



ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, December 18, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TIME

IV. MINUTE APPROVAL

1. Architectural Review Board - Regular Meeting - 11/20/2024

V. AGENDA ITEMS

1. ZP #2024-1201 Fence Installation-6800 Fayette St.
2. ZP #2024-1202 Fence Installation-6804 Fayette St.
3. ZP #2024-1106 Kiddie Academy Signage
4. ZP #2024-1107 Kiddie Academy Playground
5. ZP #2024-0907: Magnolia Crossing Exterior Elevations Application
6. ZP #2024-1104 Lane Motors Demolition COA Application
7. ZP #2024-1105 Lane Motors Property Architectural Elevations

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. PLANNING COMMISSION UPDATES

IX. TOWN COUNCIL UPDATES

X. ADJOURNMENT



ARCHITECTURAL REVIEW SITE VISIT MEETING

Wednesday, November 20, 2024 at 5:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

MINUTES

I. CALL TO ORDER

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 5:00 PM for a site visit followed by the Regular Meeting held at 6:00 PM.

Chairman Schneider called the meeting to order at 5:00 PM, but had to leave shortly before 6:00 PM. Vice Chair Barben called the regular meeting to order at 6:00 PM.

PRESENT

Chairman Marchant Schneider
Vice Chairman Ben Barben
Board Member Chuck Mason
Commissioner Justin Baker

ABSENT

Board Member Joanna Mason

II. SITE VISIT 6700 6710 6720 BLEIGHT DRIVE

III. PLEDGE OF ALLEGIANCE

Vice Chair Benjamin Barben invited everyone to stand for the Pledge of Allegiance.

IV. CITIZENS TIME

No citizens were present wishing to address the Architectural Review Board.

V. MINUTE APPROVAL

Board Member Chuck Mason moves to approve the minutes from September 18, 2024, and October 16, 2024, regular meetings of the Architectural Review Board. Commissioner Justin Baker seconded the motion. The motion carried.

**Motion made by Board Member Mason, Seconded by Commissioner Baker.
Voting Yea: Vice Chairman Barben**

1. Architectural Review Board - Regular Meeting - September 18, 2024
2. Architectural Review Board - Regular Meeting - October 16, 2024

VI. AGENDA ITEMS

Vice Chair Barben moved item ZP2024-0908 COA application for Demolition be moved up to agenda item #1. It was the consensus of the board to move this to Agenda item number one. Also, without objection and with consensus of the Board, Town Planner Thomas Britt would like to pull item #2 off of the Agenda as the current sign is in violation of the zoning ordinance. There were no objections to remove Agenda item #2.

1. ZP #2024-0908: 6700, 6710, 6720 Bleight Drive Demolition COA Application

Town Planner Thomas Britt presented application ZP #2024-0908. The applicant was present to answer any questions. The Town Planner discussed the application included sufficient documentation, such as photographs and the staff report confirming it is not a historic structure and it does not hold other historical significance. Vice Chair Barben wanted to clarify that the purpose of the site visit was to verify the structures are not identified as contributing structures in the Comprehensive Plan or the ARB Guidelines. Vice Chair Barben requested the Applicant provide additional horizontal photographs from the street to capture the overall scale and elevation, to be preserved for archival purposes.

Board Member Chuck Mason moved to approve the COA for ZP#2024-0908 for the demolition of the three single-family units at 6700, 6710, and 6720 Bleight Drive, with the caveat of additional photo documentation. Commissioner Baker seconded the Motion. All in favor.

**Motion made by Board Member Mason, Seconded by Commissioner Baker.
Voting Yea: Vice Chairman Barben**

2. ZP #2024-1102 14600 Washington Street #164, Zandra's Taqueria Patio Installation

Town Planner Thomas provided a brief introduction to the application. The QBE building, located on the east side of town, has multiple tenant spaces approved within it. There was a 2017 site plan submitted to add a sidewalk and other exterior elements to the site. In 2018, a revision was made to add more pickup and drop-off points for tenants on the west side of the building. There was an enclosure approved by the ARB in 2021, the conditions of that enclosure can be found on page 19 of the agenda packet. The second enclosure is an existing fence structure surrounding the patio, with the older enclosure visible at the rear. The Applicant has provided pictures for reference. That is the background history for the application.

The Applicant was present to answer questions. Vice Chairman Barben inquired about the intended schedule and if they were still looking to use it from October to May. The Applicant explained they have not used the full enclosure in over a year as it is not financially feasible to set it up and take it down all the time. The Applicant is looking for guidance from the ARB, as they don't have a preference. The Applicant's proposal is to keep the vestibule in front of the door year round or if it's not within the ARB Guidelines they are happy to take it away. Vice Chairman Barben asked for the rationale behind the October - May timeframe. The Applicant explained there was a grant application with Prince William County and they were in the thick of COVID, so they wanted to allow for more spacing for customers. With the end of COVID, they no longer intend to use the full enclosure and are open to suggestions as the Board sees fit. The Applicant indicated they left one panel up between them and the Brewery, and they also left the vestibule area up because it provided a winter/summer screening to go in and out of the restaurant. Discussion followed clarifying the sizing, material and specifics of how the canopy is set up. The Applicant clarified there's the vestibule that goes over the front door and then the "L" of the canopy is on the other end to help let customers know there is a drop-off and also to

provide privacy from the brewery and help define their space. The applicant indicated if the ARB wants this removed they would probably come back to propose the use of something else.

Vice Chairman Barben noted that the second part of the application concerns the fence and patio structure. He noted there were improvements made, including infilling the drop-off space, and suggested tabling it to review these changes. Board Member Chuck Mason asked if the application involves removing the fence and planters. The Town Planner confirmed that if tabled, he could discuss this with the applicant. The applicant explained that the changes were made during COVID and that the patio expansion was part of their leased space, with landlord approval, so he didn't realize that wasn't allowed. Regarding the planters, the applicant views them as movable patio fixtures, weighed down by gravel and soil. The applicant said the goal is to have something that is approvable and hopes to improve safety by creating a defined area away from traffic. Vice Chairman Barben recommended reviewing zoning and site plans for the expansion. The Town Planner suggested tabling the application to work on a compatible solution over the next few months. Vice Chairman Barben said it would be best to start from scratch and work with the Town Planner to ensure we have something that is compliant with zoning and has the approval of the ARB.

Commissioner Baker moves to defer this to a future meeting as set by the Town Planner. Board Member Chuck Mason seconded the Motion. All in favor.

**Motion made by Commissioner Baker, Seconded by Board Member Mason.
Voting Yea: Vice Chairman Barben**

- 3. ZP #2024-1103 14600 Washington Street #164, Zandra's Taqueria Sign Installation

This item was removed from the Agenda as the current sign is in violation of the zoning ordinance.

- 4. ZP #2024-1106 6515 Crossroads Village Blvd (Kiddie Academy) Signage Installation

The Town Planner introduced Kiddie Academy's application for wall and monument signage at their property which is coming in on the West end of Crossroads Village behind Chick-fil-A and Lifetime Smiles. They are in the building process right now. The Town Planner said there are zoning requirements that need to be met, but he wanted to bring it to the Board regarding the design. The applicant appeared via Zoom. Discussion followed regarding the color and materials being used and how they'd be illuminated. Vice Chairman Barben questioned the surrounding businesses and how they have gooseneck lighting instead of self-illuminated, so there's already precedence for gooseneck lighting. Board Member Chuck Mason agreed to keep it consistent. Further discussion followed regarding the wall signage and its height, which does not meet compliance. Commissioner Baker asked for clarification on the coloring of the sign. Vice Chairman Barben and Board Member Chuck Mason agree to maintain consistent lighting. The Town Planner said since this was applied for after the building had been constructed, he suggests tabling the matter to see if a variance or another design submission would be the next best step.

Commissioner Baker motioned to move the application to a future meeting as set forth by the Town Planner. Chuck Mason seconded the Motion. All in favor.

**Motion made by Commissioner Baker, Seconded by Board Member Mason.
Voting Yea: Vice Chairman Barben**

VII. OLD BUSINESS

The Town Planner gave updates on old business. He indicated the Crossroads village tenants are almost filled. Taco Bell is almost through with the Building Department for its drive-thru features. The construction of the sidewalk is progressing well, but we are waiting for back-ordered lights for installation.

VIII. NEW BUSINESS

The Town Planner said he'll be reviewing the applications for the Lane Motors property. The applicant wishes to demolish it and build a new site within it. That is the main item of new business.

IX. PLANNING COMMISSION UPDATES

Commissioner Baker stated the November meeting was canceled.

X. TOWN COUNCIL UPDATES

The Town Clerk was present and stated we had the election in November. Commissioner Baker was elected to be on the Town Council so he is leaving the position as the ARB Liaison. We are getting ready for our Christmas and holiday event on December 14. The Town Council had a work session meeting where they opened up a special citizen's time to discuss the Strategic Plan which can be found on our website and Facebook or it can be emailed upon request. They are still looking for input on the strategic plan. They hope to adopt it at their December meeting if there is no other input from the public. In November they awarded the bid to demolish the Town Park house.

XI. ADJOURNMENT

Board Member Chuck Mason motioned to adjourn with a second by Commissioner Baker. All in favor.

**Motion made by Board Member Mason, Seconded by Commissioner Baker.
Voting Yea: Vice Chairman Barben**

Submitted By:

Approved By:

Alexandra Elswick, Deputy Clerk

Benjamin Barben, Vice Chairman



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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 13, 2024
SUBJECT: ZP #2024-1201 6800 Fayette Street Fence Installation

APPLICATION SUMMARY:

Business/ Applicant: Landmark Atlantic Holdings LLC on behalf of the buyer.

Street Address: 6800 Fayette Street

Proposed Alteration: Fence addition to new build.

Applicant’s Brief Description of the Activity: Addition of fencing for a single family home at the corner of Fayette and Jefferson street, design to accommodate for more privacy.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The proposed alteration is visible from the public right of way. The fence meets the requirements found in the zoning ordinance.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The proposed alteration is visible from the public right of way. Fence is pressure treated wood, with no caps or other notable features.
Sec. 58-16.8 (2) General Design Arrangement	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The design is in keeping with the guidelines.
Sec. 58-16.8 (3) Texture, material and color	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The design and materials are in keeping with the guidelines.

<p>Sec. 58-16.8 (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</p>	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p>
<p>Sec. 58-16.8 (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</p>	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p>
<p>Sec. 58-16.8 (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</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Sec. 58-16.8 (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</p>	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>This matter is at the discretion of the ARB</p>
<p>Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by:</p> <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (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 	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>These matters are at the discretion of the ARB</p>

(f) Stimulating interest in and study of architecture and design		
(g) Educating citizens in American culture and heritage		
(h) Making the Town a more attractive and desirable place in which to live		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site – 6800 Fayette Street	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site – 6800 Fayette Street	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site – 6800 Fayette Street	R-1 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>“to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures”</i>	These matters are at the discretion of the ARB
III. (b) Colors		The fence colors do not distract from streetscape and neighborhood character.
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable
III. (f) Lighting, (attached to structure)	None	None

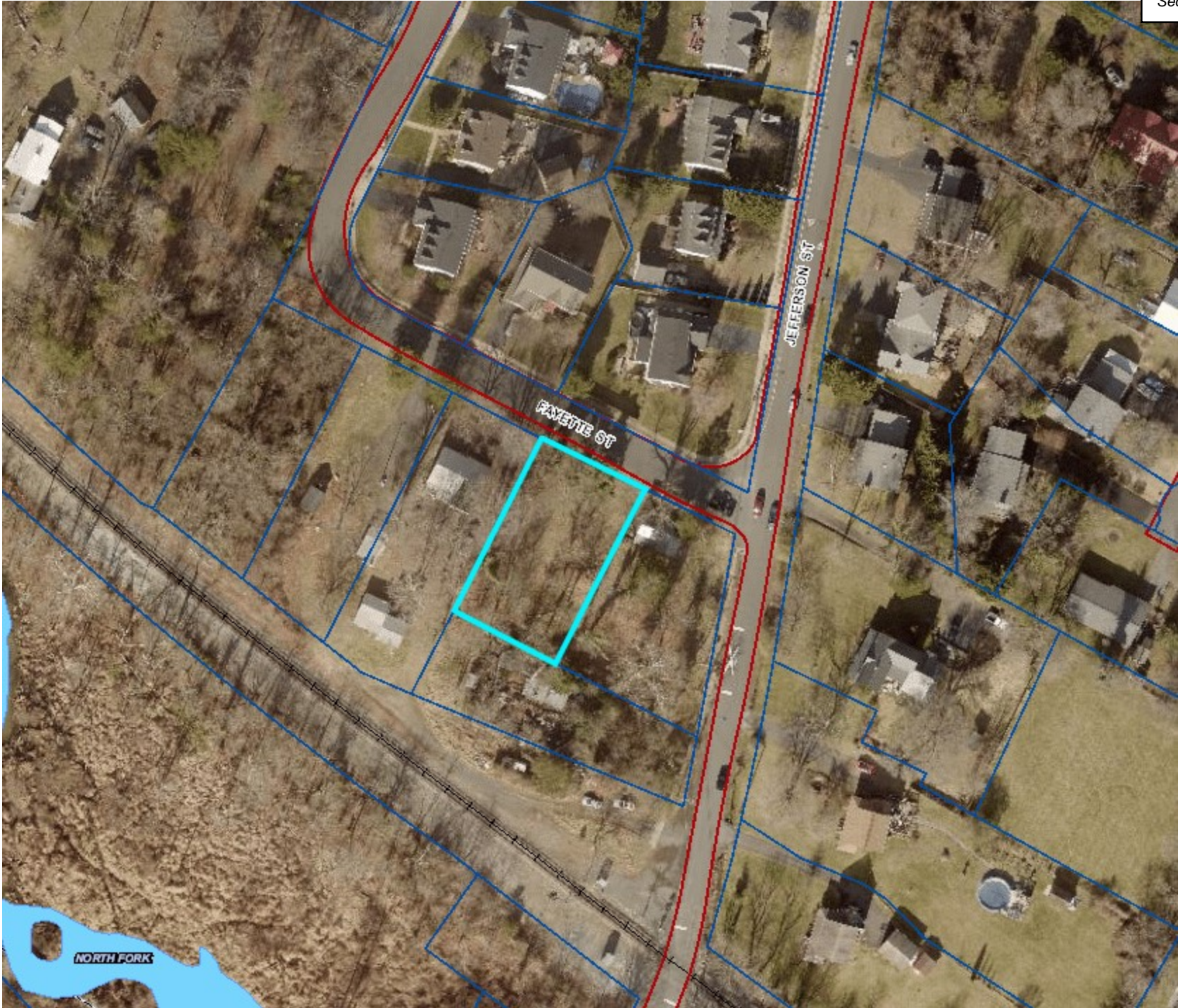
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	Not Applicable	Not Applicable
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

Based on the above assessment of the proposed siding at 6800 Fayette Street, the Town Planner recommends approval of the addition.

Draft Motion: "I move the Board approve the COA for ZP#2024-1201, for the fence addition at 6800 Fayette Street."

Or an alternate motion.





ZONING PERMIT APPLICATION

ZONING PERMIT #: 2024-1201

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: Landmark Renovations

PROPOSED USE: 6ft Fence at rear & right side Size (Sq. Ft./Length) of Construction: 188 lf

SITE ADDRESS: 6800 Fayette St Parcel ID #: 7297-88-4480

Subdivision Name: _____ Lot Size: 12,239 sf

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

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

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

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Construct a 6ft high alternate board/shadowbox fence along the rear property line and the right side of the property to the parallel point of the front of the single car garage. Fence will be constructed with pressure treated wood

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
Landmark Renovations	Fairfax Developments LLC
Name <u>Bernadette Manara</u>	Name <u>Bernadette Manara</u>
Address <u>8550 Lee Highway, Suite 250</u>	Address <u>8550 Lee Highway, Suite 250</u>
City State Zip <u>Fairfax, VA 22031</u>	City State Zip <u>Fairfax, VA 22031</u>
Phone# <u>703.201.0632</u> Email <u>bmanara@landmarkatlantic.com</u>	Phone# <u>703.201.0632</u> Email <u>bmanara@landmarkatlantic.com</u>

APPLICANT / PROPERTY OWNER SIGNATURE

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

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


Applicant Signature


Property Owner Signature

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

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

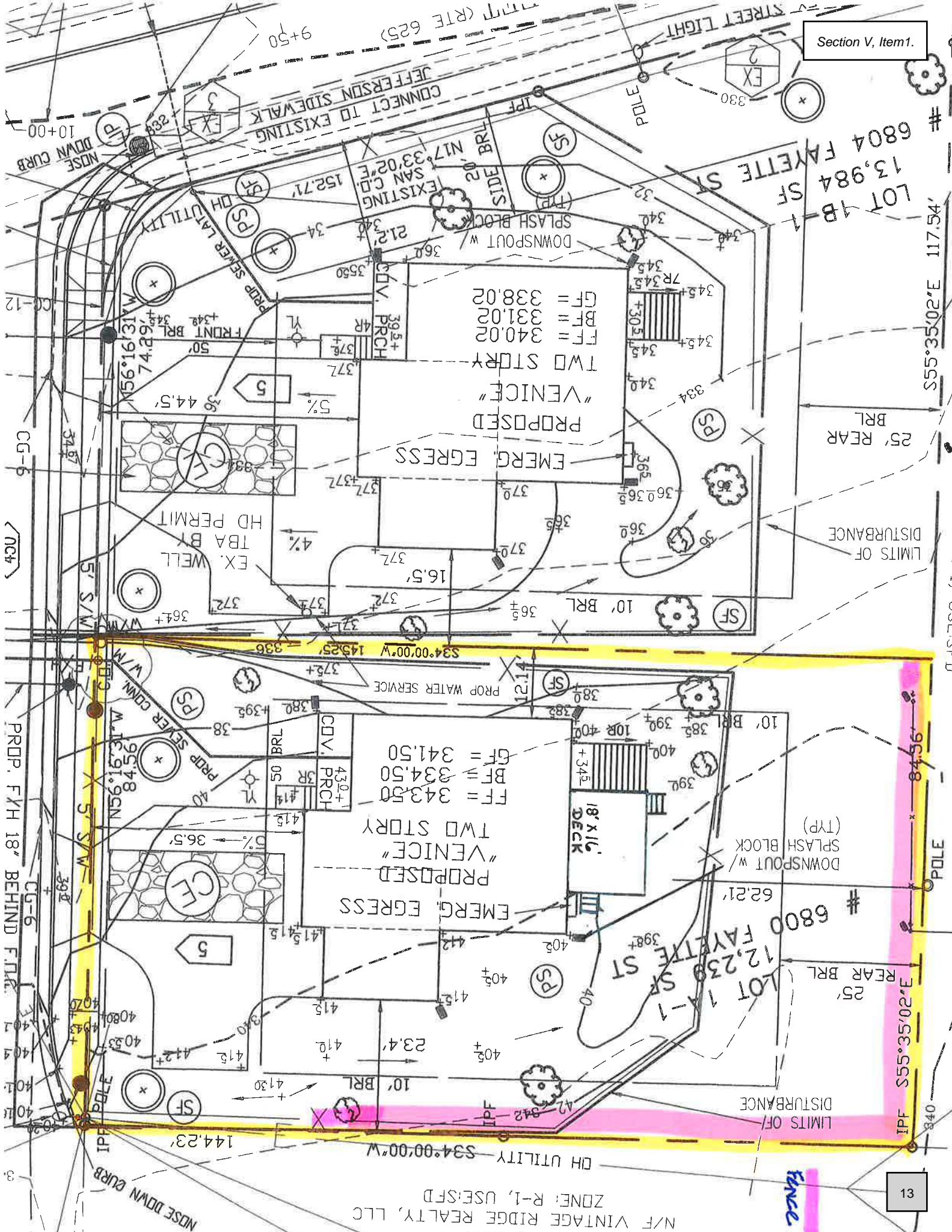
APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:



6804 FAYETTE ST
 13,984 SF
 LOT 1B-1

6800 FAYETTE ST
 12,239 SF
 LOT 1A-1

TWO STORY
 "VENICE"
 PROPOSED
 EMERG. EGRESS

FF = 340.02
 BF = 331.02
 GF = 338.02

TWO STORY
 "VENICE"
 PROPOSED
 EMERG. EGRESS

FF = 343.50
 BF = 334.50
 GF = 341.50

N/F VINTAGE RIDGE REALTY, LLC
 ZONE: R-1, USE: SFD



Cool Shadowbox Fencing: Ideas, Tips and More

Want to elevate your outdoor space with a stylish and functional privacy fence? Discover the ultimate guide to transforming your yard with these stunning shadowbox fences

Shadowbox fences, sometimes called "good neighbor" fences, offer a striking blend of privacy and aesthetic appeal. Unlike traditional privacy fences like stockade fences or board-on-board fences that block all view between neighbors, shadowbox fences allow light and air to pass through the spaces between the staggered pickets. This fence option is ideal for homeowners who value both seclusion and a sense of openness. And this is why shadow box fences are becoming a popular choice in various neighborhoods. In this blog, we'll delve into the practical benefits, disadvantages, design considerations, and maintenance tips for shadowbox fencing. Whether you're a homeowner considering a new fence installation or simply curious about the design, join us as we explore the world of shadowbox fences.

Benefits of a shadowbox fence

Choosing a shadowbox fence offers a combination of beauty, functionality, and durability, making it an excellent investment for any homeowner looking to enhance their outdoor space. Whether you value privacy, design, or stability, a shadowbox fence can provide these advantages while also potentially increasing the value of your property. Here are some benefits of choosing a shadowbox fence for your home:

Aesthetic Appeal

Attractive from All Angles: The unique design of a shadowbox fence looks the same from both sides, ensuring that both you and your neighbors enjoy the view.

Timeless Design: The overlapping picket design of shadowbox fences offers a classic aesthetic that complements a variety of home styles.

Privacy and Light Balance

Semi-Privacy: While allowing some light and air to pass through, shadowbox fences [provide a level of privacy](#) without the feeling of being completely closed off.

Diffused Light: The spaces between the boards create a pattern of light and shadow that is pleasing to the eye and provides a moderate amount of shade.

Durability and Stability

Wind Resistance: The design allows air to flow through, reducing the risk of damage from strong winds compared to solid fences.

Sturdy Construction: Shadowbox fences are known for their strength and durability, often standing up to various weather conditions better than other styles.

Versatility

Customizable: You can choose the height, material, and finish of your shadowbox fence to match your personal preference and your home's exterior.

Adaptable to Slopes: The design can be easily adjusted for [properties with sloping land](#), providing a seamless look across different elevations.

Enhanced Property Value

Boosts Curb Appeal: A well-maintained shadowbox fence can enhance the overall appearance of your property, potentially increasing its market value.

Desirable Feature: Many homebuyers appreciate the added privacy and aesthetic of a shadowbox fence, making it a beneficial feature when selling your home.



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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 13, 2024
SUBJECT: ZP #2024-1202, 6804 Fayette Street Fence Installation

APPLICATION SUMMARY:

Business/ Applicant: Landmark Atlantic Holdings LLC on behalf of the buyer.

Street Address: 6804 Fayette Street

Proposed Alteration: Fence addition to new build.

Applicant’s Brief Description of the Activity: Addition of fencing for a single family home at the corner of Fayette and Jefferson street, design to accommodate for more privacy.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The proposed alteration is visible from the public right of way. The fence meets the requirements found in the zoning ordinance.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The proposed alteration is visible from the public right of way. Fence is pressure treated wood, with no caps or other notable features.
Sec. 58-16.8 (2) General Design Arrangement	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The design is in keeping with the guidelines.
Sec. 58-16.8 (3) Texture, material and color	Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.	The design and materials are in keeping with the guidelines.

<p>Sec. 58-16.8 (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</p>	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p>
<p>Sec. 58-16.8 (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</p>	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p>
<p>Sec. 58-16.8 (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</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Sec. 58-16.8 (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</p>	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>This matter is at the discretion of the ARB</p>
<p>Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by:</p> <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (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 	<p>Addition of 6ft alternate board/shadowbox fence along the rear property line and right side of property.</p>	<p>These matters are at the discretion of the ARB</p>

(f) Stimulating interest in and study of architecture and design		
(g) Educating citizens in American culture and heritage		
(h) Making the Town a more attractive and desirable place in which to live		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site – 6804 Fayette Street	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site – 6804 Fayette Street	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site – 6804 Fayette Street	R-1 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>“to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures”</i>	These matters are at the discretion of the ARB
III. (b) Colors		The fence colors do not distract from streetscape and neighborhood character.
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable
III. (f) Lighting, (attached to structure)	None	None

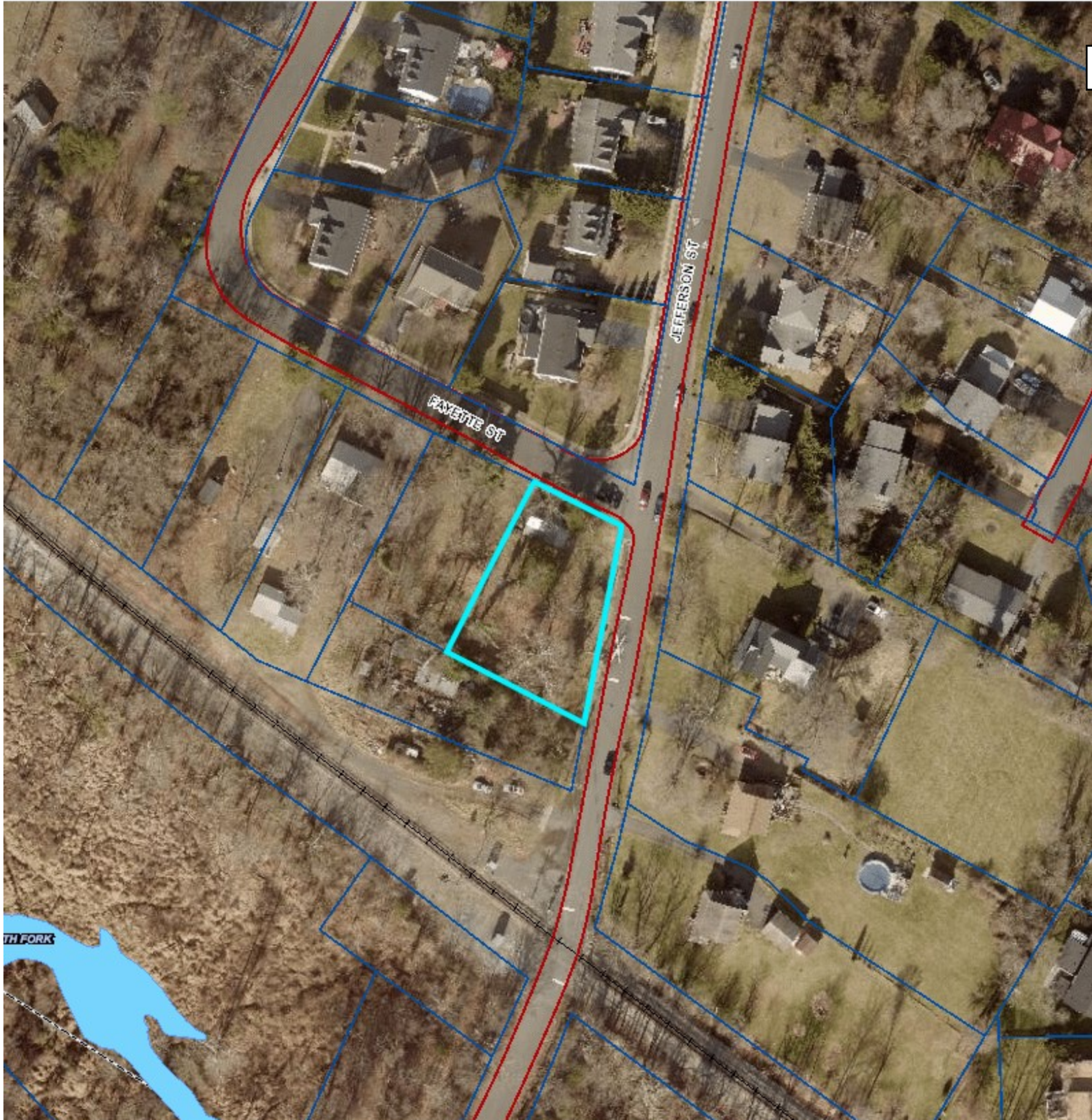
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	Not Applicable	Not Applicable
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

Based on the above assessment of the proposed siding at 6804 Fayette Street, the Town Planner recommends approval of the addition.

Draft Motion: "I move the Board approve the COA for ZP#2024-1202, for the fence addition at 6800 Fayette Street."

Or an alternate motion.





ZONING PERMIT APPLICATION

ZONING PERMIT #: 2024-1202

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: Landmark Renovations

PROPOSED USE: 6ft fence to enclose yard Size (Sq. Ft./Length) of Construction: 350 lf

SITE ADDRESS: 6804 Fayette St Parcel ID #: 7297-88-5276

Subdivision Name: _____ Lot Size: 13,984

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

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

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

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Construct a 6ft high fence along rear property line and both sides of yard to front of house. Right side will have a 6ft high gate. The fence will be constructed of pressure treated material.

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
<u>Landmark Renovations</u>	<u>Fairfax Developments LLC</u>
Name <u>Bernadette Manara</u>	Name <u>Bernadette Manara</u>
Address <u>8550 Lee Highway, Suite 250</u>	Address <u>8550 Lee Highway, Suite 250</u>
City State Zip <u>Fairfax, VA 22031</u>	City State Zip <u>Fairfax, VA 22031</u>
Phone# <u>703.201.0632</u> Email <u>bmanara@landmarkatlantic.com</u>	Phone# <u>703.201.0632</u> Email <u>bmanara@landmarkatlantic.com</u>

APPLICANT / PROPERTY OWNER SIGNATURE

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

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


Applicant Signature


Property Owner Signature

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

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

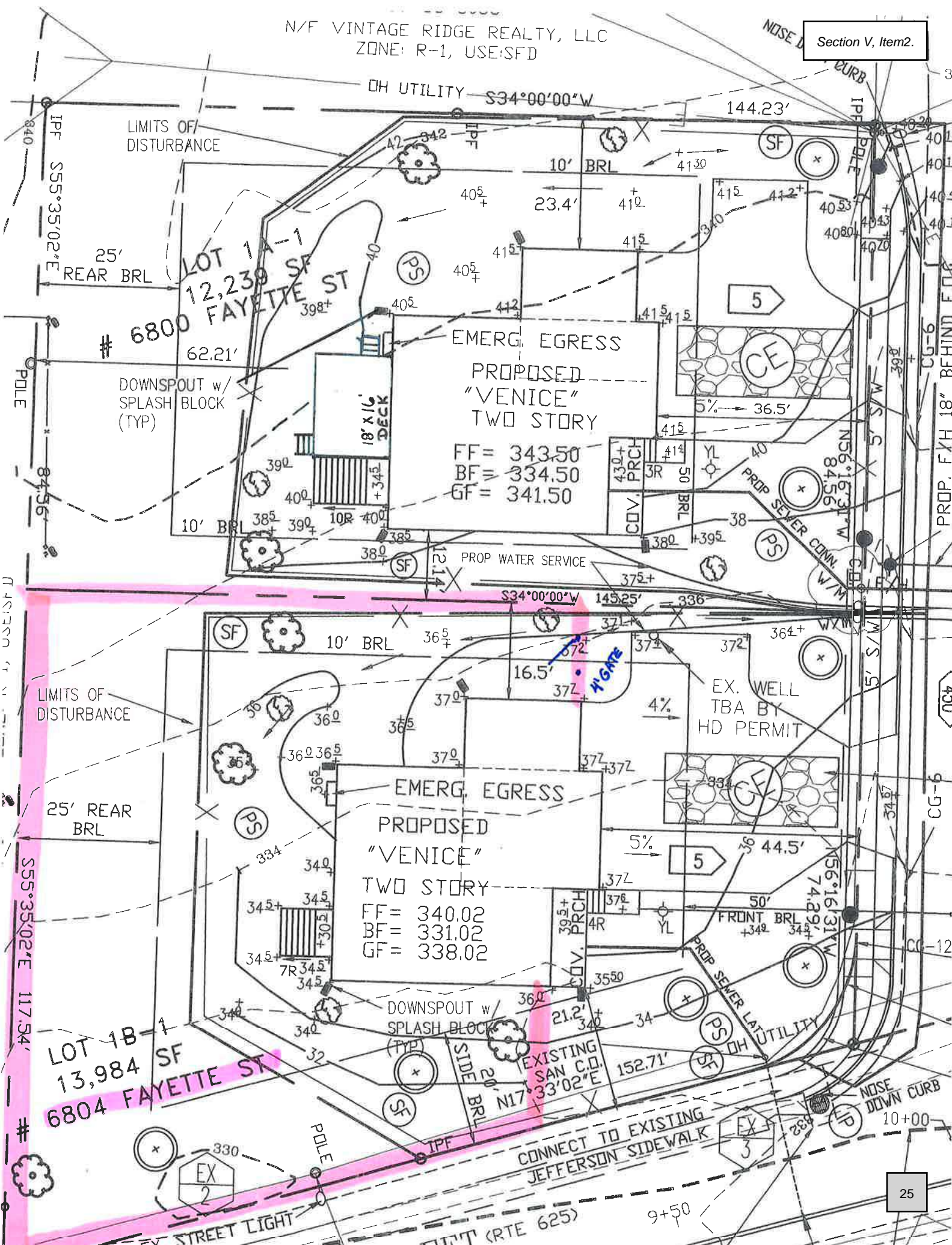
PRINT

TOWN COUNCIL {where required):

CONDITIONS:

N/F VINTAGE RIDGE REALTY, LLC
ZONE: R-1, USE: SFD

Section V, Item 2.



LOT 1A-1
12,239 SF

6800

FAYETTE ST

EMERG. EGRESS
PROPOSED
"VENICE"
TWO STORY

FF = 343.50
BF = 334.50
GF = 341.50

DOWNSPOUT w/
SPLASH BLOCK
(TYP)

18' x 16'
DECK

PROP WATER SERVICE

LIMITS OF
DISTURBANCE

25' REAR
BRL

EMERG. EGRESS

PROPOSED
"VENICE"
TWO STORY

FF = 340.02
BF = 331.02
GF = 338.02

DOWNSPOUT w/
SPLASH BLOCK
(TYP)

EXISTING
SAN C.D.

LOT 1B-1
13,984 SF

6804 FAYETTE ST

20' SIDE
BRL

CONNECT TO EXISTING
JEFFERSON SIDEWALK

STREET LIGHT



Cool Shadowbox Fencing: Ideas, Tips and More

Want to elevate your outdoor space with a stylish and functional privacy fence? Discover the ultimate guide to transforming your yard with these stunning shadowbox fences

Shadowbox fences, sometimes called "good neighbor" fences, offer a striking blend of privacy and aesthetic appeal. Unlike traditional privacy fences like stockade fences or board-on-board fences that block all view between neighbors, shadowbox fences allow light and air to pass through the spaces between the staggered pickets. This fence option is ideal for homeowners who value both seclusion and a sense of openness. And this is why shadow box fences are becoming a popular choice in various neighborhoods. In this blog, we'll delve into the practical benefits, disadvantages, design considerations, and maintenance tips for shadowbox fencing. Whether you're a homeowner considering a new fence installation or simply curious about the design, join us as we explore the world of shadowbox fences.

Benefits of a shadowbox fence

Choosing a shadowbox fence offers a combination of beauty, functionality, and durability, making it an excellent investment for any homeowner looking to enhance their outdoor space. Whether you value privacy, design, or stability, a shadowbox fence can provide these advantages while also potentially increasing the value of your property. Here are some benefits of choosing a shadowbox fence for your home:

Aesthetic Appeal

Attractive from All Angles: The unique design of a shadowbox fence looks the same from both sides, ensuring that both you and your neighbors enjoy the view.

Timeless Design: The overlapping picket design of shadowbox fences offers a classic aesthetic that complements a variety of home styles.

Privacy and Light Balance

Semi-Privacy: While allowing some light and air to pass through, shadowbox fences [provide a level of privacy](#) without the feeling of being completely closed off.

Diffused Light: The spaces between the boards create a pattern of light and shadow that is pleasing to the eye and provides a moderate amount of shade.

Durability and Stability

Wind Resistance: The design allows air to flow through, reducing the risk of damage from strong winds compared to solid fences.

Sturdy Construction: Shadowbox fences are known for their strength and durability, often standing up to various weather conditions better than other styles.

Versatility

Customizable: You can choose the height, material, and finish of your shadowbox fence to match your personal preference and your home's exterior.

Adaptable to Slopes: The design can be easily adjusted for [properties with sloping land](#), providing a seamless look across different elevations.

Enhanced Property Value

Boosts Curb Appeal: A well-maintained shadowbox fence can enhance the overall appearance of your property, potentially increasing its market value.

Desirable Feature: Many homebuyers appreciate the added privacy and aesthetic of a shadowbox fence, making it a beneficial feature when selling your home.



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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 13, 2024
SUBJECT: ZP #2024-1106, 6515 Crossroads Village Boulevard, Recreation Equipment Installation

APPLICATION SUMMARY:

Business/ Applicant: Kiddie Academy

Street Address: 6515 Crossroads Village Boulevard

Proposed Alteration: Playground Equipment Installation

Applicant’s Brief Description of the Activity: Proposed addition of a monument sign at entrance to property. Original Application included two wall signs on front and rear façade of building but is now just the monument sign.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Addition of 24sqft exterior illuminated monument sign at entrance to property.	The proposed alteration is visible from the public right of way. The installation meets the Zoning Ordinance Requirements.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Addition of 24sqft exterior illuminated monument sign at entrance to property.	The proposed alteration is visible from the public right of way. Monument sign is grey aluminum cabinet with flat polycarbonate faces. Colors are SW 7043 Worldly Gray, external illumination provided by others, brick features to match color palette of the main building.
Sec. 58-16.8 (2) General Design Arrangement	Addition of 24sqft exterior illuminated monument sign at entrance to property.	The design is in keeping with the guidelines.

Sec. 58-16.8 (3) Texture, material and color	Addition of 24sqft exterior illuminated monument sign at entrance to property.	The design and materials are in keeping with the guidelines.
Sec. 58-16.8 (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	Addition of 24sqft exterior illuminated monument sign at entrance to property.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
Sec. 58-16.8 (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	Addition of 24sqft exterior illuminated monument sign at entrance to property.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
Sec. 58-16.8 (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	Not applicable	Not applicable
Sec. 58-16.8 (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	Addition of 24sqft exterior illuminated monument sign at entrance to property.	This matter is at the discretion of the ARB
Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by: <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (b) Generating business (c) Creating new positions (d) Attracting tourists, students, writers, historians, artists and artisans, and new residents 	Addition of 24sqft exterior illuminated monument sign at entrance to property.	These matters are at the discretion of the ARB

(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		
(h) Making the Town a more attractive and desirable place in which to live		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site – 6515 Crossroads Village Boulevard	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site – 6515 Crossroads Village Boulevard	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site – 6515 Crossroads Village Boulevard	B-2 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>“to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures”</i>	These matters are at the discretion of the ARB
III. (b) Colors		Not Applicable
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable

III. (f) Lighting, (attached to structure)	None	None
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	Not Applicable	Not Applicable
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

Based on the above assessment of the proposed signage at 6515 Crossroads Village Boulevard, the Town Planner recommends approval of the addition.

Draft Motion: "I move the Board approve COA for ZP#2024-1106, for the monument sign installation at 6515 Crossroads Village Boulevard."

Or an alternate motion.



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2024-1106

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: Kiddie Academy of Haymarket

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

SITE ADDRESS: 6515 Crossroads Village Blvd., Haymarket, VA 20169 Parcel ID #: 7298-81-0546

Subdivision Name: _____ Lot Size: _____

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

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

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

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Installation of new exterior-illuminated monument sign and internally-illuminated channel letter wall sign and connect to owner provided existing primary electrical.

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
Custom Sign Center, INC	Ayzal LLC
Name	Name
3200 Valleyview Drive	59 Kestral Lane
Address	Address
Columbus, OH 43204	Fredericksburg, VA 22406
City State Zip	City State Zip
6143004240 permits@customsigncenter.com	
Phone# Email	Phone# Email

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

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

Nathaniel J. Erwin

Applicant Signature

Property Owner Signature

OFFICE USE ONLY

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

INSTRUCTIONS FOR COMPLETING APPLICATION

Section V, Item3.

In addition to applying for a Certificate of Appropriateness, the applicant is responsible for obtaining any other required permits and approvals applicable to the project.

1. Provide name, phone number, and email address of business or individual requesting approval for proposed work. If different from property owner, please provide contact information for property owner as well.
2. Indicate site address
3. Indicate mailing address of applicant and owner (if different).
4. Describe in detail work proposed and then attach all required and any additional documentation or material that will describe the project in detail to the reviewing authority. Adequate documentation must be provided. Applicant should provide any necessary item(s), in addition to the items listed on the checklist below.

Check List

Signs/Fences/New Building/Additions/Remodel

The Completed application must be submitted to the Town Clerk's office no later than 4:30pm one week prior to the meeting date.

- 1) One copy of the Plat-showing location of sign/fence/addition on the façade or grounds
- 2) Photograph of the existing structure and closest neighboring structures
- 3) Photograph/drawings, including measurements, of the proposed change
- 4) Material specifications
- 5) Color/material samples
- 6) Description of method of mounting and description of hardware to be used
- 7) Landlord/HOA approval letter where indicated
- 8) Copy of business or occupational license if contractor has designed or will install
- 9) Narrative, if special requests or exceptions to the ARB Guidelines are being requested.
- 10) Applicant or a representative **must** be present at the ARB meeting, on the scheduled Wednesday of every month at 7:00pm. If a representative is not present at the meeting to answer any questions that may arise, your application may be deferred or denied until the next regularly scheduled meeting. Please check the Town's website for a list of the Town's scheduled meetings. It is the applicant's responsibility to keep apprised of the Town's meeting schedule.
- 11) If an interpreter is required, the applicant needs to bring one with them.

Please mail application and all applicable information and materials to:

Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169

SIGN SPECIFICATION SHEET

SIGN 1:

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

Height above Ground at Signs: Lower Edge: N/A Upper Edge: N/A

Height of Sign Structure: 4' Sign Width: 6' Length: _____ Area in Sq Ft: 24

Number of Faces: 2 Sign Material/Color/Font: Aluminum cabinet painted 7043 Gray with flat polycarbonate faces

Location of Sign (Include photo): Southeast side of the building, approximately 60.5' off of Jaxton Square Lane.

Lighting Type/Fixture (No internal illumination is allowed): H.O Fluorescent Lamp external illumination.

SIGN 2:

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

Height above Ground at Signs: Lower Edge: 24' 10" Upper Edge: 26' 10"

Height of Sign Structure: 2' Sign Width: 11' 3 3/8" Length: _____ Area in Sq Ft: 22.67

Number of Faces: 1 Sign Material/Color/Font: Aluminum sides and back painted black with white acrylic faces

Location of Sign (Include photo): Front elevation of the building.

Lighting Type/Fixture (No internal illumination is allowed): LED internal illumination (per Thomas, this falls in the gateway zone so internal is allowed).

SIGN 3:

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

Height above Ground at Signs: Lower Edge: 24' 10" Upper Edge: 26' 10"

Height of Sign Structure: 2' Sign Width: 11' 3 3/8" Length: _____ Area in Sq Ft: 22.67

Number of Faces: 1 Sign Material/Color/Font: Aluminum sides and back painted black with white acrylic faces

Location of Sign (Include photo): Rear elevation of the building.

Lighting Type/Fixture (No internal illumination is allowed): LED internal illumination (per Thomas, this falls in the gateway zone so internal 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): _____

1. *What projects require architectural review?*

Any project involving alterations to the exterior of an existing building, visible from public view (e.g. fences, signs, awnings, mechanical equipment, landscaping, façade changes) and the construction of new buildings, all require an architectural review.
2. *How long does the architectural review process take?*

The time required to process an application will vary with the size of the project. Once the application has been deemed complete, the architectural review process can take between four to eight weeks, to complete, if no changes/revisions are required by any of the reviewing body throughout the process. Vague or incomplete description of the project or failure to provide any pertinent information regarding the project will delay the review process.
3. *What does the ARB look for in a project?*

Refer to the Town of Haymarket Architectural Review Design Guidelines.
4. *What happens after I submit my application?*

After an application is submitted, a town clerk will review it for its completeness (not for the accuracy or content of the submission). If the application is incomplete, the missing materials will be required BEFORE the application can be forwarded for review. If complete, the application (and all required supporting documentation) will continue with the review process.
5. *What is the review process?*

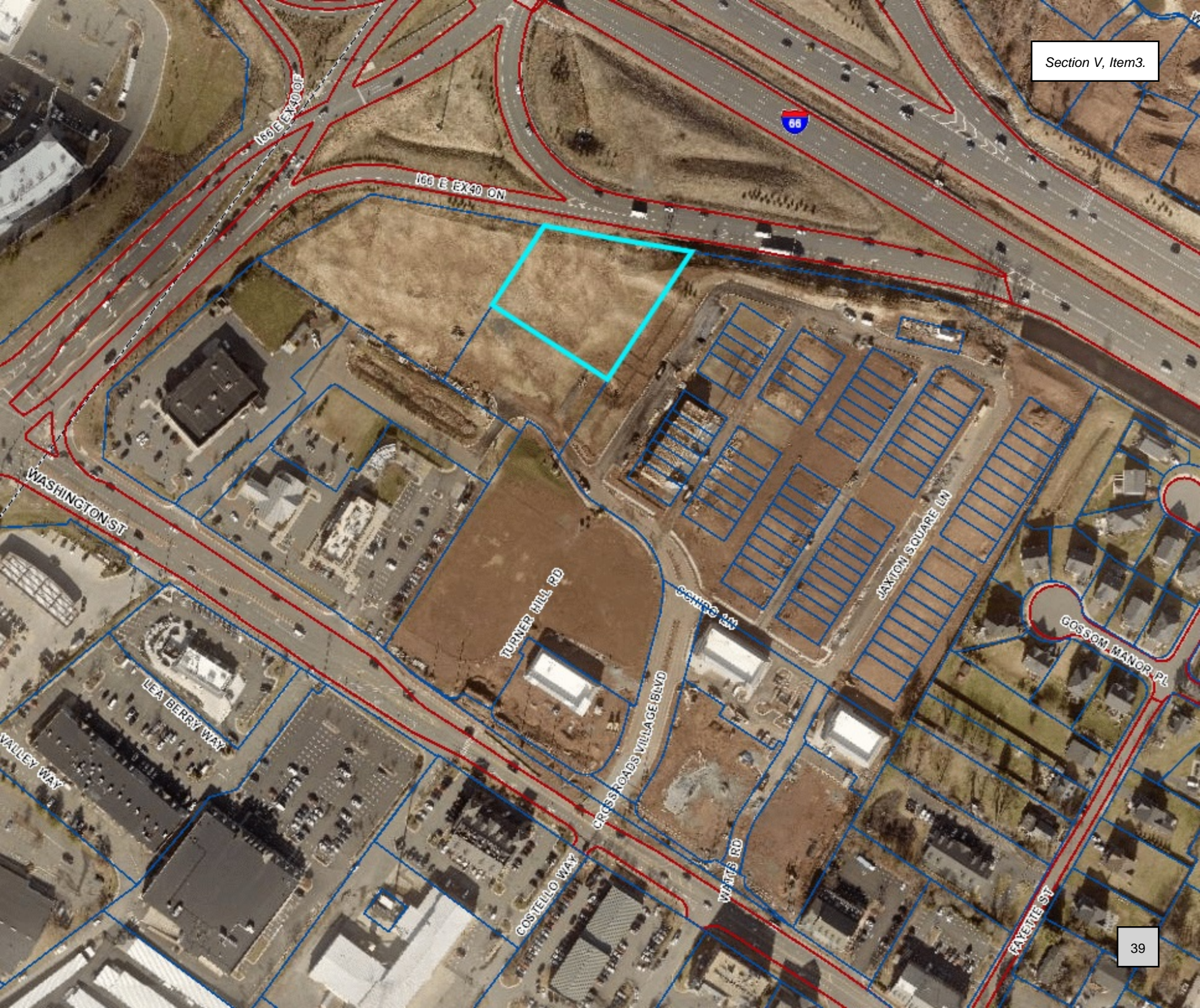
For any submission, there are two reviewing bodies in the Town. The Zoning Administrator, and the Architectural Review Board (If applicable). All reviewing bodies in the Town meet once a month. (A schedule of all the meetings is available on our website at www.townofhaymarket.org).
6. *Is there a submission deadline?*

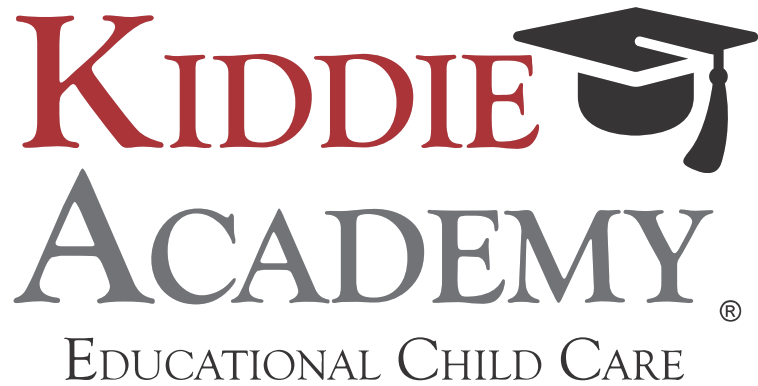
An application must be submitted to and verified complete by a Town Clerk one week prior to the meeting date, so that the application can be properly reviewed for completion.
7. *What happens at the ARB meeting?*

The ARB reviews any development project(s) to promote and maintain the historic architectural flavor of the Town consistent with the Town's Comprehensive Plan. The ARB reviews any proposal/project which currently or in the future could be visible from any public view.
8. *What should I present at my review?*

To facilitate a more streamlined review of an application, it is required that an applicant (or representative) be present at the meeting(s) during the review of their proposed project. A brief overview of the project, site, and the architecture should be presented. Speak briefly to the design and landscaping features, parking and circulation, delivery routes/access, drainage, lighting, signage, and trash enclosures. Provide sample(s) of colors, and materials. For larger development projects, be able to discuss traffic impacts.
9. *When can I submit my plans for a building permit?*

If the project is approved by all applicable Boards, the applicant can then receive their building permit (if a permit is required for the project).





Kiddie Academy
6515 Crossroads Village Blvd
Haymarket, VA 20169

APPROVAL: _____
DATE: _____

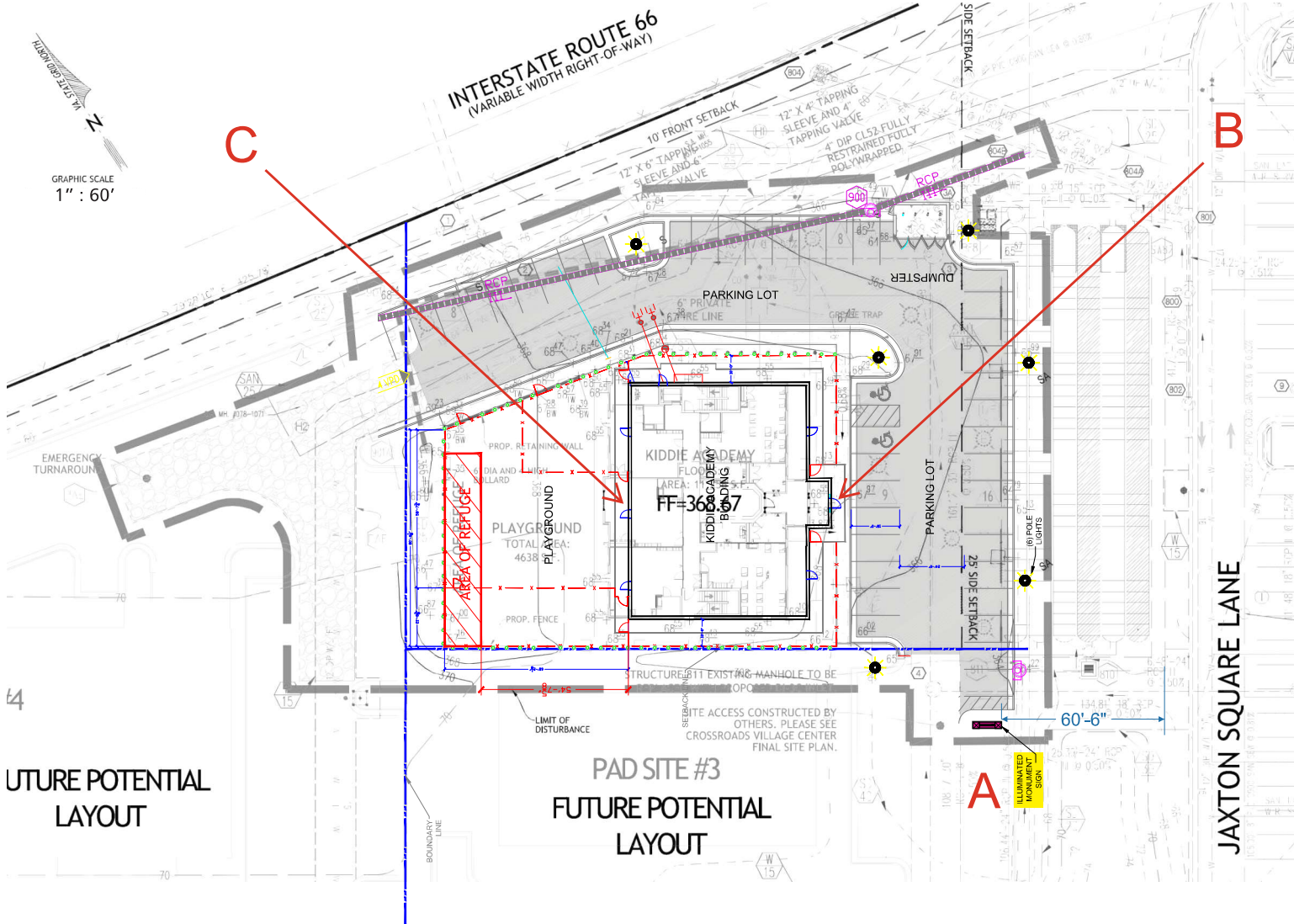


SIGN PACKAGE

REV 4

REV#	REV. DESCRIPTION HISTORY	REQUESTED BY	CSC DESIGNER	DATE
0	KA Haymarket VA Rev 0	Hassan Saeed	James Brooks	4/11/23
1	Revised channel letter size and inserted new life essentials logo	Hassan Saeed	James Brooks	5/29/24
2	Made all signage non-illuminated	Hassan Saeed	James Brooks	9/18/24
3	Made channel letters illuminated	Hassan Saeed	James Brooks	9/18/24
4	Added rear elevation channel letters	Hassan Saeed	James Brooks	10/17/24

GRAPHIC SCALE
1" : 60'



FUTURE POTENTIAL LAYOUT

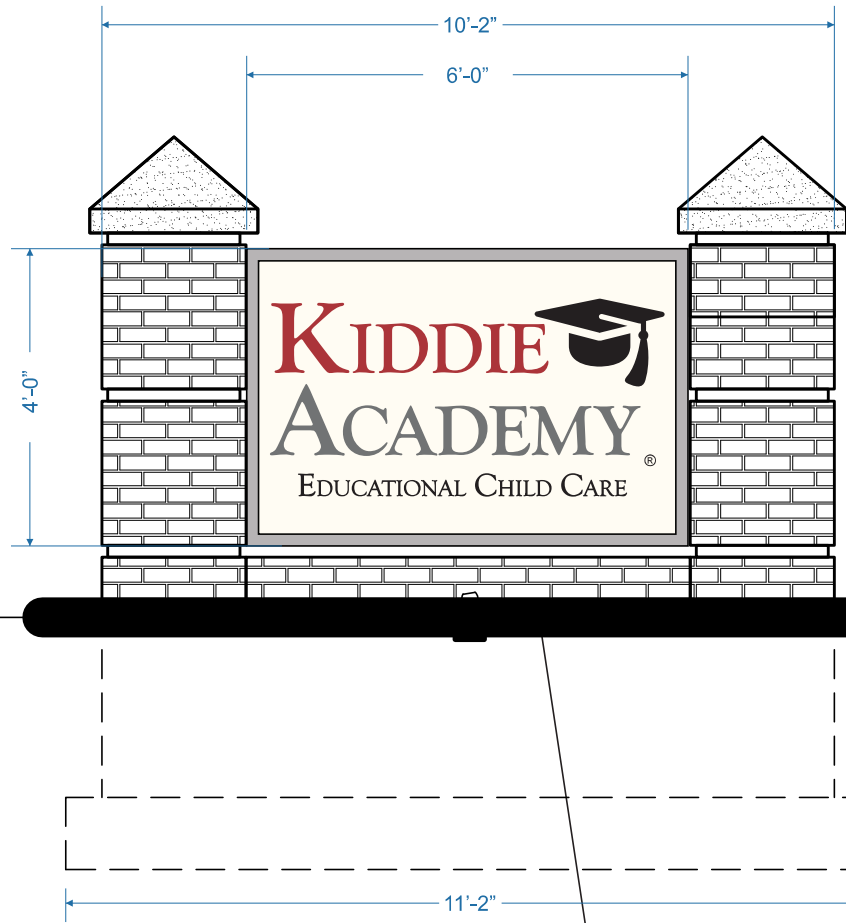
PAD SITE #3
FUTURE POTENTIAL LAYOUT

Kiddie Academy

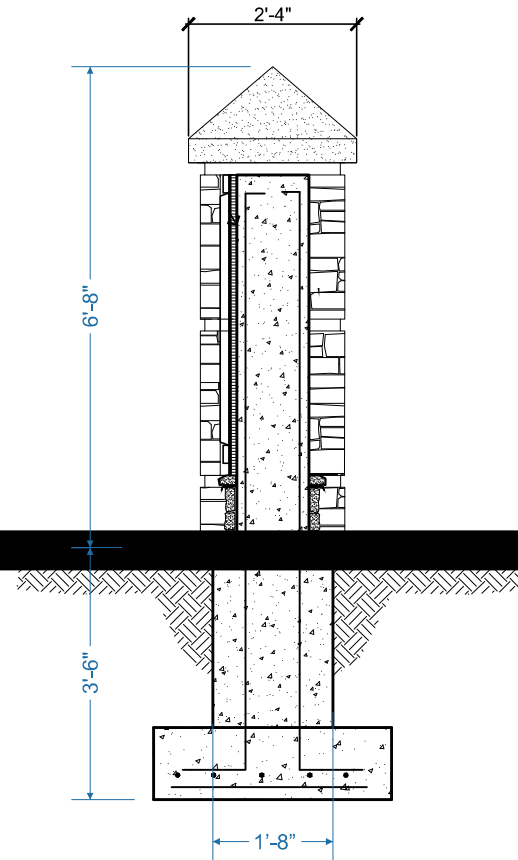
NOTE: THIS IS A SIGN CABINET ONLY. ALL MASONRY TO BE PROVIDED BY OTHERS

NON STANDARD - NON ILLUMINATED

A



24 Sq. Ft.



MASONRY BASE BY OTHERS

**DOUBLE FACED NON ILLUMINATED
MONUMENT SIGN**
SCALE: 3/8" = 1'-0"

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/> NON-ILLUM. <input checked="" type="checkbox"/> GROUND 	<p>DOUBLE FACE NON ILLUMINATED MONUMENT SIGN</p> <ul style="list-style-type: none"> - 12SA ALUMINUM CABINET PAINTED SHERWIN WILLIAMS SW 7043 WORLDLY GRAY - .150 FLAT POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS. - ILLUMINATION BY EXTERNAL FLOOD LIGHT TO BE PROVIDED BY OTHERS 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> PMS 1807 <input checked="" type="checkbox"/> PMS COOL GRAY 10 <input checked="" type="checkbox"/> BLACK <input type="checkbox"/> SIGNA0072 <input type="checkbox"/> SHERWIN WILLIAMS 7043 WORLDLY GRAY 	<ul style="list-style-type: none"> <input type="checkbox"/> FACE TRIMS <input type="checkbox"/> FASCIA COLOR <input type="checkbox"/> RADIUS DIM. <input type="checkbox"/> BUILDING DIM. <input type="checkbox"/> FACADE ANGLE <input type="checkbox"/> OTHER 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> REQUIRED <p>If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.</p>

3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

FILENAME: _____ **REV#** _____ **SCALE:** AS NOTED
DATE: 11/4/14 **REV.DATE:** _____ **DGNR:** RTK **SALES:** SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2007 All rights reserved.



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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 13, 2024
SUBJECT: ZP #2024-1107, 6515 Crossroads Village Boulevard, Recreation Equipment Installation

APPLICATION SUMMARY:

Business/ Applicant: Kiddie Academy

Street Address: 6515 Crossroads Village Boulevard

Proposed Alteration: Playground Equipment Installation

Applicant’s Brief Description of the Activity: Proposed addition of playground equipment for the Kiddie Academy childcare center. Space for the playground installation already exists and is designated in the approved site plan.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.	The proposed alteration is visible from the public right of way. The installation meets the Zoning Ordinance Requirements.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.	The proposed alteration is visible from the public right of way. Playground equipment is steel, mounted in concrete, play area to have turf installed.
Sec. 58-16.8 (2) General Design Arrangement	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and	The design is in keeping with the guidelines.

	other playground elements. Main playground equipment will be constructed with steel.	
Sec. 58-16.8 (3) Texture, material and color	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.	The design and materials are in keeping with the guidelines.
Sec. 58-16.8 (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	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
Sec. 58-16.8 (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	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
Sec. 58-16.8 (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	Not applicable	Not applicable
Sec. 58-16.8 (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	Addition of metal playground equipment and other playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.	This matter is at the discretion of the ARB
Sec. 58-16.8 (8) The extent to which the building or structure	Addition of metal playground equipment and other	These matters are at the discretion of the ARB

<p>will promote the general welfare by:</p> <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (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 (h) Making the Town a more attractive and desirable place in which to live 	<p>playground elements, such as turf, shade structures, and other playground elements. Main playground equipment will be constructed with steel.</p>	
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site - 6515 Crossroads Village Boulevard	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site - 6515 Crossroads Village Boulevard	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site - 6515 Crossroads Village Boulevard	B-2 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		

III. (a) General Guidelines	<i>“to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures”</i>	These matters are at the discretion of the ARB
III. (b) Colors		Not Applicable
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable
III. (f) Lighting, (attached to structure)	None	None
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	Not Applicable	Not Applicable
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

Based on the above assessment of the proposed signage at 6515 Crossroads Village Boulevard, the Town Planner recommends approval of the addition.

Draft Motion: “I move the Board approve COA for ZP#2024-1107, for the playground equipment installation at 6515 Crossroads Village Boulevard.”

Or an alternate motion.



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2024-1107

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

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

NAME OF BUSINESS/APPLICANT: HAYMARKET DAYCARE LLC

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

SITE ADDRESS: 6515 CROSSROADS VILLAGE BLVD. HAYMARKET Parcel ID #: _____

Subdivision Name: KIDDIE ACADEMY OF HAYMARKET Lot Size: 1.09 ACRES PLAYGROUND SITE
4638 S.F

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

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

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

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

PLAYGROUND EQUIPMENT PERMIT FOR PREVIOUSLY APPROVED
KIDDIE ACADEMY OF HAYMARKET LOCATED IN CROSSROADS VILLAGE
SUB DIVISION.

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

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Name			Ayzal LLC		
Address			59 Kestrel Lane		
City	State	Zip	City	State	Zip
Fredericksburg	VA	22406	Fredericksburg	VA	22406
Phone#			Phone#		
Email			Email		

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

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

Applicant Signature

Property Owner Signature

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

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:



November 25, 2024

Ref: Proposal # 0267201QR
Kiddie Academy
Haymarket, VA 20169

To whom it may concern,

Grounds For Play has been selected as the playground designer, manufacturer, and installer for the Kiddie Academy of Haymarket, VA. The before mentioned design and install will be comprised of (3) separately aged, fenced, playground areas; infant (6-23 month), PreK (2-5 Years), and School Aged (5-12 Years). Throughout these three areas, the surfacing (outside of GFP's scope) will vary between turf, concrete (trikepath & sidewalks), and interlocking sports court tiles (VersaCourt). All products are designed and manufactured to meet or exceed the requirements of ASTM F1487 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

Infant Playground (6-23 months):

Within this area is a 13'x20' steel frame, tensile fabric, commercial grade, in ground shade structure. This structure includes engineered VA state stamped drawings certifying its structural and foundational compliance to local building code. Within the coverage of this shade, are three portable (non-mounted) playground components (water table, sensory tower, and tot-trek 2 climbing/sliding structure). The surfacing within this individual area will be entirely turf. All equipment is rated and compliant within ASTM playground guidelines. All equipment in this area, with the exception of the sensory tower, is colored green/brown/tan. The sensory tower is colored red/blue/yellow.

PreK Playground (2-5 years old):

Within this area is a custom trike path that maneuvers throughout a large portion of the area's perimeter. Inside a pocket of the trike path is a 2-5 year old rated, inground steel post playground structure with modular shade. All components of this structure are permanently mounted into the ground using concrete footings. Unlike the shade structure within the infant space, this smaller unit (12x12) is not freestanding, utilizes standard playground footings, and does not require engineered drawings. Additionally, within another section of the trike path are three smaller play components- a 5'x5' playhouse, gas station facade, and stationary firetruck. All three pieces are permanently mounted into the ground via concrete footings and are all rated for 2-5 year olds. All equipment is rated and compliant within ASTM playground guidelines. Not within GFP's scope, is an interlocking tile sports court (VersaCourt). The surfacing within this individual area will be a combination of turf, concrete, and VersaCourt tiles. All equipment in this area, with the exception of the fire truck, is colored green/brown/tan. The Fire Truck is colored red/yellow.

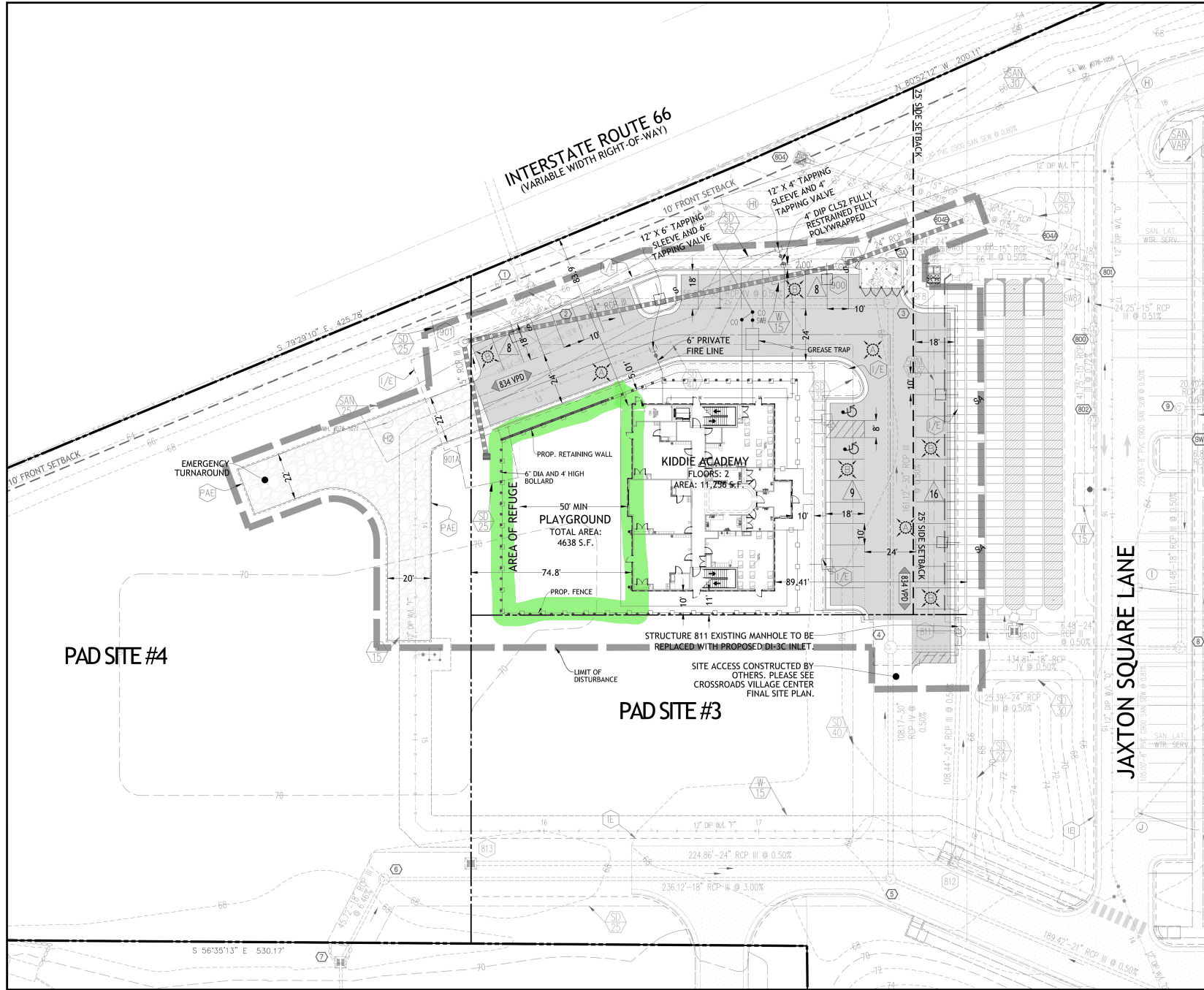
School Aged Playground (5-12 years old):

Within this area is a 5-12 year old rated, inground steel post playground structure with modular shade. Unlike the shade structure within the infant space, this smaller unit (12x12) is not freestanding, utilizes standard playground footings, and does not require engineered documents. All equipment is rated for 5-12 year olds and is compliant within ASTM playground guidelines. The surfacing within this individual area will be entirely turf. All equipment within this space will be colored green/brown/tan.

Should any additional questions arise, please do not hesitate to reach out.

Michael Derbecker- National Accounts Manager

**SUPERIOR RECREATIONAL PRODUCTS
GROUNDS FOR PLAY
1050 COLUMBIA DRIVE
CARROLLTON, GA 30117
678-390-1621**



GEOMETRY LEGEND

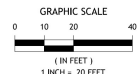
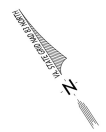
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- 3/4" WATER METER-CROCK
- PROPOSED FIRE HYDRANT
- 4" SANITARY LATERAL

- TEST PIT LOCATION
- ESMT WIDTH - PROP. SAN, SEW, ESMT LABEL
- ESMT WIDTH - PROP. WATER ESMT LABEL
- ESMT WIDTH - PROP. STORM WATER ESMT LABEL
- ESMT WIDTH - PROP. STORM DRAIN ESMT LABEL
- ESMT WIDTH - PROP. INGRESS/EGRESS ESMT LABEL
- ESMT WIDTH - PROP. ACCESS ESMT LABEL

HATCH LEGEND

- PROPOSED ROADWAY
- PROP. CONCRETE SW (unless otherwise noted)
- EXISTING ROADWAY
- PROP. CONCRETE (unless otherwise noted)
- PROP. GRAVEL EMERGENCY TURNAROUND

NOTE:
 1. THE LOCATION AND DESIGN OF SWM/BMP HAS ALREADY BEEN ACCOUNTED FOR THE DEVELOPMENT OF THIS SITE AND IS PROVIDED ON THE APPROVED CROSSROADS VILLAGE CENTER - FINAL SITE PLAN - OVERALL REVISION A COMMERCIAL KITCHEN AND FOOD PREPARATIONS ARE PROPOSED WITHIN THE BUILDING.
 2. PROPOSED FENCE SHALL BE A MINIMUM OF 4' TALL.



J2 Engineers, Inc.
 17739 Main Street
 Suite 150
 Dumfries, Va. 22026
 703.361.1550 (office)
 703.956.6845 (fax)
 www.j2engineers.com



PLAN# 045207
 DATE: MARCH 3023
 CONTOUR INT. = 2'
 SCALE: 1"=20'

PLAN DATE
 03/23/23
 03/23/23
 03/23/23
 03/23/23

UTILITIES LAYOUT
 FINAL SITE PLAN
KIDDIE ACADEMY AT CROSSROADS VILLAGE CENTER
 TOWN OF HAYMARKET, VIRGINIA

NO.	DATE	DESCRIPTION	REVISIONS

SHEET
05
 OF
43

FILE: 0267201QR_DWG_KA-HAYMARKET_VA_R1.DWG ANGLE: 0 DVIEW: 360 SF: 1 LAYOUT: 01-ANSI-B_11X17 PSU: GPPD-1711-FULL-MONO-DGTL-PDF-ACAD PLOTTED: 7/21/2023 10:56:58 AM

54'-7 5/8"

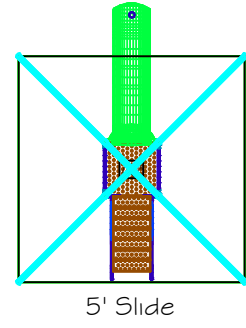
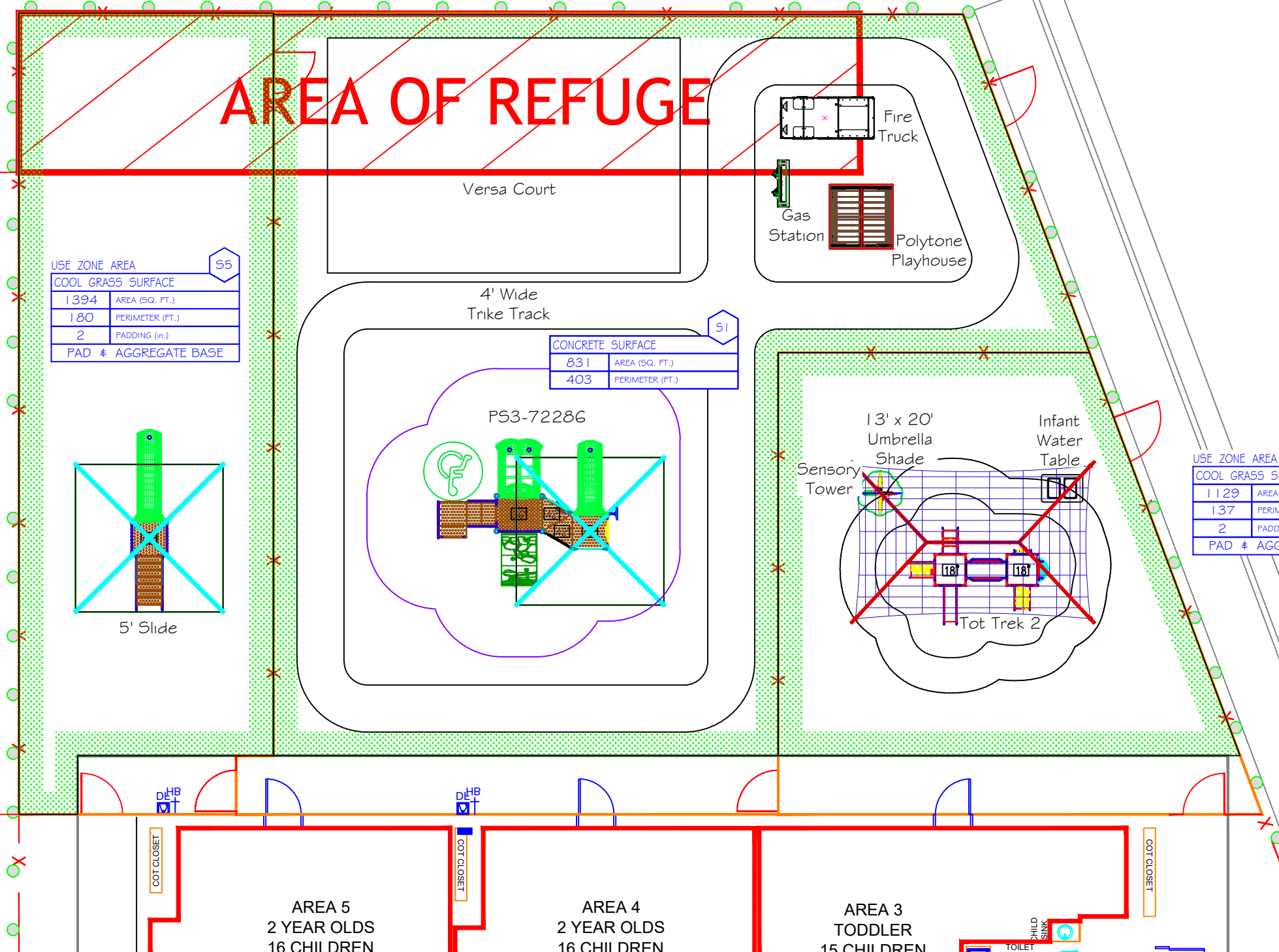
USE ZONE AREA	
2486	AREA (SQ. FT.)
257	PERIMETER (FT.)
2	PADDING (in.)
PAD # AGGREGATE BASE	

USE ZONE AREA	
1394	AREA (SQ. FT.)
180	PERIMETER (FT.)
2	PADDING (in.)
PAD # AGGREGATE BASE	

CONCRETE SURFACE	
831	AREA (SQ. FT.)
403	PERIMETER (FT.)

USE ZONE AREA	
1129	AREA (SQ. FT.)
137	PERIMETER (FT.)
2	PADDING (in.)
PAD # AGGREGATE BASE	

- NOTES
1. THIS PLAN COMPLIES WITH ADA ACCESSIBILITY GUIDELINES UNLESS OTHERWISE STATED.
 2. FIELD DRAINS MAY BE REQUIRED IN EXCAVATED AREAS, DEPENDING ON SLOPE AND SOIL CONDITIONS.
 3. VERIFICATION OF SITE ACCESS AND DIMENSIONS IS REQUIRED BEFORE FINAL QUOTE.



Section V, Item 4.

INSTRUMENT OF SERVICE
THIS PLAN MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF GROUNDS FOR PLAY, INC.
COPYRIGHT © 2023 GROUNDS FOR PLAY, INC.

Grounds For Play.
A Division of STP

REV 9
REV 8
REV 7
REV 6
REV 5
REV 4
REV 3
REV 2
7/20/23 KLE
NA

PROPOSAL: 0267201QR
DESIGN CONSULTANT: KIDDIE ACADEMY
FILE (SHEET): VM

INITIAL DATE: 9/9/22
REVIEWED BY: VM

SCALE: 3/32" = 1'-0"

MILESTONE: NA
DRAWNSAVED BY: KLE/KAREN.ESCOBAR
PAGE: 1 OF 1

Kiddie Academy
Haymarket, VA 20169

QUOTE PHASE
PLAYGROUND DESIGN

SITE PLAN REPRESENTS THE CUSTOMER APPROVED LAYOUT (WHICH MAY BE MODIFIED DEPENDING ON ACTUAL SITE CONDITIONS). QUANTITIES AND ITEMS ARE PROVIDED PER QUOTATION DOCUMENT IN THE EVENT OF A DISCREPANCY. THIS IS A CONCEPTUAL DESIGN AND SHOULD NOT BE CONSIDERED A CONSTRUCTION DOCUMENT FOR USE BY ANYONE OTHER THAN A GROUNDS FOR PLAY CERTIFIED INSTALLER, AND IS INTENDED TO BE A GUIDE FOR PLACEMENT ONLY. INSTALLATION OF EQUIPMENT, SITE WORK, EQUIPMENT FALL ZONES AND CONCRETE WORK TO BE COMPLETED BY OTHERS AND IS NOT IN GROUNDS FOR PLAY'S SCOPE OF WORK UNLESS OTHERWISE NOTED. NO INVESTIGATION WAS MADE FOR SUB-SURFACE CONDITIONS RELATED TO UTILITIES, PERCOLATION/DRAINAGE OF WATER, EASEMENTS, ZONING REQUIREMENTS OR OTHER ISSUES REQUIRED BY CUSTOMER OR GOVERNMENT OR REGULATORY ENTITIES. THE DESIGN WAS PREPARED WITHOUT ANY SURVEYS OR ENGINEERING DOCUMENTS AND ASSUMES SLOPES OF 2% OR LESS FOR ALL EQUIPMENT AREAS. CUSTOMERS WHO ELECT TO INSTALL PLAYGROUND COMPONENTS WITHOUT THE SUPERVISION OR DIRECTION OF A CERTIFIED GROUNDS FOR PLAY INSTALLER, AGREE TO ACCEPT ALL RESPONSIBILITY FOR IMPLEMENTATION OF THE DESIGN CONCEPT. SAND IS NOT PROVIDED FOR SANDBOXES. PLUMBING IS NOT PROVIDED FOR WATER PLAY ITEMS. THIS DESIGN IS COPYRIGHTED MATERIAL AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF GROUNDS FOR PLAY, INC.

CUSTOMER ACCEPTANCE SIGNATURE

ACCEPTANCE DATE



Haymarket

STRUCTURE 0267201QR • QUOTE QU00267201

Design is for illustration purposes only and colors may vary.

Color Key

Post: Brown
 Post Cap: Beige
 Metal: Beige
 Plastic: Spring Green

Panel: Beige
 San. Panel: Beige/Green
 Deck: Brown
 Fabric: Beige



Haymarket

STRUCTURE 0267201QR • QUOTE QU00267201

Design is for illustration purposes only and colors may vary.

Color Key

Post: Brown
Post Cap: Beige
Metal: Beige
Plastic: Spring Green

Panel: Beige
San. Panel: Beige/Green
Deck: Brown
Fabric: Beige



GENERAL PRODUCT SPECIFICATIONS

3.5" SERIES

- 3.5" O.D. vertical posts
- 36" deck grid / 46.5" deck grid
- 24" diameter plastic / 30" diameter plastic

5" SERIES

- 5" O.D. vertical posts
- 48" deck grid
- 30" diameter plastic

VERTICAL POSTS (ROUND STEEL TUBING)

- 13 gauge galvanized steel (3.5" Series)
- 11 gauge galvanized steel (5" Series)
- 11 gauge galvanized steel (shade verticals)
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)
- Triple Flo-Coated corrosion protection - interior and exterior (ASTM B-117)
- Contains a minimum of 30% recycled steel and is 95%-98% recyclable
- Manufactured per ASTM A570

VERTICAL POSTS (RECYCLED PLASTIC)

- Poly Tuf
- HDPE Resins
- Minimum of 50% recycled material - up to 90% recycled material
- Essentially maintenance-free
- Color-stabilizing UV pigment systems to help minimize fading

VERTICAL POSTS (R3 RECYCLED PLASTIC)

- 6"x6" posts made of HDPE and fiberglass elements for reinforcement
- Molded in one piece
- UV additives to prevent deterioration from UV light
- Made of 100% recycled material (post-industrial and post-consumer) excluding additives and colorants
- Will not rot, split, crack or splinter for a minimum of 50 years
- Resistant to termites, marine borers, salt spray, oil and fungus

TUBING

- Contains a minimum of 30% recycled steel and is 95%-98% recyclable
- Triple Flo-Coated corrosion protection (interior and exterior)
- Interior and exterior corrosion resistance (ASTM B-117)
- Manufactured per ASTM A570

1-1/4" O.D. ROUND

- 14 gauge galvanized steel
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

1.66" O.D. ROUND

- 11 gauge galvanized steel
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

1.90" O.D. ROUND

- 11 gauge galvanized steel
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

2-3/8" O.D. ROUND

- 13 gauge galvanized steel / 9 gauge steel (Bi-pod/Tri-pod top bar/Superior Shape frame)
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

3.5" O.D. ROUND

- 13 gauge galvanized steel (3.5" Series)
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

4" O.D. SQUARE

- 11 gauge galvanized steel
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

5" O.D. ROUND

- 11 gauge galvanized steel (5" Series)
- 50,000 PSI yield strength (ASTM E-8)
- 55,000 PSI tensile strength (ASTM E-8)

POST CAPS

- Aluminum alloy (ZL101) aluminum series of tertiary alloys
- Tested using GB/T 1173-1995 (equivalent to ANSI 365.0 specified in ASTM B26/B26M)
- Less than 40ppm of lead per IEC 62321:2008 Ed. 1 and US EPA 3050B: 1996
- Powder coat finish
- Machine-pressed into end of post and cannot be removed without special tool

C-LINE FITTINGS

- Aluminum alloy (ZL101, GB/T 1173-1995) aluminum series of tertiary alloys
- Less than 40ppm of lead per IEC 62321:2008 Ed. 1 and US EPA 3050B: 1996
- Mounts to vertical post with gasket and four ¼"x1" self-tapping screws with patch
- Powder coat finish

SEALING GASKET

- Neoprene rubber
- 60 +/- 5 durometer hardness

HARDWARE

- Made from stainless steel or corrosion-resistant coated steel
- Conforms to ANSI/ASCE-8-90 (stainless steel)
- Passed 100 hour salt test (corrosion-resistant coated steel)
- Security patch to insure screw locks into vertical pipe (where applicable)
- Most hardware is tamper resistant

R3 RECYCLED PLASTIC COMPONENTS

- Made of HDPE
- Molded in one piece
- UV additives to prevent deterioration from UV light
- Made of 100% recycled material (post-industrial and post-consumer) excluding additives and colorants
- Will not rot, split, crack or splinter for a minimum of 50 years
- Resistant to termites, marine borers, salt spray, oil and fungus

ROTOMOLDED PLASTICS

- 1st quality linear low density Polyethylene (LDPE)
- Rotational molded with mold-in graphics (where applicable)
- 3/8" wall thickness
- 2,550 psi tensile strength (ASTM D638)
- Melt index per ASTM D1238

- Density per ASTM D4883
- Peak crystallization temperature per ASTM D3418
- Flexural modulus per ASTM D790 Procedure B
- Deflection temperature under load per ASTM D648
- Environmental stress crack resistance, F50 per ASTM D1693 Condition A
- UV stabilized / UV 8 Rating (tested per ASTM G155 cycle 1 guidelines)
- Anti-static inhibitors

POLY SHEET

- 3/4" high density polyethylene sheeting (HDPE)
- Tested in accordance with ASTM D1928 Procedure C
- Density per ASTM D1505
- Melt Index per ASTM D1238
- Tensile Strength and Ultimate Elongation per ASTM D638 Type 4
- Brittleness temperature per ASTM D746
- Flexural modulus per ASTM D790
- Coefficient of linear thermal expansion per ASTM E831
- Textured, matte finish
- UV stabilized
- UL 94 HB fire rating
- Stain and graffiti resistant and will not delaminate, splinter or crack

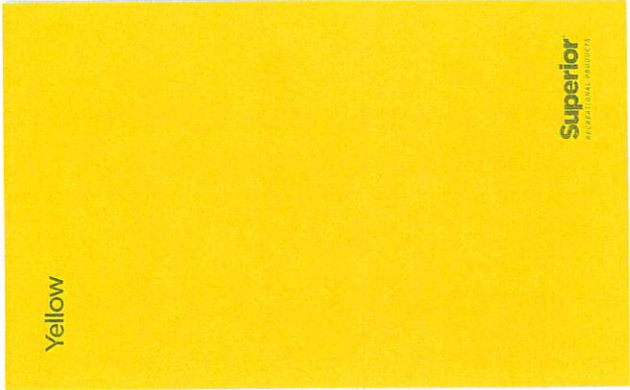
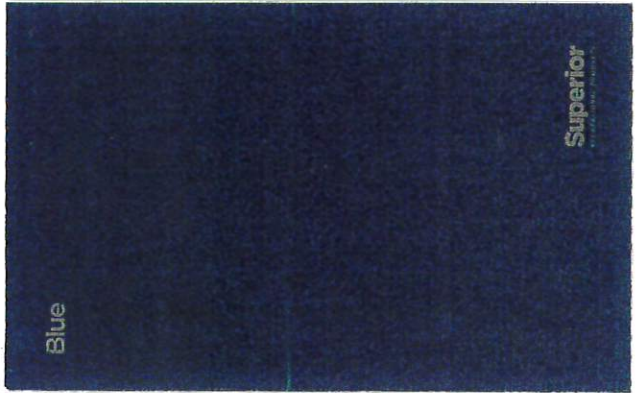
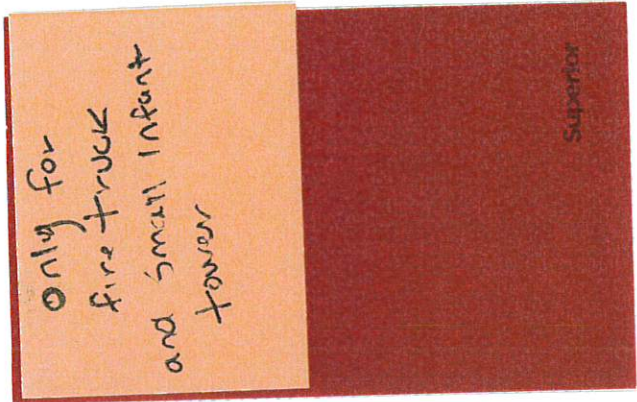
PUNCHED STEEL ITEMS

Decks, Platforms, Ramps, Bridges, Transfer Stations, Stairs, and Steps

- 12 gauge galvaneal steel body
- Formed sides with welded reinforcements (stairs have welded stringers)
- 5/8"x1" diameter slots after coating
- Decks for recycled structures have a plank pattern 5-5/8" wide with 5/16" spacing after coating
- Plastisol coating
- Lead-free per 16 CFR Part 1303

POWDER COAT

- Initially blasted to a 'white' condition to remove all surface rust and oil, our steel frames are coated electrostatically with an Epoxy TGIC Powder Coating Zinc-Rich Primer. Superior's primer has been tested salt spray tested for over 4,000 hours to insure quality. After the primer application, Superior applies the Super durable Polyester TGIC powder coating electrostatically. After the application of the final coat, a total of 6 mils of finished Powder Coating has been applied, which is backed by 5,000 hours of testing (ASTM Method B117).
- The Limited Warranty for Powder Coating provides for the following after a five year exposure period when applied according to the recommendations listed on the product's technical data sheet and appropriate surface preparation has been utilized.
- The coatings shall retain their original color with a ΔE of < 7.5 units for high chroma colors, (Yellows, Reds, Oranges, Etc.) and a ΔE of < 5.0 units for low chroma colors, when tested in accordance with ASTM D 2244.
- The coating shall retain a minimum of 50% of its original gloss level after washing, when tested in accordance with ASTM D 523.
- The coating shall exhibit chalking no worse than a numerical rating of 6, when evaluated in accordance with ASTM D 659-80.



Steel

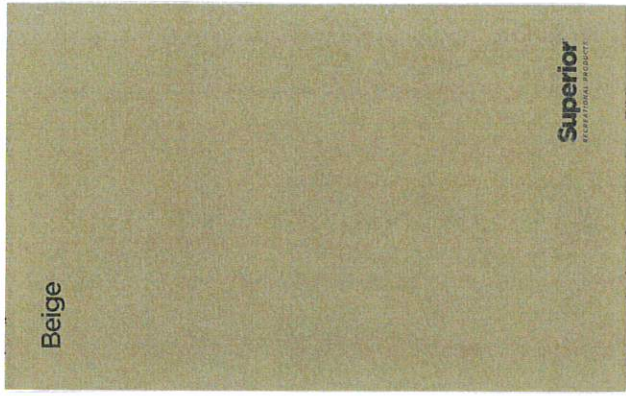


Brown

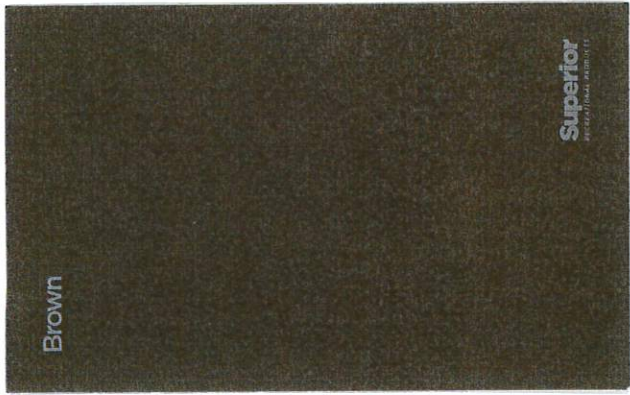
Recycled



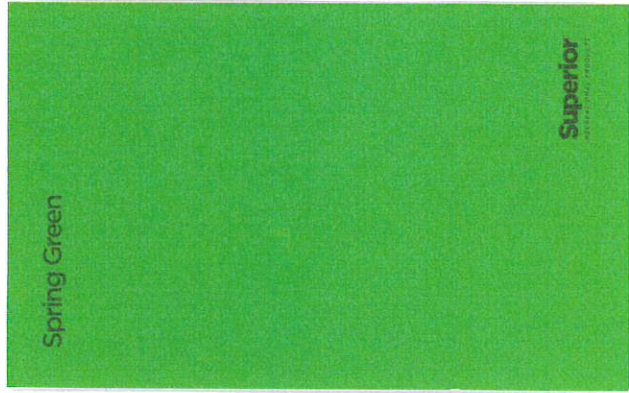
Cedar



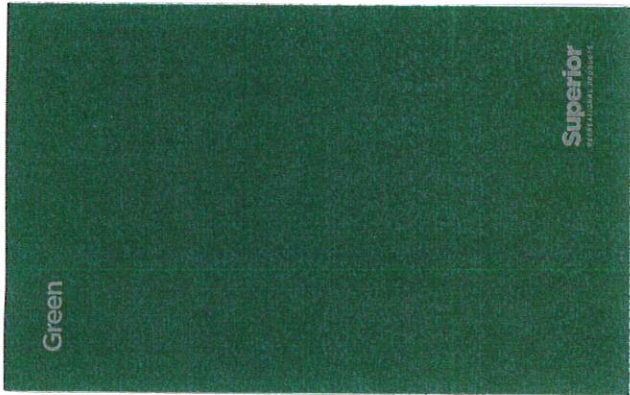
Beige



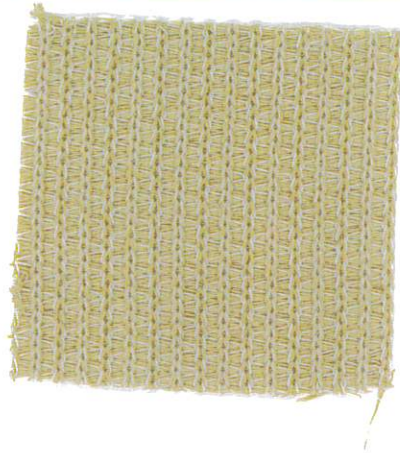
Brown



Spring Green



Green





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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 13, 2024
SUBJECT: ZP #2024-0907: Magnolia Crossing Exterior Elevations Application

APPLICATION SUMMARY:

Business/ Applicant: Water Creek Homes

Street Address: 6700, 6710, 6720 Bleight Drive

Proposed Alteration: Architectural design submission for new townhomes

Applicant’s Brief Description of the Activity: Selection of exterior architectural design features for 11 new townhomes off Bleight Drive. The applicant has provided a materials list and color palette, proposed designs of the homes, and placement of a monument sign to advertise the homes. The ARB previously reviewed the initial application in the October Board meeting, the applicant has brought back the elevation proposals with updated colors, materials, and diagrams.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The proposed alteration is visible from the public right of way. The elevations and monument sign meet the requirements of the Zoning Ordinance.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The proposed alteration is visible from the public right of way. Materials list provided by applicant.
Sec. 58-16.8 (2) General Design Arrangement	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign	The design is in keeping with the guidelines.

	to be placed at entrance to development.	
Sec. 58-16.8 (3) Texture, material and color	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The design and materials are in keeping with the guidelines.
Sec. 58-16.8 (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	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	This matter is at the discretion of the ARB. The surrounding HOAs do not use monuments signs for their developments.
Sec. 58-16.8 (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	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
Sec. 58-16.8 (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	Not applicable	Not applicable
Sec. 58-16.8 (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	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	This matter is at the discretion of the ARB
Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by: <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (b) Generating business (c) Creating new positions (d) Attracting tourists, students, writers, 	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	These matters are at the discretion of the ARB

<p>historians, artists and artisans, and new residents</p> <p>(e) Encouraging study of and interest in American history</p> <p>(f) Stimulating interest in and study of architecture and design</p> <p>(g) Educating citizens in American culture and heritage</p> <p>(h) Making the Town a more attractive and desirable place in which to live</p>		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site - 6700, 6710, 6720 Bleight Drive	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site - 6700, 6710, 6720 Bleight Drive	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site - 6700, 6710, 6720 Bleight Drive	B-2 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>"to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures"</i>	These matters are at the discretion of the ARB.
III. (b) Colors		The colors for the siding proposed are outside of the Historic Color Palette,

		the colors proposed in some of the elevations match the homes in the surrounding area but are not all reflective of the facades of the existing housing stock.
III. (c) Exterior Elements		Applicant has provided list and renderings of Exterior Elements.
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable
III. (f) Lighting, (attached to structure)	None	None
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	Not Applicable	Not Applicable
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

Based on the above assessment of the architectural elements of the Magnolia Crossing development, the Town Planner recommends approval of the addition.

Draft Motion: “I move the Board approve the COA for ZP#2024-0907, for the exterior elevations for Magnolia Crossing townhomes at 6700, 6710, 6720 Bleight Drive.”

Or an alternate motion.



ZONING PERMIT APPLICATION

ZONING PERMIT #: 2024-0907

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: Water Creek Homes

PROPOSED USE: Residential Size (Sq. Ft./Length) of Construction: 61589 sqft

SITE ADDRESS: 6700,6710,6720 Bleight Dr Parcel ID #: 7397-19-0792, 0285, & 09-9974

Subdivision Name: HAYMARKET TOWN PLAT Lot Size: 1.414 Acres

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

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

Off-street Parking: Spaces Required: 30 Spaces Provided: _____

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

Approval of exterior elevations for 11 new townhomes at 6700 Bleight Drive

Installation of monument sign for new development

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

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION				PROPERTY OWNER INFORMATION			
Name				Adil Benyoussef, Youssef Zeroual Surv			
Address				6823 Hampton Bay Lane			
City	State	Zip		City	State	Zip	
				Gainesville	VA	20155	
Phone#				Email			

APPLICANT / PROPERTY OWNER SIGNATURE

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

Section V, Item5.

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.

Adil Benyoussef
Applicant Signature

Adil Benyoussef Youssef Zeroual
Property Owner Signature

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

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:

INSTRUCTIONS FOR COMPLETING APPLICATION

Section V, Item5.

In addition to applying for a Certificate of Appropriateness, the applicant is responsible for obtaining any other required permits and approvals applicable to the project.

1. Provide name, phone number, and email address of business or individual requesting approval for proposed work. If different from property owner, please provide contact information for property owner as well.
2. Indicate site address
3. Indicate mailing address of applicant and owner (if different).
4. Describe in detail work proposed and then attach all required and any additional documentation or material that will describe the project in detail to the reviewing authority. Adequate documentation must be provided. Applicant should provide any necessary item(s), in addition to the items listed on the checklist below.

Check List**Signs/Fences/New Building/Additions/Remodel**

The Completed application must be submitted to the Town Clerk's office no later than 4:30pm one week prior to the meeting date.

- 1) One copy of the Plat-showing location of sign/fence/addition on the façade or grounds
- 2) Photograph of the existing structure and closest neighboring structures
- 3) Photograph/drawings, including measurements, of the proposed change
- 4) Material specifications
- 5) Color/material samples
- 6) Description of method of mounting and description of hardware to be used
- 7) Landlord/HOA approval letter where indicated
- 8) Copy of business or occupational license if contractor has designed or will install
- 9) Narrative, if special requests or exceptions to the ARB Guidelines are being requested.
- 10) Applicant or a representative **must** be present at the ARB meeting, on the scheduled Wednesday of every month at 7:00pm. If a representative is not present at the meeting to answer any questions that may arise, your application may be deferred or denied until the next regularly scheduled meeting. Please check the Town's website for a list of the Town's scheduled meetings. It is the applicant's responsibility to keep apprised of the Town's meeting schedule.
- 11) If an interpreter is required, the applicant needs to bring one with them.

Please mail application and all applicable information and materials to:

**Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169**

SIGN SPECIFICATION SHEET

Section V, Item5.

SIGN 1:

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

Height above Ground at Signs: Lower Edge: 20" Upper Edge: 65"

Height of Sign Structure: 70" Sign Width: 120" Length: 20" Area in Sq Ft: 58.33

Number of Faces: 1 Sign Material/Color/Font: Stone with Town Homes Name and Logo

Location of Sign (Include photo): Southeast corner of the property

Lighting Type/Fixture (No internal illumination is allowed): Outdoor LED Commercial Sign Light

SIGN 2:

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

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

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

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

Location of Sign (Include photo): _____

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

SIGN 3:

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

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

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

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

Location of Sign (Include photo): _____

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

SIGN 4:

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

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

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

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

Location of Sign (Include photo): _____

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

1. *What projects require architectural review?*

Any project involving alterations to the exterior of an existing building, visible from public view (e.g. fences, signs, awnings, mechanical equipment, landscaping, façade changes) and the construction of new buildings, all require an architectural review.
2. *How long does the architectural review process take?*

The time required to process an application will vary with the size of the project. Once the application has been deemed complete, the architectural review process can take between four to eight weeks, to complete, if no changes/revisions are required by any of the reviewing body throughout the process. Vague or incomplete description of the project or failure to provide any pertinent information regarding the project will delay the review process.
3. *What does the ARB look for in a project?*

Refer to the Town of Haymarket Architectural Review Design Guidelines.
4. *What happens after I submit my application?*

After an application is submitted, a town clerk will review it for its completeness (not for the accuracy or content of the submission). If the application is incomplete, the missing materials will be required BEFORE the application can be forwarded for review. If complete, the application (and all required supporting documentation) will continue with the review process.
5. *What is the review process?*

For any submission, there are two reviewing bodies in the Town. The Zoning Administrator, and the Architectural Review Board (If applicable). All reviewing bodies in the Town meet once a month. (A schedule of all the meetings is available on our website at www.townofhaymarket.org).
6. *Is there a submission deadline?*

An application must be submitted to and verified complete by a Town Clerk one week prior to the meeting date, so that the application can be properly reviewed for completion.
7. *What happens at the ARB meeting?*

The ARB reviews any development project(s) to promote and maintain the historic architectural flavor of the Town consistent with the Town's Comprehensive Plan. The ARB reviews any proposal/project which currently or in the future could be visible from any public view.
8. *What should I present at my review?*

To facilitate a more streamlined review of an application, it is required that an applicant (or representative) be present at the meeting(s) during the review of their proposed project. A brief overview of the project, site, and the architecture should be presented. Speak briefly to the design and landscaping features, parking and circulation, delivery routes/access, drainage, lighting, signage, and trash enclosures. Provide sample(s) of colors, and materials. For larger development projects, be able to discuss traffic impacts.
9. *When can I submit my plans for a building permit?*

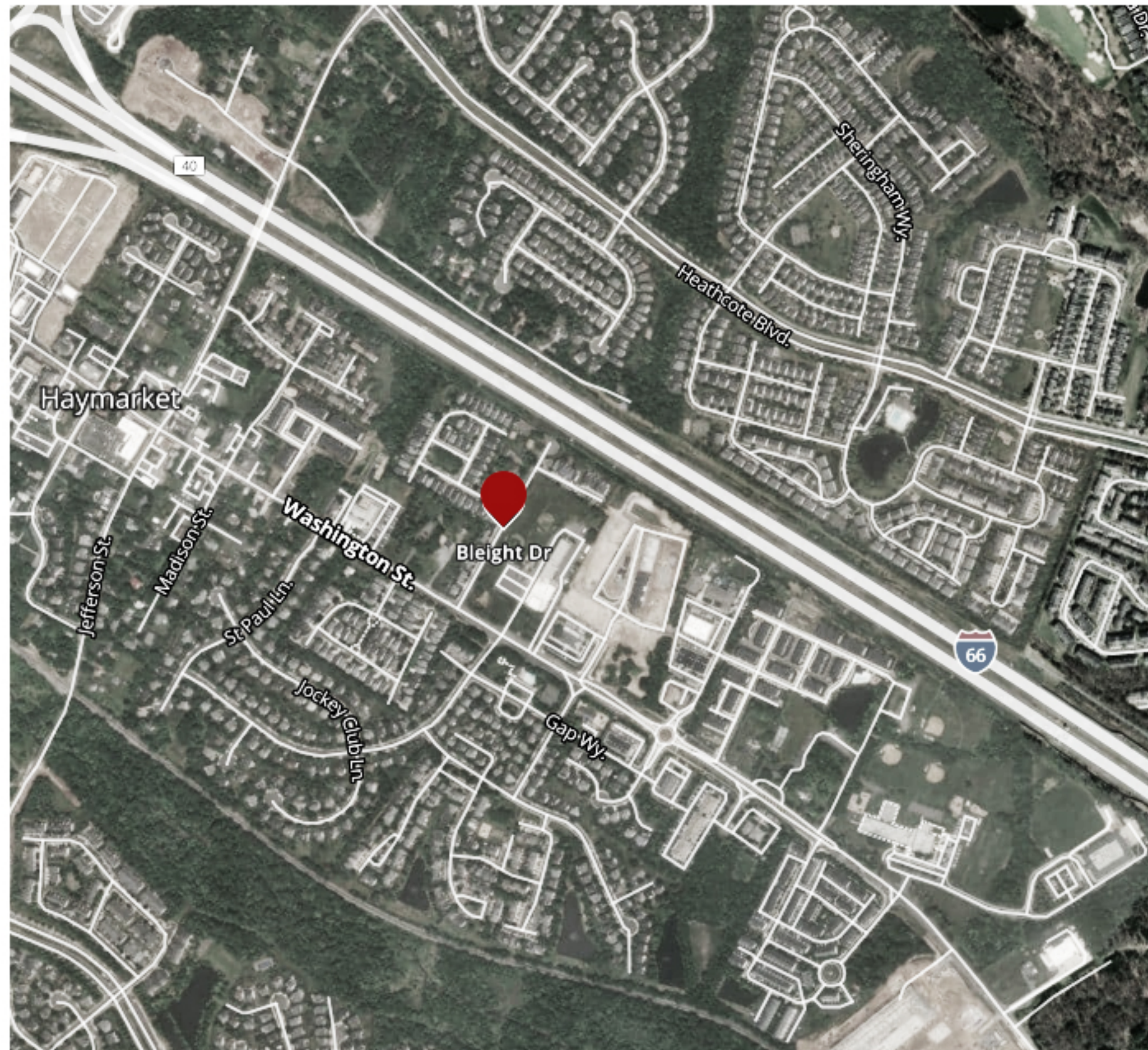
If the project is approved by all applicable Boards, the applicant can then receive their building permit (if a permit is required for the project).

Magnolia Crossing Townhomes Architectural Review Board Presentation

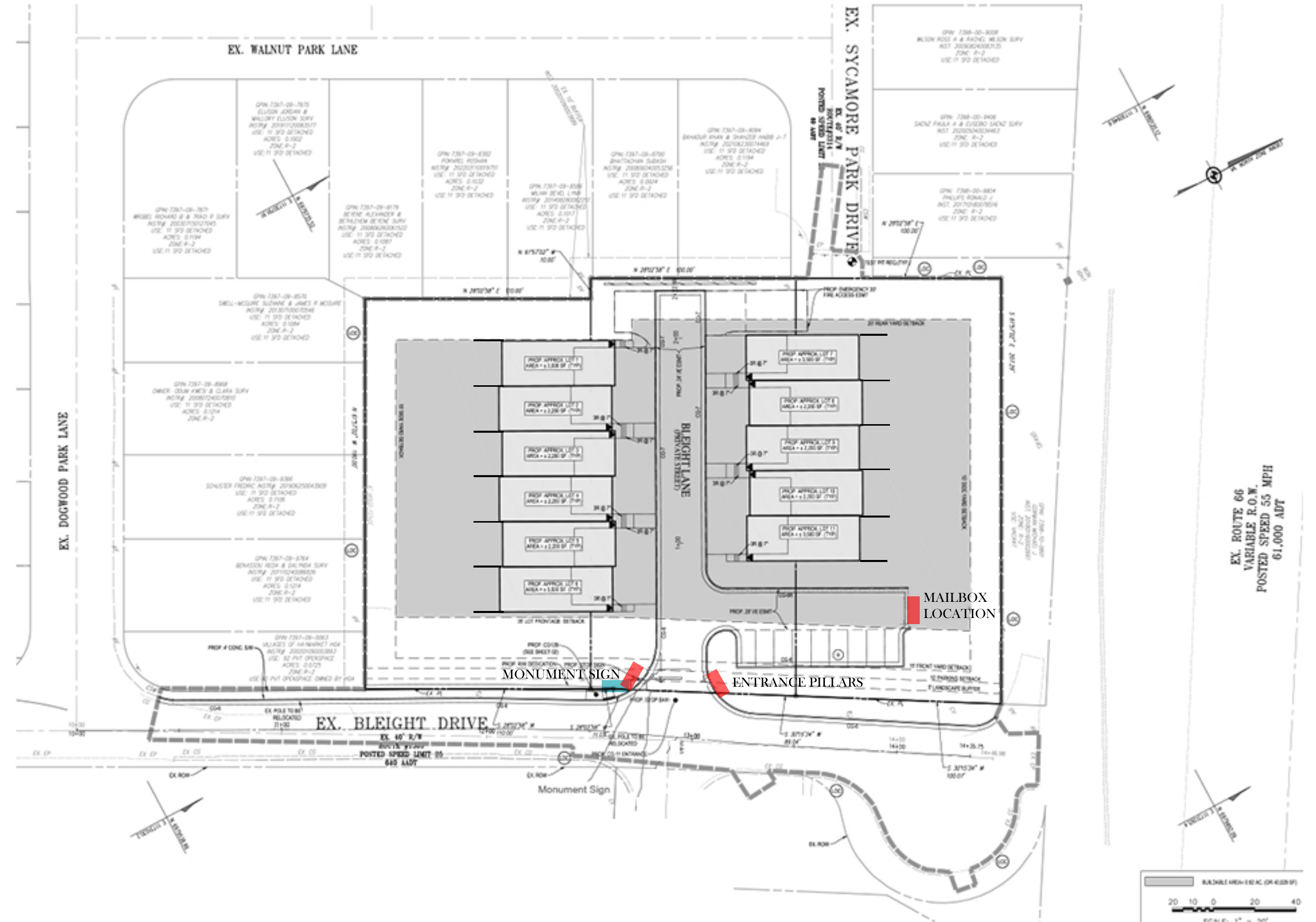
NOVEMBER 20, 2024



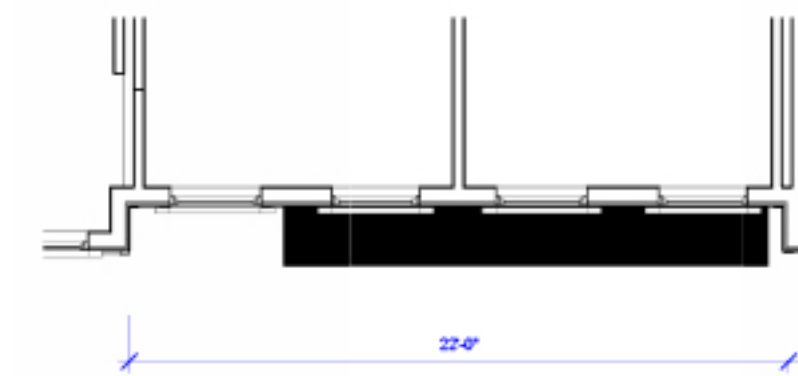
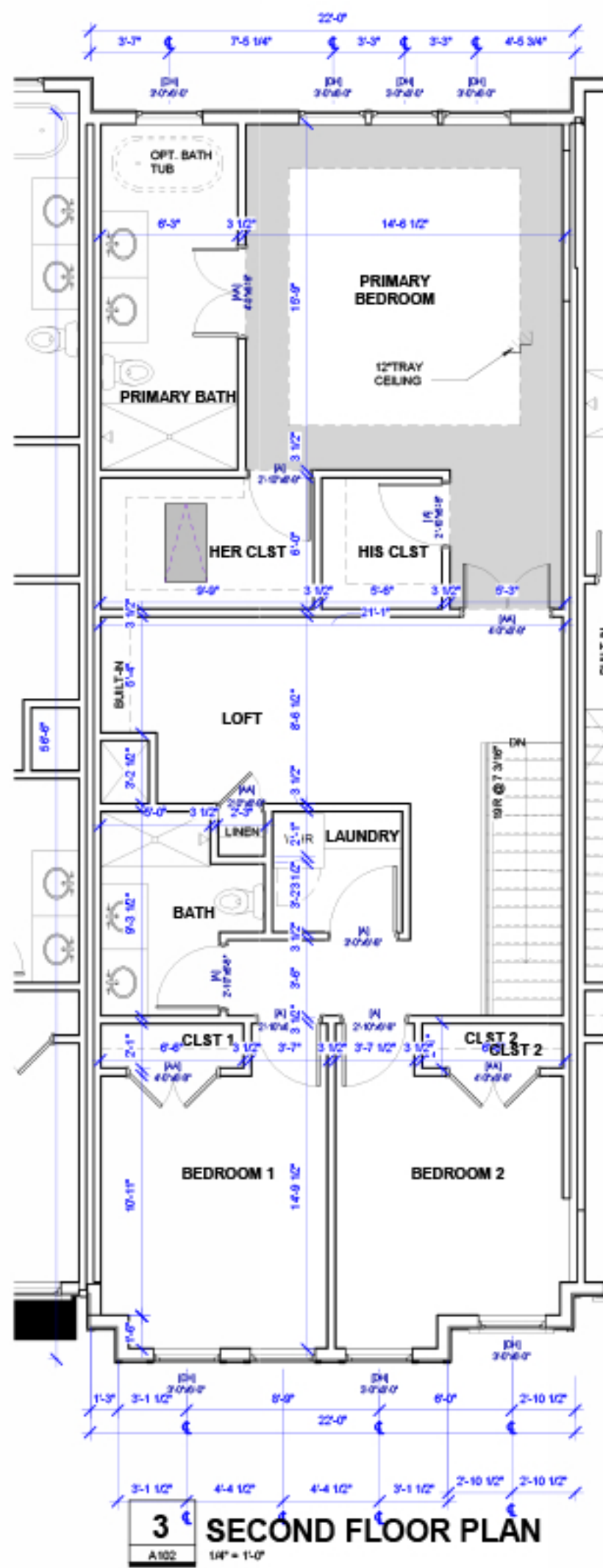
Location: 5700 Bleight Dr, Haymarket, VA 20169



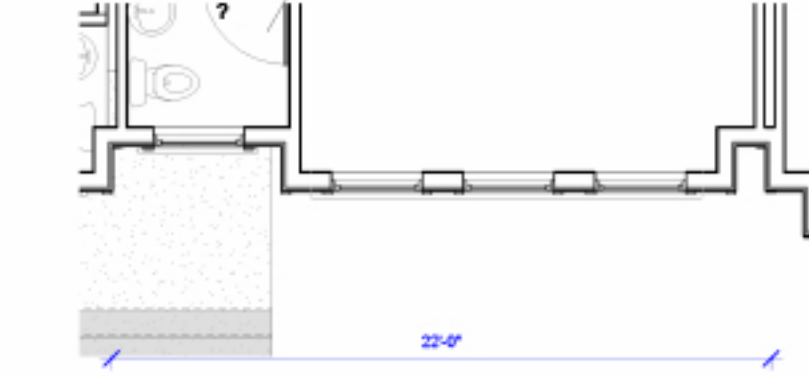
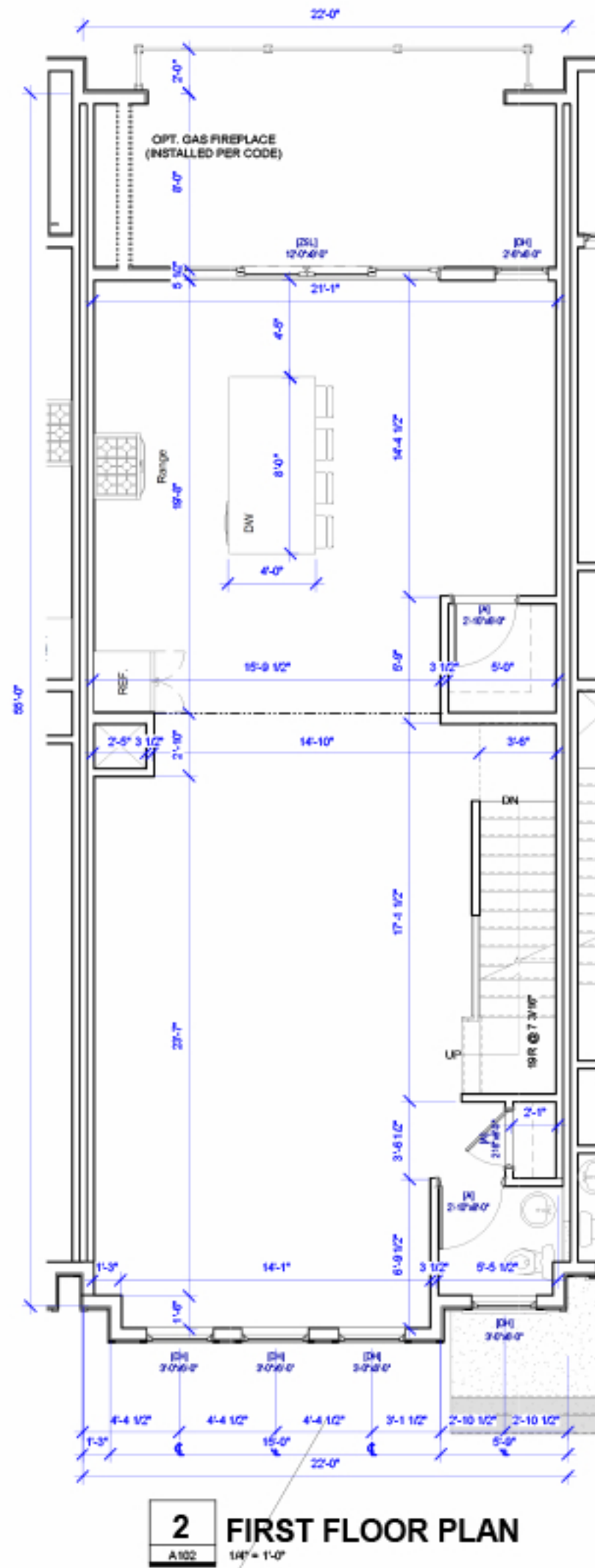
SITE LOCATION



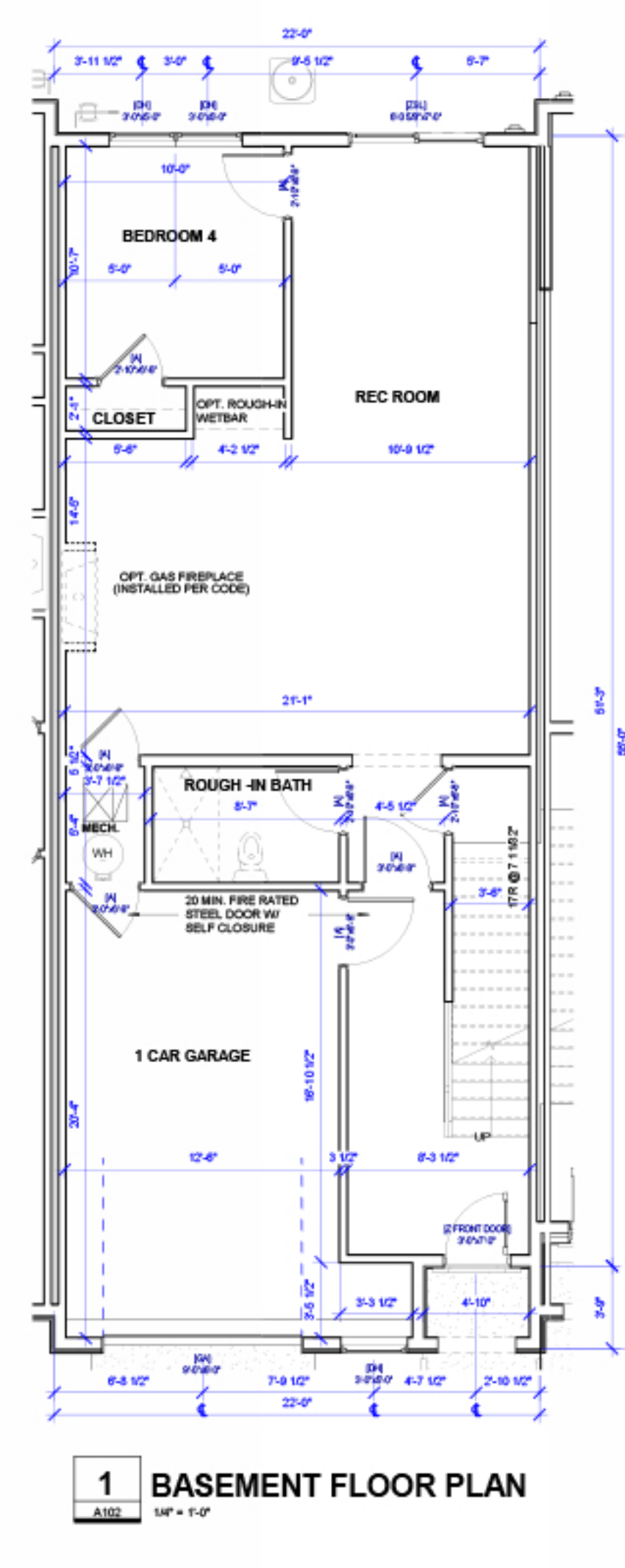
PLAT



4 SECOND FLOOR PLAN - ELEVATION B&C
A102 1/4" = 1'-0"



5 FIRST FLOOR PLAN - ELEVATION B&C
A102 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
A102 1/4" = 1'-0"



ELEVATION C

ELEVATION B

BASE ELEVATION

ELEVATION B

ELEVATION C

1 FRONT ELEVATION (5 UNITS)
A200 3/16" = 1'-0"



2 FRONT ELEVATION (6 UNITS)
A200 3/16" = 1'-0"

03 FRONT ELEVATION



1 RIGHT ELEVATION (5 UNITS)
A201 3/16" = 1'-0"



1 LEFT ELEVATION (5 UNITS)
A202 3/16" = 1'-0"



2 RIGHT ELEVATION (6 UNITS)
A203 3/16" = 1'-0"



2 LEFT ELEVATION (6 UNITS)
A204 3/16" = 1'-0"

04 SIDE ELEVATION



1 REAR ELEVATION (5 UNITS)
A203 3/16" = 1'-0"



2 REAR ELEVATION (6 UNITS)
A203 3/16" = 1'-0"

05 REAR ELEVATION

EXTERIOR PACKAGE - A



ELEVATION A (BASE)

Exterior Siding
Brand: Royal Building Products
Model: Parkview Vinyl Siding



Cypress Color

Roofing
Brand: Tamko
Model: Heritage Classic Series



Rustic Black Color

Exterior Stone
Brand: Dutch Quality Stone
Model: Weather Ledge



Elkwood

Decking
Brand: Duradek
Model: Vinyl Decking - Legacy



Legacy Cedarwood

Trim Boards
Brand: Azek
Model: ART10004096



White Color

Metal Roofing
Brand: R&F Metals
Model: Standing Seam Metal Roof



Black Textured

Garage Door
Brand: Clopay
Model: Classic Steel Short Panel



White Color

Front Entry Door
Brand: Therma Tru Doors
Model: Smooth Star #S8608



Alpine Color

Railing
Brand: Veranda
Model: PolyComposite Rail #73003561



White Color

Outdoor Scones
Brand: Hampton Bay
Model: #HB7002-05



Black Color

Windows
Brand: Vinylmax
Model: Inspire Collection Double Hung



White Color

EXTERIOR PACKAGE - B



ELEVATION B

Exterior Siding
Brand: Royal Building Products
Model: Parkview Vinyl Siding



Canyon Color

Roofing
Brand: Tamko
Model: Heritage Classic Series



Rustic Black Color

Exterior Stone
Brand: Dutch Quality Stone
Model: Weather Ledge



Elkwood

Decking
Brand: Duradek
Model: Vinyl Decking - Legacy



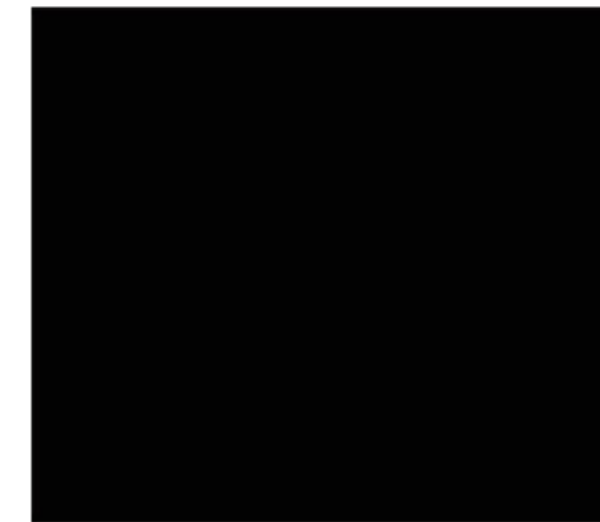
Legacy Cedarwood

Trim Boards
Brand: Azek
Model: ART10004096



White Color

Metal Roofing
Brand: R&F Metals
Model: Standing Seam Metal Roof



Black Textured

Garage Door
Brand: Clopay
Model: Classic Steel Short Panel



White Color

Front Entry Door
Brand: Therma Tru Doors
Model: Smooth Star #S8608



Alpine Color

Railing
Brand: Veranda
Model: PolyComposite Rail #73003561



White Color

Outdoor Scones
Brand: Hampton Bay
Model: #HB7002-05



Black Color

Windows
Brand: Vinylmax
Model: Inspire Collection Double Hung



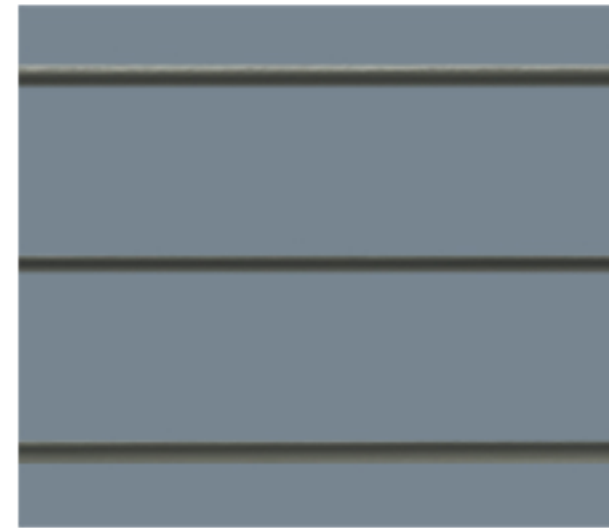
White Color

EXTERIOR PACKAGE - C



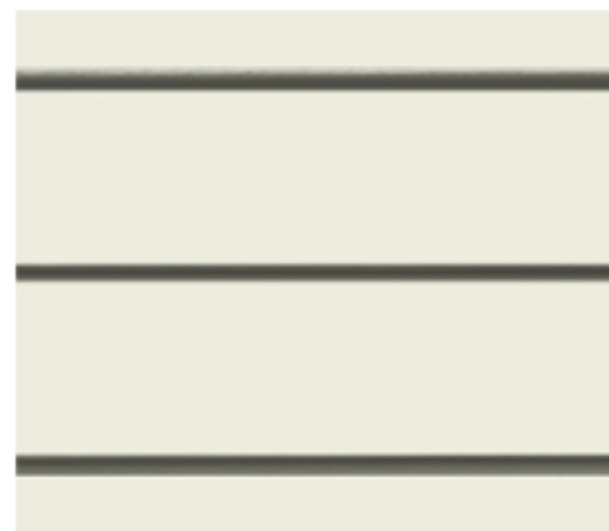
ELEVATION C

Exterior Siding
Brand: Royal Building Products
Model: Parkview Vinyl Siding



Oceanside Color

Exterior Siding
Brand: Royal Building Products
Model: Parkview Vinyl Siding



Pearl Color

Railing
Brand: Veranda
Model: PolyComposite Rail #73003561



White Color

Roofing
Brand: Tamko
Model: Heritage Classic Series



Rustic Black Color

Metal Roofing
Brand: R&F Metals
Model: Standing Seam Metal Roof



Black Textured

Outdoor Scones
Brand: Hampton Bay
Model: #HB7002-05



Black Color

Exterior Stone
Brand: Dutch Quality Stone
Model: Weather Ledge



Elkwood

Garage Door
Brand: Clopay
Model: Classic Steel Short Panel



White Color

Windows
Brand: Vinylmax
Model: Inspire Collection Double Hung



White Color

Decking
Brand: Duradek
Model: Vinyl Decking - Legacy



Legacy Cedarwood

Front Entry Door
Brand: Therma Tru Doors
Model: Smooth Star #S8608



Alpine Color

Trim Boards
Brand: Azek
Model: ART10004096



White Color

EXTERIOR SIGN & FENCE



Exterior Wood
Brand: Douglas Fir
Model: Wood Coating with Stain



Stain
Brand: Sikkens
Model: Wood Coating with Stain



Dark Oak Color

Exterior Fence
6ft H x 8ft W Pressure-Treated
Pine Shadowbox Wood Fence Panel



Exterior Stone
Brand: Dutch Quality Stone
Model: Weather Ledge





Section V, Item 5.

S2R
ARCHITECTS

10456 COLONEL COURT
MANASSAS VA 20110
(703) 420-3141
www.S2RArchitects.com
Office@S2RArchitects.com



Section V, Item 5.
S2R
10456 COLONEL COURT
MANASSAS VA 20110
(703) 420-3141
www.S2RArchitects.com
Office@S2RArchitects.com



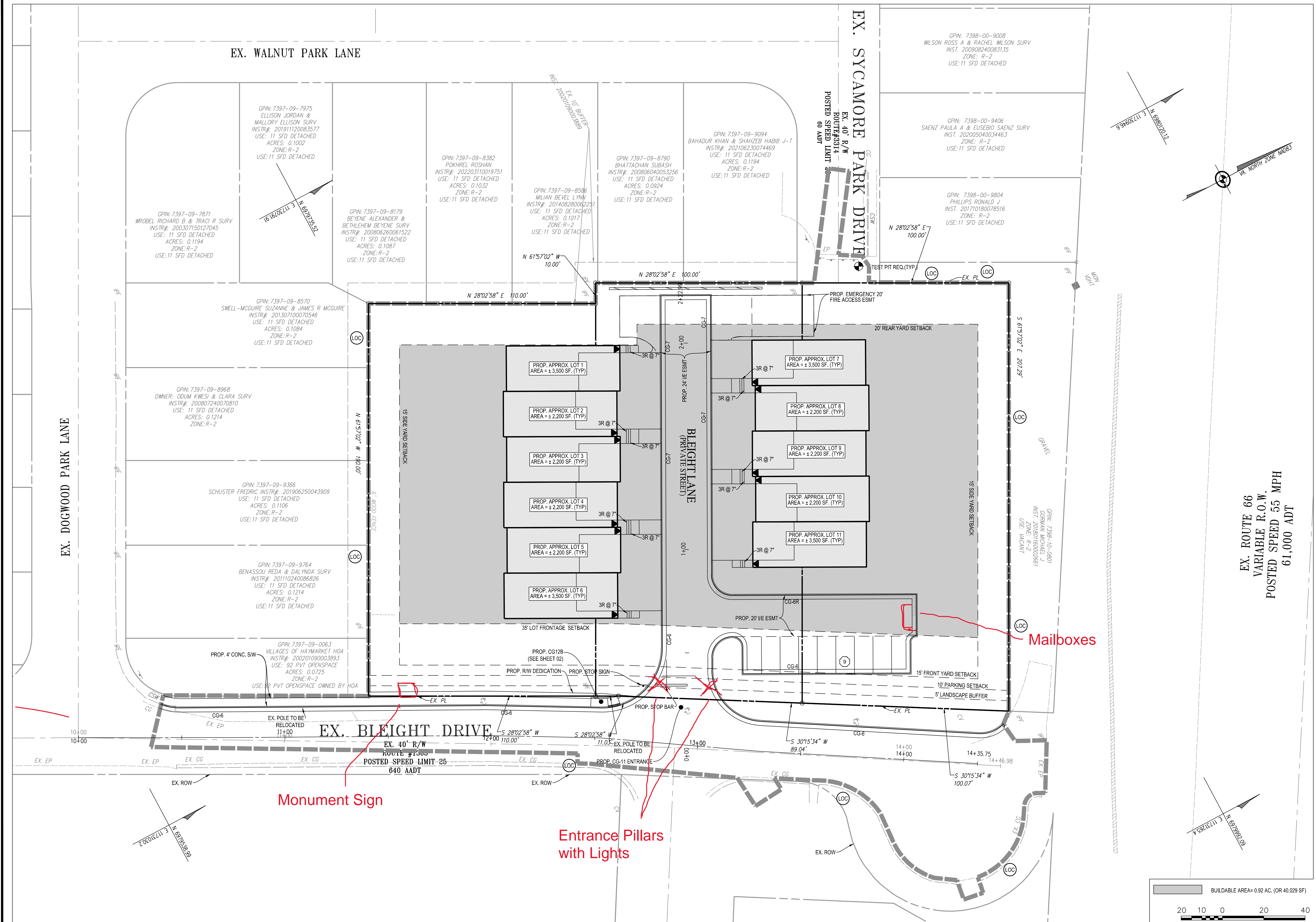




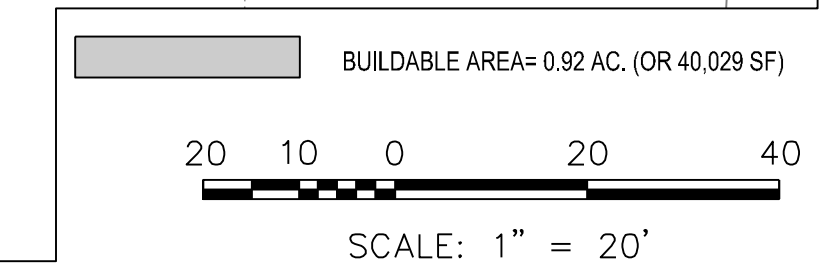
Section V, Item 5.
SZR
10455 COLONEL COURT
MANASSAS VA 20110
(703) 420-3141
www.SZRArchitects.com
Office@SZRArchitects.com



GREENWAY ENG. - \\gwr-rs2-22-64\projects\N527 - 6710 & 6720 Bleight - 06-Buildable Area Exhibit.dwg Nov 29, 2023 - 1:29pm drcristen



EX. ROUTE 66
 VARIABLE R.O.W.
 POSTED SPEED 55 MPH
 61,000 ADT

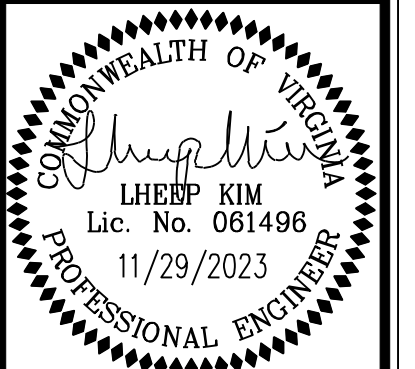


4516 RESEARCH PLACE
 ASHBURN, VA 20148
 TELEPHONE: (703) 526-0788
 FAX: (640) 722-9528
 WWW.GREENWAYENG.COM

GREENWAY
 ENGINEERING

PROUDLY SERVING VIRGINIA & WEST VIRGINIA
 OFFICES IN ASHBURN, VA & MARTINSBURG, WV

BUILDABLE AREA EXHIBIT
6700 BLEIGHT DRIVE
 FINAL SITE PLAN
 GAINESVILLE DISTRICT
 TOWN OF HAYMARKET, VIRGINIA



No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	02-06-23
DATE	02-06-23
SCALE	1" = 20'
FILE No.	N527
SHEET	06A
OF	28





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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 12, 2024
SUBJECT: ZP #2024-1104: 14920 Washington Street Demolition COA Application

APPLICATION SUMMARY:

Business/ Applicant: Water Creek Homes

Street Address: 14920 Washington Street

Proposed Alteration: Request for Demolition COA

Applicant’s Brief Description of the Activity: Request to obtain COA for demolition of structures at 14920 Washington Street. The Applicant has provided a narrative/request letter for the demolition, as well as reports of a two-phase environmental study to determine the level of contamination of the soil on site due to a hydraulic system used previously in the main building.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Demolition of original car repair shop and two accessory buildings on site. The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures and an environmental study.	The proposed alteration is visible from the public right of way.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Demolition of original car repair shop and two accessory buildings on site. The applicant has supplied a brief narrative as to why the	The proposed alteration is visible from the public right of way.

	demolition permit has been requested for the structure, along with photo documentation of the structures.	
Sec. 58-16.8 (2) General Design Arrangement	Demolition of original car repair shop and two accessory buildings on site. The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.	.
Sec. 58-16.8 (3) Texture, material and color	Demolition of original car repair shop and two accessory buildings on site. The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.	
Sec. 58-16.8 (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	Demolition of original car repair shop and two accessory buildings on site. The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.	Not Applicable
Sec. 58-16.8 (5) The extent to which the building or structure would be harmonious with or obviously incongruous with	Demolition of original car repair shop and two accessory buildings on site.	Not Applicable

<p>the old and historic aspect of the surroundings</p>	<p>The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.</p>	
<p>Sec. 58-16.8 (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</p>	<p>Demolition of original car repair shop and two accessory buildings on site.</p> <p>The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.</p>	<p>The structures on site are listed in the Historic Inventory, removal of structures would compromise some of the 20th Century history of Haymarket.</p>
<p>Sec. 58-16.8 (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</p>	<p>Demolition of original car repair shop and two accessory buildings on site.</p> <p>The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.</p>	<p>This matter is at the discretion of the ARB</p>
<p>Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by:</p> <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (b) Generating business (c) Creating new positions (d) Attracting tourists, students, writers, historians, artists and artisans, and new residents 	<p>Demolition of original car repair shop and two accessory buildings on site.</p> <p>The applicant has supplied a brief narrative as to why the demolition permit has been requested for the structure, along with photo documentation of the structures.</p>	<p>These matters are at the discretion of the ARB</p>

(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		
(h) Making the Town a more attractive and desirable place in which to live		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site - 14920 Washington Street	The main structures/site ARE NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site - 14920 Washington Street	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site - 14920 Washington Street	B-1 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>"to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures"</i>	These matters are at the discretion of the ARB
III. (b) Colors		
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable

III. (f) Lighting, (attached to structure)	None	None
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	See Below	See Below
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

VI. DEMOLITION GUIDELINES

The Town Code has important requirements for all demolition of buildings within the Town.

A. SPECIAL INSTRUCTIONS FOR HISTORIC STRUCTURES

The Haymarket Comprehensive Plan supports the preservation of the Town’s historic resources to the greatest extent possible. Therefore, there must be a compelling reason to demolish a historic structure.

- Applicants must provide a written statement explaining the reason for the demolition and describe alternatives to demolition and why such alternatives are not considered feasible.
- In some instances, the ARB may require a structural analysis of the building by a licensed professional engineer regarding the structural integrity of a building prior to a demolition permit decision.
- If an applicant is successful in demonstrating that a historic structure is a candidate for demolition the ARB may approve the demolition request with one or more of the following conditions, depending on the circumstances surrounding the request:
 1. Complete, professional, photographic documentation of the interior and exterior of the building, including black and white print and digital images.
 2. Phase I archaeological survey of the property to determine if the property yields information important to the Town’s history.
 3. The applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished.
 4. The demolition may occur only following receipt of a building permit for the new construction.

ARTICLE XVI. - OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY

Sec. 58-16.1 - 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, abbreviated ‘ARB’.

‘Altered’ means any readily apparent change, including paint.

Sec. 58-16.2 - Purpose and Intent.

The Town of Haymarket seeks to identify, preserve, and enhance landmarks, buildings, structures, and neighborhoods with historical, cultural, and architectural significance to the Town. The historic overlay is intended to implement these goals and ensure that new development is in keeping with the character of Haymarket. The overlay intends to encourage a compatible aesthetic treatment within the Town, promote tourism and visitor opportunities, provide an attractive entry into town, and promote and advance the health, welfare and safety of town residents and visitors.

Sec. 58-16.3 - Creation; boundaries.

(a) In order to preserve the unique culture of the Town, there is hereby established an overlay district to be known as the “Historic Haymarket Overlay” which shall include all that area that lies within the corporate limits of the Town.

(b) Prior to any 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 resource 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.

(c) The town may annually consider updates to the boundaries of the Historic Haymarket Overlay so that it is expanded to include newly identified historic resources, and/or contracted to reflect the removal or demolition of historic resources.

In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Historic Haymarket Overlay which were built prior to 1950 are designated historic resources.

Sec. 58-16.4 - Certificate of appropriateness required in the Historic Haymarket Overlay

(a) 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 after consultation with the Board, or any aggrieved person to the Town Council.

(b) No building, structure or sign shall be erected, reconstructed, altered, or restored within the Historic Haymarket Overlay, unless and until a complete application for a certificate of appropriateness shall have been approved by the Board or, on appeal, by the Town Council. Review of such applications 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 zoning administrator shall determine whether a change is readily apparent, subject to appeal to the Board of Zoning Appeals.

Sec. 58-16.5 - Architectural review board; creation, membership.

(a) For the purpose of making effective the provisions of this article, an Architectural Review Board (ARB) is established. The Board shall consist of up to seven members, but not fewer than five, appointed by the Town Council, and shall be legal residents of the Town. Board members will be appointed from the Town Council and one from the Planning Commission. Members should have a demonstrated interest, competence, or knowledge of historic preservation.

(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. Members may be removed from office by Town Council at will and without notice. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members may be reappointed to succeed themselves.

Sec. 58-16.6 - Chairman, vice-chairman, and secretary of the board.

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

Sec. 58-16.7- Rules

1. The ARB shall meet for a regular session at least once a month.
2. The Architectural Review Board shall adopt and maintain bylaws governing the procedure for meeting dates and other rules set forth by this article. The bylaws may be reviewed annually for updates.
3. Special meetings may be called in accordance with the ARB procedures as adopted and amended.
4. A quorum shall be no less than a majority of sitting members.
5. All meetings shall be open to the public unless the ARB enters closed session as permitted by the Virginia Freedom of Information Act.

Sec. 58-16.8 - Matters to be considered by the Board

1. 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. After receiving a certificate of appropriateness, the zoning administrator shall determine whether this provision applies.
2. 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. Attracting tourists and visitors;
 - d. Encouraging study of and interest in American history, architecture, and design;
 - e. Making the Town a more attractive and desirable place in which to live.

Sec. 58-16.9 - 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 zoning administrator 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.

Sec. 58-16.10 - Right of appeal.

- (a) Whenever the board shall approve or disapprove an application for a certificate of appropriateness or fail to take action within 60 days of its filing, any aggrieved party shall have the right to appeal and be heard before the Town Council provided such person files with the Town Clerk on or before 30 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.

Sec. 58-16.11 - Deterioration by neglect.

(a) No owner of an officially designated historic building within the historic district shall allow it to deteriorate to the point where it is not economically feasible to repair or restore it. Specifically, no owner may permit:

- (1) Deterioration of the exterior of a historic 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, of a historic building 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 zoning administrator shall be guided by the comprehensive plan and, if adopted, the strategic plan and capital improvements budget.

(b) If a building inspector determines that a historic structure is violating the Property Maintenance Code, he shall so notify the owner, the zoning administrator, 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. If appropriate action is not timely taken, the Town Building Inspector shall initiate appropriate legal action.

Sec. 58-16.12 - Demolition review and approval

- 1. No historic resource, as defined in this article within the Historic Haymarket Overlay shall be demolished or moved, in whole or in part, until the demolition or moving thereof is approved by the Architectural Review Board, or, on appeal by the town council after consultation with the ARB.
- 2. In addition to the right of appeal set forth herein, the owner of a historic resource, the demolition or moving of which is subject to the provisions of this section, shall, as a matter of right, be entitled to demolish or move such historic resource provided that:
 - a. The owner or applicant has applied to the town council for such right,
 - b. the owner has for the period of time set forth in the schedule contained in Section 15.2-2306 of the Virginia code and at a price reasonably related to its fair market value, made a bona fide offer to sell the historic resource, and the land pertaining thereto, to the town or to any person, firm, corporation, government or agency thereof, or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore the historic resource and the land pertaining thereto, and,
 - c. No bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such historic resource, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule specified in the Virginia Code. Any appeal which may be taken to the court for the decision of the town council, whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating

to a stay of the decision appealed from shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to sell shall be made more than one year after a final decision by the town council, but thereafter the owner may renew his request to the town council to approve the demolition or moving of the historic resource.

3. Demolition Approval Criteria Considerations. In reviewing applications for the demolition or moving of a historic resource from or within the Historic Haymarket Overlay, the Architectural Review Board shall consider the following:

- a. How the demolition or removal of a historic resource from the property on which it is located will impact the historic integrity of the site and any remaining on-site historic resources on the same property;
- b. How the loss of the historic resource will impact the historic integrity of any adjacent historic property;
- c. The impact the loss of the historic resource will have on the overall integrity to any historic district the historic resource is located in ;
- d. The ability of the historic resource to be adaptively reused as part of a new on-site development which would not adversely impact the historic resource’s ability to convey its historic significance through its integrity of location, setting, feeling, association, design, materials and workmanship; and
- e. Whether any monies or assistance for preservation of the historic resource could be made available to the property owner within 180 days of the owner’s request to demolish or move it.

Sec. 58-16.13 Time Limit

A certificate of appropriateness shall be valid for one (1) year from the date of issuance. If the demolition, erection, reconstruction, alteration, relocation or restoration for which the certificate of appropriateness was issued is not commenced within one year and thereafter diligently pursued, a new certificate shall be obtained prior thereto.

Discussion:

a. How the demolition or removal of a historic resource from the property on which it is located will impact the historic integrity of the site and any remaining on-site historic resources on the same property;

Staff Response – The structures were built in 1922. While not listed as a historic resource in the 2008-2013 Comprehensive Plan, the structures on this site meet the Zoning Ordinance definition of a historic structure. There have been two environmental surveys conducted by the applicant to check for soil contamination from the previous vehicle repair and use on site. Additionally, the foundations of the structure, especially the main building, are so severely damaged/rotted that adaptive reuse of the existing structures would be very costly. The demolition of the structures would remove all historic resources from the site.

b. How the loss of the historic resource will impact the historic integrity of any adjacent historic property;

Staff Response – The Lane Motors property is located next to a historic structure built in 1870. However, the architectural style of both properties are not similar, and demolition would not detract the adjacent property from its historic significance.

c. The impact the loss of the historic resource will have on the overall integrity to any historic district the historic resource it is located in;

Staff Response – The demolition of the structure would remove a well-known historic building from the Town of Haymarket and could have potential impact to the integrity of the Historic District Overlay due to its location along Washington Street a major corridor running through the center of Haymarket.

d. The ability of the historic resource to be adaptively reused as part of a new on-site development which would not adversely impact the historic resource’s ability to convey its historic significance through its integrity of location, setting, feeling, association, design, materials and workmanship;

Staff Response – The foundations of the structure, especially the main building, are so severely damaged/rotted that adaptive reuse of the existing structures or use of the structure as a viable addition to a new development would be difficult. While the demolition proposal would raze the buildings, the applicant has proposed new construction that would reflect the original form and scale of the demolished properties.

e. Whether any monies or assistance for preservation of the historic resource could be made available to the property owner within 180 days of the owner’s request to demolish or move it.

Staff Response – There are no grant funding options currently available from the Town of Haymarket, Grant funding options would require further discussion by Town Council.

STAFF RECOMMENDATION:

The buildings at 14920 Washington Street are part of the core of historic Haymarket. Removal of any structure will cause part of the history of the Town to be removed. However, the state of these structures at its worst case prevents adaptive reuse of the buildings entirely or at its best case would become very costly for any property owner to repair the structures to a viable state. The environmental studies conducted by the applicant show that minimal brownfield development work is required for adaptive reuse of the site. The applicant also has provided a set of designs that would aid in preserving the old form of these structures while allowing for more durable and higher quality materials to be used in a new construction.

Based on the above assessment of the proposed demolition of the main building and two additional structures at 14920 Washington Street, the Town Planner recommends a site visit to be scheduled by the ARB to assist in their decision.

Draft Motion: "I move the Board defer the COA for ZP#2024-1104, for the demolition of the three structures at 14920 Washington Street to the January 15th meeting." Or an alternate motion.



ZONING PERMIT APPLICATION

ZONING PERMIT #: _____

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: Water Creek Homes, INC

PROPOSED USE: Office Space Size (Sq. Ft./Length) of Construction: 4312

SITE ADDRESS: 14920 Washington St Haymarket, VA 20169 Parcel ID #: _____

Subdivision Name: _____ Lot Size: 0.74 acres

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

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

Off-street Parking: Spaces Required: 12 Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Dilapidated building. Old garage. Most of building unsalvageable. Partial demolition and remodel.

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	
<u>Water Creek Homes, INC</u>		<u>Douglas Medrano</u>	
Name		Name	
<u>7250 Heritage Village Plaza</u>		<u>7250 Heritage Village Plaza</u>	
Address		Address	
<u>Gainesville</u>	<u>VA</u>	<u>Gainesville</u>	<u>VA</u>
<u>20155</u>		<u>20155</u>	
City	State	City	State
<u>571.422.546JKirkland@watercreekhomes.c</u>		<u>571-249-0487</u>	<u>DM@watercreekhomes.com</u>
Phone#	Email	Phone#	Email

APPLICANT / PROPERTY OWNER SIGNATURE

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

Section V, Item 6.

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.

Jaime Kirkland
Applicant Signature

Douglas Medrano
Property Owner Signature

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

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:

INSTRUCTIONS FOR COMPLETING APPLICATION

Section V, Item 6.

In addition to applying for a Certificate of Appropriateness, the applicant is responsible for obtaining any other required permits and approvals applicable to the project.

1. Provide name, phone number, and email address of business or individual requesting approval for proposed work. If different from property owner, please provide contact information for property owner as well.
2. Indicate site address
3. Indicate mailing address of applicant and owner (if different).
4. Describe in detail work proposed and then attach all required and any additional documentation or material that will describe the project in detail to the reviewing authority. Adequate documentation must be provided. Applicant should provide any necessary item(s), in addition to the items listed on the checklist below.

Check List

Signs/Fences/New Building/Additions/Remodel

The Completed application must be submitted to the Town Clerk's office no later than 4:30pm one week prior to the meeting date.

- 1) One copy of the Plat-showing location of sign/fence/addition on the façade or grounds
- 2) Photograph of the existing structure and closest neighboring structures
- 3) Photograph/drawings, including measurements, of the proposed change
- 4) Material specifications
- 5) Color/material samples
- 6) Description of method of mounting and description of hardware to be used
- 7) Landlord/HOA approval letter where indicated
- 8) Copy of business or occupational license if contractor has designed or will install
- 9) Narrative, if special requests or exceptions to the ARB Guidelines are being requested.
- 10) Applicant or a representative **must** be present at the ARB meeting, on the scheduled Wednesday of every month at 7:00pm. If a representative is not present at the meeting to answer any questions that may arise, your application may be deferred or denied until the next regularly scheduled meeting. Please check the Town's website for a list of the Town's scheduled meetings. It is the applicant's responsibility to keep apprised of the Town's meeting schedule.
- 11) If an interpreter is required, the applicant needs to bring one with them.

Please mail application and all applicable information and materials to:

**Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169**

SIGN SPECIFICATION SHEET

SIGN 1:

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 2:

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

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

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

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

Location of Sign (Include photo): _____

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

SIGN 3:

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

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

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

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

Location of Sign (Include photo): _____

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

SIGN 4:

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

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

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

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

Location of Sign (Include photo): _____

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

1. *What projects require architectural review?*
 Any project involving alterations to the exterior of an existing building, visible from public view (e.g. fences, signs, awnings, mechanical equipment, landscaping, façade changes) and the construction of new buildings, all require an architectural review.

2. *How long does the architectural review process take?*
 The time required to process an application will vary with the size of the project. Once the application has been deemed complete, the architectural review process can take between four to eight weeks, to complete, if no changes/revisions are required by any of the reviewing body throughout the process. Vague or incomplete description of the project or failure to provide any pertinent information regarding the project will delay the review process.

3. *What does the ARB look for in a project?*
 Refer to the Town of Haymarket Architectural Review Design Guidelines.

4. *What happens after I submit my application?*
 After an application is submitted, a town clerk will review it for its completeness (not for the accuracy or content of the submission). If the application is incomplete, the missing materials will be required BEFORE the application can be forwarded for review. If complete, the application (and all required supporting documentation) will continue with the review process.

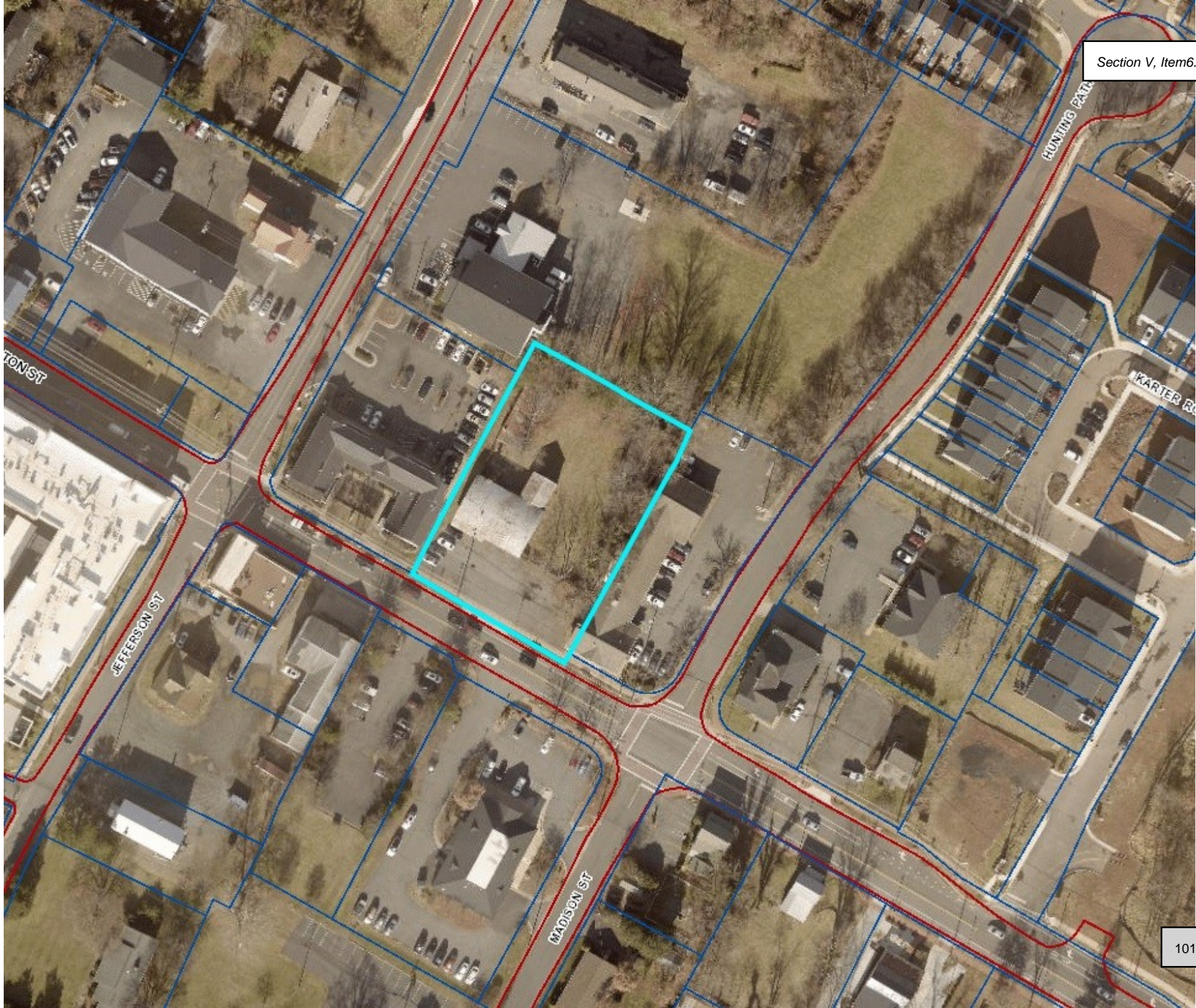
5. *What is the review process?*
 For any submission, there are two reviewing bodies in the Town. The Zoning Administrator, and the Architectural Review Board (If applicable). All reviewing bodies in the Town meet once a month. (A schedule of all the meetings is available on our website at www.townofhaymarket.org).

6. *Is there a submission deadline?*
 An application must be submitted to and verified complete by a Town Clerk one week prior to the meeting date, so that the application can be properly reviewed for completion.

7. *What happens at the ARB meeting?*
 The ARB reviews any development project(s) to promote and maintain the historic architectural flavor of the Town consistent with the Town’s Comprehensive Plan. The ARB reviews any proposal/project which currently or in the future could be visible from any public view.

8. *What should I present at my review?*
 To facilitate a more streamlined review of an application, it is required that an applicant (or representative) be present at the meeting(s) during the review of their proposed project. A brief overview of the project, site, and the architecture should be presented. Speak briefly to the design and landscaping features, parking and circulation, delivery routes/access, drainage, lighting, signage, and trash enclosures. Provide sample(s) of colors, and materials. For larger development projects, be able to discuss traffic impacts.

9. *When can I submit my plans for a building permit?*
 If the project is approved by all applicable Boards, the applicant can then receive their building permit (if a permit is required for the project).



Architectural Review Board
15000 Washington Street, Suite 100
Haymarket, VA 20169

Subject: Lane Motors Property

Dear Esteemed Members of the Architectural Review Board,

We are writing to seek your support and approval for a transformative project that promises to breathe new life into our beloved Lane Motors Property: 14920 Washington St. This initiative is not just about reconstruction; it is about revitalizing our town's heritage while creating a multifaceted space that will serve as a beacon of community engagement and architectural beauty.

At Water Creek Homes, we have long cherished this historic structure, recognizing its potential to become a vibrant hub for our community. Our vision is to transform this building into a one-stop-shop location that will showcase an elegant showroom for clients to explore their selections and finishes, while simultaneously providing a functional workspace for our dedicated construction and architectural teams. This dual-purpose facility will enhance the local economy and offer residents convenient access to quality services.

The reconstruction plan involves demolishing the front of the building, which is suffering from significant decay, and rebuilding it while preserving its architectural integrity. We will maintain the sloped roof, a distinctive feature that pays homage to the original design, while integrating modern elements that will ensure the structure meets current safety and aesthetic standards. Our commitment to honoring the building's heritage will be evident in our use of original materials; we intend to salvage some of the existing stone to create a stunning accent wall, seamlessly blending history with contemporary design.

The rear of the property, with its ample parking space, will be transformed into a functional area for our construction team, allowing for efficient operations without disrupting the community. The three-door garage will be repurposed into a beautiful showroom that will invite clients and residents alike to experience the craftsmanship of luxury custom home building. Each door will serve a specific purpose: one for our

brokerage, featuring our dedicated sales team and real estate agents; the second for our construction team; and the third for our title and lending services. This strategic layout ensures that clients have a comprehensive and streamlined experience, fostering a sense of community and collaboration.

This project is not only about creating a functional space; it is about enhancing the aesthetic appeal of our town. By revitalizing this historical landmark, we will contribute to the cultural fabric of our community, attracting visitors and potential residents who appreciate the blend of old-world charm with modern conveniences. Furthermore, the new design will incorporate eco-friendly practices, making it an exemplary model of sustainable building in our town.

We understand the importance of community involvement, and our goal is to ensure that this project reflects the needs and desires of our residents. We are committed to engaging with the town throughout the process, welcoming feedback and suggestions to create a space that truly serves the community.

In conclusion, we believe that the reconstruction of the 1922 building will be a remarkable asset to our town, providing economic, social, and cultural benefits. We invite you to join us in this exciting endeavor and support our proposal for town approval. Together, we can create a landmark that not only honors our past but also inspires future generations.

Thank you for considering our vision. We look forward to your support and the opportunity to contribute to the vibrancy of our community.

Sincerely,

Water Creek Homes

Inspection Report

Section V, Item 6.

Provided by:



Donofrio & Associates, LLC

Inspector: Edward Donofrio
20242 Portsmouth Blvd
Ashburn, VA 20147
703-771-8374

Property Address Property Condition Assessment

Water Creek Homes

PROPERTY
14920 Washington Street
Haymarket, VA 20169



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Client Information

Client Name

Property Information

Approximate Year Built

1922

Property Identification

Tax ID 7297-99-2992

Direction Building Faces

South

Building Occupancy

Vacant

Property Utilities

All utilities were off at the time of inspection.

Inspection Information

Inspection Date

September 10, 2024

Inspection Time

10:00 AM

Weather Conditions

Sunny

Outside Temperature

75F

Buyers Agent

April Geyer

1 Executive Summary

Executive Summary

1.1) Building Assessment Summary

Building Condition Assessment Summary:

In accordance with ASTM E2018-15 as applicable, this is a limited commercial inspection (PCA) for the purposes of a Phase 1 Environmental Site Assessment of a three building commercial property originally built in 1922.

The overall condition of the property poor and will require major renovation for habitability.

The roof is in overall good condition.

The only HVAC on the property are gas fired unit heaters in the from building.

There was no water service to the building at the time of inspection.

The building 120/208 volt electrical service was off at the time of inspection and electrical could not be tested. Electrical needs significant upgrading.

Commercial buildings will require significant regular and routine maintenance of all systems and structures. Please review the entire contents of this report especially the Report Summary at the end and contact Donofrio & Associates with any concerns or questions.

Phase 1 Environmental Site Assessment

1.2) Phase 1 ESA Summary

ACC

Phase I ESA

Based upon this property condition assessment historical and regulatory research, the only issue that is considered a Recognized Environmental Concern is an under slab hydraulic lift and hydraulic tank. The system was installed in the 1950s and has not been utilized in over 20 years due to failure of the system at that time. The tank is reported to have hydraulic fluid.

It is recommended that a IPhase 2 Environmental Site Assessment be conducted in the area of the hydraulic system. This will include:

- 1) Removal of the slab as necessary to access the hydraulic system.
- 2) Removal of the hydraulic lift and tank
- 3) Disposal of the system, tanks and fluid under the auspices of the Virginia DEQ.
- 4) Removal of contaminated soil.
- 5) Testing of remaining soil.
- 6) Reporting results to all parties to include the Virginia DEQ for case closure.
- 7) Backfilling the tank area but not replacing the slab.

Utilizing a MiniRae 2000 Photoionization Detector, six boring were examined. The screening for Volatile Organic Compounds (VOC) was negative. The grounds are clear of Recognized Environmental Concerns.

Refer to the full Phase I Environmental Site Assessment for all details which include historical data and regulatory research verifying the historical absence of recognized environmental conditions as defined by ASTM Standard E-1527-21.

1.3) Adjacent Properties

ACC

There is no evidence of recognized environmental conditions on any adjacent properties.





2 Grounds

Landscaping - Grading

2.1) Landscaping - Grading Conditions

ACC

There are no visible areas of concern such as stressed vegetation, no drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors. There are no visible areas of concern such as stressed vegetation, no drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors.







Parking Lot

Parking Lot - Material(s)

Brick

2.2) Parking Lot Conditions

ACC



Front Walks- Steps

Walks-Steps Materials

Concrete

2.3) Walks-Steps Conditions

ACC



3 Building 1

Rooms

3.1) Building 1

ACC



3.2) Walls, Ceilings, Floors

ACC





3.3) Automobile Lift

DEF

The only issue that is considered a Recognized Environmental Concern is an under slab hydraulic lift and hydraulic tank. The system was installed in the 1950s and has not been utilized in over 20 years due to failure of the system at that time. The tank is reported to have hydraulic fluid. A Phase 2 ESA is recommended.



Utilities

3.4) Electrical - Lighting Conditions

NI

Power was off at the time of inspection.



3.5) Electrical Inspection

Random Sampling of outlets, switches, fixtures per NACHI.

3.6) Gas

NI

Gas was off at the time of inspection.

3.7) Plumbing

NI

Plumbing was off at the time of inspection.

3.8) HVAC

NI

The only HVAC, which was the unit heaters in the front building were not able to be tested as gas was off to the building.



4 Building 2

Rooms

4.1) Building 2

ACC



4.2) Walls, Ceilings, Floors

ACC



Utilities

4.3) Electrical - Lighting Conditions

NI

Electric was off to the building.



4.4) Electrical Inspection

Random Sampling of outlets, switches, fixtures per NACHI.

5 Building 3

Rooms

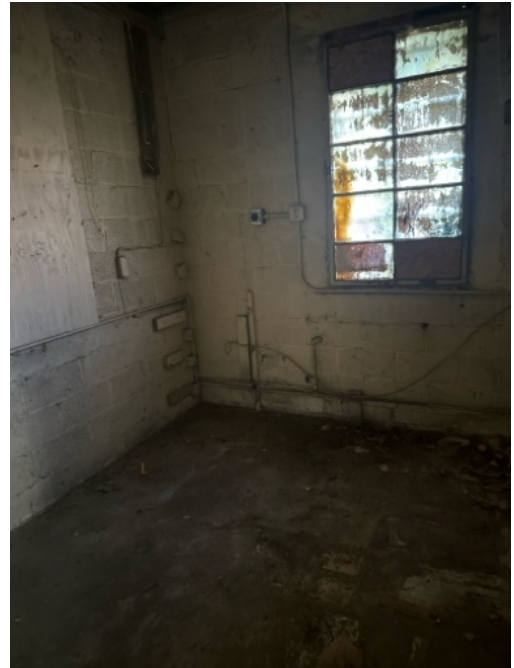
5.1) Building 3

ACC



5.2) Walls, Ceilings, Floors





Utilities

5.3) Electrical - Lighting Conditions

NI

Electric was off to the building.



5.4) Electrical Inspection

Random Sampling of outlets, switches, fixtures per NACHI.

MAR (Marginal) The item/system was marginally acceptable. (It performed its designed function as of the time of inspection. However, due to age and/or deterioration, it will likely require early repair/replacement.)
DEF (Defective) The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at time of inspection. This may affect entire system/item and is not limited to the issues identified in the comment field(s).

Building 1

3.3 Automobile Lift (Defective)

The only issue that is considered a Recognized Environmental Concern is an under slab hydraulic lift and hydraulic tank. The system was installed in the 1950s and has not been utilized in over 20 years due to failure of the system at that time. The tank is reported to have hydraulic fluid. A Phase 2 ESA is recommended.



20242 Portsmouth Blvd
Ashburn, VA 20147
703-771-8374

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

WATER CREEK HOMES

PROJECT
14920 WASHINGTON STREET
HAYMARKET, VIRGINIA 20169

OCTOBER 14, 2024

PREPARED FOR:

DOUGLAS M. MEDRANO
APRIL GEYER
MONIQUE RODRIGUEZ

PREPARED BY

EDWARD J. DONOFRIO
ASTM CERTIFIED

Executive Summary

In accordance with E1903.19, ASTM Standards of Practice and the All-Appropriate Inquiry Rule (AAI) 40 CRF Part 312 rule, this is a Phase II Environmental Site Assessment of this three building commercial property originally improved in 1922, on 0.77 acres.

Based upon the limited PCA, it is our professional opinion that the overall condition of this property is poor. The Phase II Environmental Site Assessment was performed due to the potential of Recognized Environmental Conditions based upon an existing, below slab, hydraulic system that was installed in the late 1950s and was out of service in approximately 2003. The current owner, Mr. Russell Lane, believed that there was hydraulic fluid/oil in the lift and based upon the condition at the time of the termination of service, it had most likely been leaking.

The hydraulic system was excavated and removed along with soil and hydraulic fluid/oil. The excavation was witnessed by Billy Willard, Virginia DEQ. The soil sample was tested by HP Environmental Incorporated for Total Petroleum Hydrocarbons – Oil Range Organics (TPH-ORO). The results indicate no detection to a reporting limit of 20 mg/kg

The Commonwealth of Virginia Professional Engineer report from John Pollard, PE No. 2801001384 with chain of custody and lab results is attached (Appendix F).

Because the investigation indicated no evidence of a release, there is no requirement to report the information to any regulatory agencies.

With respect to the Phase II Environmental Site Assessment, based upon the property condition assessment, historical data, regulatory research, current excavation and testing, there are currently no Recognized Environmental Conditions associated with the subject property. No further action required or necessary.

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1.0 Executive Summary

1.1 Background

Water Creek Homes, represented by Douglas M. Medrano retained Donofrio & Associates, LLC, to perform this Limited Phase II Environmental Site Assessment (ESA) of (subject property) at 14920 Washington Street, Haymarket, VA 20169 following E1903.19, ASTM Standards of Practice. The site is identified by the Prince William County Records in Deed Book 114, Page 422 and Deed Book 116, Page 129, Tax ID 7297-99-2992.

The subject site has three cinder block structures: an approximate 2000 square foot building, an approximate 1550 square foot building, and an approximate 1500 square foot, five bay building on approximately 0.77 acres. All buildings are currently vacant. The condition of the residential building at the time of the Phase I Property Condition Assessment is poor.

According to information obtained during this investigation, the subject property was developed with the current improvements from an undeveloped lot which was vacant until approximately 1942.

The purpose of this Limited Phase II Environmental Site Assessment was:

- 1) Perform six random borings throughout the subject property to test the soil for Volatile Organic Compounds (VOCs) per EPA 8260 and Gas Range Organics (GRO) and Diesel Range Organics (DRO) per EPA 8015.
- 2) Excavate, remove, and dispose of the under-slab hydraulic lift and hydraulic oil/fluid in the front building. Soil sample collection and testing beneath and adjacent to the hydraulic lift. Please note that Mr. Willard, Virginia DEQ, was on-site to inspect the procedure.

1.2 Objective and Scope

It is Donofrio & Associates, LLC's understanding that this Limited Phase II ESA is being conducted for the purpose to make a determination, regarding the purchase of the subject property.

2.0 Historical Overview

2.1 Ownership

The subject property is owned by Russell Lane, Executor of the Estate of Barbara Jean Lane. Ms. Barbara Jean Lane passed in 2021.

Clarence W. Lane and Barbara Jean Lane purchased the subject property from Edmund B. Roland and Irma C. Roland in 1971.

2.2 Title Review

Donofrio & Associates, LLC was not engaged to perform a title review of 14920 Washington Street, Haymarket, Virginia 20169 to search for environmental liens or activity and use limitations.

2.3 Aerial Photos

Based upon aerial photos dating back to 1937. Aerial photos were examined for 1937, 1954, 1959, 1963, 1965, 1970, 1980, 1989, 1994, 2005, 2008, 2011, 2014, and 2018. The subject property has remained relatively unchanged since 1954. Prior to 1954, the subject property appears to have been undeveloped land. The aerial photos are consistent with the details in Section 3.3, Historical and Sanborn Maps.

2.4 Historical and Sanborn Maps

There were no Sanborn Maps available for the subject property.

2.5 Interviews

Mr. Russel Lane, Executor of the Estate of Barbara Jean Lane LLC, was interviewed. Mr. Lane has been associated with the subject property as a tenant and subsequently as a member of the owner's family since approximately 1955. Mr. Lane confirmed that there are no underground storage tanks currently or in the past. He has never seen stressed vegetation, drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors. Mr. Lane confirmed the presence of a hydraulic lift under the slab in the rear room of the front building on the subject property. He indicated that the lift was installed in the late 1950s and was out of service in approximately 2003. To the best of his knowledge, he believed that there was hydraulic fluid/oil in the lift and based upon the condition at the time of the termination of service, it had most likely been leaking.

Ms. Susan Tiffany, Compliance Inspector, Virginia DEQ, was interviewed. She confirmed that there is no record of underground storage tanks currently or in the past. There is no record of hazardous waste associated with the subject property or adjacent properties currently or in the past.

Interviews with past owners prior to 1974, operators and occupants were not reasonably ascertainable. However, based upon all the findings, this did not impact the conclusion and

recommendations.

2.6 Previous Environmental Site Assessments

There were no previous Environmental Site Assessments available for the subject property.

3.0 Field Activities

3.1 Physical Site Assessment

The Physical Site Assessment was conducted on September 10, 2024, by Edward J. Donofrio. (Appendix D). There were no visible areas of concern such as stressed vegetation, no drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors.

In the rear room of the front building, there was evidence of a hydraulic lift. The owner, Russell Lane, who was present at the Physical Site Assessment, confirmed the presence of a hydraulic lift under the slab in the rear room of the front building on the subject property. He indicated that the lift was installed in the late 1950s and was out of service in approximately 2003. To the best of his knowledge, he believed that there was hydraulic fluid/oil in the lift and based upon the condition at the time of the termination of service, it had most likely been leaking.



The Physical Site Assessment and interview with the current owner, Russell Lane, prompted the recommendation for Phase II Environmental Site Assessment.

3.2 Soil Boring Samples

The soil sampling was done at the request of the purchaser. Utilizing a handheld auger six (6) random soil samples were taken at random locations at a depth of approximately 2 feet. Based upon our experience, the soil collected had no visible evidence of recognized environmental conditions, nor was the texture of the soil consistent with recognized environmental conditions.

3.3 Soil Test Results

Utilizing a Honeywell RAE Photo Ionization Detector (PID), the six (6) samples were tested for:

- 1) VOC per EPA 8260

Volatile Organic Compounds (VOCs) are human-made chemicals that are used and produced in the manufacture of paints, pharmaceuticals, and refrigerants. VOCs typically are industrial solvents, such as trichloroethylene; fuel oxygenates, such as methyl tert-butyl ether (MTBE); or by-products produced by chlorination in water treatment, such as chloroform. VOCs are often components of petroleum fuels, hydraulic fluids, paint thinners, and dry-cleaning agents. VOCs are common ground-water contaminants.

VOC testing is measured in ppm. The six (6) samples tested had negligible readings considered ND (Non-Detect) This data indicates no detectable VOCs in the soil.

- 2) DRO and GRO per EPA 8015

Gas Range Organics (GRO) and Diesel Range Organics (DRO) are hydrocarbons associated with a release of gasoline, diesel and potentially any petroleum products.

GRO and DRO testing is measured in ppm. The six (6) samples tested had negligible readings considered ND (Non-Detect) This data indicates no detectable petroleum in the soil and no evidence of petroleum releases.

3.4 Hydraulic System Removal

On September 30, 2024, and October 1, 2024, the hydraulic system was removed from the subject. Mr. Billy Willard, Virginia DEQ witnessed the operation, which included:

- 1) Penetration and removal of the slab.
- 2) Hydraulic fluid removed. Fluid Manifest (Appendix G).
- 3) Hydraulic lift system removed.
- 4) Visually impacted soil removal.
- 5) Soil sample collection beneath and adjacent to the location of the hydraulic lift system.
- 6) Backfill to grade with evacuated soils.



3.5 Hydraulic System Excavation Results

- 1) The hydraulic system and cylinder were full of hydraulic fluid/oil.
- 2) The hydraulic cylinder has leaked a significant amount of hydraulic fluid/oil.
- 3) The soil sample was obtained at a depth of 7 feet below grade.
- 4) The soil sample was tested by HP Environmental Incorporated for Total Petroleum Hydrocarbons – Oil Range Organics (TPH-ORO).
- 5) The results indicate no detection to a reporting limit of 20 mg/kg

The Commonwealth of Virginia Professional Engineer report from John Pollard, PE No. 2801001384 with chain of custody and lab results is attached (Appendix F)

Because the investigation indicated no evidence of a release, there is no requirement to report the information to any regulatory agencies. No further action necessary or required.

4.0 Regulatory Research

4.1 Radius Map Report

An environmental records search was conducted using the EDR Radius Map Report (Appendix C) for the subject property and the surrounding areas that included approximately 1600 federal, city and tribal sources. For the purposes of this ESA, we have utilized the full EDR Radius Map Report environmental maps.

Based upon the EPA database in the Radius Report for the area, there is no “recognized environmental conditions”, no historical RECs nor de minimus conditions as defined below related to the subject property or adjacent properties.

Brownfields

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

Superfund

Superfund is the federal government's program to clean up the nation's uncontrolled hazardous waste sites. We're committed to ensuring that remaining [National Priorities List](#) hazardous waste sites are cleaned up to protect the environment and the health of all Americans.

Hazardous Waste

Hazardous waste is defined as liquid, solid, contained gas, or sludge wastes that contain properties that are dangerous or potentially harmful to human health or the environment. Learn how to properly manage and dispose of hazardous waste.

The EPA Cleanup Map can be found in the Radius Map Report (Appendix C).

5.0 Conclusions and Recommendations

5.1 Conclusions and Recommendations

The Limited Phase II ESA indicates no evidence of VOCs, GROs or DROs on the subject property at this property.

As such, there is no recommendation for further investigation of on-site soil on the subject property at this time.



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

Thomas Britt
TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt
DATE: December 12, 2024
SUBJECT: ZP #2024-1105: 14920 Washington Street COA Application for Architectural Elevations

APPLICATION SUMMARY:

Business/ Applicant: Water Creek Homes

Street Address: 14920 Washington Street

Proposed Alteration: Architecturals and elevations proposal

Applicant’s Brief Description of the Activity: Request to obtain COA for architectural submission for the site at 14920 Washington Street. The applicant is currently drafting a submission for building on this property, the architectural will be subject to any site alterations during plan review. The applicant has provided a plat, narrative, proposed design, and materials list for the ARB’s consideration.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.	The proposed alteration is visible from the public right of way.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.	The proposed alteration is visible from the public right of way.
Sec. 58-16.8 (2) General Design Arrangement	Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.	.

<p>Sec. 58-16.8 (3) Texture, material and color</p>	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	
<p>Sec. 58-16.8 (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</p>	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>Not Applicable</p>
<p>Sec. 58-16.8 (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</p>	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>Not Applicable</p>
<p>Sec. 58-16.8 (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</p>	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>The structures on site are listed in the Historic Inventory, removal of structures would compromise some of the 20th Century history of Haymarket.</p>
<p>Sec. 58-16.8 (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</p>	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>This matter is at the discretion of the ARB</p>
<p>Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by:</p> <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (b) Generating business (c) Creating new positions (d) Attracting tourists, students, writers, historians, artists and 	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>These matters are at the discretion of the ARB</p>

<p>artisans, and new residents</p> <p>(e) Encouraging study of and interest in American history</p> <p>(f) Stimulating interest in and study of architecture and design</p> <p>(g) Educating citizens in American culture and heritage</p> <p>(h) Making the Town a more attractive and desirable place in which to live</p>		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site - 14920 Washington Street	The main structures/site ARE NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site - 14920 Washington Street	The site is not one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site - 14920 Washington Street	B-1 Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>"to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures"</i>	These matters are at the discretion of the ARB
III. (b) Colors		
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable

III. (e) Roofing	Not Applicable	Not Applicable
III. (f) Lighting, (attached to structure)	None	None
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	See Below	See Below
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

The applicant has provided this set of designs as an effort to preserve the old form of the current structures while allowing for more durable and higher quality materials to be used in a new construction.

Based on the above assessment of the proposed demolition of the main building and two additional structures at 14920 Washington Street, the Town Planner recommends the Board defer the application until a decision is made on the demolition of the existing structures at this site.

Draft Motion: "I move the Board defer the COA for ZP#2024-1105, for the exterior elevations of the three structures at 14920 Washington Street to the January 15th meeting." Or an alternate motion.



ZONING PERMIT APPLICATION

ZONING PERMIT #: _____

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: Water Creek Homes, INC

PROPOSED USE: Office Space Size (Sq. Ft./Length) of Construction: 6420

SITE ADDRESS: 14920 Washington St Haymarket, VA 20169 Parcel ID #: _____

Subdivision Name: _____ Lot Size: 0.74 acres

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

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

Off-street Parking: Spaces Required: 12 Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
In building 1 we will be converting to office space as well as adding a second floor. Existing square footage is 3058, proposed square footage is 5166. In building 2 we will be converting to more office space. Existing square footage is 1254, proposed square footage is 1254. No additions to building 2.

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		
Water Creek Homes, INC			Douglas Medrano		
Name			Name		
7250 Heritage Village Plaza			7250 Heritage Village Plaza		
Address			Address		
Gainesville	VA	20155	Gainesville	VA	20155
City	State	Zip	City	State	Zip
571.422.5466 JKirkland@watercreekhomes			571-249-0487 DM@watercreekhomes.com		
Phone#			Phone#		
Email			Email		

APPLICANT / PROPERTY OWNER SIGNATURE

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

Section V, Item 7.

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.

Jaime Kirkland
Applicant Signature

Douglas Medrano
Property Owner Signature

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

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required):

SIGNATURE

PRINT

CONDITIONS:

INSTRUCTIONS FOR COMPLETING APPLICATION

Section V, Item 7.

In addition to applying for a Certificate of Appropriateness, the applicant is responsible for obtaining any other required permits and approvals applicable to the project.

1. Provide name, phone number, and email address of business or individual requesting approval for proposed work. If different from property owner, please provide contact information for property owner as well.
2. Indicate site address
3. Indicate mailing address of applicant and owner (if different).
4. Describe in detail work proposed and then attach all required and any additional documentation or material that will describe the project in detail to the reviewing authority. Adequate documentation must be provided. Applicant should provide any necessary item(s), in addition to the items listed on the checklist below.

Check List

Signs/Fences/New Building/Additions/Remodel

The Completed application must be submitted to the Town Clerk’s office no later than 4:30pm one week prior to the meeting date.

- 1) One copy of the Plat-showing location of sign/fence/addition on the façade or grounds
- 2) Photograph of the existing structure and closest neighboring structures
- 3) Photograph/drawings, including measurements, of the proposed change
- 4) Material specifications
- 5) Color/material samples
- 6) Description of method of mounting and description of hardware to be used
- 7) Landlord/HOA approval letter where indicated
- 8) Copy of business or occupational license if contractor has designed or will install
- 9) Narrative, if special requests or exceptions to the ARB Guidelines are being requested.
- 10) Applicant or a representative **must** be present at the ARB meeting, on the scheduled Wednesday of every month at 7:00pm. If a representative is not present at the meeting to answer any questions that may arise, your application may be deferred or denied until the next regularly scheduled meeting. Please check the Town’s website for a list of the Town’s scheduled meetings. It is the applicant’s responsibility to keep apprised of the Town’s meeting schedule.
- 11) If an interpreter is required, the applicant needs to bring one with them.

Please mail application and all applicable information and materials to:

**Town of Haymarket
15000 Washington Street, Suite 100
Haymarket, VA 20169**

SIGN SPECIFICATION SHEET

SIGN 1:

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 2:

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

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

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

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

Location of Sign (Include photo): _____

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

SIGN 3:

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

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

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

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

Location of Sign (Include photo): _____

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

SIGN 4:

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

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

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

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

Location of Sign (Include photo): _____

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

1. *What projects require architectural review?*
 Any project involving alterations to the exterior of an existing building, visible from public view (e.g. fences, signs, awnings, mechanical equipment, landscaping, façade changes) and the construction of new buildings, all require an architectural review.

2. *How long does the architectural review process take?*
 The time required to process an application will vary with the size of the project. Once the application has been deemed complete, the architectural review process can take between four to eight weeks, to complete, if no changes/revisions are required by any of the reviewing body throughout the process. Vague or incomplete description of the project or failure to provide any pertinent information regarding the project will delay the review process.

3. *What does the ARB look for in a project?*
 Refer to the Town of Haymarket Architectural Review Design Guidelines.

4. *What happens after I submit my application?*
 After an application is submitted, a town clerk will review it for its completeness (not for the accuracy or content of the submission). If the application is incomplete, the missing materials will be required BEFORE the application can be forwarded for review. If complete, the application (and all required supporting documentation) will continue with the review process.

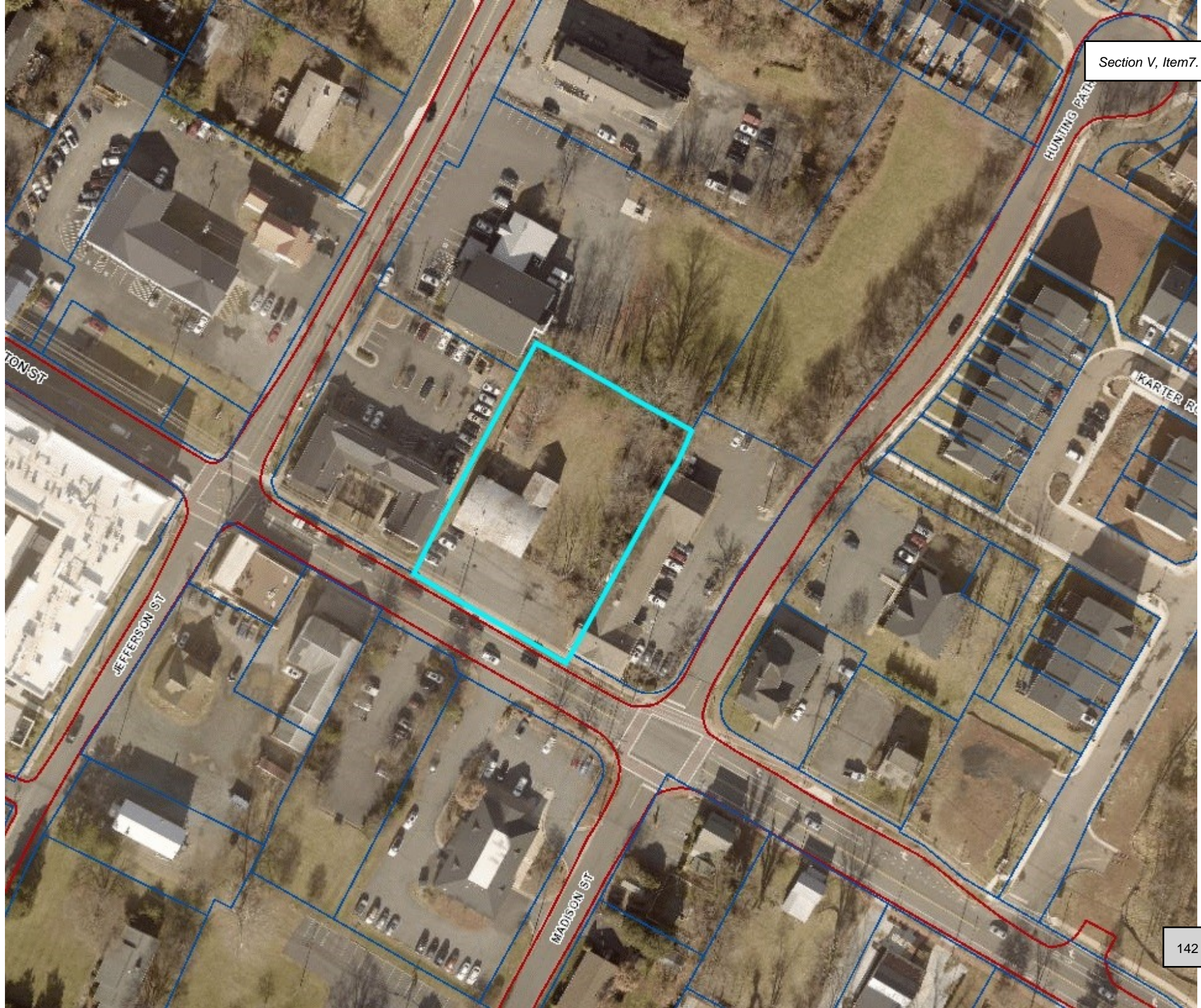
5. *What is the review process?*
 For any submission, there are two reviewing bodies in the Town. The Zoning Administrator, and the Architectural Review Board (If applicable). All reviewing bodies in the Town meet once a month. (A schedule of all the meetings is available on our website at www.townofhaymarket.org).

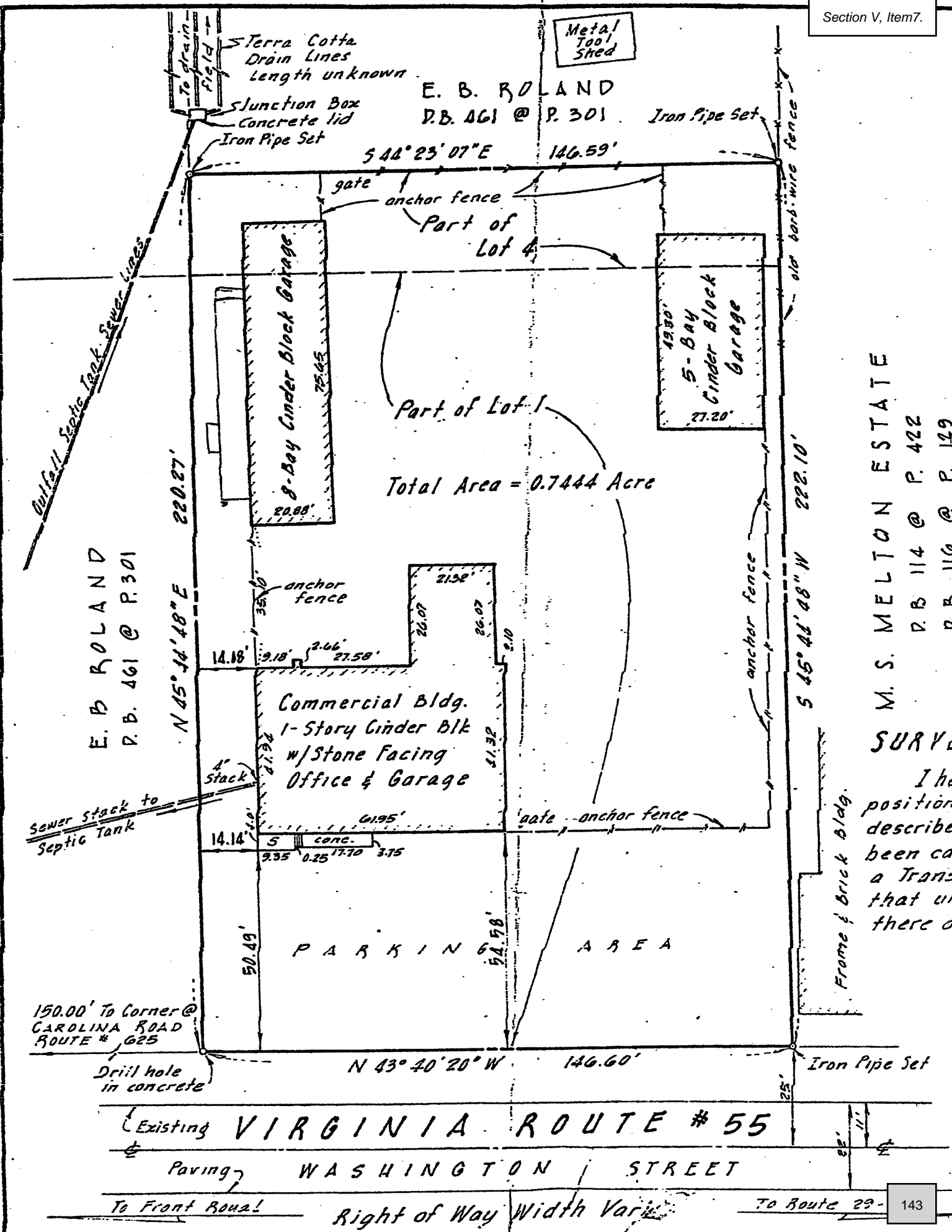
6. *Is there a submission deadline?*
 An application must be submitted to and verified complete by a Town Clerk one week prior to the meeting date, so that the application can be properly reviewed for completion.

7. *What happens at the ARB meeting?*
 The ARB reviews any development project(s) to promote and maintain the historic architectural flavor of the Town consistent with the Town’s Comprehensive Plan. The ARB reviews any proposal/project which currently or in the future could be visible from any public view.

8. *What should I present at my review?*
 To facilitate a more streamlined review of an application, it is required that an applicant (or representative) be present at the meeting(s) during the review of their proposed project. A brief overview of the project, site, and the architecture should be presented. Speak briefly to the design and landscaping features, parking and circulation, delivery routes/access, drainage, lighting, signage, and trash enclosures. Provide sample(s) of colors, and materials. For larger development projects, be able to discuss traffic impacts.

9. *When can I submit my plans for a building permit?*
 If the project is approved by all applicable Boards, the applicant can then receive their building permit (if a permit is required for the project).





E. B. ROLAND
P. B. 461 @ P. 301

E. B. ROLAND
P. B. 461 @ P. 301

M. S. MELTON ESTATE
P. B. 114 @ P. 422
P. B. 116 @ P. 129

SURVEY
The position describe
been call a Trans
that un
there a.

Existing VIRGINIA ROUTE # 55

Paving WASHINGTON STREET

To Front Road! Right of Way Width Varies To Route 29-

Office Space Materials List

Exterior Details:

-Weathered Siding

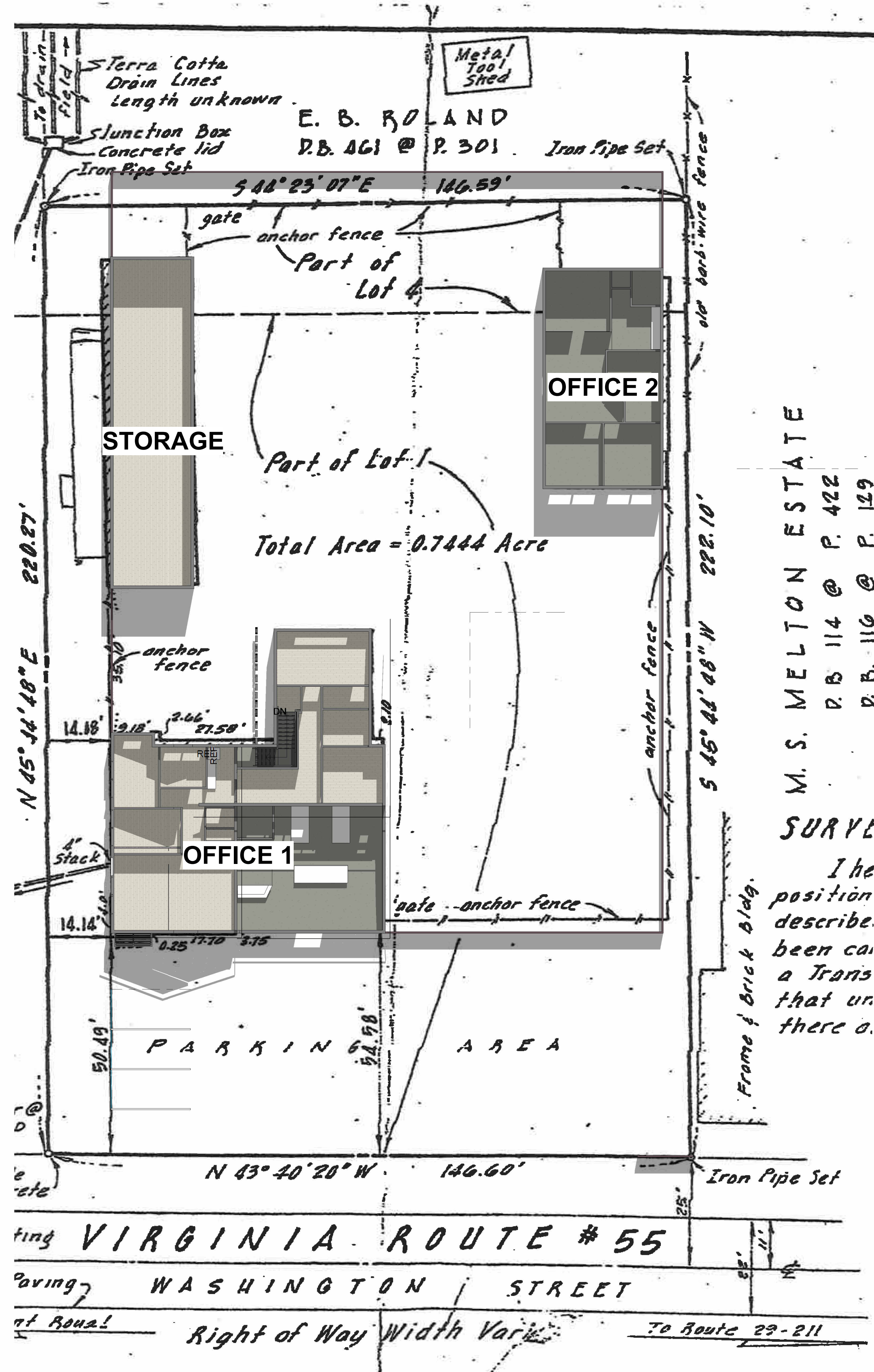
-Brick

-Exterior Windows framed in black

-Interior Windows framed in white

-All Windows will be Single Hung

-Roof's Shingles will be black



10486 COLONEL COURT
MANASSAS VA 20110
(703)420-8141
www.S2RArchitects.com
Office@S2RArchitects.com

OFFICE RENOVATION
14920 WASHINGTON ST,
HAYMARKET, VA

PROJ#J24101

NOT FOR CONSTRUCTION

REVISION	DATE
	10/16/2024

SITE PLAN

A030

1 SITE PLAN
A030 1/16" = 1'-0"



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PROJECT #

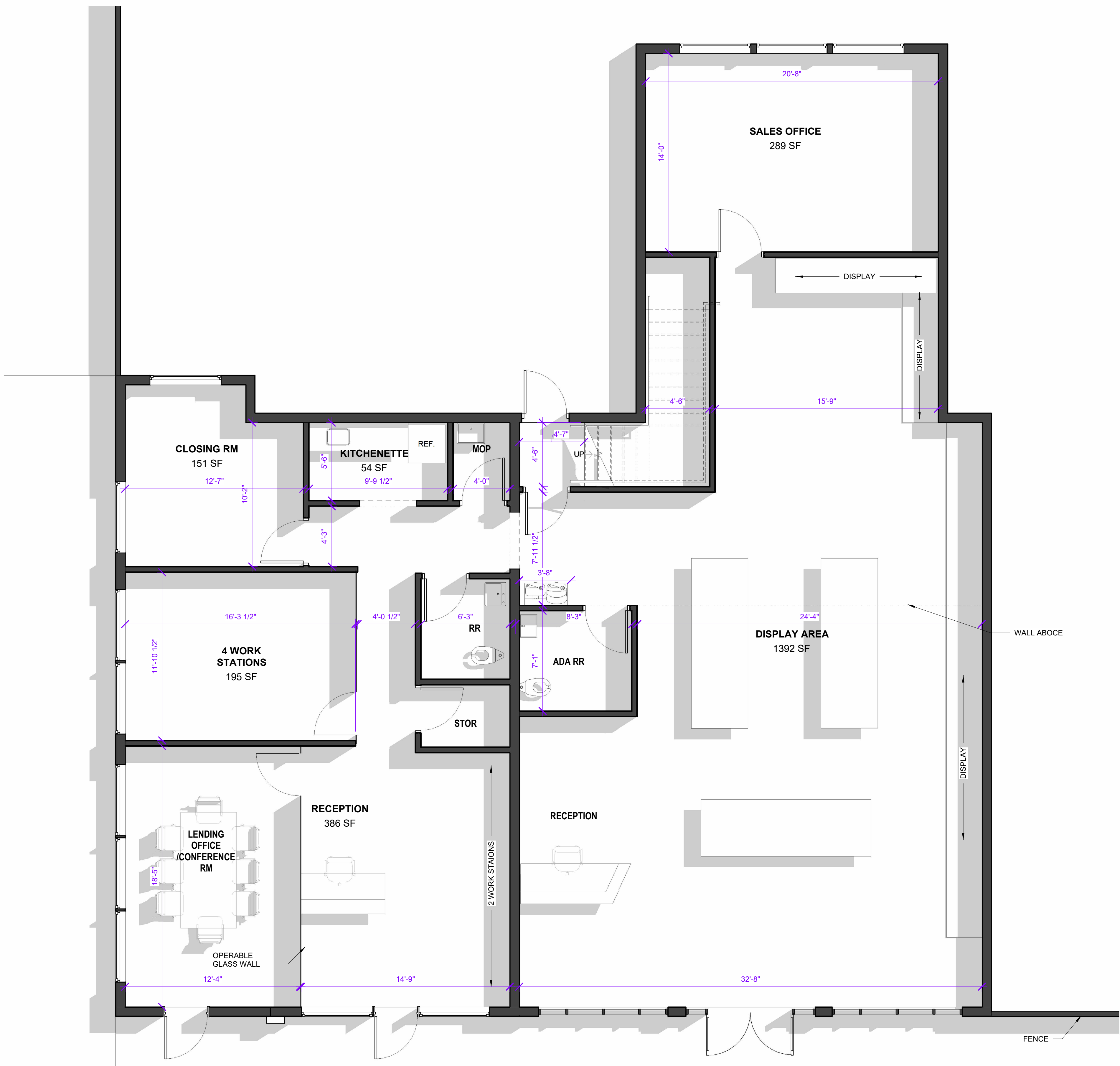
NOT FOR CONSTRUCTION

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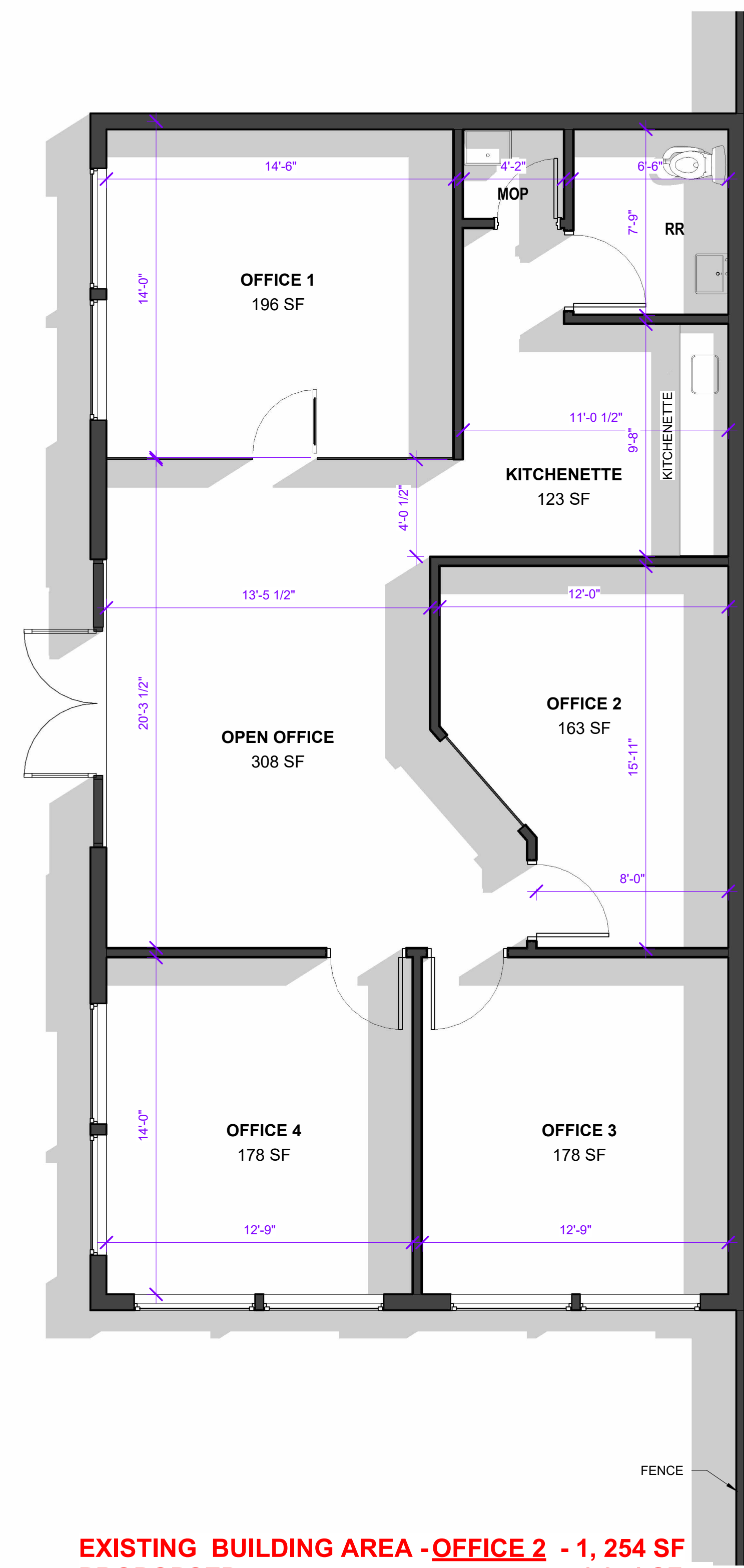
1ST FLOOR PLAN

A100



EXISTING BUILDING AREA - OFFICE 1 - 3,058 SF PROPOSED - 5,166 SF

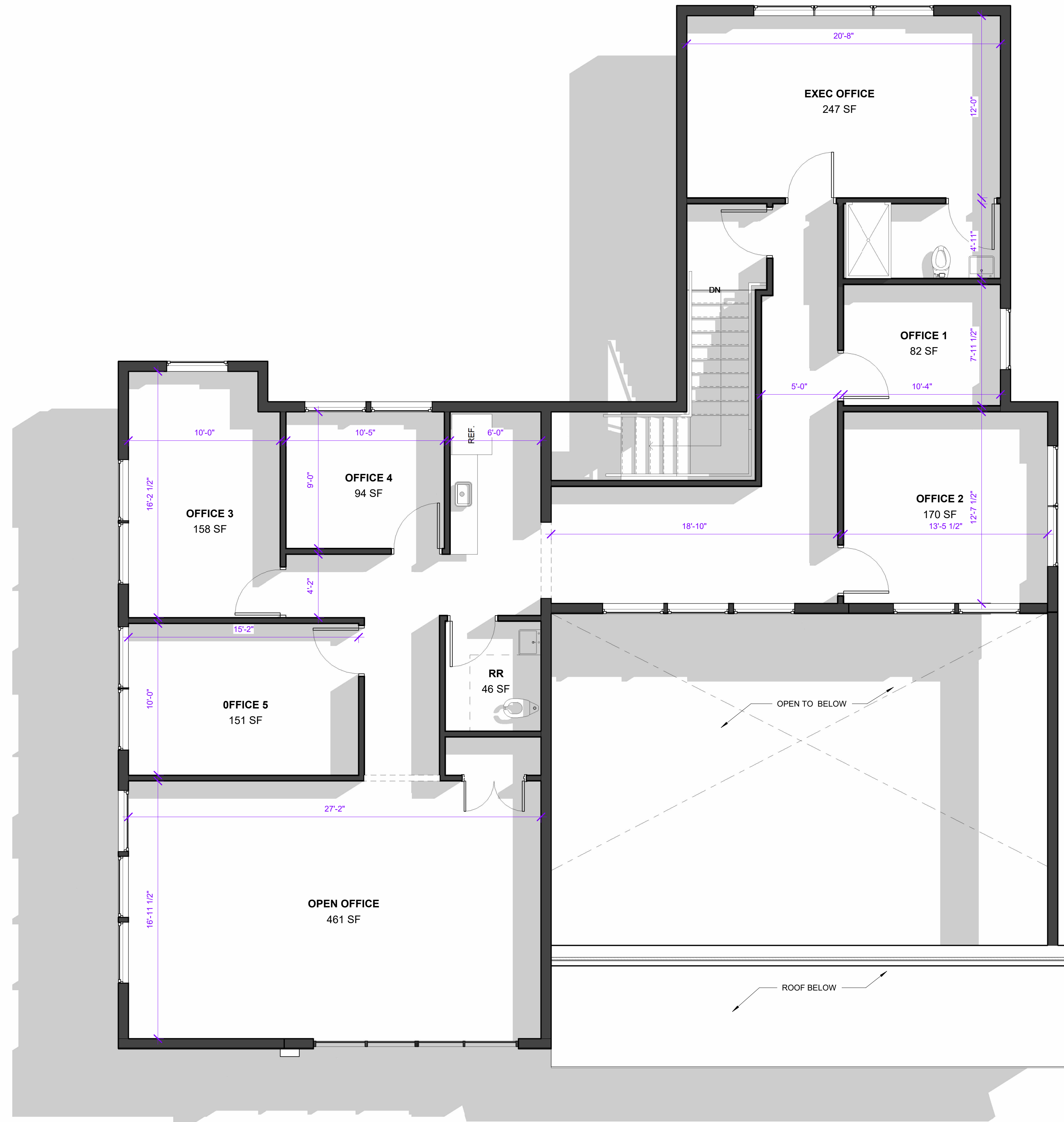
2 1ST FLOOR PLAN -OFFICE 1
A100 1/4" = 1'-0"



EXISTING BUILDING AREA - OFFICE 2 - 1,254 SF PROPOSED - 1,254 SF

1 FLOOR PLAN-OFFICE 2
A100 1/4" = 1'-0"

10/16/2024 2:38:29 PM



1 2ND FLOOR PLAN-OFFICE 1
A101 1/4" = 1'-0"



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2ND FLOOR PLAN

A101



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3D VIEWS

A102



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**NOT FOR
CONSTRUCTION**

REVISION DATE

10/16/2024

3D VIEWS

A103