

Clarke County

HISTORIC PRESERVATION COMMISSION

AGENDA

Wednesday - 2023 September 20 - 4:00 p.m.

Town/County Government Center

101 Chalmers Court

Berryville, VA 22611



1. Call to Order
2. Approval of Agenda
3. Approval of minutes for May 17, 2023 [attachment 1]
4. New Business
 - PUBLIC HEARING: Certificate of Appropriateness – 140 White Post Road [attachment 2]
5. Public Comments
6. Report of the Executive Committee
 - COA for 326 White Post Road - minor alterations (fence, deck, guttering)
7. Staff Report
 - Historic District Inventory
8. Historic Consultant's Report
9. CLG/other Grant projects
 - Discussion of future projects/applications
 - CLG training requirements/opportunities
10. Commissioner Comments
11. Adjournment

**Town/County Government Center
101 Chalmers Court
Berryville, VA 22611**

**www.clarkecounty.gov
540-955-5132**



Historic Preservation Commission

DRAFT MINUTES – Regular/Organizational Meeting

Wednesday, May 17, 2023 – 11:30AM

Camino Real Mexican Restaurant – 16 Crow Street, Berryville VA 22611

A special meeting of the Historic Preservation Commission was held at Camino Real Mexican Restaurant located at 16 Crow Street, Berryville, Virginia on May 17, 2023 at 11:30am.

ATTENDANCE:			
Betsy Arnett (Chair)	✓	Terri Catlett (BOS Liaison)	✓ ^L
Katherine Berger (Vice-Chair)	X	Bob Glover (PC Liaison)	✓
Adeela Al-Khalili	X	Billy Thompson	✓
Page Carter	X	Robin York	✓

L – Denotes a late arrival

Staff: Jeremy Camp (Sr Planner / Zoning Administrator), Kristina Maddox (Office Manager / Zoning Officer), Maral Kalbian (County Architectural Historian)

Other: None

1. Call to Order

Chair Arnett called The Historic Preservation Commission to order at 11:33AM.

2. Approval of Agenda

Chair Arnett entertained the motion to approve the HPC meeting agenda for May 17, 2023 as presented by Staff.

Motion to approve the Historic Preservation Commission agenda for May 17, 2023 as presented by Staff:			
Arnett	AYE	Catlett	ABSENT
Berger	ABSENT	Glover	AYE (seconded)
Al-Khalili	ABSENT	Thompson	AYE
Carter	ABSENT	York	AYE (moved)

3. Approval of Meeting Minutes – March 22, 2023

Chair Arnett entertained the motion for the approval of the HPC meeting minutes from March 22, 2023.

Motion to approve the Historic Preservation Commission meeting minutes from March 22, 2023:			
Arnett	AYE	Catlett	ABSENT
Berger	ABSENT	Glover	AYE (moved)
Al-Khalili	ABSENT	Thompson	AYE (seconded)
Carter	ABSENT	York	ABSTAINED

4. Public Comments – None.



Historic Preservation Commission

DRAFT MINUTES – Regular/Organizational Meeting

Wednesday, May 17, 2023 – 11:30AM

Camino Real Mexican Restaurant – 16 Crow Street, Berryville VA 22611

5. Report of the Executive Committee

Chair Arnett reported that the committee approved an application to remove a doorway on a non-contributing structure in Millwood that was in the local historic district.

6. Staff Reports

BZA Update: Mr. Camp provided an update on the White Post garage case and noted that a court hearing took place in April. The judge found the property owner in contempt of court on the first order and imposed a \$500 per day fee. Mr. Camp said that the property owner has the option to avoid fees entirely should he comply with a series of deadlines. He said that the revised plans provided by an engineer or licensed contractor would need to come before the HPC at some point unless the plan is to demolish the structure.

Historic District Brochure: Mr. Camp passed out an edited version of the brochure to the committee. Ms. Kalbian asked that a revised date be added to the brochure before it is mailed out and said she would further review and let Mr. Camp know of additional edits.

7. Historic Consultant's Report

Ms. Kalbian said she wrote a recommendation for the application the Executive Committee reviewed in Millwood and noted she also went to view a potential demolition project of an outbuilding with Mr. Camp in White Post. She invited the committee to attend an upcoming preservation academy presentation via Zoom on May 31st from noon to 1:30pm regarding tax credits for individual properties. Ms. Kalbian said she is presenting the book on June 25th at the Historical Association's annual meeting at Blandly.

8. CLG/Other Grant Projects

Mr. Camp said he is working with Ms. Kalbian to establish a plan where the first step in the process is to take inventory. He said this can be done in-house and would put us in a better position for future grant applications.

9. Old Business – None.

10. New Business

Awards Luncheon: The committee discussed luncheon presenters.

11. Commissioner Comments – None.

12. Adjournment / Awards Luncheon

There being no further items to discuss, the Historic Preservation Commission adjourned at 11:50am and the Historic Preservation Annual Awards Luncheon presumed shortly after.

Betsy Arnett, Chair

Kristina Maddox, Clerk



Clarke County Planning Department


101 Chalmers Court, Suite B

Berryville, Virginia 22611

(540) 955-5132

www.clarkecounty.gov

TO: Historic Preservation Commission (HPC)

FROM: Jeremy Camp, Senior Planner / Zoning Administrator 

RE: CA-23-02 (Brian K. Legg), 140 White Post Road White Post, VA 22663

DATE: September 14, 2023 for the September 20th HPC meeting

A public hearing is scheduled for the HPC meeting scheduled for September 20, 2023. The meeting will be held at approximately 4PM to consider a Certificate of Appropriateness for the alteration of the garage at 140 White Post Road, submitted by Brian K. Legge. The subject property is located within the White Post Historic District and Clarke County Historic Overlay District. Pursuant to Section 6.2.5A, properties within the Historic Overlay District require a certificate of appropriateness for buildings.

The garage at 140 White Post Road was constructed in violation of the original Certificate of Appropriateness (CA-19-04), issued for it by the HPC on October 30, 2019. A copy of the HPC minutes from that meeting and the April 9, 2020 violation notice letter are attached for information purposes. The notice of violation letter lists the aspects of the building that were not in compliance when it was constructed. A court order exists that requires Mr. Legge to either remove or modify the garage to meet County code requirements. This includes compliance with the minimum setback requirements and compliance with the Historic Overlay District requirements that were not complied with by the Applicant when the building was constructed.

Attached are the documents submitted by the Applicant. This includes an application form and garage plans. Among the attachments is also a list of questions that Staff sent to the Applicant upon initially receiving the application. These questions pertain to questions about what is being proposed which were not clear from the plans. The Applicant's contractor provided responses to these questions in a letter dated August 3, 2023, and most recently in a second response letter received late in the day on September 14, 2023. The latter includes the applicants responses in blue text over responses Staff gave to the applicant gave to the Applicant following receipt of the initial response letter that did not answer most of the questions. Given these new responses were provided the day the agenda was being finalized a full review of these responses has not been completed. Additional information and discussion will be provided at the public hearing.

A standard blank review checklist and picture of the garage from the state highway are also attached for information purposes.



CHECK LIST FOR CERTIFICATE OF APPROPRIATENESS

White Post and Millwood Historic Overlay Districts
Clarke County Historic Preservation Commission

- 1. HEIGHT, PROPORTION AND SCALE:

- 2. BUILDING ORIENTATION AND SPACING:

- 3. OPENINGS AND ENTRANCES:

- 4. MATERIALS AND TEXTURE:

- 5. COLOR:

- 6. BUILDING DETAILS:

- 7. ROOFS:

- 8. SITE DESIGN AND LANDSCAPE ELEMENTS:



Zoning Permit Application

General Information

Date: BUCKMARSH Tax Map ID#: 28A-A-66

Zoning District: RR Lot Size: 1.09

Site Address: 140 WHITE POST ROAD

Property Owner's Name: BRIAN K. LEGGE

Property Owner's Mailing Address: 140 WHITE POST ROAD

Applicant's Name: _____
(if different)

Applicant's Mailing Address: _____
(if different)

Phone: 704-752-2455 Email: brian.k.legge@mail.com

Proposal Description

Describe the proposed use and structures, then select the appropriate categories listed below.

--> alteration of existing garage that was built differently than previously permitted.

<input type="checkbox"/>	New Single Family Dwelling	<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Electric
<input checked="" type="checkbox"/>	Garage, Attached	<input type="checkbox"/>	Remodel	<input type="checkbox"/>	Plumbing
<input type="checkbox"/>	Garage, Detached	<input type="checkbox"/>	Deck with Roof	<input type="checkbox"/>	Bathroom
<input type="checkbox"/>	Addition, Heated	<input type="checkbox"/>	Deck without Roof	<input type="checkbox"/>	Kitchen
<input type="checkbox"/>	Addition, Unheated	<input type="checkbox"/>	Agricultural (add form)	<input type="checkbox"/>	Bedroom(s)
<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	Pool, above-ground		
<input type="checkbox"/>	Other:	<input type="checkbox"/>	Pool, in-ground		

Proposed Setbacks & Height

Complete all applicable blocks for proposed project. Write N/A if not applicable.

Measured to the closest point	Provided (Actual) (Distance in Feet)	Required (Ordinance) (Distance in Feet)
Front Property Line		<u>50'</u>
Side (Right) Property Line		<u>10'</u>
Side (Left) Property Line		<u>10'</u>
Rear		<u>50' from primary highway</u>
Edge of Private Access Easement		
Springs/Sinkholes/Perennial Streams		100 Feet
Intermittent Streams or Wetlands		Depends on District ()
Maximum Height		
Maximum Impervious Surface		
Well & Septic Setback (See Clarke County Code Ch. 184)		50 Feet from well - All Structures 100 Feet from well - Termite Treated 10 Feet from Septic - All Structures



Zoning Permit Application (continued)

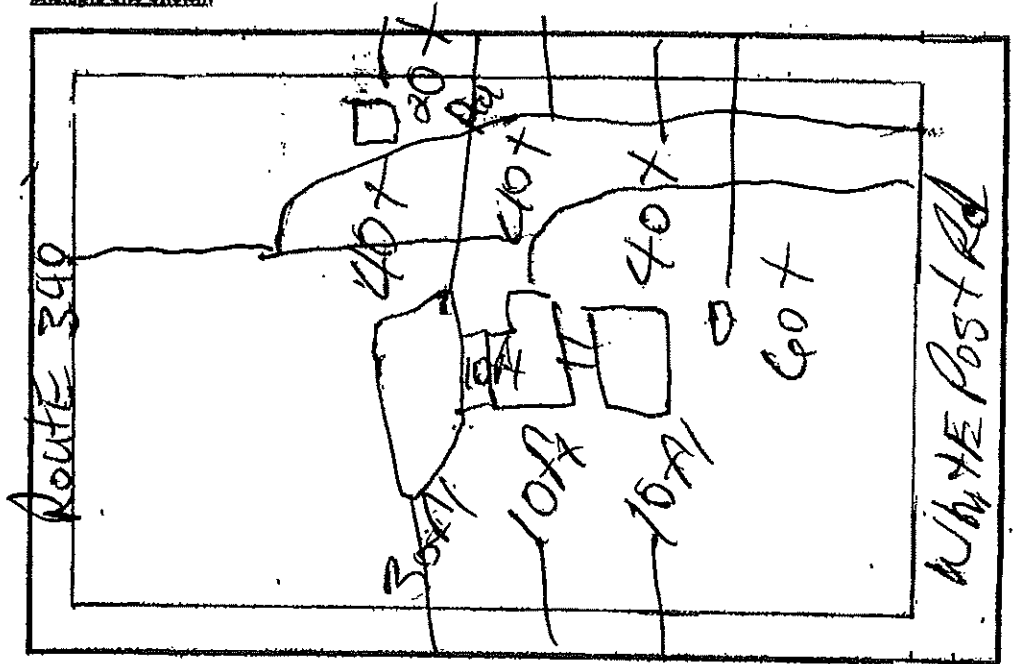
Additional Property Information

Flood Plain District	Yes		No	<input checked="" type="checkbox"/>
Historic District (provide Certificate of Appropriateness documentation if required)	Yes	<input checked="" type="checkbox"/>	No	
Will blasting be used in the construction process?	Yes		No	<input checked="" type="checkbox"/>
Conservation Easement (if Yes, provide documentation of approval)	Yes		No	<input checked="" type="checkbox"/>
Conservation Easement Holder Name:				
Public Water	Yes	<input checked="" type="checkbox"/>	No	
Public Sewer	Yes		No	<input checked="" type="checkbox"/>
Private Well (Contact utility for information)	Yes		No	<input checked="" type="checkbox"/>
Onsite Septic System (Contact Health Dept. for information)	Yes	<input checked="" type="checkbox"/>	No	

Site Sketch

A site sketch is required. The required site sketch must accurately show all existing lot features as well as the proposed structure(s) and/or use(s) with measurements provided to the closest points of ALL applicable items noted on Page 1 of this permit application. In addition to those items, measurements must also be provided to the septic tank, septic system, and any utility, drainage, or other easements. All required setbacks and information must be shown prior to approval. Survey plats may be found at the Clarke County Circuit Court. County GIS maps can be found at <https://mapsonline.net/clarkecounty>.

Example Site Sketch:



By checking here, and signing below, I attest that all Clarke County delinquent taxes and charges for the subject property are paid and up-to-date and that all information provided on this application is accurate.

[Handwritten Signature]

August 4, 2013
Date

Signature of Property Owner

Office Use Only

ACTION TAKEN: _____ FEE: _____ DURs USED: _____

COMMENTS: _____

Zoning Administrator

Date

GIS Acct #

CLARKE COUNTY
HISTORIC PRESERVATION COMMISSION
Minutes – 30 October 2019

Certificate of Appropriateness - Public Hearings

Present: Betsy Arnett, Bob Stieg, Katherine Berger, Page Carter, Doug Kruhm (arr. after PH)

Absent: Terri Catlett, Billy Thompson, and Robin York

Staff: Allison Teeter, *County Natural Resource Planner* Maral Kalbian, *County Architectural Historian*

Other: Brian Legge, Bev McKay, Supervisor

Brian K. Legge requests a Certificate of Appropriateness for constructing a garage on the property identified as Tax Map #28A-A-66 located at 140 White Post Road in the White Post Election District and zoned Rural Residential (RR) and Historic Overlay (H) (CA-19-04)

Ms. Arnett opened the public hearing and described the process. She stated that the applicant would first describe the proposed project; Ms. Kalbian would then provide staff comments; the Commission members would then have an opportunity to ask questions; she would then open the floor for members of the public to speak either for or against the project; and finally the Commission would vote.

Mr. Legge stated that he has revised his application since the September hearing to reduce the size of the garage and move it behind the house.

Ms. Kalbian read her determination stating that the application met 7 of the 8 criteria. She stated that it didn't meet number 2 Building Orientation and Spacing patterns within the White Post Historic District, as the garage is sited too close to the house. All other criteria have been met. Ms. Kalbian recommended approval.

Ms. Arnett asked if Commission members had any questions or comments. Hearing none, Ms. Arnett opened the public hearing. No members of the public wished to speak. Ms. Arnett closed the public hearing. On motion of Mr. Stieg, seconded by Ms. Carter, members voted to approve the garage as presented in the staff report that included the Garage Elevation sheet A-1 dated 10-21-19, the exhibit showing proposed garage Plat dated 10-2-19, both as provided by the applicant and the Check List for Certificate of Appropriateness submitted by Ms. Kalbian that includes the following conditions:

- 1) that the garage be smaller and shorter (2') than the main house (1,240 square feet).
- 2) that the side of the building facing the house have an overhead garage door and two swinging man doors (one is beneath the breezeway). The north side facing the driveway have two overhead garage doors. The west side facing the rear have a single overhead garage door. The south side facing the church have two double-hung windows. The fiberglass "Stamped Carriage Style" garage doors, which have 8-light frieze windows, was provided by the applicant and included in the staff report as the proposed style of garage door.
- 3) that the garage siding would be "LP Smart Siding," a fiber-cement product with a wood pattern that simulates vertical wood boards. These materials could be appropriate for a modern utilitarian outbuilding within the district
- 4) that the garage would be painted the same color as the main house.

5) that the proposed garage would have a double gabled roof clad in traditional standing-seam-metal of a black color.

Following the public hearing, the Executive Committee was asked to approve two additional projects on the property. The first is a 16' x 16' pavillion to be located north of the driveway. The open, concrete-floored structure will have a gabled standing-seam-metal roof supported by four posts that match those on the front porch of the house. Committee members approved the construction and location. The second project is a 6' vinyl privacy fence to be located on the back of the property; members approved the fence provided it is brown in color and has a lattice top.

Being no further business the meeting was adjourned.

Betsy Arnett, Chair

Alison Teetor, Clerk to the Commission



Clarke County Planning Department
101 Chalmers Court, Suite B
Berryville, Virginia 22611
(540) 955-5132
www.clarkecounty.gov

CERTIFIED MAIL: 7009 2250 0002 8531 8033

NOTICE OF VIOLATION

Notice Date -- April 9, 2020
Owner of Record - Brian K. Legge & Tara Crosen
140 White Post Road
White Post, VA 22663
Property Address - 140 White Post Road
Tax Map # -- 28A-A-66

I have been notified by the Historic Preservation Commission (HPC) that you may be in violation of their approved Certificate of Appropriateness (C/A) per §3-A-3-e of the Clarke County Zoning Ordinance issued for your property at 140 White Post Road. The alleged violations are based on observations of the current project construction from the road. Please note that per Section §10-B-3 of the Clarke County Zoning Ordinance, "Any permit or license issued which is in conflict with the provisions of this Ordinance shall be null and void." The Building Department has been notified to not proceed with any final approvals of the project until these issues are resolved.

The following potential violations were identified by the HPC with regards to the structure(s) currently being constructed versus the structure(s) approved by the HPC by Certificate of Appropriateness, which was based on the Applicant's application and submitted materials, elevations, and sketches:

Garage:

- 1) Size of the structure - the approved garage footprint is to be no larger than 1,240 square feet
- 2) Height of the structure - the approved height is to be 2 feet lower than the roofline of the house
- 3) Roof material - the approved roof material is to be a black standing-seam-metal
- 4) Garage doors style - the garage doors do not appear to be the approved Carriage style garage door
- 5) Garage door opener - approved to be pull up type and the installed appears to be the sliding type
- 6) Garage door height - appear to be taller than the approved elevations provided by the owner
- 7) Unapproved feature - there is an extra door on the rear of the building which was not approved
- 8) Unapproved feature - there is a skylight along the east side of the gable which was not approved
- 9) Unapproved feature - there is a heat vent like feature on the rear side that was not approved
- 10) Unapproved features - there is a garage door and no windows on the wall facing the church

Pavilion:

- 1) Size of the structure - the approved pavilion footprint is to be no larger than 16' x 16'

The HPC also identified potential zoning violations with regards to the location of the structure(s) being constructed versus Section §3-A-3-c Rural Residential (RR) Zoning District minimum yard requirements (setbacks) found in the Clarke County Zoning Ordinance. The locations of both the garage and the pavilion structures appear to be located or extend into the required minimum yard requirement

zoning setback areas. *Please note that an as-built survey may be required to assure compliance with the Zoning Ordinance setback requirements.

Regarding potential violations of the approved Certificate of Appropriateness, please note that one option that you may consider is to submit an application for a new Certificate of Appropriateness from the Historic Preservation Commission to gain approval. Please contact Alison Teetor, HPC planning staff member, at (540) 955-5134 for details.

Per §3-E-3-g regarding penalties for non-compliance, "Any violation of this section shall be subject to the provisions for violations and penalties set forth in Section 10 of this Ordinance."

Section §10-C of the Clarke County Zoning Ordinance below outlines violations and penalties:

10-C-1 Violations

Any person, firm, or corporation, whether as owner, lessee, principal, agent, employee, or otherwise, who violates, causes a violation, or permits a violation of any or the provisions of this Ordinance, shall be guilty of a misdemeanor. Each day upon which such violation continues shall constitute a separate offense.

10-C-2 Penalties

Upon conviction of a violation of this Ordinance, the person, firm, or corporation so convicted shall be subject to the penalties set forth in Section 15.2-2286(A)(5), Code of Virginia.

Please contact me immediately at (540) 955-5131 or by email at rfincham@clarkecounty.gov to either provide documentation in writing that the property is in complete compliance of the alleged violations or to discuss bringing the property into compliance with the HPC Certificate of Appropriateness and the Zoning Ordinance requirements based on a plan that you provide to me. **Violation(s) must be corrected immediately or by an approved remediation date in a plan provided by you to avoid further legal action from this office.**

You are hereby notified that you have the right to appeal this administrative determination to the Clarke County Board of Zoning Appeals (BZA) within thirty (30) days of the date of this determination letter by filing with the Zoning Administrator and the BZA a notice of appeal specifying the grounds thereof and by paying the appeal fee of \$750.00. This administrative determination shall be final and unable to be appealed if not done so within 30 days. Any additional information regarding the filing of an appeal may be obtained in the Zoning office.

Respectfully,



Ryan Fincham,
Clarke County Zoning Administrator

Copy: Letter copy by regular mail / HPC / Health Department / Building Department / Commonwealth Attorney / File

Enclosed: Zoning Ordinances: §3-A-3, §3-E-3, §10-C & HPC full submission, HPC C/A approval, HPC observation photos

Below is a list of additional information needed to review the revised garage plans submitted by Mr. Legge.

1) Application. A complete application form should be submitted. A copy of the needed application form is attached.

2) Site Sketch. The drawings submitted are building plans that provide no information regarding how the structure will comply or not comply with the setback requirements. Please submit a site sketch that demonstrates how the setback requirements will be complied with. This should be done by a surveyor to ensure that the information is accurate. *? in works*

3) Additional Information for Historic Preservation Commission (HPC). The current submission lacks information about the architectural details of the proposed garage modification. It also does not answer how the current violations are being addressed.

- a. What will the new square footage of the building be?
- b. Clarify what the height of the building will be.
- c. Clarify if the height of the building will be 2 feet lower than the roofline of the house.
- d. Provide details of the roof surface material and color. The original approval was for standing-seam metal painted black.
- e. Clarify if the roof will be reroofed or not.
- f. Provide information about the style, dimensions and materials to be used for the garage doors.
- g. Will the unapproved door on the rear of the building be removed?
- h. Will the unapproved skylight along the east side of the gable be removed?
- i. Will the unapproved heat vent-like feature on the rear be removed?
- j. Will the unapproved opening on the side facing the church be remediated?
- k. Provide details of what siding will be used on the new wall.
- l. How will the exposed concrete on the ground, under the overhang, be treated?
- m. How will the underside of the overhang be constructed? For example, will this be exposed beams or covered in material? If covered in material what will this material be?
- n. What is the size of the pavilion?
- o. A rendering is recommended.

Steven Custer's Construction, Inc.

P.O. Box 98

New Market, Virginia 22844

540-740-8029

540 975 3006

August 3, 2023

Brian said he turn in plans with 12' walls. 7/12 pitch was request by Historic Committee.

The Historic Committee said it had to be lower then existing then house. The height of building is lower then existing house they said it was fine with them. He gave them the height of building 20'2" at request.

Brian said it would warp the garage door.

Garage will pull up and down with electric.

Brian said they approved a 10X10 garage doors and the garage doors are 10X10.

Brian said he will remove rear door.

Brian said he will remove skylight.

Brain said he will relocate the chimney and put back, because Brian said wood heat was approved.

Its a sliding barn door fence toward church no garage door.

Brian said that Allison Tetter who was in zoning came out approved the pavilion.

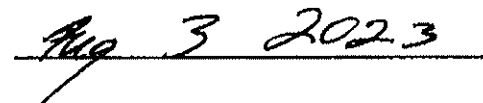
Brian has a survey schedule to be done.

This is what Brian Legg explain to me.

Steven E. Custer, President



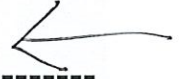
Date:



Interpretation of the responses from Steven Custer's Construction, Inc., dated August 3, 2023, received August 4, 2023, are shown below each comment below with coloring indicating the status if the response was addressed. Red is not addressed; Green is addressed; and Brown is either partially answered and/or unclear on the response.

All the question Brian Legg answer is in the BLUE

September 14, 2023



Below is a list of additional information needed to review the revised garage plans submitted by Mr. Legge.

1) Application. A complete application form should be submitted. A copy of the needed application form is attached.

Paraphrased response: An application form was submitted.

2) Site Sketch. The drawings submitted are building plans that provide no information regarding how the structure will comply or not comply with the setback requirements. Please submit a site sketch that demonstrates how the setback requirements will be complied with. This should be done by a surveyor to ensure that the information is accurate.

Paraphrased response: Stated that a survey is scheduled but no indication of when this will be provided. No details on what the survey will show but it could be assumed that it would be a proposed garage location plan with a setback from the property line delineated.

To be done by Gray Rock surveyor in mid-October 2023

3) Additional Information for Historic Preservation Commission (HPC). The current submission lacks information about the architectural details of the proposed garage modification. It also does not answer how the current violations are being addressed.

a. What will the new square footage of the building be? 1461 Sqft.

Paraphrased response: Not answered.

b. Clarify what the height of the building will be.

Paraphrased response: Unclear response. It was stated that the building is lower than the house and Mr. Legge previously gave them a height of 20'2".

c. Clarify if the height of the building will be 2 feet lower than the roofline of the house.

Paraphrased response: see above.

No, its only 8' lower than the house stated on original plans.

d. Provide details of the roof surface material and color. The original approval was for standing-seam metal painted black.

Paraphrased response: Not answered.

Alice Tetter told me the master rib would be ok, if it was a problem, she would get back to me and its be 3 years and I haven't heard from her

e. Clarify if the roof will be reroofed or not.

No same metal will be used.

Paraphrased response: Not answered.

f. Provide information about the style, dimensions and materials to be used for the garage doors.

Wrap the garage door to make it look like a carriage door..

Paraphrased response: Not answered regarding style or materials. States that it the garage doors are 10' x 10'.

g. Will the unapproved door on the rear of the building be removed?

Paraphrased response: States that the rear door will be removed.

h. Will the unapproved skylight along the east side of the gable be removed?

Paraphrased response: States that the skylight will be removed.

i. Will the unapproved heat vent-like feature on the rear be removed?

No we will move to back side toward 340.

Paraphrased response: States that the chimney will be relocated and put back but does not show where it will be relocated to and where it will be put back to.

j. Will the unapproved opening on the side facing the church be remediated?

It will stay where it at.

Paraphrased response: Not answered, but states that it is a barn door fence.

k. Provide details of what siding will be used on the new wall.

LP Smart Siding, just like it is now.

Paraphrased response: Not answered.

l. How will the exposed concrete on the ground, under the overhang, be treated?

Leave it in the gourd ad use it to park on.

Paraphrased response: Not answered.

m. How will the underside of the overhang be constructed? For example, will this be exposed beams or covered in material? If covered in material what will this material be?

LP Smart Siding just like it is now.

Paraphrased response: Not answered.

n. What is the size of the pavilion?

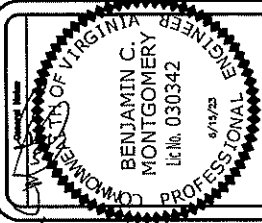
16X16 as verified by Alice Tetter

Paraphrased response: Not answered, but states that the previous County Planner approved the pavilion.

o. A rendering is recommended.

Paraphrased response: No response to this recommendation.

With a Variance it would be settled, and I will sell my house and property and leave Clark County.



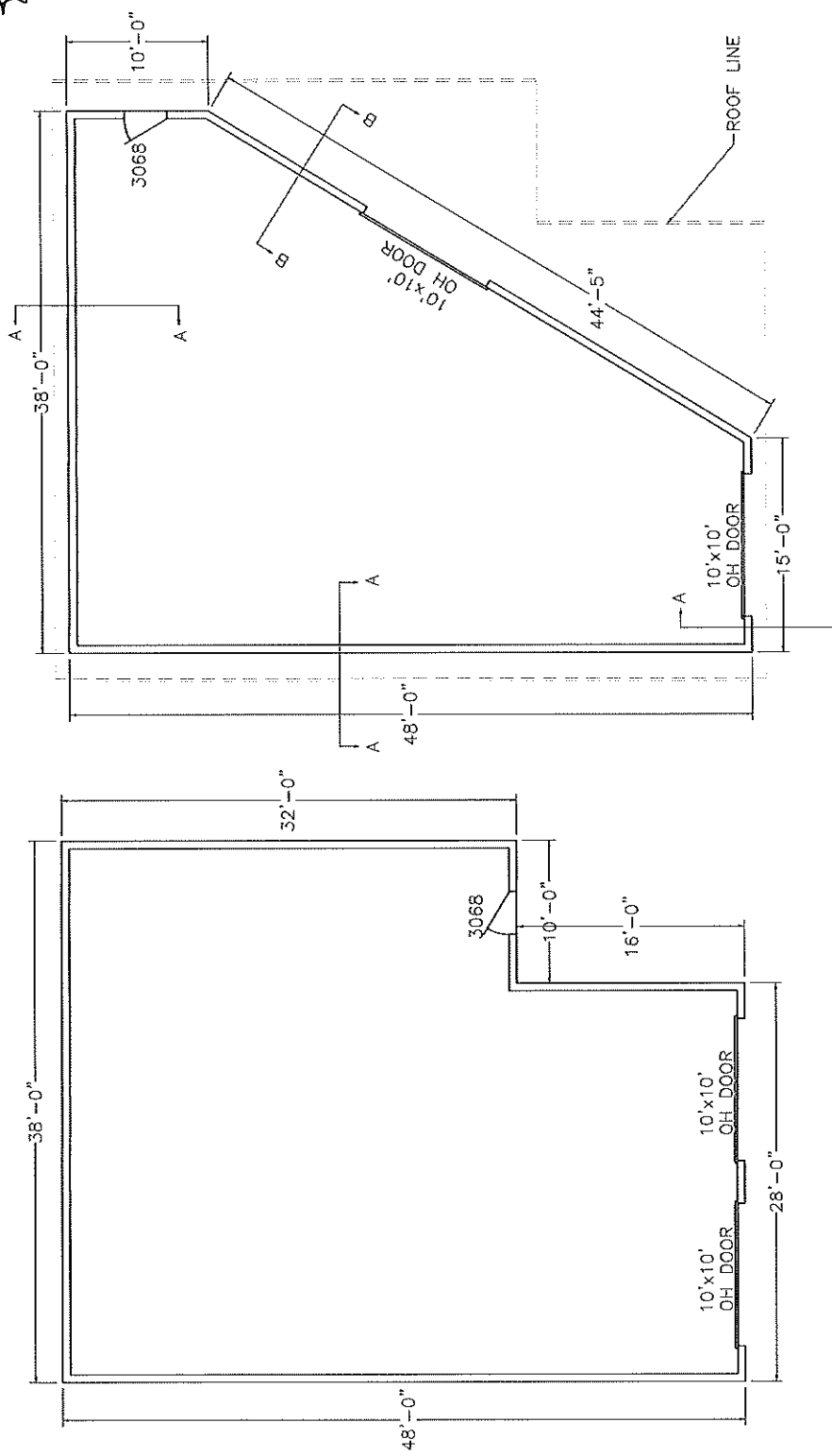
No.	Revisions/Changes	Date
A	PRELIMINARY	6/15/23

Montgomery Engineering Group, Inc.
 1109 KERSHO ROAD
 WHITE POST, VA 22603

BRUNNEN ENGINEERING
 1109 KERSHO ROAD
 WHITE POST, VA 22603

Sheet No.	23 - 35
Date	JUNE 5, 2023
Scale	AS NOTED

2/2/23

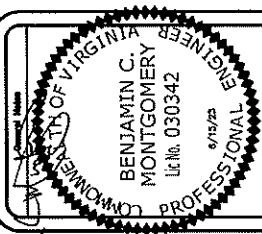


1 EX FLOOR PLAN
 1/8" = 1'-0"

2 REV FLOOR PLAN
 1/8" = 1'-0"

WOOD FRAMED ONE STORY
 USE: RESIDENTIAL GARAGE
 GROUND SNOW LOAD
 Pg=35psf
 WIND LOAD W₀=110mph
 RISK CATEGORY II EXP B
 IBC2018 CODE

Handwritten initials



MONTGOMERY
Engineering Group, Inc.
1105 FRED'S ROAD
WINDYBUSH, VA 22093
(540) 874-2822
FAX: (540) 874-2824

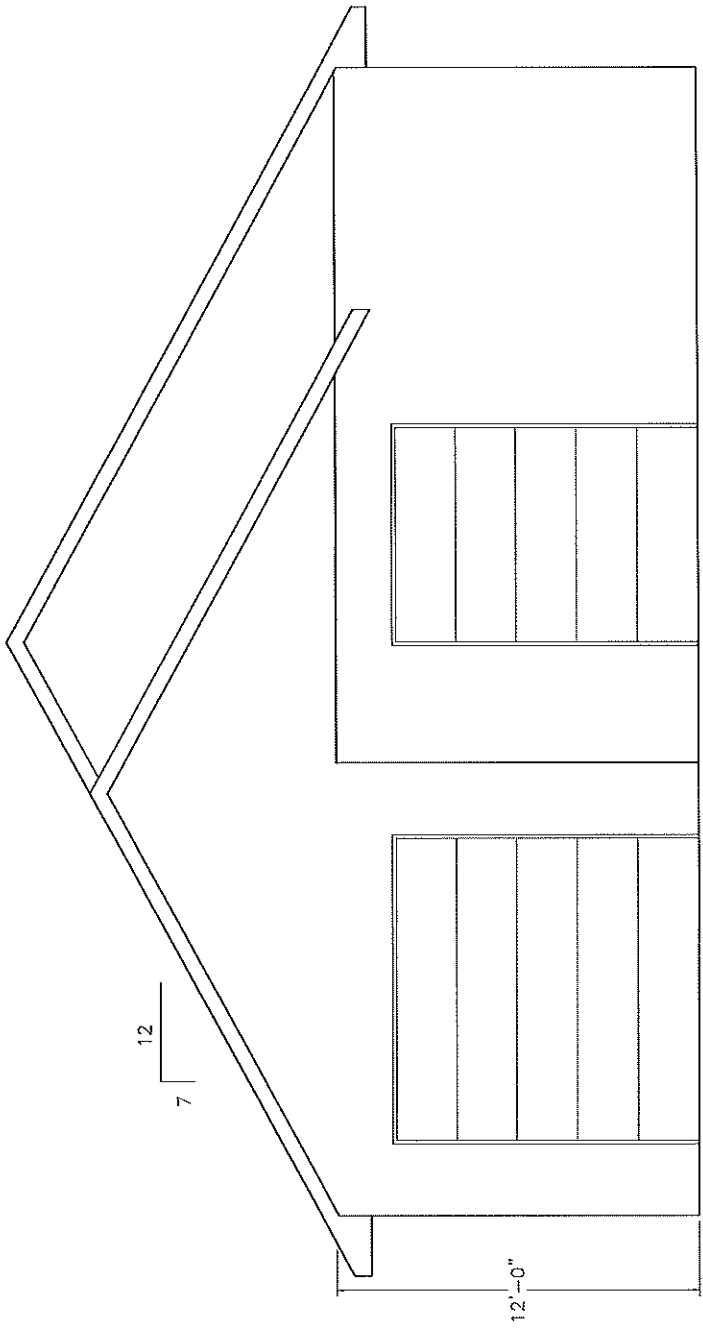


No.	Revisions/Issues	Date
A	PRELIMINARY	5/19/23

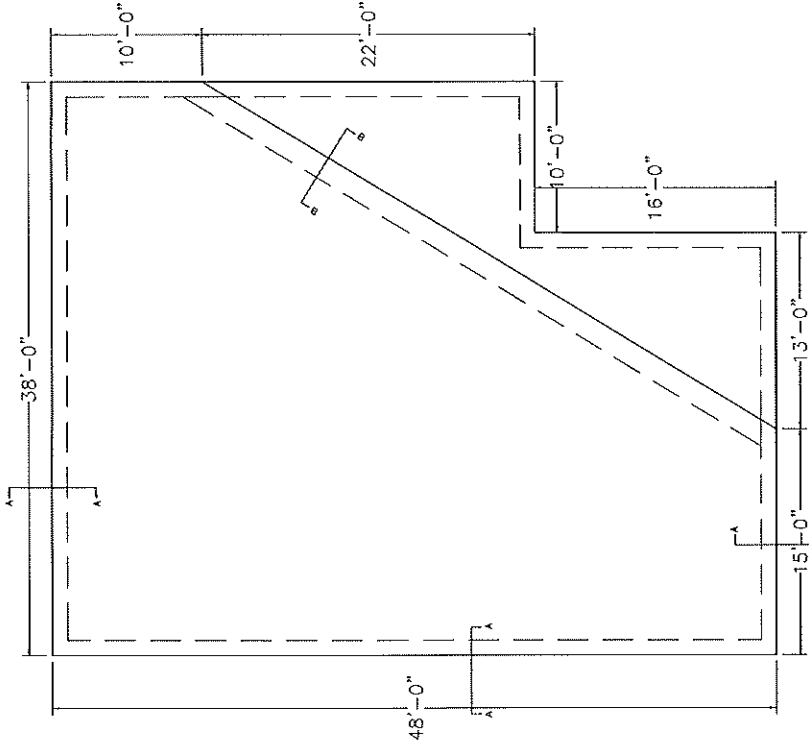
Please Refer to our website
MONTGOMERY DESIG. GROUP, INC.
1105 FRED'S ROAD
WINDYBUSH, VA 22093

Please Refer to our website
BRIAN LEASE CAPAGE
WHITE POST, VA 22863

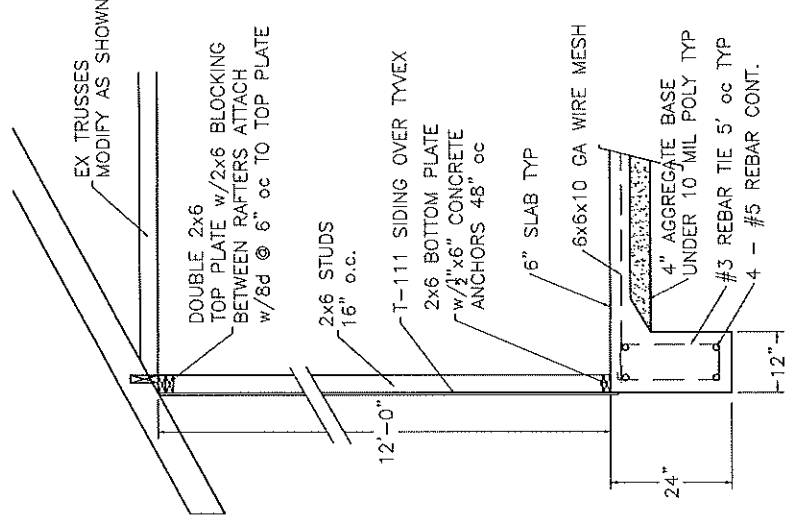
Sheet	23 -35	of	A-201
Date	JUNE 5, 2023		
Scale	AS NOTED		



2 END ELEVATION
1/4" = 1'-0"



1 CONCRETE PLAN VIEW
1/8" = 1'-0"



A EX WALL SECTION A
1/2" = 1'-0"

Professional Engineer
BENJAMIN C. MONTGOMERY
 Lic. No. 030342
 COMMONWEALTH OF VIRGINIA

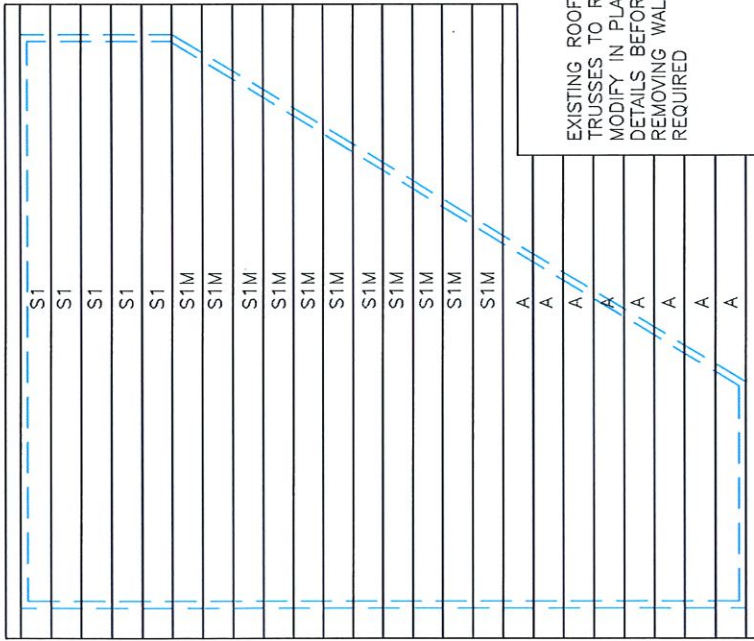
MONTGOMERY
Engineering Group, Inc.
 1103 Redwood Road
 Westport, VA 22603
 (540) 874-7332

No.	Revisions/Change	Date
A	PRELIMINARY	6/15/23

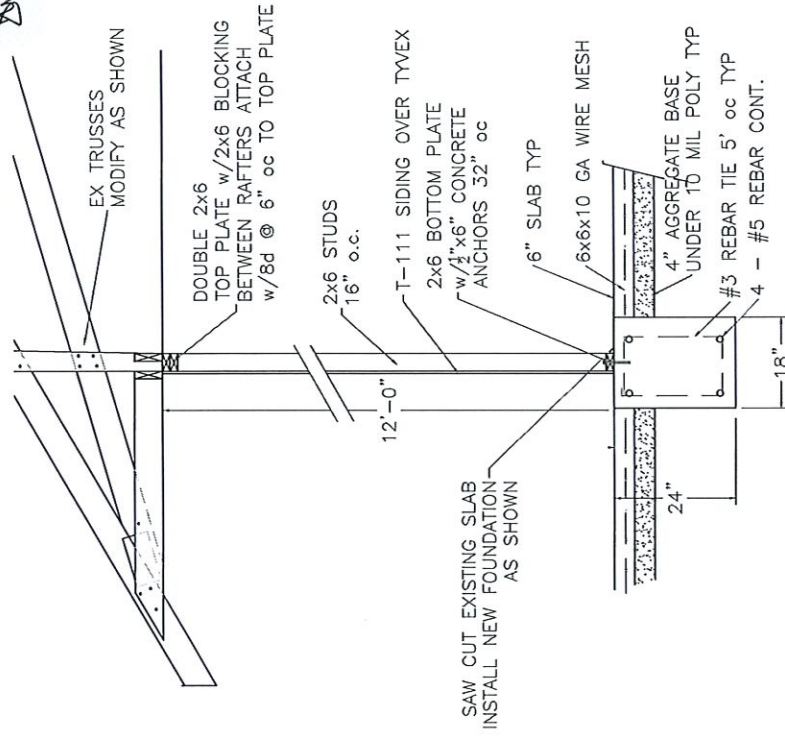
MONTGOMERY DESIGN GROUP, INC.
 1103 REDWOOD ROAD
 WESTPORT, VA 22603

BRAIN LINDSEY CARROLL
 1103 REDWOOD ROAD
 WESTPORT, VA 22603

Sheet No. 23-35
 Date: JUNE 5, 2023
 Scale: AS NOTED
\$1.01



1 FRAMING PLAN
1/8" = 1'-0"



B NEW WALL SECTION B
1/2" = 1'-0"

COMMONWEALTH OF VIRGINIA
BENJAMIN C. MONTGOMERY
 Lic. No. 030342
 9/2/21
 PROFESSIONAL ENGINEER

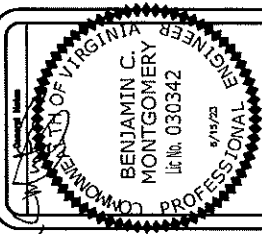
MONTGOMERY
Engineering Group, Inc.
 1105 Redoubt Road
 Winchester, VA 22303
 (540) 674-7332
 FAX (540) 674-7332

No.	Revisions/Issue	Date
A	PRELIMINARY	6/15/23

Project Name and Address
 MONTGOMERY BUS GROUP, INC.
 1105 REDOUBT ROAD
 WINCHESTER, VA 22303
 MICHIGAN

Project Name and Address
 BRIAN LEIGE CARAGE
 1105 REDOUBT ROAD
 WINCHESTER, VA 22303

Sheet	23 -35	S-102
Date	JUNE 5, 2023	
Notes	AS NOTED	



MONTGOMERY
Engineering Group, Inc.
 105 Bedford Road
 White Post, VA 22603
 (540) 794-2322
 FAX (540) 794-2322

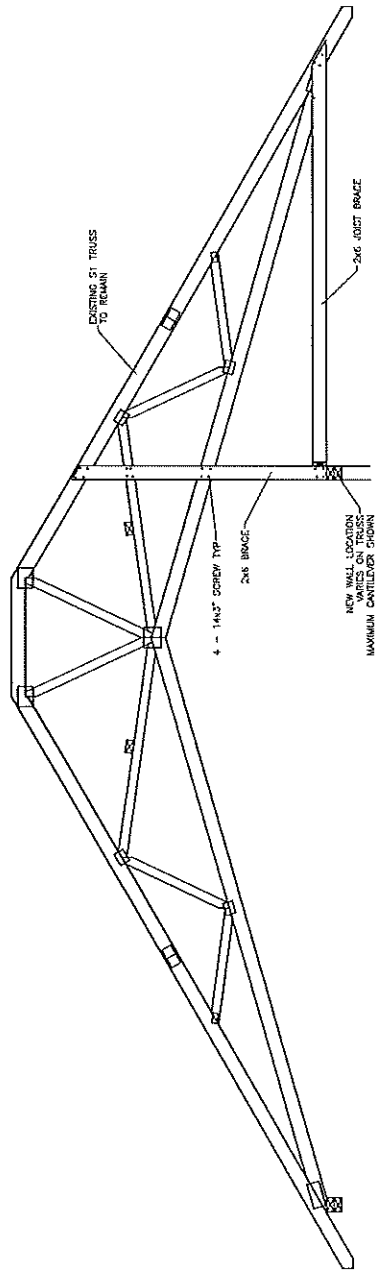


No.	Revisions/Plates	Date
A	PRELIMINARY	6/15/23

MONTGOMERY ENGINE GROUP, INC.
 105 BEDFORD ROAD
 WHITE POST, VA 22603

BRIAN LEISE
 BRIDGE ENGINEER
 105 BEDFORD ROAD
 WHITE POST, VA 22603

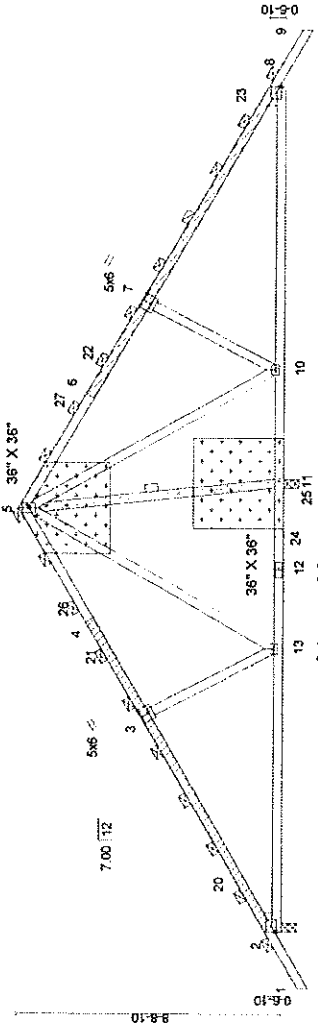
Sheet: 23 of 25
 Date: JUNE 3, 2023
 Scale: AS NOTED
S501



FRAMING SECTION DETAIL S1M
 1/4" = 1'-0"

Scale = 1:61.7

REPAIR: CANTILEVERED 13' ON THE RIGHT END.



ATTACH 1/2" PLYWOOD OR OSB GUSSET (15/32" RATED SHEATHING 32/16 EXP 1) TO EACH FACE OF TRUSS WITH (0.131" X 2.5" MIN) NAILS PER THE FOLLOWING NAIL SCHEDULE:
 2 X 3'S - 2 ROWS, 2 X 4'S - 3 ROWS, 2 X 6'S AND LARGER - 4 ROWS, SPACED @ 4" O.C.
 NAILS TO BE DRIVEN FROM BOTH FACES, STAGGER SPACING FROM FRONT TO BACK FACE FOR A NET 2" O.C. SPACING IN EACH COVERED TRUSS MEMBER. USE 2" MEMBER END DISTANCE.



INSTALL 2 X 4 SP NO 2 CUT TO FIT TIGHT.

Plate Offsets (X, Y) - [2.0-0.0-0.0-13], [8.0-3.0-0.0-3-4], [7.0-3.0-0.0-3-4], [8. Edge 0.0-13]

FRAMING SECTION DETAIL A
 1/4" = 1'-0"

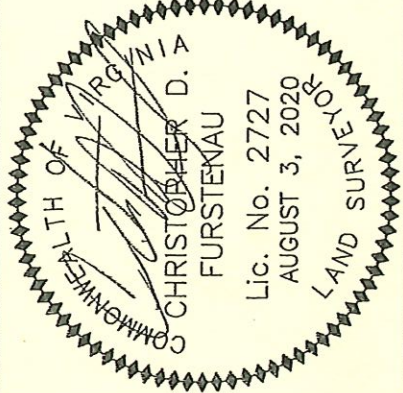
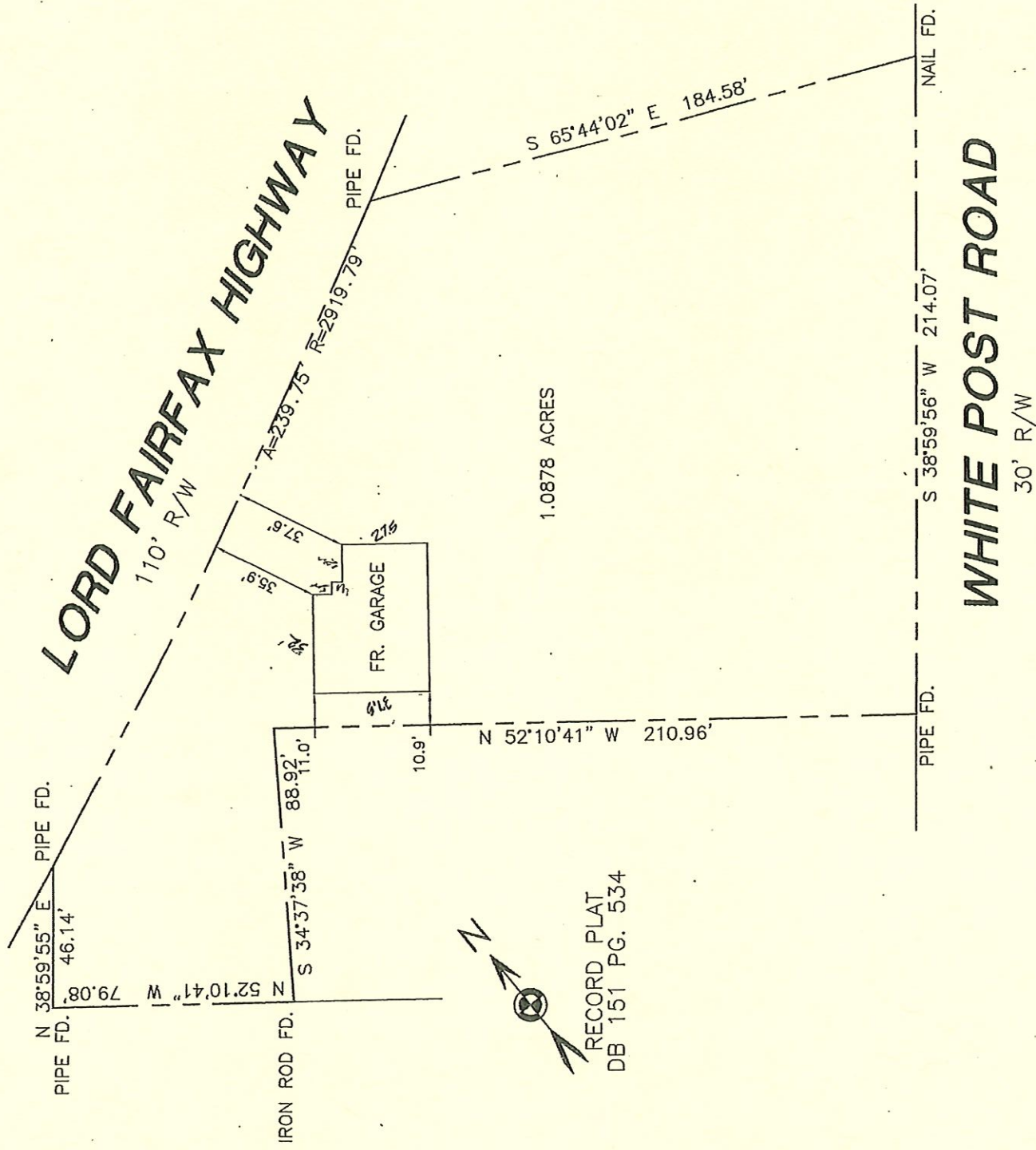
GARAGE AS-BUILT

LAND OF

**BRIAN K. LEGGE AND
TARA M. CROSEN**

DEED BOOK 643 PAGE 215
GREENWAY MAGISTRERAL DISTRICT
CLARKE COUNTY, VIRGINIA

- NOTES:
- 1) TAX MAP PARCEL: 28A-A-66
 - 2) NO TITLE REPORT FURNISHED, EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
 - 3) IMPROVEMENTS OTHER THAN NEWLY CONSTRUCTED GARAGE NOT SHOWN.



DATE: AUGUST 3, 2020 SCALE: 1" = 40'

1520 COMMERCE STREET, #309
WINCHESTER, VIRGINIA 22601
540 974-4268
christopher@cdfsurveying.com

