



**BOARD OF ARCHITECTURAL REVIEW
REGULAR MEETING AGENDA**

November 19, 2019

7:30 p.m.

- 1) **Call to Order** – Pat Giglio, Chairman
- 2) **Agenda Amendments** (Board Members and Staff)
- 3) **Board Member Disclosures**
- 4) **Public Comments** – Citizens who are not representing an application before the Board will be given an opportunity to speak (3 minute limit per speaker).
- 5) **Action Items – Amendments:**
 - a) None
- 6) **Action Items – Additions, Alterations & Demolitions:**
 - a) CDA19-09 Dogtopia @ 201 N. Maple Avenue
- 7) **Action Items – New Construction:**
 - a) None
- 8) **Action Items – Other:**
 - a) None
- 9) **Discussion Items**
 - a) None
- 10) **Information Items**
 - a) None
- 11) **Approval of Minutes:**
 - a) None
- 12) **Adjournment**

If you require any type of reasonable accommodation as a result of physical, sensory or mental disability in order to participate in this meeting OR if you would like an expanded copy of this agenda, please contact the Department of Community Development at (540) 338-2304 at least twenty-four hours in advance of the meeting. Expanded copies of the agenda may not be available the night of the meeting, please request a copy in advance.

USE OF ELECTRONIC DEVICES DURING MEETINGS For the comfort and consideration of others, all cellular phones must be turned off and cannot be used in the Council Chambers. Pagers must be set on silent or vibrate mode. This is requested because of potential interference with our recording devices and the transmittal of our hearing impaired broadcast.



BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
ACTION ITEM

Item # 6 a

SUBJECT: CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue
DATE OF MEETING: November 19, 2019
STAFF CONTACTS: Andrew Conlon, Senior Planner

SUMMARY and RECOMMENDATIONS:

CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue. Thomas Payne, the owner and authorized agent of Dogtopia of Purcellville, requests a Certificate of Design Approval for exterior alterations to the tenant space of the unit at the southern end of the Purcellville Plaza building and grounds. The entire commercial center is identified by the postal address of 201 N. Maple Avenue. The proposed exterior alterations consist of the installation of an additional door on the south façade of the building, as well as a fenced outdoor play area in the side yard area. The property is further identified as Loudoun County Parcel Identification Number 488-30-1193.

Staff should be ready to recommend approval of the Certificate of Design Approval, subject to conditions and recommendations, as determined appropriate by the BAR.

BACKGROUND:

Dogtopia of Purcellville, represented by Thomas Payne requests a Certificate of Design Approval for exterior alterations at a portion of 201 N. Maple Avenue. The Purcellville Plaza commercial center is anchored at the opposite (north) end by the Smokin Willy BBQ restaurant. The subject tenant space, which is on the south end of the commercial center, had recently been occupied by an ABC Store. The property is on the west side of N. Maple Avenue, opposite other commercial uses. This south façade of the subject property is visible from N. Maple Avenue, and from the parking and service areas of a shopping center which wraps around the corner of E. Main Street and N. Maple Avenue. To the west of the subject property is a day care center, accessed by a driveway located adjacent to the north façade of the commercial center. It is noted that Loudoun Valley High School and a residential subdivision are further north on N. Maple Avenue.

The applicant intends to operate a dog daycare business, as a franchise of the Dogtopia brand. The facilities are to include an outdoor fenced play area for the dogs. This outdoor play area necessitates an additional door be added to the side façade, to service this play area. Door specifications and color are included in the application materials. The area will be fenced, and the details of the proposed fencing are included in this application. Although the surface of the play area will generally be screened from view outside of the fence, details of its design are also included in the application materials.

It is noted that a Special Use Permit is required and has been applied for. The Special Use Permit will consider matters such as the waste disposal and possible noise and odder concerns.

This property lies just outside of the Historic Corridor Overlay Zoning District. The Historic Corridor Overlay Zoning District does not include Maple Avenue, neither the northern portion, nor the southern portion, except for those parcels which front on Main Street. The subject property was not included in the “Purcellville Historic District National Register Nomination” surveys conducted in 2005-2009. Therefore, the building on this property is not designated as either a contributing or non-contributing structure. The underlying zoning district is MC, Mixed Commercial, with proffers.

The existing primarily brick with concrete accents commercial building is circa late 20th Century, and therefore is not designated as Historic on a basis of being 50 years or older. It is a two-story commercial structure with a flat roof surrounded by a standing seam metal mansard-like parapet wall.

The existing building is legally conforming in regard to minimum lot size/area and minimum front, side or rear yard standards for business uses in the MC, Mixed Commercial district. Signs are permitted subject to Article 6, Section 3: general sign regulations. Sign permits, as approved by the Zoning Administrator, will be required for the new signage.

The full submission of CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue consists of:

- Certificate of Design Approval application form
- Architectural Elevations, Fence Details, and Play Area Surface Specifications
- A Color and Material Sample the proposed Fencing

GUIDELINES ANALYSIS:

The following aspects, as described in the Design Guidelines for the Town of Purcellville, should be considered by the BAR in evaluating CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue:

Design Category	Sub Category	Applications Conforms to Guidelines?	Explanation/Notes
Submission Requirements	--	Yes	Adequately complete CDA application form, when viewed with the supplemental materials submitted.
Site Development		Yes	Site redevelopment limited to the fenced area and new exterior door.
General Design Requirements		Yes	Application generally limited to the fenced area and new exterior door.
Signage		Yes	The proposed signage, particularly the calculation of sign area, will be evaluated administratively by the Zoning Administrator prior to installation. The BAR should evaluate the sign areas pursuant to the <u>Guidelines</u> . The <u>Guidelines</u> state that signs should be proportionate, succinct, and appropriate for the viewing audience.
Lighting		TBD	The proposal does not include any exterior lighting at this point. If there is to be no outside lighting, the applicant should state so for the record.
Landscaping; Fencing; Demolition Guidelines		N/A	No landscaping is proposed, although this matter could be considered through the Special Use Permit review.

FINDINGS:

1. The proposed design for the Dogtopia of Purcellville @ 201 N. Maple Avenue alteration appears to satisfy the requirements of the MC, Mixed Commercial zoning district.
2. The proposed design is generally consistent with the Design Guidelines for the Town of Purcellville.

MOTION(S):

I move the Board of Architectural Review approve CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue as presented.

Alternatively:

I move the Board of Architectural Review approve CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue subject to the following condition(s) and/or the following recommendations.

Alternatively:

I move the Board of Architectural Review disapprove CDA19-09 Dogtopia of Purcellville @ 201 N. Maple Avenue, due to the following findings: _____

ATTACHMENT(S):

1. Certificate of Design Approval application form
2. Architectural Elevations, Fence Details, and Play Area Surface Specifications
3. A Color and Material Sample the proposed Fencing



CERTIFICATE OF DESIGN APPROVAL

221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

CDA # 19-09

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: 201 N. Maple Ave Parcel #: 488301193
Owner Name: Purcellville Shopping Center LLC
Business Name: Dusters of Purcellville
Authorized Agent (if applicable): Thomas Payne
Mailing Address: 218 Browns Meadows Ct. NE Leesburg, VA 20176
Daytime Telephone Number (s): (703) 297-5377

Project Description

- New construction Addition Alteration Accessory Structure Demolition
Repainting Minor Landscaping Structure CDA Amendment Other:

Contractor: Lisa Goubeaux, ADA Architects, Inc
Address: 17710 Detroit Ave, Cleveland, OH 44107 Phone: (216) 521-5134 x 167

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
On the south side of Purcellville Plaza Building an exterior door to be proposed to provide access to a fence outdoor play area. Fence is vinyl with no openings and eight (8) feet high. The fence design & height are safety requirements driven.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: [Signature]
Printed name: JAY E. KATZEN LLC

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development 14 days prior to the BAR meeting or your application will be postponed until the following month's agenda. Include 12 copies of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

✓ Application. *12 copies of this application form, filled out in its entirety.*

✓ Fee. *All applicable fees must be paid to the Town before your agenda item is scheduled.*

✓ Architectural Drawings – *12 full size copies and one 11"x17" copy. FOLDED:*

All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols;
Minimum scale: 1/4" = 1'

___ Dimensioned outline of the building

___ Dimensioned elevation of new construction and adjacent existing elevations

___ Site Plan(s) (for new construction and additions)

___ Site Section(s) (when requested by BAR)

✓ Photographs – *Provide at least 3 views of building site and adjacent area.*

✓ Specifications of Exterior Materials – *Please complete the attached Architectural Materials Checklist.*

Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include color copies of manufacturer's specification sheets.)

N/A Demolition – *See Demolition section of Purcellville Design Guidelines for requirements.*

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 10/28/19 CDA#: 19-09 Fee: 250.00 Paid: 10/28/19

BAR Action: Approval Conditional Approval Denial Date: _____

BAR Comments/Conditions: _____

Application Approved: _____ **Date:** _____

BAR Chairman

If Appealed, Town Council Action: Approved Denied Date: _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ **Date:** _____

Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) _____

Color: _____

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) _____

Color: (example: copper, prefinished, painted, etc.) _____

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.) _____

Color(s): _____

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)
Exterior Metal door w/ half lite

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)
*Exterior hollow metal door (20 GA minimum) with Half Lite - Painted
Sherwin Williams #SW7075 "web gray"*

Muntins (example: true divided, simulated divided, etc.) _____

Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): _____

Color(s): _____

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):



Front of Purcellville Plaza (east side of building)



Southeast corner of building

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South side of building – proposed outdoor play area location

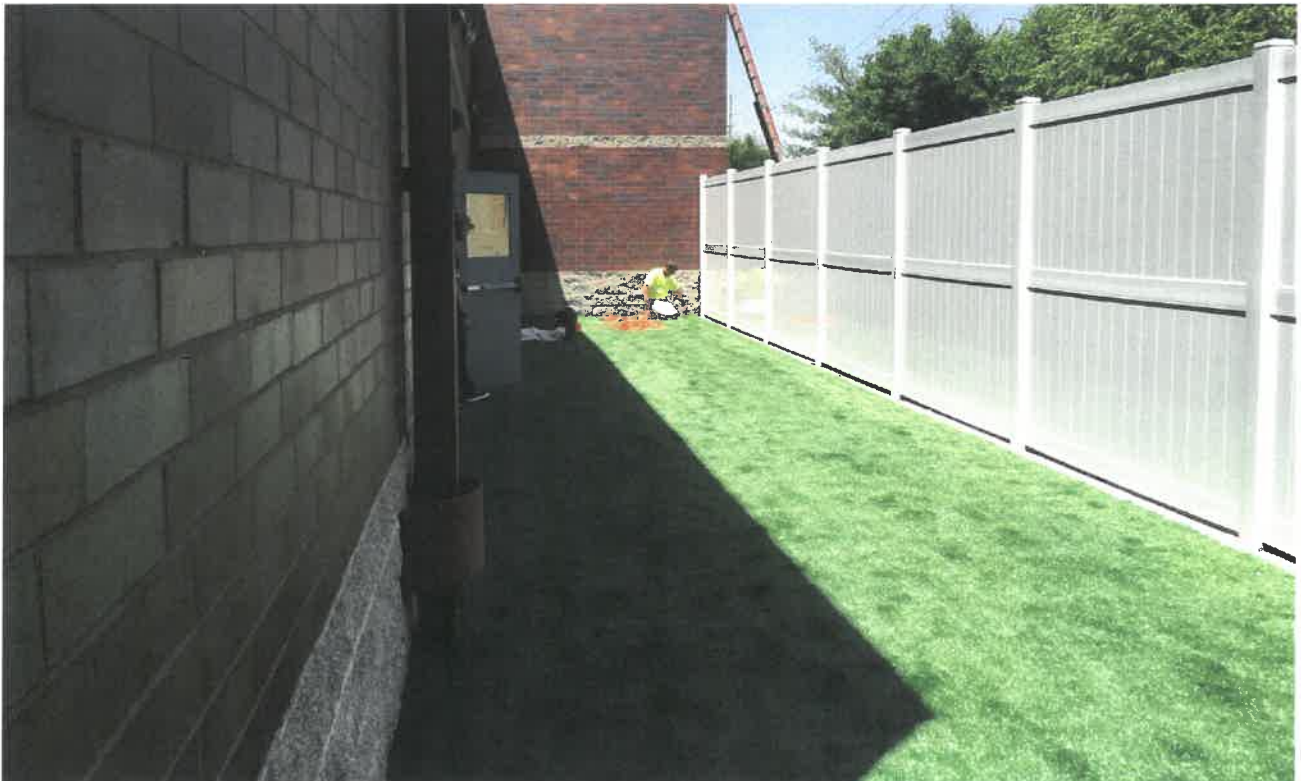


South side of building – proposed outdoor play area location

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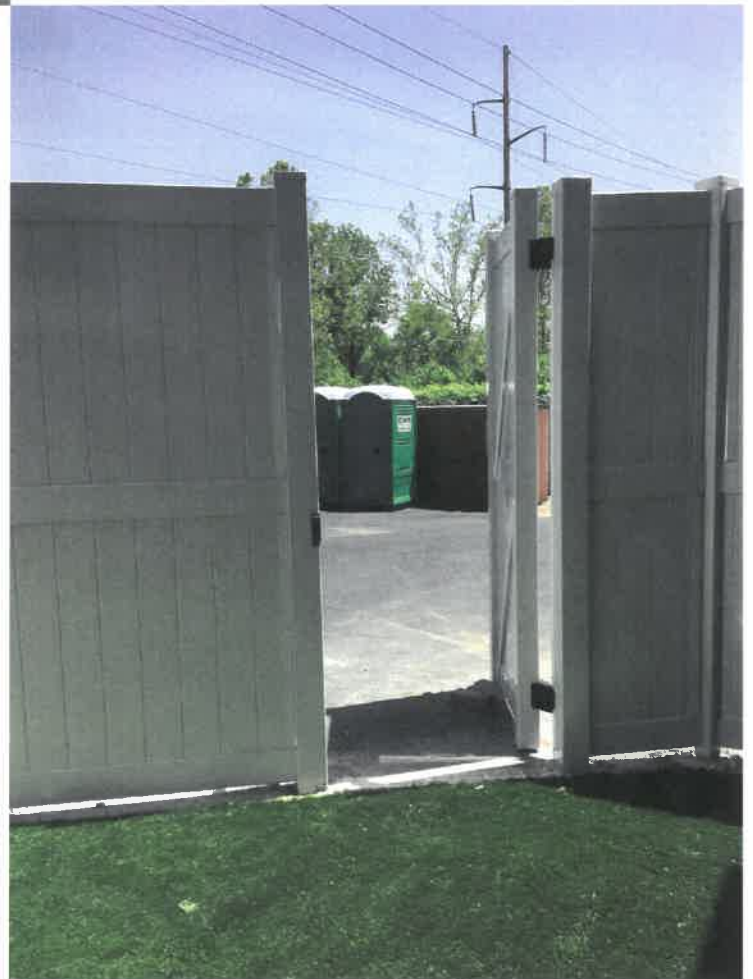
Exterior Hollow Metal Door (20 GA Minimum) w/ Half Lite – Painted Sherwin Williams #SW7075 “Web Gray”



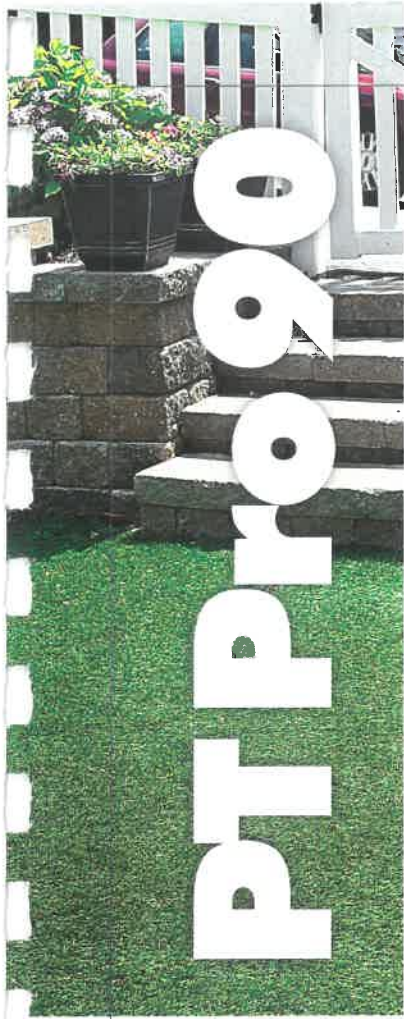
8'-0" High Weatherables “Augusta” Privacy Vinyl Fence, Color: Gray



8'-0" High Weatherables
"Augusta" Privacy Vinyl Fence,
Color: Gray



Exterior Fence Access Door
8'-0" High Weatherables
"Augusta" Privacy Vinyl Fence,
Color: Gray



PRODUCT PROPERTIES

PROPERTY	VALUE	DESCRIPTION
Fiber Type		Polyethylene
Pile Height	1.75 in	
Color (s)		Green with Tan Thatch
Primary Backing		Unitary-Latex
Coating		5 mm Polyurethane Foam
Sustainability		100% Recyclable
Roll Size	15 ft Wide	Length Cut to Specification

TESTING

Face Weight	90 oz/yd ²	ASTM D5823
Total Weight	123 oz/yd ²	ASTM D5848
Primary Backing Weight	6 oz/yd ²	ASTM D5848
Secondary Coating Weight	27 oz/yd ²	ASTM D5848
Permeability	>70 in/ hour	ASTM F-1551
Tuft Bind	>8 lb - f	ASTM D1335
Grab Tear Strength	>180 lb - f	ASTM D5034
Flammability	Passed	ASTM D2859
Lead Content	<5 ppm	ASTM F2765
Total Yarn Linear Density	14600dtex	ASTM F2765
Machine Gauge	3/8 in	ASTM D5793
Stitch Rate	5.7 stitches/ft	ASTM D5793

PT Pro 90 ARTIFICIAL TURF


PT Pro 90 is our premium landscape turf option. Perfect for yard replacement and landscape projects. The 90-ounce face weight delivers a more full, plush lawn with the heaviest amount of yarn per square yard. This makes it the most durable option on the PT Pro line.


Now, On Deck Sports is making it easier than ever to get PT Pro 90 for your landscaping project with our NEW Easy-Ship Rolls. We selected sizes that are ideal for yards, pet areas or other projects that ship for free! These rolls ship standard, not freight - making delivery to your home easier.

On Deck Sports

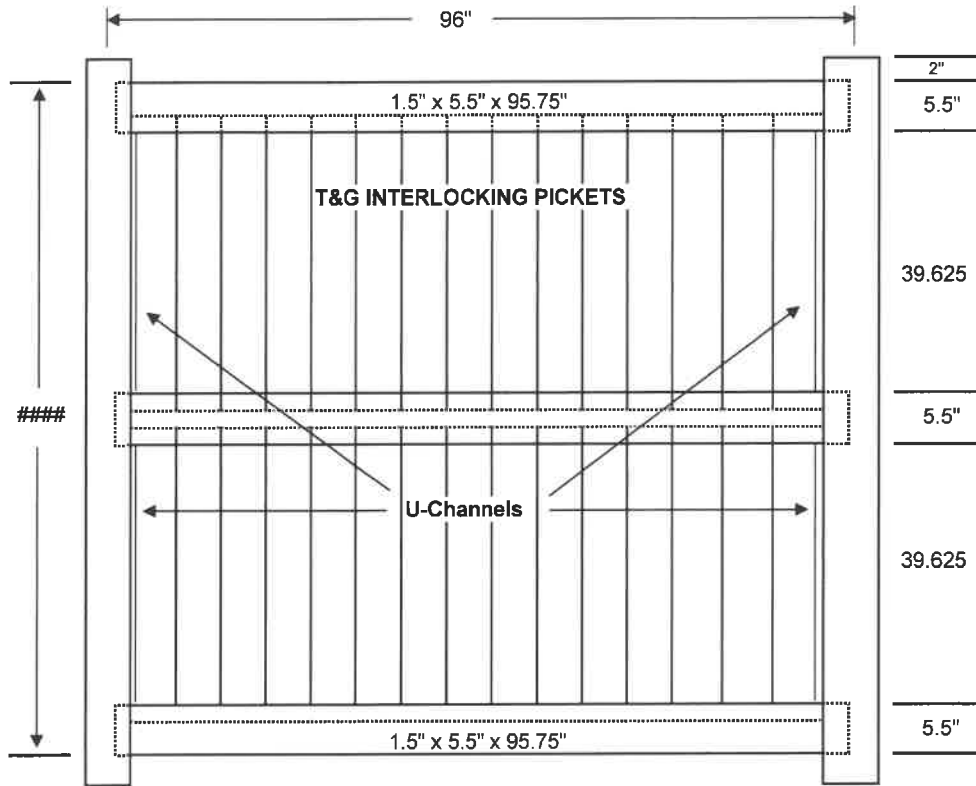
800.365.6171 www.OnDeckSports.com

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PWPR-3R-8X8



Aluminum in all rails

Panel can accommodate a slope of 4" over 8' using the racking method

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Material List			
QTY	Item	Dimensions	Pulled From
1	Top Rail	1.5" x 5.5" x 95.75"	1.5" x 5.5" x 96" Rail
1	Mid Rail	1.5" x 5.5" x 95.75"	1.5" x 5.5" x 96" Rail
1	Bottom Rail	1.5" x 5.5" x 95.75"	1.5" x 5.5" x 96" Rail
4	U-Channels	1.25" x 1.5" x 39.625"	48.5" U Channel
3	Aluminum	1.25" x 1.75" x 95.75"	8' "I" Insert
30	Pickets	0.875" x 6" x 43"	0.875" x 6" x 43"

*Actual measurements may vary slightly.

PWPR-3R-8X8

