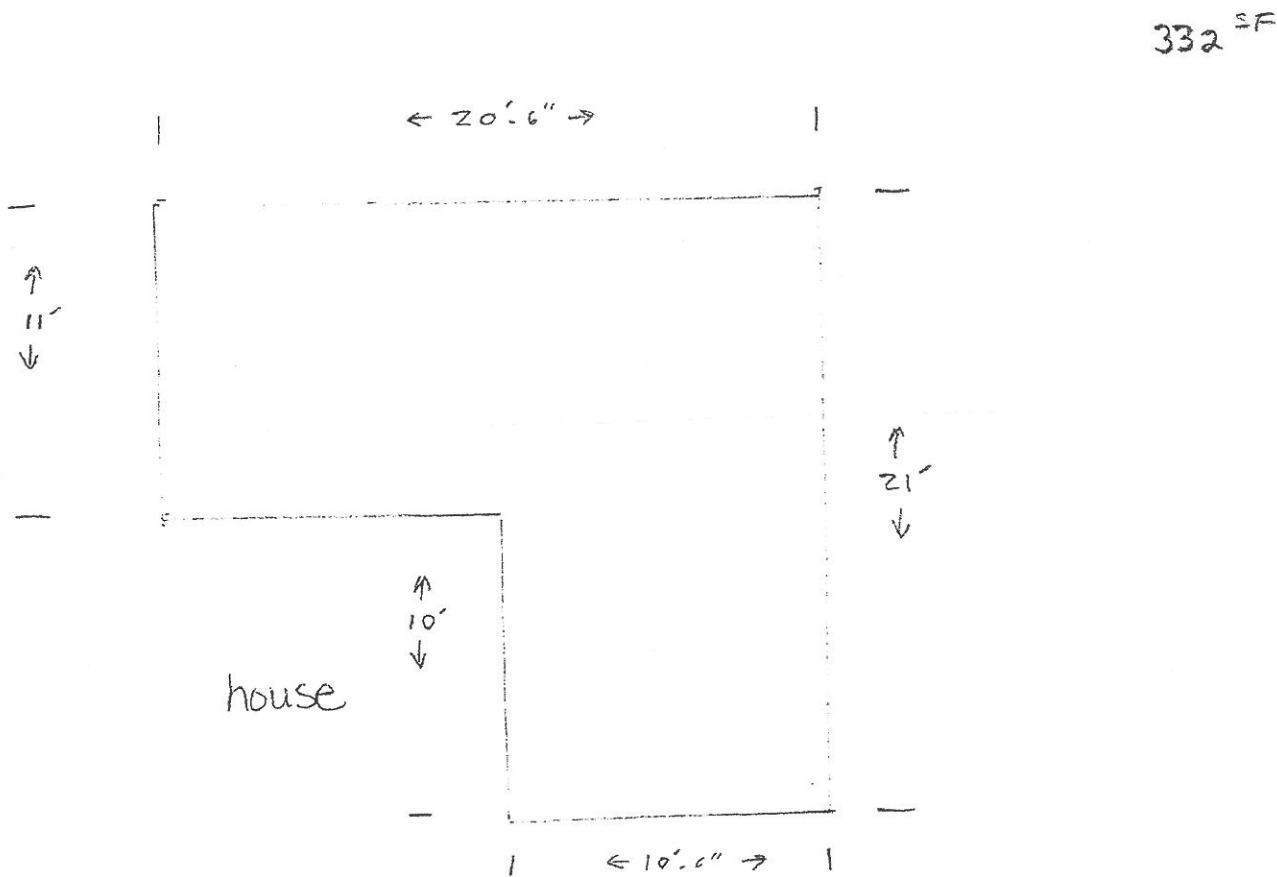


Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)

Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.

MOOSE URL: <http://moose.web.att.com/>



TREX Composite:
~~BRICK PATTERNS - CIRCLES~~

Deck color - Spiced Rum

Rail color - white Post, Vintage Lantern rail with round aluminum balusters

Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)

HOUSE LOCATION SURVEY

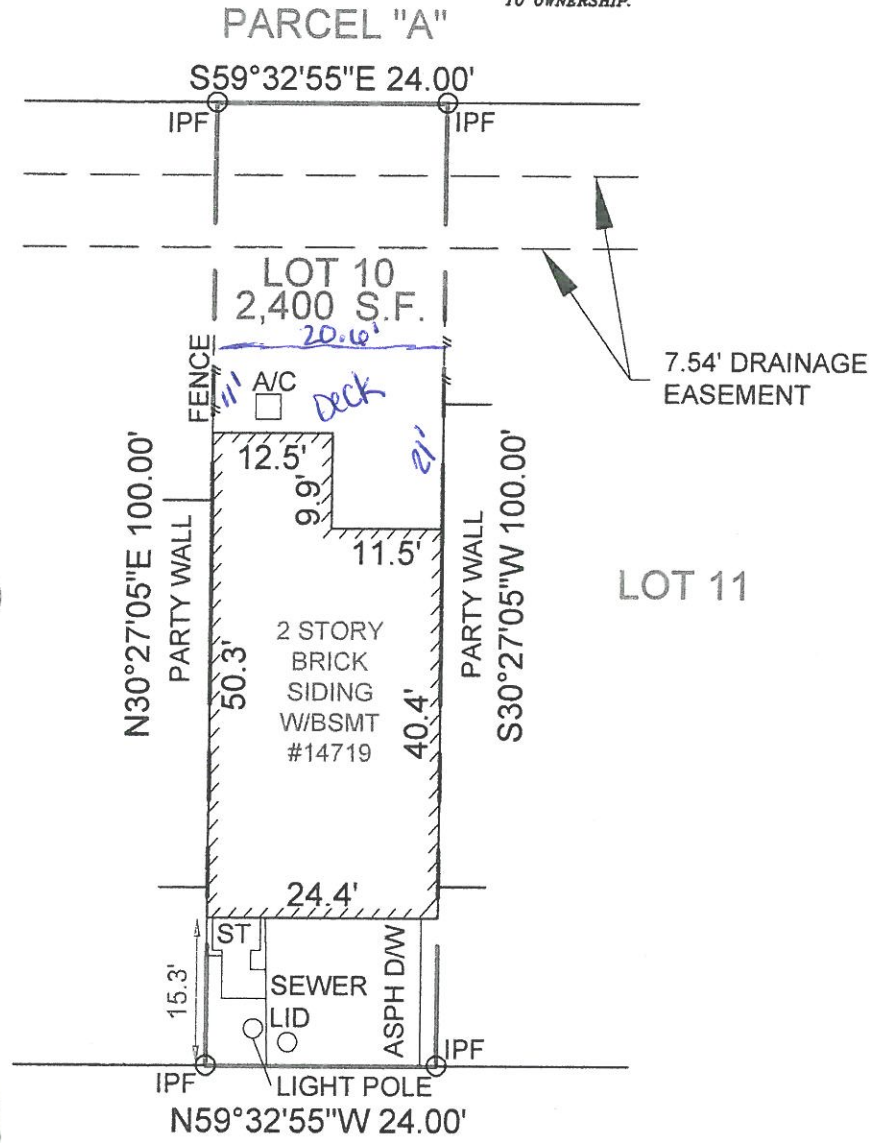
ADDRESS: 14719 ALEXANDRAS KEEP LANE

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND/OR OTHER IMPROVEMENTS. FENCE LOCATIONS ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.



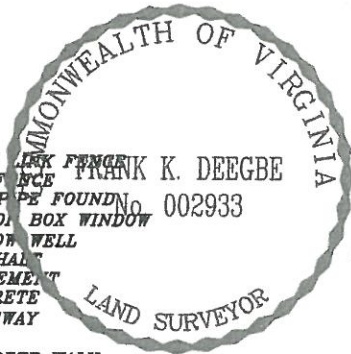
LOT 9

LOT 11



7.54' DRAINAGE EASEMENT

- LEGEND**
- CLF - CHAIN LINK FENCE
 - WF - WOOD FENCE
 - IPF - IRON PIPE FOUND
 - B/W - BAY OR BOX WINDOW
 - W/W - WINDOW WELL
 - ASPH - ASPHALT
 - BSMT - BASEMENT
 - CON - CONCRETE
 - D/W - DRIVEWAY
 - ST - STOOP
 - C/W - CONCRETE WALK
 - R/W - RIGHT OF WAY
 - BRL - BUILDING RESTRICTION LINE
 - O/H - OVER HANG
 - PLT - PLANTER



ALEXANDRAS KEEP LANE

PRIVATE STREET
PARCEL "A"

DRAWN BY: BF

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERED TO HEREON. NO TITLE REPORT WAS FURNISHED.

Frank K. Deegbe 4/3/14

LAND MARX, LLC.

9900-E GREENBELT ROAD SUITE 334
LANHAM, MD 20706
PHONE 301-368-1944
FAX 301-794-8751
LANDPRO@MAIL.COM

HOUSE LOCATION SURVEY ALEXANDRAS KEEP

LOT 10
INSTR #200906050054872
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

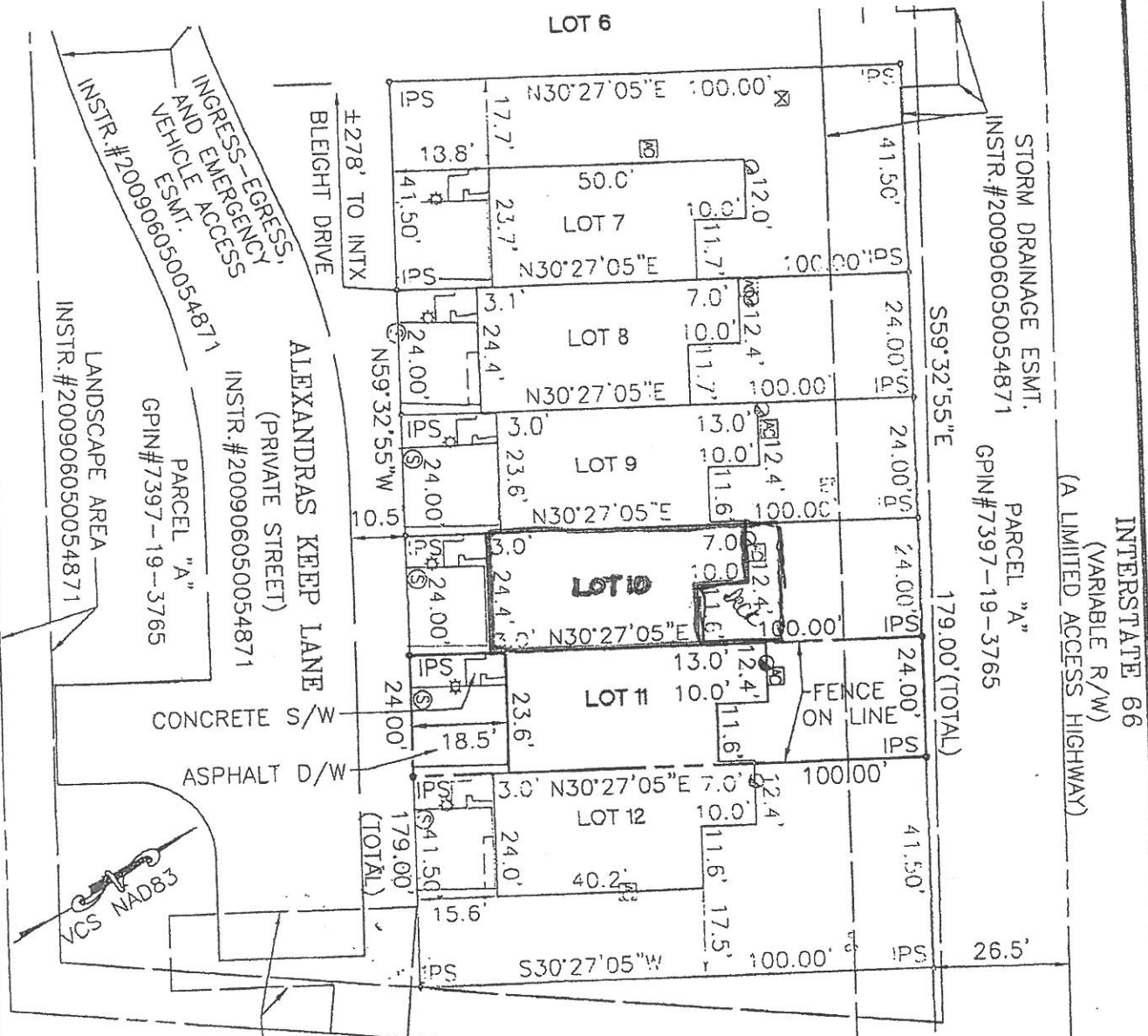
SCALE: 1" = 20' DATE: 4/2/14

PROFESSIONAL SEAL

DATE

FILE: #14719 ALEXANDRAS KEEP LA CASE: # VA14 5425

Attachment: 14719 Alexandras's Keep Lane - Deck (2410 : 14719 Alexandras's Keep Lane - Deck)



STORM DRAINAGE ESMT.
INSTR.#200906050054871

LOT 11 2400 S.F.
#14721 POSTED GPIN#7397-19-5168

N/F
TRUSTED MANAGEMENT AND SERVICES, LLC
GPIN #7397-19-4508
INSTR. #200312010218900

- LEGEND
- D/W DRIVEWAY
 - S/W SIDEWALK
 - IPS IRON PIPE SET
 - ⊙ SANITARY MANHOLE
 - ⊠ AIR CONDITIONING UNIT
 - ⊛ YARD LIGHT
 - ⊙ GAS METER
 - ⊙ GAS MARKER
 - ⊠ ELECTRIC TRANSFORMER

- NOTES:
1. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL 51153C0067 D, DATED JANUARY 5, 1995.
 2. NO TITLE REPORT FURNISHED.
 3. ALL IMPROVEMENTS NOT SHOWN.
 4. FIELD WORK PERFORMED ON 07-10-2012

PHYSICAL IMPROVEMENT SURVEY

LOT 11
Alexandras Keep

INSTR. #200906050054871
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

REV:
REV:



Attachment: 14719 Alexandras's Keep Lane - Deck (2410 : 14719 Alexandras's Keep Lane - Deck)

AlexandrasKeep-Lot11-Final.dwg 2012/07/11 14:47:17 Stokley, Donella



Trex Elevations®
STEEL DECK FRAMING

framing: Trex Elevations®
decking: Transcend® in Spiced Rum & Vintage Lantern
railing: Transcend in Classic White & Vintage Lantern
with round aluminum balusters

estructura: Trex Elevations®
terrazza: Transcend® en colores Spiced Rum y Vintage Lantern
barandas: Transcend en colores Classic White y
Vintage Lantern con balaustres redondos de aluminio

DURABILITY BUILT FROM THE GROUND UP

New kind of decking? New kind of framing. Our high-performance steel beams build stronger, straighter decks.

- » Strong, safe and non-combustible
- » Rot- and termite-proof steel lasts much longer than wood
- » Precise engineering enables curved deck designs and flat surfaces
- » Covered by our industry-leading limited warranty against material defects
- » Contains a minimum of 25% recycled steel and is a 100% renewable resource

Durabilidad desde el suelo hasta el cielo

¿Un nuevo tipo de terraza? Un nuevo tipo de estructura. Nuestras vigas de acero de alto rendimiento forman terrazas más fuertes y parejas.

- » Fuertes, seguras y no combustibles
- » El acero a prueba de podredumbre y termitas dura mucho más que la madera
- » La ingeniería de precisión permite desarrollar diseños curvos y superficies planas para la terraza
- » Cubierta por nuestra garantía residencial limitada contra defectos en los materiales líder de la industria
- » Contiene un mínimo de 25% de acero reciclado y es un recurso 100% renovable

Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)



SEQUOIA MANAGEMENT COMPANY, INC. • 13998 PARKEAST CIRCLE • CHANTILLY, VIRGINIA 20151-2283 • 703-803-9641 • FAX 703-968-0936
www.sequoiamanagement.com

May 20, 2015

Fernando & Kellie Bernal
14719 Alexandra's Keep Lane
Haymarket, VA 20169

REF: Architectural Improvement Request for 14719 Alexandra's Keep Lane

Dear Mr. & Mrs. Bernal,

I am pleased to inform you that the Alexandra's Keep Homeowners Association Architectural Review Committee has approved your application to **install a deck**, as submitted, for the above referenced property.

A copy of your approved application is enclosed.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
SEQUOIA MANAGEMENT COMPANY, INC.

Susan Shields
Administrative Assistant

Enclosure: Approved Application

Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)

Alexandra's Keep Homeowners Association

Architectural Review Application

Please note: In order for your application to be processed, you must provide a picture of your home and the proposed change(s), and complete in full for approval.

Please Mail or Deliver To: Architectural Review Board
c/o Sequoia Management Company, Inc.
13998 Parkeast Circle
Chantilly, VA 20151-2283
Phone: 703-803-9641
Fax: 703-968-0936

1. Name: Fernando & Kellie Bernal
(Please Type or Print)
2. Address of Proposed Change: 14719 Alexandra's Keep Ln.
Mailing Address of Applicant: Haymarket VA 20109
3. Parcel/Lot Number: # 10
4. Home Telephone: 571-208-0898 Work Telephone: 703-975-3029
5. General Description of Proposed Change:

Provide a description of the proposed change, including the purpose or reason for the change, the type and color of materials to be used, location of property, and any other pertinent information required to evaluate the proposed change(s).

Building deck off of the 2nd floor of our townhome, will use Trex composite decking + railing to be built to Prince William County Code

6. Required Exhibits and Supporting Documentation:

The supporting exhibits or documentation listed below must accompany this design review application for the proposed change(s). An application submitted without all required information will be considered incomplete. In such case, the Architectural Control Committee's sixty (60) day review period will not commence until all required information has been received. Applicants should provide all documents and exhibits required by Fairfax County.

- a. **Paint or Stain Colors** – A sample and model number of the color(s) to be used must be provided, both for repainting or re-staining existing improvements and for structural additions, together with a list of existing paint colors on the house or appurtenant structures that will remain unchanged.
- b. **Finish Materials** – A description and/or sample of all finish materials to be used for the exterior surface of proposed improvements must be provided.
- c. **Site Plan (Recorded Plat)** – A site plan, drawn to scale, showing the location and dimensions of the proposed improvement, including orientation with respect to the property lines, unit, and adjacent dwelling units must be provided for decks, patios, walls, storage sheds, fences, recreation equipment, major landscape changes that require approval, and structural additions to the home.

Alexandra's Keep Homeowners Association

Architectural Review Application

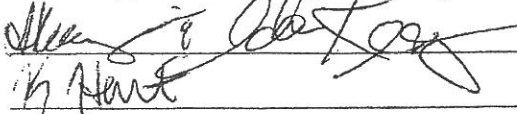
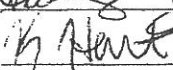
- d. **Architectural Drawings and Landscape** – Detailed architectural drawings or plans must be provided for decks, storage sheds, and structural additions to the home and major landscape improvements that would change the topography of the lot or landscape plan originally provided by the builder.
- e. **Photographs** – The inclusion of photographs is appropriate for exterior lighting fixtures, decorative objects and similar cosmetic additions to the unit or lot.
- f. **Other Exhibits** – Other exhibits may be required in order to permit adequate evaluation of the proposed change. Homeowners are advised to seek guidance from the Architectural Control Committee or Managing Agent before submitting an application.

7. Notification of Adjacent Lot Owners

A homeowners submitting a design review application is required to provide notice of the application to all lot owners (other than builders) whose lots immediately abut the applicant's lot or are separated from the applicant's lot by a street or common area and for whom the proposed improvement will be visible from the adjacent lots.

Proof of notice is required through the signing of the design review application by the adjacent lot owners.

Signature(s) and Address(es) of adjoining lot owners:

	14717 ALEXANDRAS KEEP
	14721 Alexandras Keep

8. Estimated Starting Date of Construction (After Approval by the Architectural Review Board):

May 2015

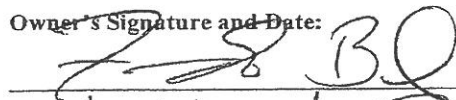
9. Estimated Completion Date:

June 2015

10. Owner acknowledges that he/she is familiar with the design review requirements and procedures for the Preserve at Great Oak Homeowners Association.

11. Owner understands that the authority to perform an alteration granted by this application will automatically expire if the work is not commenced within one-hundred eighty (180) days following approval and work completed within three-hundred sixty (360) days of approval of other time frame authorized by the Architectural Review Board.

Owner's Signature and Date:

	4/17/15
Kellie A. Bernal	4/17/15

14719

Alexandra's Keep Homeowners Association Architectural Review Application

- Approved w/ applicable permits
- Disapproved _____
- Additional Information needed to process application: _____
- Comments or restrictions: _____

Approval for any project by the Association does not in any way imply waiver or approval of Fairfax County requirements. Alexandra's Keep residents must comply with all Fairfax County Requirements. Thank you for helping to keep our community beautiful!

ARB REVIEWER SIGNATURES

Date 5/18/15 _____

Date _____

Date _____

Notes

1. Nothing contained herein shall be construed to represent those alterations to lots or buildings in accordance with these plans shall not violate any of the existing provisions of local building and zoning codes. Further, nothing contained herein shall be construed as a waiver or modification of any restrictions.
2. When required, building permits shall be obtained prior to start of any construction. Nothing contained herein shall be construed as a waiver or permit requirements.
3. Owner understands and agrees that no work on this request will commence until written approval has been obtained from the Architectural Review Board.
4. Owner further understands and agrees that any exterior alterations undertaken before written approval is obtained are not permitted and that the owner may be required to restore the property to its former condition at the owner's expense if such alterations are made and subsequently disapproved in whole or in part. Further, owner understands that any legal expense associated therewith will be the responsibility of the owner.
5. Owner agrees to give the Architectural Review Board and/or Managing Agent express permission to enter on the owner's property at a reasonable time to inspect the proposed project in progress, and the completed project.
6. Owner understands that any approval is contingent upon the completion of alterations in a workmanlike manner and in accordance with the approved plan and specifications for alterations.

Attachment: 14719 Alexandra's Keep Lane - Deck (2410 : 14719 Alexandra's Keep Lane - Deck)



TO: Architectural Review Board
SUBJECT: 14959 Keavy Place - Deck
DATE: 06/17/15

Mr. David Schmidt would like to build a ground floor deck with railings and stairs. All materials will be Trex composite.

ATTACHMENTS:

- 14959 Keavy Place - Deck (PDF)



RECEIVED

JUN - 8 2015

TOWN OF HAYMARKET

ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP-2015-022

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: David Schmidt

PROPOSED USE: Deck Size (Sq. Ft./Length) of Construction: 317 / 18

SITE ADDRESS: 14959 Keavy pl Parcel ID #: _____

Subdivision Name: Sherwood Forest 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.)
Adding exterior, ground floor deck. Dimensions and materials attached, 18 ft out from house, 17ft across house

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet
FEE: \$25.00 Residential \$50.00 Commercial

PAID JUN - 8 2015

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)
materials will be trex island mist, with a trex spiced rum border all railings and stairs are trex as well, see spec sheet for detail

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

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name	<u>David Schmidt</u>	Name	<u>David Schmidt</u>
Address	<u>14959 Keavy pl</u>	Address	<u>14959 Keavy pl</u>
City	<u>Haymarket VA</u>	City	<u>Haymarket VA</u>
State	<u>VA</u>	State	<u>VA</u>
Zip	<u>20169</u>	Zip	<u>20169</u>
Phone#	<u>760 687 8485</u>	Phone#	<u>schmidtj86@gmail.com</u>
Email	<u>schmidtj86@gmail.com</u>	Email	

Attachment: 14959 Keavy Place - Deck (2411 : 14959 Keavy Place - Deck)

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: 6-8-15 Fee Amount: \$25 Date Paid: 6-8-15

DATE TO ZONING ADMINISTRATOR: 6-8-15

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 6-17-2015

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): N/A

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

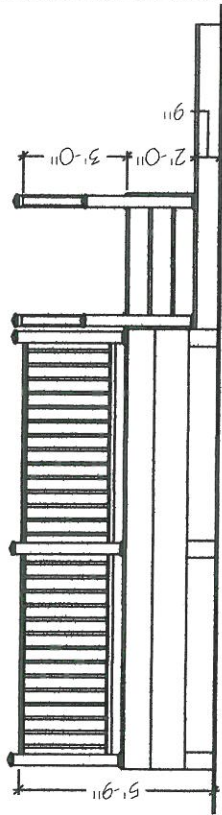
SIGNATURE

PRINT

TOWN COUNCIL {where required):

CONDITIONS:

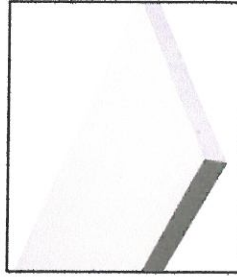
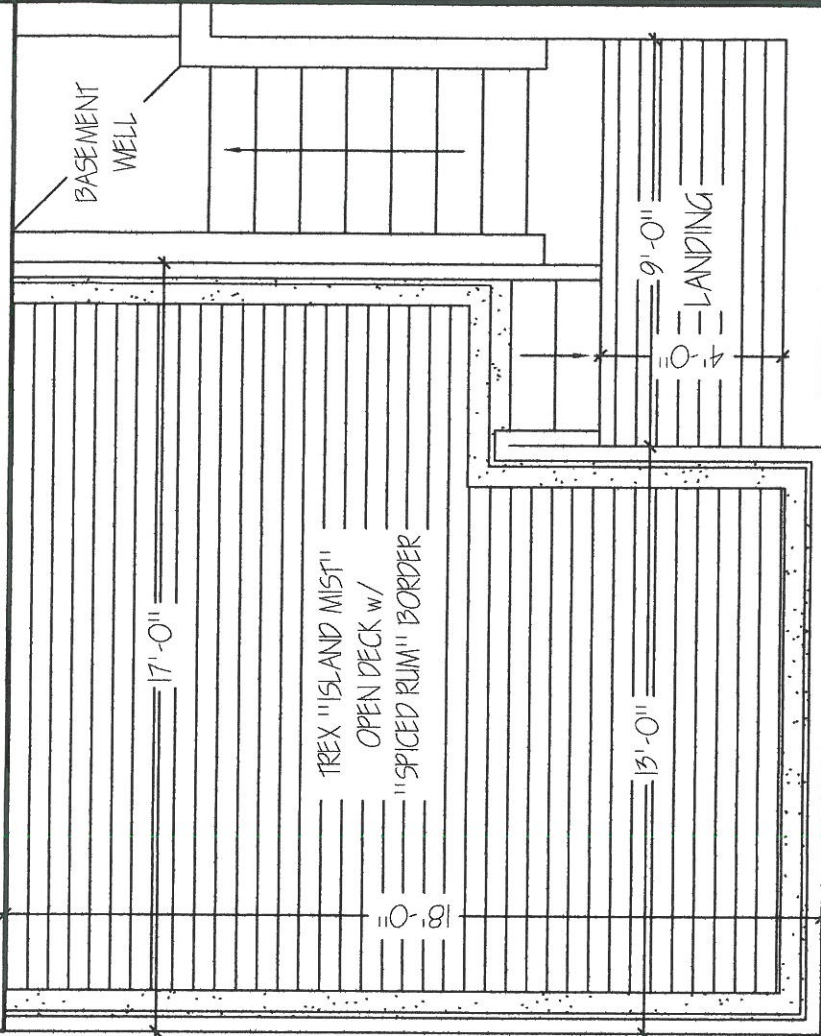
Attachment: 14959 Keavy Place - Deck (2411 : 14959 Keavy Place - Deck)



1
ELEVATION
 Scale: 3/16"=1'-0"



TREX WHITE RAILING w/ BLACK ALUMINUM BALUSTERS
 & "SPICED RUM" TOP PLATE



WHITE PVC WRAP ON
 DECK FASCIA & STEPS



"ISLAND MIST" DECKING



"SPICED RUM" BORDER



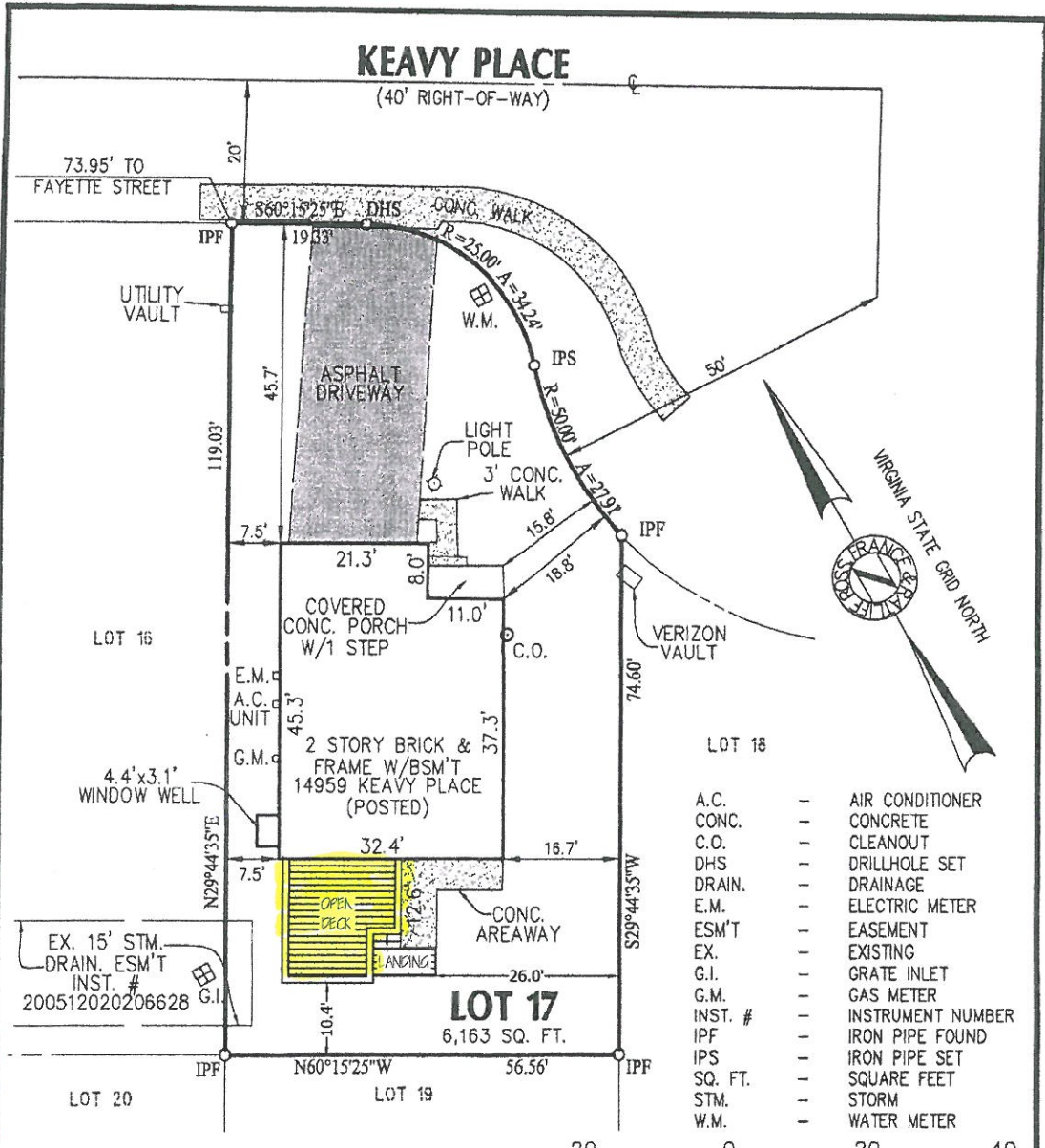
SUNBURST CONSTRUCTION
 44675 CAPE COURT
 SUITE 150
 ASHBURN, VA 20147
 PHONE: 703-406-0914
 FAX: 571-918-4279

SCHMIDT
 Residence

SALESPERSON: Chad Brofermaker
 DRAWN BY: Todd McKinney
 DATE: 05/27/15
 SUNBURST CONSTRUCTION
 PRE-PRODUCTION

SCALE: 1/4" = 1'
 PAGE: 1

THIS DRAWING AND ALL DESIGNS AND DETAILS SHOWN ARE CONFIDENTIAL. THIS DRAWING IS NOT TO BE COPIED OR DISTRIBUTED TO THIRD PARTIES WITHOUT PERMISSION OF SUNBURST AND IS RETURNABLE UPON DEMAND. ALL PATENT AND DESIGN RIGHTS ARE RESERVED.



- A.C. - AIR CONDITIONER
- CONC. - CONCRETE
- C.O. - CLEANOUT
- DHS - DRILLHOLE SET
- DRAIN. - DRAINAGE
- E.M. - ELECTRIC METER
- ESM'T - EASEMENT
- EX. - EXISTING
- G.I. - GRATE INLET
- G.M. - GAS METER
- INST. # - INSTRUMENT NUMBER
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- SQ. FT. - SQUARE FEET
- STM. - STORM
- W.M. - WATER METER

P:\Engineer\PWC\SHERWOOD\House-Loc\dwg\Lot-17-hls.dwg Fri, Jun 14 2013 JMitchell

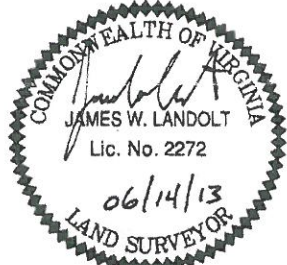
THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 7298-90-2291. THIS PROPERTY WAS ACQUIRED BY DEED RECORDED AS INSTRUMENT #201011050098724 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.


THE PROPERTY DELINEATED HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOODPLAIN EASEMENT.

HOUSE LOCATION SURVEY
LOT 17
SHERWOOD FOREST
GAINESVILLE MAGISTERIAL DISTRICT
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 20'
DATE: JUNE 14, 2013

COPYRIGHT © 2013
by
ROSS, FRANCE & RATLIFF, LTD.
NO TITLE REPORT FURNISHED

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A FIELD SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.



DWN:	JKM	 Ross, France & Ratliff, Ltd. CIVIL ENGINEERING - LAND SURVEYING 8802 SUDLEY ROAD MANASSAS, VIRGINIA 20110 703-361-4188 FAX 703-361-6353	CERTIFIED CORRECT
CHK:	JWL		RE-CERTIFIED CORRECT

F#5150-A

Attachment: 14959 Keavy Place - Deck (2411 : 14959 Keavy Place - Deck)



SEQUOIA MANAGEMENT COMPANY, INC. • 13998 PARKEAST CIRCLE • CHANTILLY, VIRGINIA 20151-2283 • 703-803-9641 • FAX 703-968-0936
www.sequoiamanagement.com

June 3, 2015

David and Elizabeth Schmidt
14959 Keavy Place
Haymarket, VA 20169

REF: Architectural Improvement Request for 14959 Keavy Place

Dear Mr. and Mrs. Schmidt,

I am pleased to inform you that the Sherwood Forest Homeowners Association Architectural Review Board has approved your application to **build a deck, with the stipulation that applicable permits are obtained**, at the above referenced property.

A copy of your approved application is enclosed.

Should you have any questions, please do not hesitate to contact us at (703) 803-9641 or by e-mail to kwalent@sequoiamgmt.com.

Kind regards,
SEQUOIA MANAGEMENT COMPANY, INC.

Kervi Walent
Administrative Assistant

Enclosure: Approved Application

Attachment: 14959 Keavy Place - Deck (2411 : 14959 Keavy Place - Deck)

Sherwood Forest
ARCHITECTURAL IMPROVEMENT REQUEST FORM
c/o
Sequoia Management
13998 Parkeast Circle
Chantilly, VA 20151-2283
703-803-9641
www.sequoiamanagement.com

Name of Applicant: David and Elizabeth Schmidt Date: 5-20-15
Address: 14959 Keavy pl Lot #: 17
Telephone: (H) 760 697 2425 (W) 760 212 7096 (FAX) _____
Email: Schmidty 86@gmail.com

(to be utilized to verify receipt of application as well as communication for additional information as required)

Anticipated Construction Duration: 5 Days

Type of Alteration/Change (please check appropriate box)

- | | | |
|-------------------------------------|--------------------------|----------------------------|
| <input type="checkbox"/> | <u>Second Story Deck</u> | Complete Section (a) below |
| <input checked="" type="checkbox"/> | <u>Ground Level Deck</u> | Complete Section (a) below |
| <input type="checkbox"/> | <u>Fence</u> | Complete Section (b) below |
| <input type="checkbox"/> | <u>Patio</u> | Complete Section (c) below |
| <input type="checkbox"/> | <u>Storm Door</u> | Complete Section (d) below |
| <input type="checkbox"/> | <u>Other</u> | Complete Section (e) below |

Section (a) Deck Additions

Dimensions: Across the back of the house: 17 ft
Dimensions: Length out from house: 12 ft
Elevation from ground level: 4 ft
Railing Height (from surface of deck): 3 ft
Railing type (describe): Composite Trex
Type of materials to be utilized: Composite - Trex
Stain color (Sample Color Chip or Brochure Required): See attached

Include information on any additional attachments, such as trellis, lighting, benches, flower boxes, etc.

Section (b) Fence Additions

Total Dimensions of the fence: _____
Fence Type: _____
Type of Gate: _____
Type of materials to be utilized: _____
Stain color (Sample Color Chip or Brochure Required): _____

Section (c) Patio Additions

Total Dimensions of the patio: _____
Type of materials to be utilized: _____

Section (d) Storm Doors

Placement of Door: _____
Describe type of Storm Door: _____
Describe color of Storm Door as it relates to the following:
Front Door, Siding (Brick), and Trim _____

Section (e) Other

Please provide an explanation of the project, providing details on dimensions, materials, colors as applicable

Attachment: 14959 Keavy Place - Deck (2411 : 14959 Keavy Place - Deck)

All applications must be accompanied by the following materials:

- Attached architectural plans/drawings or photographs of the proposed project. Drawings MUST show elevations, dimensions, height off the ground, relationship to existing structures, railings, footings, color samples if necessary and manufacturer's brochure, if available.
- Attach a copy of the property plat showing size, shape and location of improvement to residence and to adjoining properties (including specific dimensions of improvement and distances to adjoining properties.) Grading plan must be included, if applicable.
- Obtain the signatures of all adjacent or affected property owners. The signatures only indicate their awareness of your proposed plans, not their approval. Signatories having concerns about your proposed plan must notify the Association of specific concerns in writing.

Name: Sean Engles Phone Number: _____
 Address: 14963 Keavy Place Lot Number: 16
 Signature: [Signature]

Name: STEPHEN ALVANKZ Phone Number: 813 967 4693
 Address: 14990 Gossom Manor Place Lot Number: 19
 Signature: [Signature]

Name: Candice Poser Phone Number: 703-754-3960
 Address: 14986 Gossam Manor Pl Lot Number: 18
 Signature: [Signature]

I understand and agree to the following:

- that this modification may require a County building permit or may be subject to other governmental regulations. I agree to obtain all required city/county approvals. Miss Utility will be contacted prior to the commencement of any construction. Approval of this application satisfies only the requirements of the Association and not any obligations to the County or as may be required.
- that I assume full responsibility for all landscaping, grading and/or drainage issues relating to the improvements, including applicable replacing bonds or escrows posted by Developer/Builder currently in place affecting the lot. All work associated with the project will be completed within the property lines. Any damage to adjoining property (including common area) or injury to third persons associated with the improvement.
- that no work on this proposal will commence until I receive written approval of the Association. To do so is a violation of the Covenants of the Association and may result in my being required to remove an unapproved modification and restore my property to its original condition at my own expense if this application is disapproved. I also understand I may be held responsible for any legal fees incurred on behalf of the Association in enforcing this provision.
- that an approval is contingent upon the construction being completed in a timely and a professional and workmanlike manner as per the specifications as submitted in this applications.
- the members of the Association may enter upon my property to make a routine inspections.
- that there are architectural requirements addressed in the Design Standards and the Declaration and a review process as established by the Board of Directors.
- that the approval authority granted by the Association (if so granted) will automatically expire should the proposed project not be commenced within six (6) months of the approval or completed within thirty (30) days of the approval
- that a variation from the original application must be submitted for approval of the Association

Owner/Applicant's Signature: [Signature] Date: 5-20-15

(For committee Use Only)
 Approved with applicable Permits
 Disapproved
 Approved with conditions: _____

Committee Representative: [Signature] Date of Decision: 6/3/15

Attachment: 14959 Keavy Place - Deck (2411 : 14959 Keavy Place - Deck)



TO: Architectural Review Board
SUBJECT: 14950 Washington Street - Wall Signs
DATE: 06/17/15

Complete Sign, Incorporated would like to replace and install 2 new mounted wall signs for Nationwide - The Harvey Insurance Agency.

ATTACHMENTS:

- 14950 Washington Street - Wall Signs (PDF)



RECEIVED JUN - 9 2015 TOWN OF HAYMARKET #5507

ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P2015023

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

ZONING ACTIVITY: [] New Construction [] Alteration/Repair [] Addition [x] Sign (See Spec sheet) [] New Tenant/Use [] Change of Use [] Relocation

NAME OF BUSINESS/APPLICANT: Nationwide - The Harvey Insurance Agency

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

SITE ADDRESS: 14950 Washington St #200 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.) Replace 2 wall mounted signs

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

FEE: [] \$25.00 Residential [x] \$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: Complete Sign Inc, 9186 Big Springs Loop, Houston VA 20136, 571-276-8407, john@completesign.net. PROPERTY OWNER INFORMATION: KHP, LLC, PO Box 764, Haymarket VA 20169, 703-395-2637, RYAN@STOBELHAWINSURANCE.COM

Attachment: 14950 Washington Street - Wall Signs (2412 : 14950 Washington Street - Wall Signs)

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: 6-9-15 Fee Amount: \$ 50 Date Paid: 6-9-15

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

TOWN COUNCIL (where required):

CONDITIONS:

Attachment: 14950 Washington Street - Wall Signs (2412 : 14950 Washington Street - Wall Signs)

SIGN SPECIFICATION SHEET

SIGN 1:

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

Height above Ground at Signs: Lower Edge: 7' Upper Edge: 10'-4"

Height of Sign Structure: _____ Sign Width: 2'-6" Length: 3'-4" Area in Sq Ft: 8.33

Number of Faces: 2 Sign Material/Color/Font: Wood - blue & white

Location of Sign (Include photo): over front entrance

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: _____ Upper Edge: _____

Height of Sign Structure: _____ Sign Width: 1'-3" Length: 1'-6" Area in Sq Ft: _____

Number of Faces: 1 Sign Material/Color/Font: Wood - blue & white

Location of Sign (Include photo): Side

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

SIGN 3:

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

Height above Ground at Signs: Lower Edge: _____ Upper Edge: _____

Height of Sign Structure: _____ Sign Width: _____ Length: _____ Area in Sq Ft: _____

Number of Faces: _____ Sign Material/Color/Font: _____

Location of Sign (Include photo): _____

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

SIGN 4:

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

Height above Ground at Signs: Lower Edge: _____ Upper Edge: _____

Height of Sign Structure: _____ Sign Width: _____ Length: _____ Area in Sq Ft: _____

Number of Faces: _____ Sign Material/Color/Font: _____

Location of Sign (Include photo): _____

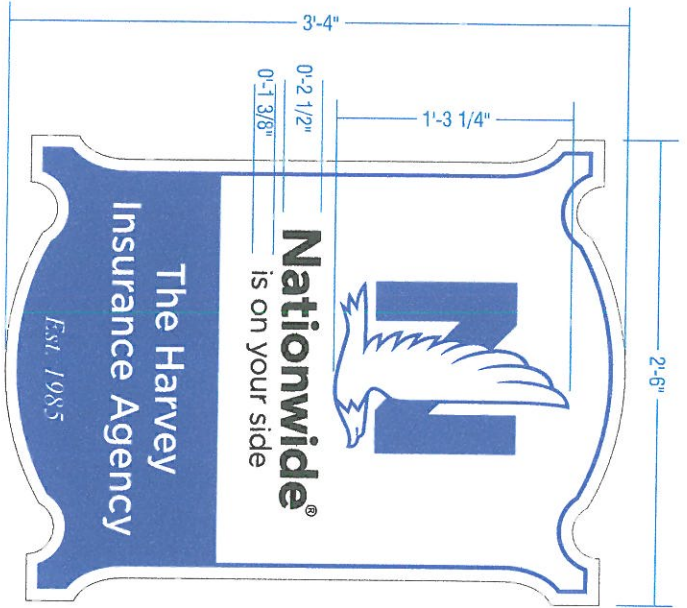
Lighting Type/Fixture (No internal illumination is allowed): _____

Attachment: 14950 Washington Street - Wall Signs (2412 : 14950 Washington Street - Wall Signs)

FACE REPLACEMENT

SCALE 1" = 1'

SIGN 1

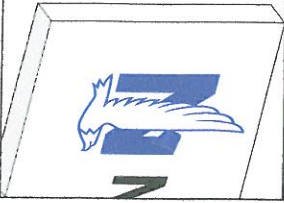


SCOPE OF WORK:
 REMOVE EXISTING D/S WOOD SIGN FROM BRACKET.
 REPLACE WITH NEW MDO SIGN WITH VINYL GRAPHICS MOUNTED TO EXISTING BRACKET AS REQUIRED.

****VERIFY SIZE BEFORE PRODUCTION****

MDO SIGN DETAIL

1/2" THICK BOARD ATTACHED WITH SCREWS WITH 1ST SURFACE GRAPHICS



EXISTING



PROPOSED



THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.



Houston
 Dallas
 Scottsdale

Houston Corporate Office
 5225 Katy Freeway, Suite 350
 Houston, Texas 77007
 Fax: 713-977-9883

Dallas Regional Office
 2220 San Jacinto Blvd.
 Suite 365
 Denton, Texas 76205
 940-380-9153
 Fax: 940-380-9385

Scottsdale Regional Office
 11333 N Scottsdale Rd, Suite 160
 Scottsdale, AZ, 85254



Site Number: A0107766

Address: 14950 Washington St
 Suite 200

City: Haymarket, VA

State: 20169

Sales Rep: L. MONROE

Account Rep: D. VOEGELE

APPROVALS

CLIENT

DESIGN

PROD.

Designer: R. ADAIR

DATE: 3-9-15

Rev. Date: 4-2-15 R1

LIGHTING WARRANTY
 Addition - 5 years



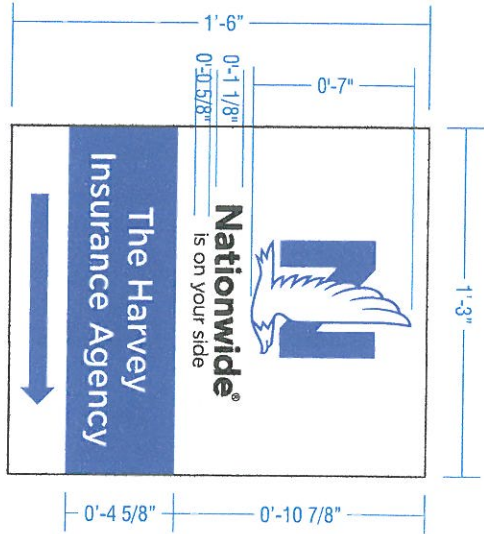
3:5

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for pipes and gas lines or any underground obstacles which the purchaser or others may deem valuable.

FACE REPLACEMENT

SCALE 1 1/2" = 1'

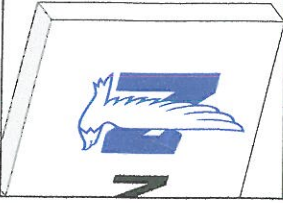
SIGN 2



SCOPE OF WORK:
 REMOVE EXISTING WOOD SIGN.
 REPLACE WITH NEW MDO SIGN
 WITH VINYL GRAPHICS MOUNTED TO
 WALL AS REQUIRED.

MDO SIGN DETAIL

1/2" THICK BOARD
 ATTACHED WITH SCREWS,
 WITH 1ST SURFACE
 GRAPHICS



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 940-380-9395

Scottsdale Regional Office
 11333 N Scottsdale Rd, Suite 160
 Scottsdale AZ, 85254



Site Number: A0107766
 Address: 14950 Washington St
 Suite 200
 Haymarket, VA
 20169

State: VA

Sales Rep: L. MONROE
 Account Rep: D. VOEGELE

APPROVALS

CLIENT: _____
 DESIGN: _____
 PROD: _____

Designer: R. ADAIR

DATE: 3-9-15

Rev. Date: 4-2-15 R1

LIGHTING WARRANTY
 5 years

AMERICAN SIGN & LIGHTING
 14950 WASHINGTON ST
 HAYMARKET, VA 20169
 ELECTRONIC SIGN

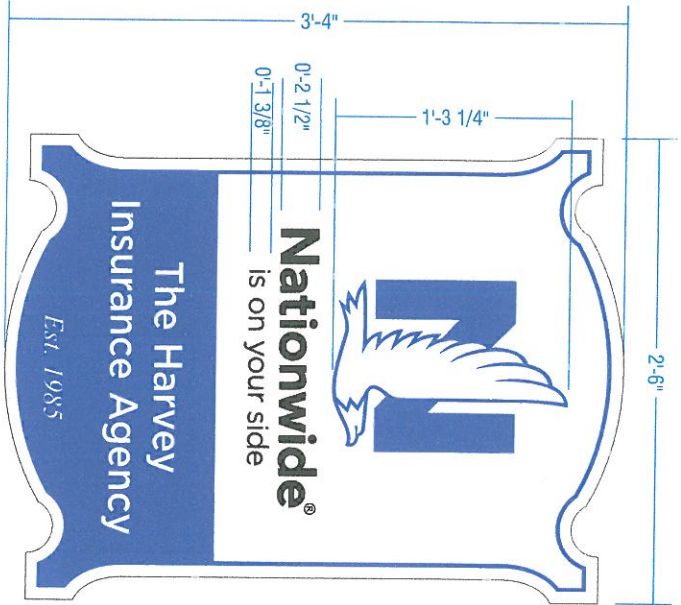
4:5

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling, fit, pins and fasteners, or any other work done on the sign, and that they or any subcontractors, which the purchaser or others may deem valuable.

FACE REPLACEMENT

SCALE 1" = 1'

SIGN 1

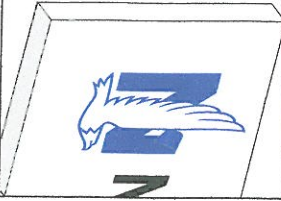
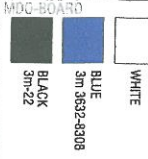


SCOPE OF WORK:
 REMOVE EXISTING D/S WOOD SIGN FROM BRACKET.
 REPLACE WITH NEW MDO SIGN WITH VINYL GRAPHICS MOUNTED TO EXISTING BRACKET AS REQUIRED.

****VERIFY SIZE BEFORE PRODUCTION****

MDO SIGN DETAIL

1/2" THICK BOARD ATTACHED WITH SCREWS WITH 1ST SURFACE GRAPHICS



EXISTING



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Haymarket, VA 20169

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State: 20169

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Account Rep: D. VOEGELE

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CLIENT

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PROD.

Designer: R. ADAIR

DATE: 3-9-15

Rev. Date: 4-2-15 R1

LIGHTING WARRANTY
Addition - 3 years

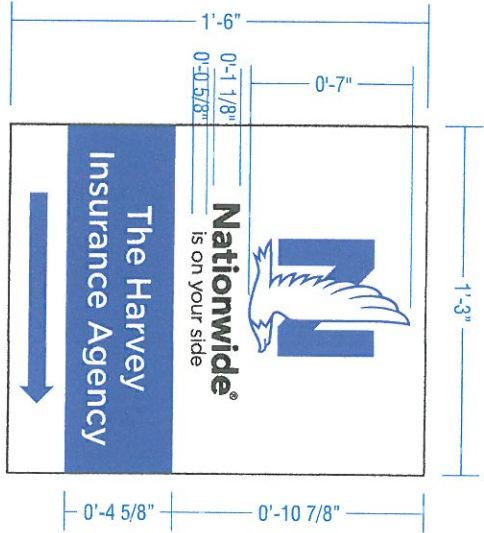


3:5

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for pins and other holes, including but not limited to screws, nails and other fasteners. The purchaser shall be responsible for any damage to the building or other property which may occur as a result of the installation of the sign.

FACE REPLACEMENT

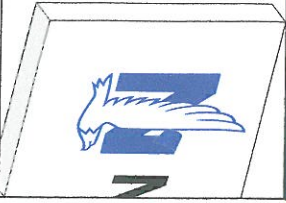
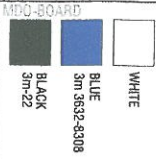
SCALE 1 1/2" = 1'



SCOPE OF WORK:
 REMOVE EXISTING WOOD SIGN.
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 WITH VINYL GRAPHICS MOUNTED TO
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MDO SIGN DETAIL

1/2" THICK BOARD
 ATTACHED WITH SCREWS,
 WITH 1ST SURFACE
 GRAPHICS



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DATE: 3-9-15
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LIGHTING WARRANTY
 5 years

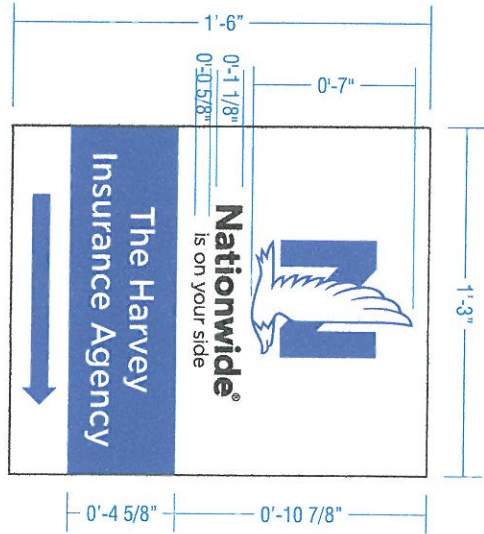
WARRANTY TO VENDOR
 1 Year

4:5

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling, or plans and specifications, or any underground obstacles which the purchaser or others may deem valuable.

FACE REPLACEMENT

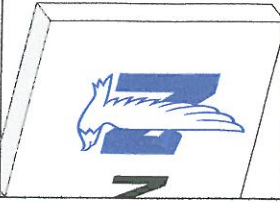
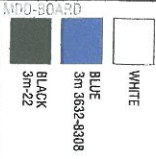
SCALE 1 1/2" = 1'



SCOPE OF WORK:
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MDO SIGN DETAIL

1/2" THICK BOARD
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APPROVALS

CLIENT

DESIGN

PROD

Designer: R. ADAIR

DATE: 3-9-15

Rev. Date: 4-2-15 R1

LEADING WARRANTY
 48 Month - 5 years



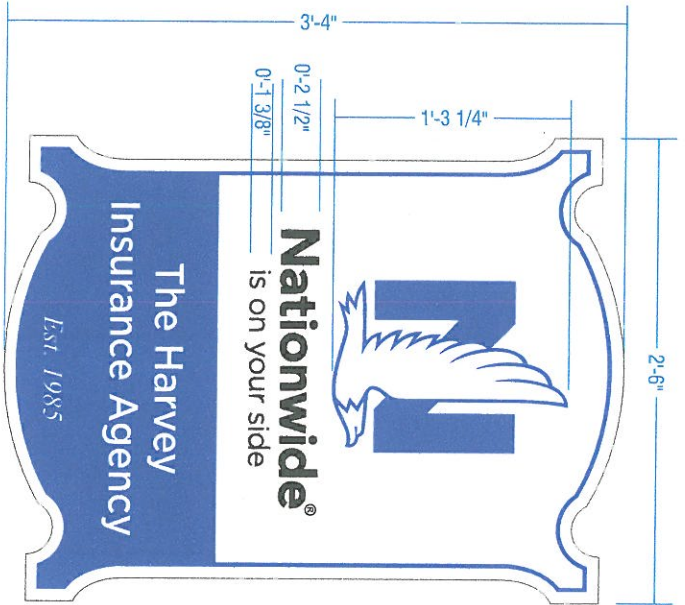
4:5

The purchaser agrees to hold the seller harmless against any cause for action for damage which results from the use of this sign, for parts and materials, or any underground obstacles which the purchaser or others may deem valuable.

FACE REPLACEMENT

SCALE 1" = 1'

SIGN 1

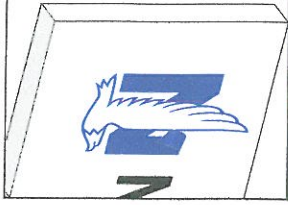


SCOPE OF WORK:
 REMOVE EXISTING D/S WOOD SIGN FROM BRACKET.
 REPLACE WITH NEW MDO SIGN WITH VINYL GRAPHICS MOUNTED TO EXISTING BRACKET AS REQUIRED.

****VERIFY SIZE BEFORE PRODUCTION****

MDO SIGN DETAIL

1/2" THICK BOARD ATTACHED WITH SCREWS, WITH 1ST SURFACE GRAPHICS



EXISTING



PROPOSED



THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.



Houston
 Dallas
 Scottsdale

Houston Corporate Office
 5225 Katy Freeway, Suite 350
 Houston, Texas 77007
 Tel: 281-410-4100
 Fax: 713-977-7903

Dallas Regional Office
 2220 San Jacinto Blvd.
 Suite 385
 Denton, Texas 76205
 940-380-8153
 FAX: 940-380-9395

Scottsdale Regional Office
 11333 N Scottsdale Rd, Suite 160
 Scottsdale, AZ, 85254



Site Number: AOL07766
 Address: 14950 Washington St
 Suite 200
 Haymarket, VA

City: Haymarket, VA

State: 20169

Sales Rep: L. MONROE

Account Rep: D. VOEGELE

APPROVALS

CLIENT

DESIGN

PROD

Designer: R. ADAIR

DATE: 3-9-15

Rev. Date: 4-2-15 R1

LIGHTING WARRANTY
 40,000 hrs - 5 years

AMERICAN TRADE SIGNAGE
 100% Satisfaction
 DISTRIBUTION

3:5

The purchaser agrees to hold the artist harmless against any cause for action for damage which may result from the use of the sign, including, but not limited to, gas lines or any underground structures which the purchaser or others may deem valuable.



TO: Architectural Review Board
SUBJECT: 14881 Washington Street - Demolition of Existing Structure
DATE: 06/17/15

SUBJECT: REQUEST FOR DEMOLITION - 14881 WASHINGTON STREET

Ms.Rebecca Cohen-Pardo has requested approval to demolish an existing structure at the above address.

Staff will provide an analysis and recommendation to the ARB at the June 17, 2015 meeting.

RELEVANT CODE PROVISIONS / POLICIES

1. Historic District Guidelines for the ARB: *Section VI, Demolition Guidelines*
2. Zoning Ordinance: *Section 58-559, Matters to be considered by board in acting on appropriateness ... demolition of building or structure.*
3. Comprehensive Plan: *Chapter 1.5, Historic Resources*

ATTACHMENTS:

- 14881 Washington Street - Demolition of Existing Structure (PDF)

RECEIVED

MAY 26 2015

TOWN OF HAYMARKET



ZONING PERMIT APPLICATION

ZONING PERMIT #: COA#20150526

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: Rebecca Cohen-Pardo

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

SITE ADDRESS: 14881 Washington Street Parcel ID #: 44027

Subdivision Name: N/A Lot Size: 0.3112

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.)
Proposed to demolish existing structure on property.

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

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Rebecca Cohen-Pardo			Same		
Name			Name		
PO Box 1688			Name		
Address			Address		
Solomons, MD 20688			Address		
City	State	Zip	City	State	Zip
410-336-3164					
Phone#	Email	Phone#			
	rebecca.copar@gmail				
	Rebecca.copar@gmail.com				

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)

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.

[Handwritten Signature]
Applicant Signature

5/22/15

[Handwritten Signature]
Property Owner Signature

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

Date Filed: 5/26/15 Fee Amount: \$ 25.00 Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

CONDITIONS: _____
SIGNATURE _____ PRINT _____

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

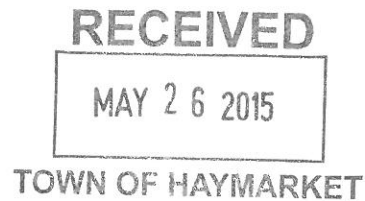
APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

CONDITIONS: _____
SIGNATURE _____ PRINT _____

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____
CONDITIONS: _____
SIGNATURE _____ PRINT _____



5/22/2015

Town of Haymarket
 15000 Washington Sreet # 100
 Haymarket, Virginia 20169

Re: Demolition Permit
 14881 Washington Street

To whom it may concern,

I had requested a demolition permit for the existing structure located at 14881 Washington Street in June 30, 2003 and I honestly do not know why the permit was never granted. I am hereby again, requesting the demolition permit as the house is not getting better, on the contrary, it is a danger for anyone entering the premises with loose pieces of wood on the floor or walls and as you know, kids always like to explore places they shouldn't, or even vagrants that will enter the house though the house is boarded up.

I have outlined what has transpired since 2003 to this date, I am sure I missed some, as there have been many people I have met with at the site with the hope of developing it. To date, I am getting nowhere with the expenses I have incurred in trying to develop this property.

February 23, 2003, the inspector at the time, James R. Lowery, after conducting the inspection of such property, denied the permit to be occupied as commercial, though I already had a person interested in renting such property, as it was, at the time. Inspector Lowery stated that the foundation was cracked and his remarks were "once you begin working on the structure, (in order to comply with building code at the time 1996-BOCA Basic Building Code), unforeseen structural issues may be found that cannot be repaired".

March 13, 2003. I had started to work with Daffan Construction from Manassas, Virginia. William Daffan and James Lowery were in close contact talking about the yes and no's of the project. I Paid for a survey of the property, drawing were done and William Daffan even attended some of the meetings at the Town Hall to answer questions about this project. I paid Daffan Construction on 3/18/2003 for Design Services the amount of \$3,400 and on 4/16/03 for Survey Costs of \$7,920.

June 18, 2003 – Plans were sent to James Lowery of a design of the building. These were turned down because the inspector stated it was required to leave twenty five feet from two sides of the property due to the Business 1 to Residential uses which meant the building would have been too narrow to hold any tenants. Though in talks with William Daffan nothing like this was mentioned by Inspector Lowery so I stopped the project.

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)

4/2009 Gerry Kennedy approached me with the idea to move the house to a location and make it a walking area of several buildings from the Town of Haymarket, to which I agreed to, but for some reason, his project never came through. His idea was good, but I lost many years waiting for this to happen.

6/29/2012 Real Estate Assessments Office./ State Program. I was told of this program by the town hall. I contacted the Tax Rehab program to request them to help me "renovate" the existing structure but I was told that in order to apply for this program, I needed to submit all required building permits for it.

12/12/2012 DRH Engineers, PLC I met with Dave Halls at the site and paid up close to \$5,000.00 for designs and plans. Nothing came through out of our meetings. Dave Hall wanted to tear out the walls, wanted to take the original stairs out and put metal, wanted to take out the chimney, wanted to put new steps in the front made out of metal, wanted to raise the ceiling, wanted to put ramp, So, at my expense, which would cost double of putting a brand new building instead of this one, and nothing of the original would be kept! (I paid over \$6,000.00 to Dave Hall)

I tried to keep the existing structure at the beginning in 2003, the proof was that I even had a tenant that wanted the house for her business. However, since Inspector Jim R Lowery stated, that in his professional opinion it was not cost prohibitive to try to save the existing structure., I decided to look for a construction company, and that is when I encountered Daffan Construction.

Handwritten note: 7/2012 Dan Le Inspect See att

The house has been sitting for over 12 years since all this happened. It's condition has deteriorated with the rain, the snow, the ice and is much worse and is falling apart. I have spent over \$15,000.00 in getting designs and surveys from different firms and have gotten nowhere. The house is an eye sore for everyone passing by. It is falling apart and has too much rotten wood which is a hazard for everyone passing by or entering the property, even though its boarded up. The house is too close to the side walk not making it safe for people passing by.

I have **lost rents** because the town wont help me move forward. Nothing has happened, though I submitted all paperwork requested in 2003. The idea of having small businesses would have attracted people to walk into town. Now with the renovation the town made, new drawings would have to be made and construction at this point, 12 years later will be much more expensive.

I am hereby requesting that the demolition permit be granted. I cannot continue to spend money with construction firms, this house would not be safe to be in it, to work in it. If you need to contact me, I may be reached at 410/336-3164 or by email at rebecca.copar@gmail.com.

Thank you,

Handwritten signature of Rebecca Cohen-Pardo

Rebecca Cohen-Pardo
P.O. Box 1688
Solomons, Maryland 20688

The Town of
HAYMARKET
 -Established in 1799-
 County of Prince William

February 23, 2003

Rebecca Pardo
 P.O. Box 81688
 Solomon Island, Maryland 20688

Re: Inspection of Property Located at ¹⁴⁸⁸¹14941 Washington Street

Dear Ms. Pardo:

Based upon the Virginia Uniform Statewide Building Code (VUSBC), this structure, because it has been utilized for residential property, would have to be brought up to the present day building code--1996 BOCA Basic Building Code. The following is a list of items that must be done to change the use of this building from residential to commercial:

1. A registered Virginia structural engineer would have to submit paperwork certifying all structural loads to include floors, roof and wind loads.
2. The structure would be required to have a continuous footing around it.
3. The one-story section appears to need a new roof.
4. The upstairs would not be able to be used unless 2 proper means of egress were added to the second floor.
5. The kitchen would have to be removed and all piping capped-off; the bathroom would have to be brought up to code to comply with handicap accessibility.
 Note: Bathtub must be removed.
6. Heating of structure would be required by means of an approved heating system and fresh air intake into existing structure.
7. All leaks within structure would have to be repaired.
8. All ceiling heights within structure must be 7' 6".

Re: 14941 Washington St.
Page 2

9. A driveway and parking lot would have to be installed in accordance with the Town Ordinance.
10. A handicap ramp is required at the front and rear of building.
11. Electric service must be upgraded to commercial service.
12. Structure must be connected to public water.
13. Hot water heater must be moved from outside location, and it must be properly vented to the outside.
14. All electrical outlets and fixtures must be certified by a licensed electrician. No electrical wiring can be exposed.
15. Structure will have to comply with Virginia's cross connection laws once it has been connected to public water.
16. All interior and exterior doorways must be 3' by 6'8.

In conclusion, it is my professional opinion as a building official that it is cost prohibitive for you to try to save this existing structure and rebuild it has a commercial structure because once you begin working on the structure, unforeseen structural issues may be found that cannot be repaired.

I feel it would be more effective for you to consider building a new structure on this property that would give you more rentable space and greatly increase the property value. Also, be advised that under the VUSBC that the condition of this structure at present does not warrant it to be rented as a single-family residential property in the future.

If you have further questions, please advise.

Sincerely,


James R. Lowery, CBO
Building/Fire Official

cc: Mayor Kapp and Town Council
cc: Town Clerk

PROPERTY REVIEW

Date: 5 July 2013

Location: 14881 Washington St
Haymarket, VA

Property Owner: Ms. Rebecca Cohen-Pardo rebecca_copar@verizon.net
Cell 410-336-3164

On June 11, 2013, at the request of the Town of Haymarket, I was ask to look into the feasibility of the structure located at 14881 Washington St in the Town of Haymarket. Jennifer Preli provided me with the property owner's contact information.

To get a basic familiarization with the property, I conducted a basic visualization tour of the location on the same day.



The structure is located on the south side of Washington St and is the 2nd structure east of the intersection of Madison St & Washington St., as indicated in the satellite view below.



The 2-story wood frame residential structure, in its current state, is uninhabitable and is in a poor state of disrepair. However, it is a savable structure, dependent upon the cost factors involved.

Numerous sections of the structure's siding are missing or literally "hanging by a nail". What appear to be sumac trees are growing through multiple areas of the front steps and porch. Additional organic plant growths are emerging from the base of the "stacked stone" foundation, endangering the integrity and stability of the entire structure. The metal roof of the structure is in need of repair, as rust is taking place indicating degradation of the metal.

From outward appearances, the residence has been added onto multiple times over the course of its history.

All evidence indicates that, in its current state of disrepair, it has been used, and provides a haven for vagrants from time to time, which tends to point to the possibility of illicit activities up to and including drug activity, though not confirmed.



After visiting the site, I contact the property owner, Ms. Rebecca Cohen-Pardo by telephone. Ms. Cohen-Pardo explained that she wanted to rehabilitate the structure for use as a commercial business. She indicated a “consignment style shop. She indicated a usage similar to that of the business located directly joining the property to the west.

Ms. Cohen-Pardo also indicated she had hired a design professional to develop a course and plan of action for the conversion. She indicated that this relationship soured as a result of the engineer’s findings, the changes he recommended, and Ms. Cohen-Pardo’s insistence in not altering certain aspects of the building.

During our conversation, Ms. Cohen-Pardo made it explicitly clear to me that she was not going to:

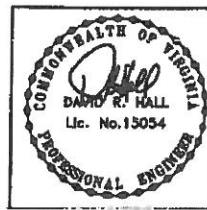
- 1 Removed and replace the front steps or porch,
- 2 Alter the chimney located on the east side of the structure,
- 3 Remove the interior stairway of the structure,
- 4 Raise the roof line of the structure.

She was insistent that these items were not up for discussion and that she would demolish the structure before submitting to the changes.

I attempted to explain to her that she was changing "Use Groups" of the building from Residential use to Commercial use, and that such a change necessitated the application of the VaUBC, 09IBC and associated codes, as well as ADA requirements when rehabilitating the structure. She again reiterated the fact she was not receptive to any of the changes the engineer recommended.

Ms. Cohen-Pardo agreed to provide me with a complete set of the drawings prepared by the engineer for review. She advised that she did have the drawings in an electronic format and that she would forward them to me, to which she did.

I received a plan set consisting of 13 plates and a 1-page email address to Ms. Cohen-Pardo. The plan set is dated 1/12/13 and are titled "Renovation Plans for 14881 Washington Street, Haymarket, Virginia" and were prepared by DHR Engineers, PLC, 410 Rosedale Court, Suite 110, Warrenton, VA 20186. The plan sets are sealed by David R. Hall, a Virginia License Professional Engineer, Number 15054.



Page 2 of the plan set consists of the "Code Standards" to which the work detailed in the plan set attempts to achieve and the "Scope of Work" necessary.

SCOPE OF WORK NOTES

- DEMOLISH THIS SECTION OF BLDG THAT IS CORRECTED PER ARCH. DRAWING FOR THESE PLANS
- REMOVE ALL PLASTER FROM EXTERIOR WALLS FOR INSPECTION BY ENGINEER AND RETURN TO FINISHES ON REPAIR/RECONSTRUCTION
- REMOVE ALL PLASTER FROM INTERIOR WALLS FOR INSPECTION BY ENGINEER AND RETURN TO FINISHES ON REPAIR/RECONSTRUCTION
- REMOVE EXISTING STAIRS AND REPLACE WITH CODE COMPLIANT AND FINISHED STAIRS
- REMOVE EX. FLOOR BOARDS AND CEILING BELOW TO FINISH FLOOR TO FINISH WITH APPROXIMATELY 2" TO PROVIDE 7'-6" CEILING HEIGHT. ON FIRST FLOOR, SEE NOTE 8 FOR FINISH BOARDING
- REMOVE EX. FLOOR BOARDS TO INSPECT EXISTING FLOOR FRAMING AND REINFORCE AS DIRECTED BY ENGINEER TO MEET FLOOR CAPACITY TO BE USED. SEE DETAIL AT THE END OF PLAN FOR FINISH BOARDING CENTER SUPPORT WALL OR BEAM AND USE ALL JOISTS AT THE END DETAIL.
- REMOVE EXISTING BATH (POUR 8" AAC) INSTALL NEW TUB AND SHOWER AND INSTALL GRANITE TO MEET AND RECONSTRUCT AS DIRECTED BY ENGINEER.
- REMOVE EXISTING GIBBS DRYWALL AND PAINT CEILING JOISTS TO ALLOW FOR A 7' CEILING HEIGHT AS DIRECTED BY ENGINEER.
- RECONSTRUCT PAINTED FOUNDATION OF BUILDING PER DETAIL 8-10. REMOVE EX. WALLS UNTIL NEW FOUNDATION IN PLACE
- REPAIR OR REPLACE EXISTING WINDOWS TO MATCH EXISTING FINISHES
- REPAIR EX. FLOOR AS REQUIRED TO MEET ANY APPLICABLE AND FINISH MEMORIAL FLOOR AS AN ACCEPTABLE FINISH FOR WALK TO ACCESS PORCH AND NEW STAIRS.
- REPAIR/REPLACE EXISTING WOOD STRUCTURE AS DIRECTED BY ENGINEER. COLOR TO BE SELECTED BY OWNER.
- REPLACE LAMINATED WOOD WITH NEW 2x4 AND 2x6 BEAM METAL ROOF. COLOR TO BE SELECTED BY OWNER.
- CONVERT TO NEW 100 PPM "STANDARD" REFRIGERATION
- REPAIR EXISTING WINDOW AND FRAME IN OPENING TO ACCOMMODATE NEW ADDITION AT REAR OF EXISTING BUILDING.
- REPLACE EXISTING METAL ROOF TO MATCH REST OF BUILDING
- REPLACE PLASTER ON 12x12x12 WALLS WITH 1/2" DRYWALL. INSULATE WALLS PER CODE.
- INSTALL BRUSH COATED 1/2" x 1/2" x 1/2" SUBOT CONCRETE OF EX. IN 10' W x 12' FOR WOOD BRACING
- INSTALL NEW STAIRS TO PORCH
- 12x12x12 BRUSH COATED CONCRETE AND WOOD ROOF AS INDICATED ON SHEET 8-11

MAXIMUM ALLOWED LOADS

1770 LBS/SQ. FT. BUILDING CODE
2700 LBS/SQ. FT. BUILDING CODE
ASCE 7-10

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS:
UNIFORM CEILING: 10 LBS/SQ. FT. (MINIMUM)
UNIFORM FLOOR: 40 LBS/SQ. FT. (MINIMUM)
WIND: AS PER LOCAL CODES

ROOF LOADS

ROOF DEAD LOAD: 20 psf
ROOF LIVE LOAD: 20 psf
DESIGN FLOOR LOAD: 20 psf

FLOOR LOADS

FLOOR DEAD LOAD: 15 psf
FLOOR LIVE LOAD: 20 psf

WINDS

WINDS: AS PER LOCAL CODES
WINDS: AS PER LOCAL CODES
WINDS: AS PER LOCAL CODES

PROJECT LOCATION AND GENERAL INFORMATION

PROJECT NAME: 14881 WASHINGTON STREET
PROJECT NO.: 14881
DATE: 1/12/13

COMMONWEALTH OF VIRGINIA
DAVID R. HALL
Lic. No. 15054
PROFESSIONAL ENGINEER

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)

This page of the plan set also contains handwritten annotations, all of which are consistent with Ms. Cohen-Pardo's stated objections to change. They are:

Item #4:

Keep **4** REMOVE EXISTING STAIRS AND REPLACE WITH CODE COMPLIANT PRE-FABRICATED STAIRWAY

Item #13:

Keep **13** REPLACE EXISTING METAL ROOF WITH NEW STANDING SEAM METAL ROOF. COLOR TO BE SELECTED BY OWNER.

Item #19:

Keep existing **19** INSTALL NEW STEPS TO PORCH

Item #20:

Keep **20** RE-FRAME 2ND FLOOR WALLS AND RAISE ROOF AS INDICATED ON SHEET S-11

Page 2 also contains the Codes and Standards to which the engineer is trying to achieve, as required by local, state and national law. They are shown below.

MAJOR CODES AND STANDARDS

2009 INTERNATIONAL BUILDING CODE
 2009 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 ASCE 7-05

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR OR OWNER ENGAGE CONSTRUCTION PRACTICE OR BUILDING USE THAT WILL EXCEED THESE LOADS WITHOUT FIRST GAINING APPROVAL FROM ENGINEER.

DESIGN LOADS

REFERENCE: ASCE STANDARD ANS/ASCE 7-05 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

LIVE LOADS

ROOF LIVELOAD: 30 psf
 GROUND SNOW LOAD: 30 psf
 MAX DRIFT LOAD: 45 psf
 DESIGN FLOOR LOAD: 50 psf

DEAD LOADS

ROOF DEAD LOAD 15 psf
 FLOOR DEAD LOAD: 15 psf
 MISC (CEILING WORK) 10 psf

LATERAL LOADING

WIND SPEED: 90 mph

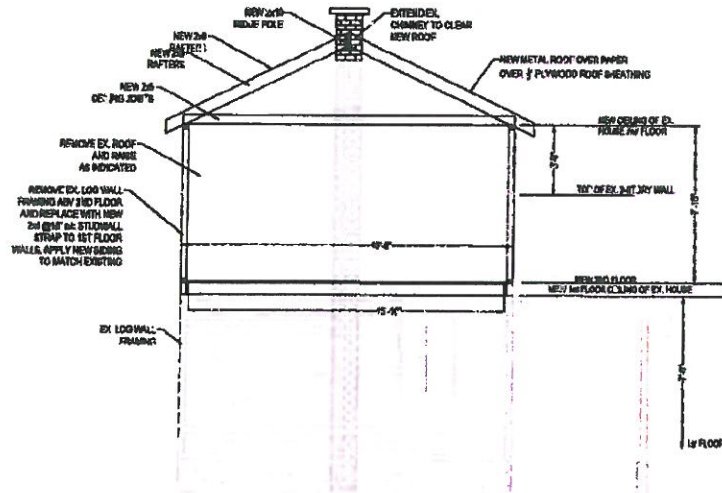
ENERGY CODE COMPLIANCE

WINDOWS	=	U-FACTOR 0.40 (TYPICAL)
EXTERIOR DOORS	=	U-FACTOR 0.40 (TYPICAL)
SKYLIGHTS	=	U-FACTOR 0.80 (TYPICAL)
CEILINGS	=	R-VALUE 38 (MINIMUM)
WALLS	=	R-VALUE 15 (MINIMUM)

PROJECT SCOPE AND GENERAL INFORMATION

PROJECT SCOPE: RENOVATIONS TO EXISTING
 2-STORY HOUSE
 USE: VACANT
 ZONING: B1

Additionally, Ms. Cohen-Pardo did not wish to raise the roof line of the building as indicated in the plans to facilitate usage of the 2nd floor.



In fact, the owner expressed the usage of the second floor as office space.

After reviewing the plan set, based on the owner's expressed desire, I contacted Mr David Hall, the design professional.

During the course of our discussions, Mr. Hall also expressed the same concerns I had concluded. He went on to advise that the current ceiling height of the structure wouldn't even allow for the placement of a normal (and required) full height door. The interior stairs do not meet any compliance to code and can't be modified to achieve compliance.

The structure itself is of basic log construction, to which balloon framing was placed overtop of. The construction time frame appears to have been prior to any code enforcement.

FINDINGS

The purpose of the Building Code Official is not to replace the design professional, nor act in that capacity. His or her purpose is but to review the design professional's submission(s) for compliance to the applicable codes. That being said, based on the evidence provided, I find no unreasonable suggestions in the plan set submission to which Mr. David R. Hall submitted to Ms. Rebecca Cohen-Pardo.

Mr. Hall's duty and charge was to take the existing structure and convert it into a building capable of meeting the more stringent code usage of Commercial / Business from its grandfathered usage as a Single Family Residence, to which it would not meet had it not been exempted by age. In addition, Mr. Hall also has to meet ADA compliance issues with his submission.

Ms. Cohen-Pardo expressed refusal to allow the required code-compliant changes to be performed basically results in an impass, not likely to be overcome without a re-evaluation of her expectation for the property.

In it's current state, the property is in violation of the Property Management Code. It has vegetation growing through the front porch and foundation walls, affecting the structures stability, is a safety hazard, a haven for rodents and pests and could be classified as a public nuisance.

Respectfully,



Dan Lyons,
Building Code Official

Cc: B. Henshaw - Manager, Town of Haymarket
M. Schneider - Zoning Official, Town of Haymarket
J. Preli - Clerk, Town of Haymarket
file



REQUEST FOR DEMOLITION PERMIT

June 30, 2003

LOCATION(S):

14881 Washington Street, Haymarket, VA 20169

Dear Rebecca Cohen-Parde:

The water meter(s) serving the above listed address(s), was removed from the property by Service Authority personnel.

On 6/30/03, the Service Authority's Operations and Maintenance personnel verified that the sanitary sewer lateral serving the property was properly plugged.

Sincerely,

Deanne Lienau
 Deanne Lienau
 Customer Service Manager

DL:demolition letter

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)

PO Box 750
Staunton, VA 21403-0750

Shipping:
107 S. Coater St.
Staunton, VA 21401

www.colombing.com

July 2, 2003

Ms. Rebecca Pardo
P. O. Box 1688
Solomons, MD 20688

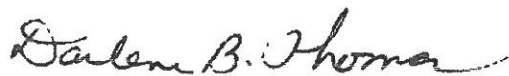
Re: 14881 Washington Street
Haymarket, VA

Dear Ms. Pardo:

Our technician has verified that the gas service line located at 14881 Washington Street, Haymarket, Virginia has been abandoned.

If you have any questions or concerns, please call me at 540-851-2328.

Sincerely,



Darlene B. Thomas
Operations Clerk



May 27, 2003

Ms. Rebecca Cohn-Pardo
P.O. Box 1688
Soloms, MD. 20688

Comcast Cable Communications, Inc.
4391 Dale Boulevard
Woodbridge, VA 22193
703.670.0189 ext. 2252 Tel
703.670.6479 Fax

RE: 14881 Washington Street
Haymarket

Dear Ms. Cohn-Pardo :

Comcast has field checked and verified by billing records that we no longer have service to the above address. Comcast has no objections to the demolition of these structures.

If you should have any questions or concerns I can be reached at (703) 670-0189 ext. 2223.

Sincerely,



Jerry Spangle
Construction Manager

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)



0401 Peabody Street
Manassas, VA 20110

June 11, 2003

Rebecca Cohen Pardo
14881 Washington St.
Haymarket, VA 20169

Re: Disconnect at 14881 Washington St.

Dear Ms Jones:

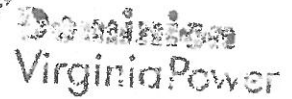
This letter is confirmation that Verizon has disconnected service to 14881 Washington St.

If you have any further questions, please let me know.

Sincerely,

Geoffrey Creighton
Access Designer
(703) 369-9569

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)

The logo for Demolition Virginia Power, featuring the word "Demolition" in a stylized font above "Virginia Power".

May 21, 2003

Rebecca Cohn'Pardo
P.O. Box 1688
Solomons, Md. 20688

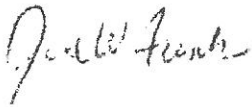
RE: Demolition Permit
14881 Washington St.
Haymarket, Va.

Dear Ms. Cohn'Pardo:

This letter will confirm that the electric meter and service facilities at the above referenced location have been removed.

Should you have any questions, please call me at (703) 934-2515.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joel W. Funk".

Joel W. Funk
Construction Projects Coordinator

Attachment: 14881 Washington Street - Demolition of Existing Structure (2390 : 14881 Washington Street - Demolition of Existing Structure)



TO: Architectural Review Board
SUBJECT: By-Laws
DATE: 06/17/15

ATTACHMENTS:

- Town Code Section - ARB (PDF)
- Planning Commission By-Laws Effective 01-13-2014 (PDF)

ARTICLE XIV. - OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY

Sec. 58-551. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board means the architectural review board.

(Ord. of 7-1-1996(1), § 1)

Cross reference— Definitions generally, § 1-2.

Sec. 58-552. - Purpose.

- (a) This article is enacted pursuant to Code of Virginia, § 15.2-2306, as amended, for the purpose of imposing special requirements in addition to the requirements pertaining to the underlying zoning in the town, in order to protect and perpetuate those areas or structures which are of historic, architectural or cultural interest.
- (b) Regulations imposed in this district are intended to protect against destruction of, or encroachment upon, such historic resources, to encourage uses which will continue to preserve them and to prevent the creation of adverse environmental influences.

(Ord. of 1-3-1994)

Sec. 58-553. - Creation; boundaries.

- (a) In order to preserve the unique cultural heritage of the town, there is hereby established an overlay district to be known as the "Old and Historic Town of Haymarket," which shall include all that area which lies within the corporate limits of the town.
- (b) Prior to the expansion of the historic district the town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The town shall identify all landmarks and designate by ordinance any building, structure, district, object, or site as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2-2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.

(Ord. of 1-3-1994; Ord. No. 20121113-4, § 1, 11-13-2012)

Sec. 58-554. - Certificate of appropriateness required to erect, reconstruct, alter, restore or raze a building.

- (a) In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Old and Historic Town of Haymarket which are 50 years old or older are designated historic buildings. No historic building may be demolished, in whole or in part, nor may any architectural features of such buildings which are subject to public view from a public street be altered without prior application to the architectural review board, unless the local maintenance code official consistent with the Uniform Statewide Building Code, Part III Maintenance, determines that it constitutes such a hazard that it shall be razed, demolished or moved.
- (b) No building, structure or sign shall be erected, reconstructed, altered or restored within the Old and Historic Town of Haymarket, unless and until an application for a certificate of appropriateness shall have been approved by the board or, on appeal, by the town council after consultation with the

board. Review of such application by the board will include analysis of external architectural features which are subject to public view from a public street, way or place, in light of their architectural compatibility with the historic buildings in the district.

- (c) The term "altered," as used in this article, means any readily apparent change, including painting. The zoning administrator shall determine whether a change is readily apparent, subject to appeal to the board of zoning appeals.

(Ord. of 1-3-1994; Ord. of 7-1-1996(1), § 1; Ord. No. 20121113-1, § 1, 11-13-2012)

Sec. 58-555. - Application for certificate of appropriateness.

Application for a certificate of appropriateness shall be made to the architectural review board. Any decision of the architectural review board shall be appealable by any member of the town council or any aggrieved party to the town council.

(Ord. of 1-3-1994; Ord. of 12-3-2007; Ord. of 10-6-2009)

Sec. 58-556. - Architectural review board; creation, membership.

- (a) For the purpose of making effective the provisions of this article, an architectural review board is established. The board shall consist of up to seven members, but not less than five, appointed by the town council, and shall be legal residents of the town. Where qualified and acceptable candidates are available, one member of the board shall be a licensed professional engineer, architect or land surveyor; one board member will be appointed from the town council and one from the planning commission; one member should be a person with knowledge of local real estate conditions, and one member should be appointed primarily on the basis of a knowledge and demonstrated interest in the historical heritage of the town.
- (b) The term of office of the members shall be for three years, except that the term of the council member and planning commission member shall correspond to their official tenure of office. Any appointed member of the board may be removed from office by the council, after public hearing, for inefficiency, neglect of duty, malfeasance or other just cause, after charges have been made in writing. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members may be reappointed to succeed themselves.

(Ord. of 1-3-1994)

Sec. 58-557. - Chairman, vice-chairman and secretary of the board.

The board of architectural review shall elect its chairman and vice-chairman from its membership, and the town clerk shall be its secretary.

(Ord. of 1-3-1994)

Sec. 58-558. - Procedure for meetings.

- (a) The chairman will conduct the meetings of the board. In his absence, the vice-chairman shall preside. The secretary shall keep the minutes of the meetings and a permanent record of all resolutions, motions, transactions and determinations.
- (b) All members of the board shall be entitled to vote, and decisions of the board shall be determined by a majority vote of a quorum. A tie shall operate as a denial of the application.
- (c) The board shall meet within 30 days after notification by the town clerk of an application for a certificate of appropriateness requiring action by the board. The meetings of the board shall be open to the public, and a full and impartial hearing shall be granted. The town clerk shall notify the applicant by certified mail as to the date and time of the scheduled hearing.
- (d) When voting on any question, the determination may be made by voice vote or roll call, but no secret ballot or proxy shall be allowed at any time. The board shall vote and announce its decision on any

matter properly before it not later than 14 days after the conclusion of the hearing on the matter unless time is extended by mutual agreement between the board and the applicant.

- (e) The board shall not reconsider any decision made by it except in cases where an applicant appears within 90 days with his application amended. The board shall not hear the subject matter of any application which has been denied until a period of one year has elapsed, except in cases where an applicant appears within 90 days, with his application amended.
- (f) In case of disapproval of the erection, reconstruction, alteration, restoration or razing of a building or structure, the board shall briefly state its reasons for disapproval in writing, and may make recommendations to the applicant with respect to the appropriateness of design, arrangement, texture, material, color, location, etc., of the building or structure involved. In case of disapproval accompanied by recommendations, the applicant may be heard before the board if, within 90 days, he comes before the board with his application amended so as to comply with the recommendations of the board.
- (g) In matters regarding the procedure for meetings not covered by this section (e.g., schedules for regular periodic meetings), the board may establish its own rules, provided they are not contrary to the spirit of this article.

(Ord. of 1-3-1994; Ord. of 10-6-2009)

Sec. 58-559. - Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.

The board shall not consider interior arrangement, relative size of the building or structure, detailed design or features not subject to any public view, and shall not make any requirements regarding such matters except to prevent developments obviously incongruous with the old and historic aspect of the surroundings. The board shall consider the following in passing upon the appropriateness of architectural features:

- (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.
- (2) General design arrangement.
- (3) Texture, material and color.
- (4) The relation of the factors, subsections (1), (2), and (3) of this section, to similar features of the buildings and structures in the immediate surroundings.
- (5) The extent to which the building or structure would be harmonious with or obviously incongruous with the old and historic aspect of the surroundings.
- (6) In the case of a building to be razed, a primary consideration will be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the town.
- (7) The extent to which the building or structure will promote the general welfare of the town, and all citizens, by the preservation and protection of historic places and areas.
- (8) The extent to which the building or structure will promote the general welfare by:
 - a. Maintaining and increasing real estate value;
 - b. Generating business;
 - c. Creating new positions;
 - d. Attracting tourists, students, writers, historians, artists and artisans, and new residents;
 - e. Encouraging study of and interest in American history;
 - f. Stimulating interest in and study of architecture and design;

- g. Educating citizens in American culture and heritage; and
- h. Making the town a more attractive and desirable place in which to live.

(Ord. of 1-3-1994)

Sec. 58-560. - Issuance of certificate of appropriateness.

Decisions of the board will be incorporated in approved certificates of appropriateness or written reasons for disapproval. Immediately upon approval by the board of any application to erect, reconstruct, alter, restore or raze a building, a certificate of appropriateness, signed by the chairman of the board and bearing the date of issuance, shall be made available to the applicant. The town council shall refuse to honor any request for a building permit without such certificate of appropriateness, but a certificate of appropriateness will in no way affect the requirement to comply with the other provisions necessary to obtain a building permit.

(Ord. of 1-3-1994)

Sec. 58-561. - Right of appeal.

- (a) Whenever the board shall approve or disapprove an application for a certificate of appropriateness or fail to take action within 45 days of its filing, any aggrieved party or member of town council shall have the right to appeal and be heard before the town council provided such person files with the town clerk on or before seven days after the decision of the board a written notice of appeal. Upon receipt of such notice, the town clerk shall place such appeal on the agenda for the next regular meeting of the town council.
- (b) Any party may appeal the decision of the town council to the circuit court pursuant to this section.
 - (1) A party is any applicant or any person who owns property adjacent to the property which the application concerns. For the purposes of this section, the term "adjacent" includes any property separated from the applicant's property only by a road and which would be adjacent if the road were not present.
 - (2) Appeal shall be by petition at law setting forth the alleged illegality of the action of the town council.
 - (3) The appellant must file the appeal with the circuit court of the county within 30 days of the town council's decision.
- (c) In addition to the right of appeal, the owner of an historic landmark, building or structure shall have a right to raze or demolish such landmark, building or structure provided he has complied with the provisions of the second paragraph of Code of Virginia, § 15.2-2306(A)(3), as amended.

(Ord. of 1-3-1994; Ord. of 10-6-2009)

Sec. 58-562. - Demolition by neglect.

- (a) No officially designated historic building within the historic district shall be allowed to deteriorate due to neglect by the owner which would result in violation of the intent of this article. Demolition by neglect shall mean and include:
 - (1) Deterioration of the exterior of a building to the extent that it creates or permits a hazardous or unsafe condition;
 - (2) Deterioration of exterior walls or other vertical supports, horizontal members, roofs, chimneys, exterior wall elements such as siding, wooden walls, brick, plaster or mortar, to the extent that it adversely affects the character of the historic district or could reasonably lead to irreversible damage to the structure. In determining whether deterioration adversely affects the character of the historic district, the building official shall be guided by the comprehensive plan and, if adopted, the strategic plan and capital improvements budget.

- (b) If the town building inspector determines that a structure in the historic district is being demolished by neglect, he shall so notify the owner and the chairman of the architectural review board of this conclusion, stating the reason for such determination, and shall give the owner 30 days from the date of the notice in which to commence work rectifying the specifics, or to initiate a request to demolish, move or relocate such structure. The owner may appeal a determination made by the building inspector under this section to the architectural review board, which may alter, reverse or uphold the decision of the building inspector. If appropriate action is not timely taken, the town building inspector shall initiate appropriate legal action.

(Ord. of 1-3-1994)

Secs. 58-563—58-595. - Reserved.

BYLAWS

Town of Haymarket, Virginia

Planning Commission



Adopted and Effective January 13, 2014

ARTICLE I – AUTHORIZATION

- 1-1. This planning commission is established in conformance with a resolution adopted by the Haymarket Town Council on March 2004; and in accord with the provisions of Section 15.2-2210, Code of Virginia (1997), as amended.
- 1-2. The official title of this planning commission shall be the “Town of Haymarket Planning Commission,” hereinafter referred to as the “Commission.”

ARTICLE II – PURPOSE

- 2-1. The purpose of the Commission is to assist the Town Council to anticipate and guide future development and change by preparing plans, ordinances, capital improvements programs, studies, reports, and other documents for consideration by the Town Council.

ARTICLE III – MEMBERSHIP

- 3-1. The Commission shall consist of five members appointed by the Town Council. All members shall be residents of the Town of Haymarket and qualified by knowledge and experience to make decisions on questions of growth and development. At least one-half of the members shall be owners of real property. One member may be a member of the Town Council and one member may be an administrative official of the Town government.
- 3-2. The terms of office for the members of the Town Council and the administrative official shall be coextensive with their terms of office, unless the Town Council appoints others in their stead. The terms of the other original members shall be for one (1), two (2), three (3), and four (4) years. Subsequent members shall be appointed for terms of four (4) years.
- 3-3. Any vacancy in membership shall be filled by appointment of the Town Council and shall be for the unexpired portion of the term only.
- 3-4. Any member of the Commission shall be eligible for reappointment.
- 3-5. Any member of the Commission may be removed by the Town Council for malfeasance in office.
- 3-6. The term of a Commission member shall expire upon the swearing in of the new commission or re-appointment of commissioner.3-7. The Town Council may provide for the payment of expenses incurred by Commission members in the performance of their official duties and compensation for services.

ARTICLE IV – SELECTION OF OFFICERS

- 4-1. Officers of the Commission shall consist of a chairman and vice-chairman. The chairman and vice-chairman shall be elected by the membership. A clerk shall serve at the request of the Commission and may be a member of the Commission, an employee of the Town government, or a citizen volunteer.
- 4-2. Nomination of officers shall be made from the floor at the regular July meeting each year. Election of officers shall follow immediately. A candidate receiving a majority vote of the entire membership shall be declared elected.
- 4-3. The term of office shall be for one (1) year or until a successor takes office.
- 4-4. Any vacancies in office shall be filled for the unexpired portion of the term in the same manner as the officers are originally chosen.

ARTICLE V – DUTIES OF OFFICERS

- 5-1. The Chairman shall be a member of the Commission and shall:
 - 5-1-1. Preside at all meetings.
 - 5-1-2. Appoint all committees.
 - 5-1-3. Rule on all procedural questions (subject to a reversal by a two thirds (2/3) majority vote by the members present).
 - 5-1-4. Be informed immediately of any official communication, and report same at the next regular commission meeting.
 - 5-1-5. Certify all official documents involving the authority of the Commission.
 - 5-1-6. Certify all minutes as true and correct copies.
 - 5-1-7. Carry out other duties as assigned by the Commission.
- 5-2. The vice-chairman shall be a member of the Commission and shall:
 - 5-2-1. Act in the absence or inability of the chairman to act, with the full powers of the chairman.
- 5-3. The clerk shall:
 - 5-3-1. Record attendance at all meetings.
 - 5-3-2. Record the minutes of the Commission meetings.
 - 5-3-3. Notify all members of all meetings.
 - 5-3-4. Maintain a file of all official Commission records and reports.
 - 5-3-5. Certify all maps, records, and reports of the Commission.
 - 5-3-6. Give notice and be responsible for publishing public notices of all Commission public hearings and public meetings.

- 5-3-7. Attend to the correspondence necessary for the execution of the duties and functions of the Commission.

ARTICLE VI – COMMITTEES

- 6-1. Committees, standing or special, may be appointed by the Chairman, to serve as needed. Such committees shall be subject to the approval of a majority vote of the Commission.

ARTICLE VII – MEETINGS

- 7-1. Regular meetings of the Commission shall be held at least once a month. Special meetings shall be called as needed. When a meeting date falls on a legal holiday, the meeting shall be held on the day following unless otherwise designated by the Commission.
- 7-2. Special meetings may be called by the chairman or by two (2) members upon written request to the clerk. The clerk shall mail to all members, at least five (5) days before a special meeting, a written notice giving the time, place and purpose of the meeting.
- 7-3. All meetings of the Commission shall be open to the public.

ARTICLE VIII – VOTING

- 8-1. A majority of the members shall constitute a quorum.
- 8-2. No action of the Commission shall be valid unless authorized by a majority vote of those present and voting.

ARTICLE IX – ORDER OF BUSINESS

- 9-1. The order of business for a regular meeting shall be:
- 9-1-1. Call to order by chairman.
- 9-1-2. Roll call.
- 9-1-3. Determination of a quorum.
- 9-1-4. Public expression.
- 9-1-5. Reading of minutes.
- 9-1-6. .
- 9-1-7. Report of standing committees.
- 9-1-8. Report of special committees.

- 9-1-9. Unfinished business.
- 9-1-10. New business.
- 9-1-11. Adjournment.
- 9-2. Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order as tailored by the Chairperson.
- 9-3. The Commission shall keep a set of minutes of each meeting, and these minutes shall become a public record.
- 9-4. The clerk and chairman shall sign all minutes and, at the end of the year, shall certify that the minutes of the preceding year are a true and correct copy.

ARTICLE X – PUBLIC HEARING

- 10-1. The procedures normally followed for a public hearing involving a rezoning application, use permit, etc., amendment of the Zoning or Subdivision Ordinance, or matter other than the consideration of the comprehensive plan or part thereof, shall be:
 - 10-1-1. Call to order; determination of quorum.
 - 10-1-2. Description of properties in issue.
 - 10-1-3. Applicant's presentation including witnesses in support of application (fifteen minutes).
 - 10-1-4. Interested witnesses' presentation in opposition to application (twenty minutes).
 - 10-1-5. Applicant's rebuttal (five minutes).
 - 10-1-6. The normal time limitations are set forth in parentheses, but may be shortened or extended as determined by the Planning Commission.
 - 10-1-7. Planning Commission discussion and action.
 - 10-1-8. An applicant may appear in his own behalf, or be represented by an attorney or agent at the hearing.
 - 10-1-9. In the absence of a personal appearance by the applicant or his agent, the Planning Commission may proceed to dispose of the application on the record before it.
- 10-2. The Planning Commission shall publish a notice of public hearing at least once a week for two consecutive weeks in a newspaper of general circulation prior to conducting the hearing.
- 10-3. The procedures normally followed for a hearing involving consideration of the comprehensive plan or a part thereof shall be:
 - 10-3-1. Call to order, determination of a quorum.
 - 10-3-2. Description of area under study, together with presentation, by the Planning Commission or its representative of recommendations for development of the area.
 - 10-3-3. Call by Chairman for names of interested parties who wish to speak to the proposed plan.
 - 10-3-4. Presentation by interested parties to the proposed plan. (Time limitations as announced by the Chairman.)

- 10-3-5. Planning Commission – staff discussion of the proposed plan.
- 10-3-6. Planning Commission discussion and action.
- 10-4. The Planning Commission shall keep a set of minutes of all meetings, including the names and addresses of all witnesses giving testimony before the Planning Commission.

ARTICLE XI – CORRESPONDENCE

- 11-1. All official papers and plans involving the authority of the Planning Commission shall bear the signature of the Chairman, together with the certification signed by the clerk.

ARTICLE XII – AMENDMENTS

- 12-1. These Bylaws may be amended by a majority vote of the entire membership after thirty (30) day's prior notice.



TO: Architectural Review Board
SUBJECT: Appointment of Vice Chair
DATE: 06/17/15

Pursuant to the Haymarket Town Code Section 58-557 the Board shall elect is vice-chairman. The code section is not specific to the length of the term. It is recommended that the Board appoint the Vice Chair to a term of one year. It is also recommended that the Board consider the term in their By-laws.

Sec. 58-557 Chairman, Vice-Chairman, and secretary of the Board

The Board of Architectural Review shall elect its chairman and vice-chairman from its membership and the Town Clerk shall e its secretary.



TO: Architectural Review Board
SUBJECT: Harrover Property Master Plan Study
DATE: 06/17/15

Sympoetica and EPR, P.C. developed 3 plan options that were presented the Planning Commission on April 13, 2015 for informational and discussion purposes. The intent was to provide an array of possible program elements, across three alternative concept sketch plans, from which the ARB is now to select a preferred Harrover Property Master Plan program.

ATTACHMENTS:

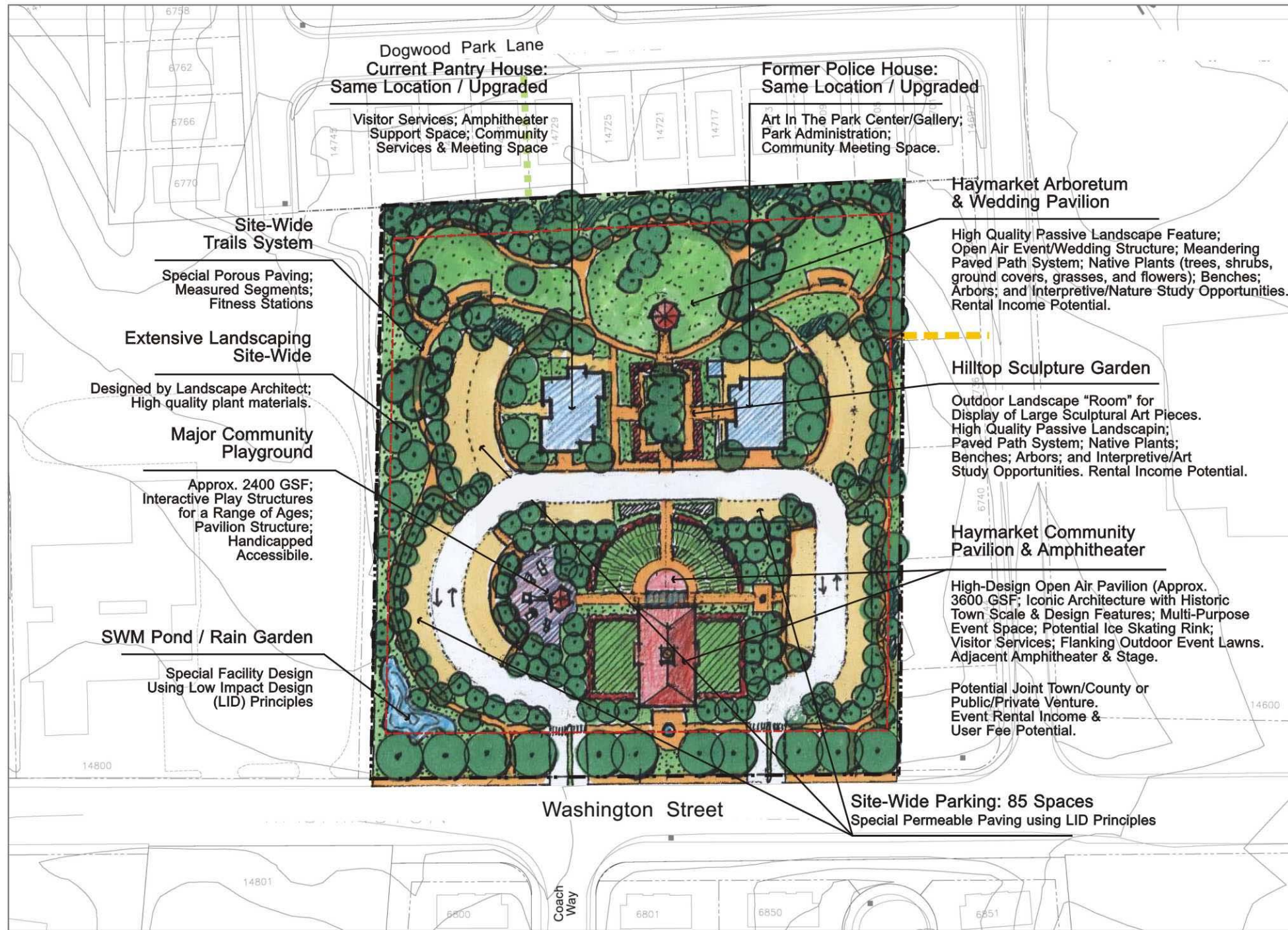
- All attachments - Harrover (PDF)

**Alternative Sketch Plans Summary Comparison
Harrover Property Master Plan Study / Haymarket, Virginia**

**4/13/15
Sympoetica & EPR, P.C.**

Key Plan Program Elements	Alternative A	Alternative B	Alternative C
Concepts/Themes	Central Park / Gardens & Events Pavilion/ Amphitheater/Arboretum	Community Center / Meeting Small Center/Amphitheater/Green	Community Center / Fitness Larger Center/Community Pavilion
Disposition of Lewis Homes			
14740 Washington Street (Pantry)	Upgraded / In place	Upgraded / In place	Removed from site by others
14710 Washington Street (Former Police)	Upgraded / In place	Upgraded / New On-Site Location	Removed from site by others
Vehicular Environment			
Access/Entry	Washington Street / Dual	Washington Street / Single	Washington Street / Single
Circulation (Interior Drives)	Loop Drive	Spine/Loop Drive	Spine/Loop Drive
Vehicle Parking	85 Spaces	66 Spaces	126 Spaces
Bicycle Parking	Pavilion Area & Sculpture Garden	Community Center & Lewis Homes	Community Center/Pavilion
Pedestrian Environment			
Accessible per ADA Guidelines	Arboretum Paths/Sculpture Garden/Lawns	Hilltop Green/Amphitheater	Hilltop Pavilion Plaza
Links to Sidewalks; Potential Off-Site Links	Site-wide Trails: Loops & Segments	Site-wide Trails: Loops & Segments	Site-wide Trails: Loops & Segments
Site Furnishings & Signage	Measured Segments / Fitness Stations	Measured Segments / Fitness Stations	Measured Segments / Fitness Stations
Special Activity Environment			
Community Buildings/Structures	Major Open Air Pavilion (3600 GSF) Multi-Use; Potential Ice Rink Pavilion Event Lawns Pavilion Amphitheater	Small Community Center (7000 GSF) Multi-Use; Meetings; Activities Support Option: Small Outdoor Swimming Pool Option: Multi-Purpose Courts	Larger Community Center (16,250 GSF) Multi-Use; Fitness/Gym & Support Indoor Events
Lewis Homes (Adaptive Reuse)	Meetings/Gallery/Services/Admin	Meetings/Services/Admin	No longer on site.
Special Places / Features	Arboretum & Wedding Pavilion Sculpture Garden Amphitheater Major Community Playground	Hilltop Amphitheater/Stage/Green Woodland Playground	Hilltop Community Pavilion Event Plaza (Weddings, etc.) Small Playground Small Picnic Pavilion
Partnership Potential			
Potential Town/County Or Public/Private Venture	Yes / Pavilion & Amphitheater	Yes / Small Community Center	Yes / Larger Community Center
Income Potential / Rental Fees	Pavilions/Amphitheater; Garden; Mtg Rms	Multi-use Rms; Mtg Rms; Amphitheater	Multi-use Rms; Fitness/Gym; Pavilion
Income Potential / Activity User Fees	Art & Other Courses	Rec/Ed Courses; Swimming (Pool Option)	Fitness Club; courses
Potential Early Projects			
Upgrade Lewis Homes	Both homes; in place.	Pantry: in place; Police: Move on-site.	Sell or donate; then move both off-site.
Access Drive & Phase I Parking	Major Playground Interim Green Space - Informal Use Loop Trail	Woodland Playground Interim Green Space - Informal Use Loop Trail	Picnic Pavilion Interim Green Space - Informal Use Loop Trail
Conceptual Development Budget			
(Planning level concept budget only.)	\$2,380,000	3,957,000	7,255,000

Note: This summary comparison of alternative sketch master plan options, as presented April 13, 2015, is for informational and discussion purposes. The intent is to provide an array of possible program elements, across three alternative concept sketch plans, from which to select a preferred Harrover Property Master Plan program.



Date: 4/10/15

Note: This is a sketch master plan concept intended for planning and decision-making purposes by the Town. This plan is not to be used for construction purposes.

sympoetica

EPR

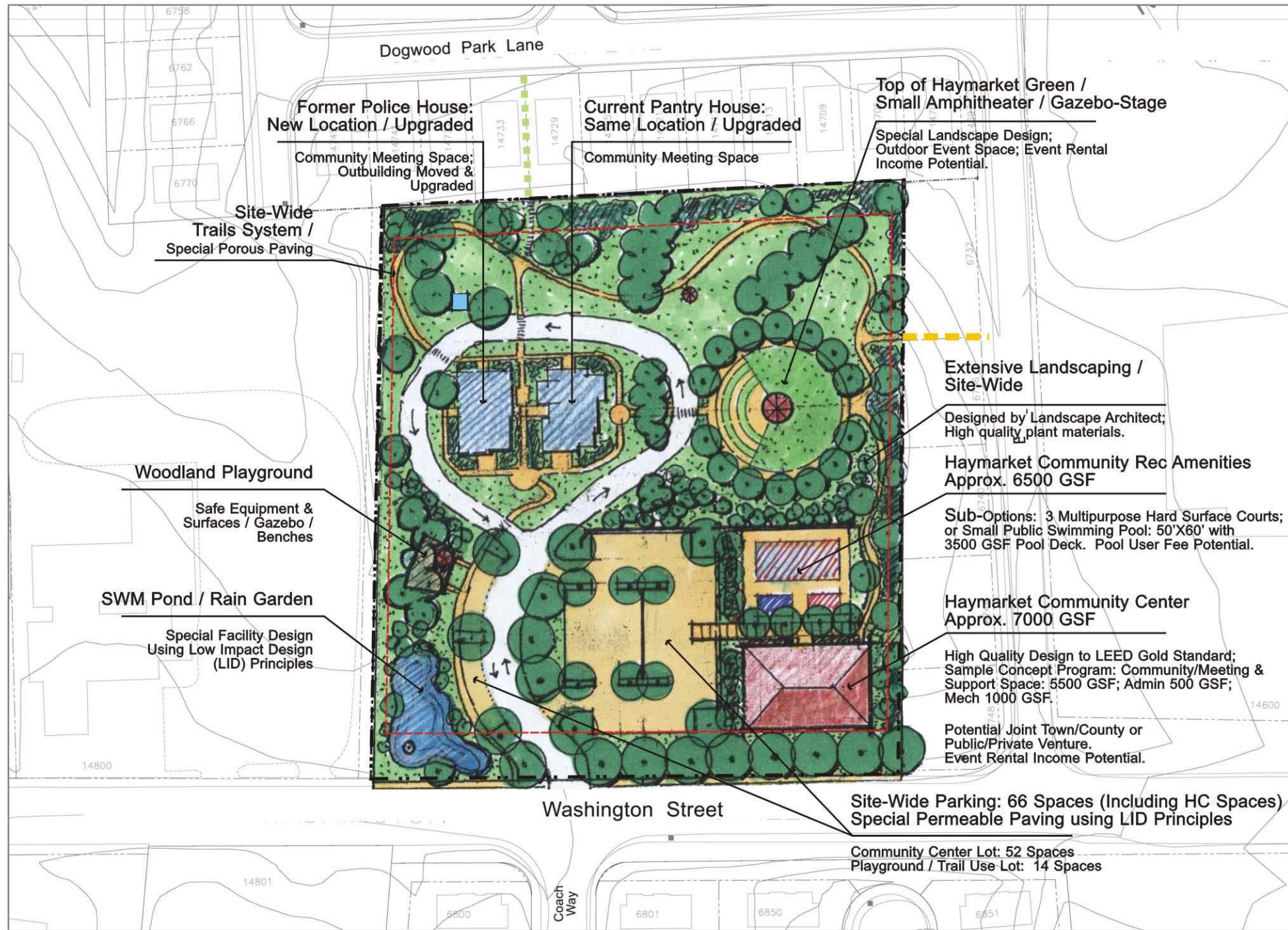


Sketch Plan Alternative A



Town of Haymarket, Virginia

Harrover Property Master Plan Study



Date: 4/1/15

Note: This is a sketch master plan concept intended for planning and decision-making purposes by the Town. This plan is not to be used for construction purposes.

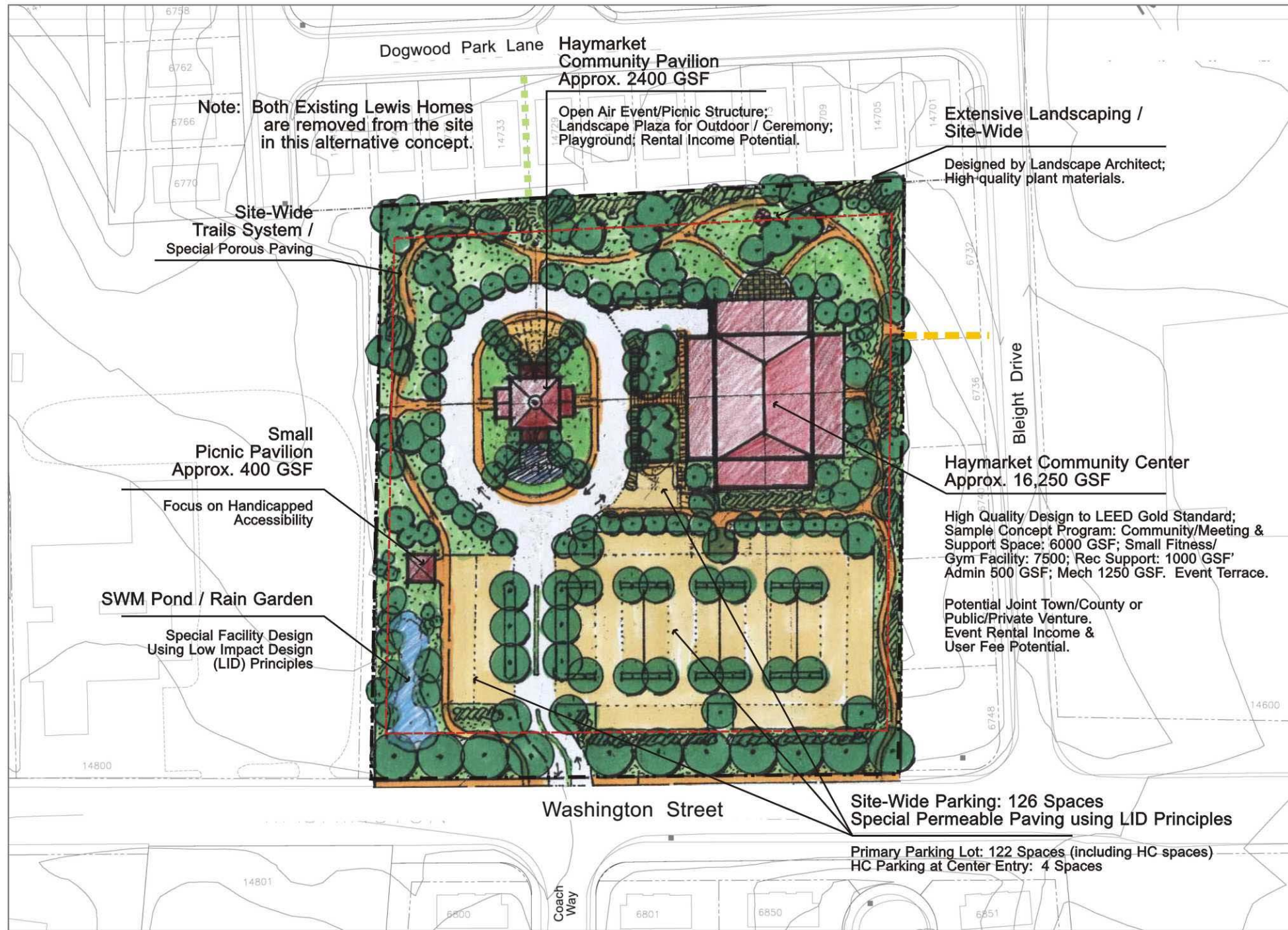


Sketch Plan Alternative B



Town of Haymarket, Virginia

Harrover Property Master Plan Study



Date: 4/8/15

Note: This is a sketch master plan concept intended for planning and decision-making purposes by the Town. This plan is not to be used for construction purposes.



sympoetica

EPR

Sketch Plan Alternative C



Town of Haymarket, Virginia

Harrover Property Master Plan Study

COMPREHENSIVE PLAN EXCERPTS REGARDING HARROVER PROPERTY / SEARS HOUSES

2.1 PUBLIC FACILITIES

GOAL Provide residents and businesses with facilities and services that help ensure the health, safety, beauty and prosperity of the Town.

OBJECTIVES

A. Develop the **Harrover property** into the Haymarket Government Center with Police Department and Town Hall by the end of 2008

B. Explore the possibility of creating community green space on the **Harrover property** to include a bandstand (gazebo) and playground

GOAL Develop public facilities to meet the social and recreational needs of a growing town

OBJECTIVES

A. Look into the economic feasibility of developing the **Harrover property** into a Town Hall and green space as part of the development of the property in 2008

B. The Town's need for recreation is not satisfied by existing regional facilities. Explore joint opportunities with private communities, churches and the Prince William County Park Authority to provide small local facilities by the end of 2009

3.2 PUBLIC FACILITIES PLAN

The adequacy of the Town's current facilities as relates to the ability to ensure the health, safety, beauty and prosperity of the Town, has been the subject of recent review. This review will guide the Town in determining whether the Town's facilities should be relocated, augmented or refurbished in their present location. The Town will consider the impact on services, the revitalization of Washington Street, and the social as well as recreational needs of the Town's growing population in all determinations.

The Town Hall currently on Washington Street is small and serves the population on most occasions. It is clearly insufficient when larger gatherings occur over important issues. The Town is studying the feasibility of expansion by constructing a new facility on the **Harrover site**. The Old Town Hall has been accepted for listing on the Virginia Landmarks Register and the National Register for Historic Places. A third option for the Town would be to acquire and reuse the Pace West Elementary School if the County School Board moves to declare the property a surplus. However, this would move the primary offices to the Town out of the Town Center Area which would cause that area to lose some of its focus as the town center.

In order to attain the objectives listed in Part II, the Town may consider developing the Harrover Property into a municipal and/or community center, refurbish Town-owned property on Washington Street and Payne Lane, encourage the creation of a more urban town center, and/or explore joint public/private opportunities to meet the population's growing requirements.

3.4 LAND USE PLAN

Public/ Semi-Public Category

The provision and maintenance of public facilities is an important component of the Town's Comprehensive Plan. To address the needs of Town residents and to encourage a diverse community, the Town should ensure that adequate facilities are available for Town residents. To accomplish the concepts suggested in other sections of the plan, adequate public facilities are essential and several areas on the Planned Land Use Map have been designated for public/semi-public use. This designation provides for the recognition and expansion of existing community facilities and the development of new ones. Specific areas designated on the Planned Land Uses Map for public/semipublic use include:

5. ***The Harrover Properties*** - These properties were acquired by the Town in order to preserve a portion of the diminishing open space and provide a viable option should the primary public facilities prove inadequate or inefficient.

1.9 COMMUNITY ATTITUDES

1.9.2 2006 Survey Results

Transportation and Highway Needs

There was also dissatisfaction about a lack of nearby recreational options, no doubt exacerbated by traffic congestion. Residents still expressed the belief that Haymarket can retain its small-town charm if its historic structures are protected, a pedestrian-friendly downtown is nurtured and growth is contained. Proof of this belief is shown in the overwhelming 92% of respondents that remain satisfied with the overall quality of the life in Haymarket.

PART II

COMMUNITY GOALS AND OBJECTIVES

Building and revitalizing the Town are simultaneous and equal objectives emphasizing the historic theme and should be integrated into all developments and adaptive uses. Flexible and evolving traffic and parking management is crucial to developing or using all properties. The developers and the Town can mutually benefit from reasonable proffers negotiations. The Town and property owners will be able to compete and be sustainable from the strength of position as an historic small Town, which deliberately offers quality of experience.

2.8 COMMUNITY, CULTURAL AND HISTORIC RESOURCES

GOAL Preserve Haymarket's rich history

OBJECTIVE

- A. Review and re-write the existing Historic District Zoning Ordinances if found to be in need of updating and/or strengthening
- B. Acquire a better understanding of existing building codes and county tax incentives that encourage the reuse of historic structures
- C. Explore incentives the Town could provide to encourage adaptive reuse
- D. Maintain the town-owned historic resources, including the Haymarket Museum, the Old Post Office, and the **Sears Houses**, via a capital improvement program

GOAL Maintain and promote the historic flavor and consistency of architectural styles in this region of Virginia from circa 1750 to 1900

OBJECTIVE

- A. Continue to identify and document the historic resources in the Town.
- B. Build on the existing architectural surveys and create an accessible and up to date register of the town's historic resources
- C. Recognize the aesthetic and economic value of the Town's historic resources and encourage the adaptive reuse of historic structures
- D. Evaluate and adopt methods to better serve the Town's needs with regard to its historic resources

3.7 CULTURAL AND HISTORICAL RESOURCES PLAN

The cultural and historic resources of the Town of Haymarket have and will continue to play an integral role in defining the Town's character and future pattern of growth. The protection and successful integration of the cultural and historical environment with development will assure that the Town remains a unique and pleasant community in which to live and work. The Town has identified as a goal to preserve the historical character of Haymarket by balancing new development with conservation of existing structures and the Town landscape.

The location of Haymarket at the North-South "crossroads" used by Indians and early colonial settlers, as well as by confederate and union troops during the Civil War, gives the Town a rich history which we wish to preserve. Toward that end, the Town will preserve its rich history by: (1) identifying, documenting and promoting its historic resources; (2) encouraging the adaptive reuse of historic structures; and (3) maintaining Town-owned historic resources.

1.2 LAND USE POLICY

1.2.9 Community Design Policy

Commercial/Residential Blend East of Town's Center

Traveling east from the central portion of town, Haymarket unfolds in a pleasant mix of older, residential homes and low intensity commercial uses such as a veterinary clinic and a Baptist Church. *This blend of uses continues to the eastern town limit, where a neo-colonial residential development is across the street from public uses in **two Sears** houses fronted by a planned village green. The **two Sears** structures fit this area architecturally and historically and should be preserved, if at all possible.*

1.5 HISTORIC RESOURCES

Historic resources include sites, buildings, structures, objects, or districts that are associated with or are representative of human activities and events. They may date to any period, but are generally older than fifty years. Virginia State Code 15.2-2306 is the enabling legislation that empowers local municipalities to determine what resources are and are not considered historic and therefore worthy of protection based on their contribution to the local historic fabric. From this local designation there is the possibility of attaining the higher designation as either a state or national landmark by inclusion in either the Virginia Landmarks Register (VLR) and/or the National Register of Historic Places (NRHP). Inclusion in the VLR or NRHP invokes a higher degree of review for state and/or federally funded projects that threaten these landmarks. *However, not attaining inclusion in the state or national registers in no way negates the importance of being designated as historic on the local level. Historic resources are fragile and non-renewable. If they are destroyed, the loss is permanent. Unfortunately, a great deal of Haymarket's past has been lost already through development and lack of maintenance. Nevertheless, many of the Town's most important historic resources still exist.*

1.5.2 Architectural Styles

The Town's historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the people who built the community. New construction should be encouraged to respect and blend in with the existing, historic structures. In the coming years, the Town should encourage the use of both colonial styles and, new construction that reflects the extant historic structures.

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1.5.3 Historic Buildings Inventory

Based on a survey conducted by the Virginia Department of Historic Resources (VDHR) in 1996 as well as Section 58-554 (a) of the Town Code which states: "all buildings within the Old and Historic Town of Haymarket which are 50 years old or older are designated historic buildings" the following structures are designated historic and worthy of protection in the Town of Haymarket.

TABLE 16: Historic Building Inventory

Address	Date of Construction	Historical Name
14710 Washington Street	ca. 1924	Sears House
14740 Washington Street	ca. 1926	Sears House
14801 Washington Street	ca. 1900's	Jordan House
14800 Washington Street	ca. 1900	Baptist Church
14841 Washington Street	ca. 1900	Watts House
14881 Washington Street 14891 Washington Street	ca. 1900 ca. 1900	House LeRoy House/Madison Shop
14910 Washington Street	ca. 1895	Melton House/store
14941 Washington Street 14950 Washington Street	ca. 1948 ca. 1870's Built on site of the Red House Tavern	Old Fire Station (first one in Western Prince William County) Roland House/Red House Tavern (first building built before Haymarket became a town)
14951 Washington Street	ca. 1910	Old Bank Building
15020 Washington Street	ca. 1920's	Old Post Office
15030 Washington Street	ca. 1920	Rust/Pickett House
15101 Washington Street	ca. 1888/90	Dr. Payne House/Winterham
6590 Jefferson Street	ca. 1910	Garrett House
6620 Jefferson Street 6707 Jefferson Street	ca. 1900 ca. 1920's	Downs House Large example bungalow
6706 Jefferson Street	ca. 1901	Gossom House
6712 Jefferson Street	ca. 1935	Baker/Bean House
6713 Jefferson Street	ca. 1910	Masonic Lodge
6720 Jefferson Street 6741 Jefferson Street	ca. 1930 ca. 1890	Gossom House Brownie Smith House
6751 Jefferson Street	ca. 1870	Alrich House
6771 Jefferson Street 6810 Jefferson Street	ca. 1870-80 c. 1900	Wise/Creech House Leonard House
6811 Jefferson Street	ca. 1890	James Beale House
6735 Fayette Street	ca. 1911	St. Paul's Parish Hall
6740 Fayette Street	ca. 1890-1910	Meade House
6750 Fayette Street	ca. 1900	St. Paul's Rectory
6790 Fayette Street 6796 Fayette Street	ca. 1930 ca. 1800	Sarah Turner House Pearson's House