TOWN OF ABINGDON
Abingdon, Virginia

The Historic Preservation Review Board welcomes you to this meeting today. This is a citizen Board, appointed by the Town Council, to interpret and uphold the Historic Preservation Ordinance, which is Article 8 of the Abingdon Zoning Ordinance, that protects the Historic District of Abingdon which has been designated the Old and Historic District. Our aim on this Board is to provide a positive bridge between the property owners of the district and the design review process, so we welcome you to today's meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Anyone addressing the Board will approach the podium; give your ***first and last name*** *and your* ***complete physical address.***

TO: Historic Preservation Review Board Members

FROM: Sean Taylor, Assistant Town Planner

RE: Regular meeting
Wednesday, August 3, 2016 – 5: 15 p.m.
Abingdon Municipal Building, Colonel Arthur Campbell room

Items on the agenda:

1. Roll Call

2. Approval of Minutes: Regular meeting, June 1, 2016

OLD BUSINESS

3. Notice of Waivers issued- Sean Taylor
   a. Rich Buddington – 229 E. Valley St. – repair/replace cedar shingle roof with same materials.

NEW BUSINESS

4. Tax Credit request: **Sam F. Hurt,** 247 E. Valley St., Abingdon, VA 24210, **owner; Jan Hurt, representative;** request for local historic tax credits in the amount of $12,550 for work completed at 247 E. Valley St.

5. Tax Credit request: **Sam F. Hurt,** 254 E. Valley St., Abingdon, VA 24210, **owner; Jan Hurt, representative;** request for local historic tax credits in the amount of $32,525 for work completed at 254 E. Valley St.

6. COA request: **Joyce Ferratt**, 254 White's Mill Rd., Abingdon, VA 24210, **owner; Joyce Ferratt, representative;** request for COA to replace shingles, repair/replace shutters, and repair/replace gutters at 254 White's Mill Rd.

7. COA request: **Carl and Polly Mallory**, 112 E. Main St., Abingdon, VA 24210, **owner; Polly Mallory, representative;** request for COA to demolish unattached garage at 112 E. Main St.

8. COA request; **Dee Hopkins**, 116 E. Main St., Abingdon, VA 24210, **owner; Robert Neeb, representative;** request for COA to install fences – one in front of property and one in rear.

9. COA request; **Mark Hurt**, 159 W. Main St., Abingdon, VA 24210, **owner; Preston Edmondson, White Pine Developers, representative;** request for COA to perform exterior maintenance including repoint mortar, repair and paint shutters same color, repair and paint balcony same color, repair and repaint all doors same color, repair copper gutters.

10. COA request: **Matthew Johnson,** 152 E. Valley St., Abingdon, VA 24210, **owner; Sean Taylor, representative;** request for 18" x 30" sign as attached.

11. COA renewal request: **Betsy White**, 125 W. Valley St., Abingdon, VA 24210, **owner; Betsy White, representative;** request for renewal of previously approved COA from Aug. 5, 2015, HPRB meeting for porch maintenance.

12. Reports from Staff and Commissioners
    a. Update from Michael Weaver, Andrew Neese and Sean Taylor.

13. ADJORN

If you are unable to attend this meeting, please call 276-492-2125.

Please bring your agenda information to the meeting with you. ST/mj

WORKING AGENDA

RE: **Regular meeting**
August 3, 2016 – 5:15 p.m.
Abingdon Municipal Building, Arthur Campbell Rm.

Items on the agenda:

CALL TO ORDER

i. **Reminder of the role of the HPRB – Betsy White, Chair**

1. Roll Call	Present	Absent
Mrs. Patterson	☐	☐
Mr. Weaver	☐	☐
Mrs. White	☐	☐
Mr. Johnson	☐	☐
Mr. Neese	☐	☐

2. Approval of Minutes: Regular meeting, June 1, 2016
   a. Request from Staff: Staff requests approval of minutes of June 1, 2016, regular meeting of the HPRB as presented.

      i. Motion:

      ii. Second:

      iii. VOTE:

OLD BUSINESS

3. Notice of Waivers issued: Rich Buddington – 229 E. Valley St. – repair/replace cedar shingle roof with same materials. – Sean Taylor

4. Tax Credit request: **Sam F. Hurt,** 247 E. Valley St., Abingdon, VA 24210, **owner; Jan Hurt, representative;** request for local historic tax credits in the amount of $12,550 for work completed at 247 E. Valley St.

   a. Request from Staff: Staff recommends approval of the Tax Credits as presented.

      i. Motion:

      ii. Second:

      iii. VOTE:

5. Tax Credit request: **Sam F. Hurt,** 254 E. Valley St., Abingdon, VA 24210, **owner; Jan Hurt, representative;** request for local historic tax credits in the amount of $32,525 for work completed at 254 E. Valley St.

    a. Request from Staff: Staff recommends approval of the Tax Credits as presented.

        i. Motion:

        ii. Second:

        iii. VOTE:

6. COA request: **Joyce Ferratt**, 254 White's Mill Rd., Abingdon, VA 24210, **owner; Joyce Ferratt, representative;** request for COA to replace shingles, repair/replace shutters, and repair/replace gutters at 254 White's Mill Rd.

    a. Request from Staff: Staff recommends approval of the COA as presented.

        i. Motion:

        ii. Second:

        iii. VOTE:

7. COA request: **Carl and Polly Mallory**, 112 E. Main St., Abingdon, VA 24210, **owner; Polly Mallory, representative;** request for COA to demolish unattached garage at 112 E. Main St.

    a. Request from Staff: Staff recommends approval of the COA as presented.

        i. Motion:

        ii. Second:

        iii. VOTE:

8. COA request; **Dee Hopkins**, 116 E. Main St., Abingdon, VA 24210, **owner; Robert Neeb, representative;** request for COA to install fences – one in front of property and one in rear.

    a. Request from Staff: Staff recommends tabling of this item until a survey can be performed to delineate exactly where the proposed fence will be located to ensure continuity of use of the driveway by both parties.

        i. Motion:

        ii. Second:

        iii. VOTE:

9. COA request; **Mark Hurt**, 159 W. Main St., Abingdon, VA 24210, **owner; Preston Edmondson, White Pine Developers, representative;** request for COA to perform exterior maintenance including repoint mortar, repair and paint shutters same color, repair and paint balcony same color, repair and repaint all doors same color, repair copper gutters.

    a. Request from Staff: Staff recommends approval of the COA as presented.

        i. Motion:

        ii. Second:

        iii. VOTE:

10. COA request: **Matthew Johnson,** 152 E. Valley St., Abingdon, VA 24210, **owner; Sean Taylor, representative;** request for 18" x 30" sign as attached.

    a. Request from Staff: Staff recommends approval of the COA as presented.

        i. Motion:

        ii. Second:

        iii. VOTE:

11. COA renewal request: **Betsy White**, 125 W. Valley St., Abingdon, VA 24210, **owner; Betsy White, representative;** request for renewal of previously approved COA from Aug. 5, 2015, HPRB meeting for porch maintenance.

    a. Request from Staff: Staff recommends approval of the COA as presented.

        i. Motion:

        ii. Second:

        iii. VOTE:

12. Reports from Staff and Commissioners:
    a. Update on NAPC Conference from Michael Weaver, Andrew Neese and Sean Taylor.

13. ADJORN
    a. Time of Adjournment:

14. Next regularly scheduled meeting will be September 7, 2016 at 5:15 pm In the Arthur Campbell Room – 1st Floor

Town of Abingdon
Historic Preservation Review Board – Case Briefs

HPRB Hearing Date: August 1, 2016

4. Tax Credit request: **Sam F. Hurt,** 247 E. Valley St., Abingdon, VA 24210, **owner; Jan Hurt, representative;** request for local historic tax credits in the amount of $12,550 for work completed at 247 E. Valley St.

Proposal:
Mrs. Hurt would like to request local historic tax credits for work performed at both 247 E. Valley.

Steps before:

Steps after:

Staff Recommendation:

Approve local historic tax credits in the amount of $12,550 for work completed at 247 E. Valley St.

Gutters repaired/replaced:

Roof painted:

5. Tax Credit request: **Sam F. Hurt,** 254 E. Valley St., Abingdon, VA 24210, **owner; Jan Hurt, representative;** request for local historic tax credits in the amount of $32,525 for work completed at 254 E. Valley St.

Proposal: Mrs. Hurt is requesting to replace the standard shingle roofs on both structures located at 254 East Valley. A new architectural shingle roof, burnt sienna in color, is being requested as the replacement material. Mrs. Hurt is also requesting to reconstruct the roof structure on the non-contributing detached two car garage. Currently the two car garage has a modified gambrel roof that Mrs. Hurt would like to reconstruct into a gable style roof.

Before photos:

After photos:

Staff Recommendation:

Approve local historic tax credits in the amount of $32,525 for work completed at 254 E. Valley St.

6. COA request: **Joyce Ferratt**, 254 White's Mill Rd., Abingdon, VA 24210, **owner; Joyce Ferratt, representative;** request for COA to replace shingles, repair/replace shutters, and repair/replace gutters at 254 White's Mill Rd.

Proposal:
The applicant proposes to replace existing shingles with Timberline HD lifetime architectural shingles on both the house and the outbuilding. The outbuilding is NOT visible from the road. Shingles will be "Slate" in color. Applicant also wishes to repair/replace existing gutters with the same material, but will increase gutter size from 4" to 6" to keep water from overflowing and damaging the structure near the roof. Finally, applicant wishes to repair/replace shutters with wooden shutters, black in color, as is on the home now.

Staff Discussion:
Replacement of existing shingles with similar materials would be considered "maintenance". Shingles are definitely appropriate for this early 1900's home. The applicant wishes to replace a rusting tin roof on the outbuilding with a shingled roof to match the home. Staff feels that this is appropriate for the historical time period of the home. Additionally, the outbuilding is not readily visible from the road, which further strengthens the argument for allowing replacement. The applicant wishes to repair existing wooden shutters and repaint them in the same color: black. The applicant wishes to add wooden shutters (black in color) to windows which are not shuttered now.

Staff Recommendation:

Approve COA as requested.

Applicable sections of the Historic District Guidelines:

Section 48 – Window Shutters
. If original to the building, window shutters should be preserved, maintained and repaired as needed, adhering to original design features and using original materials whenever possible. Missing shutters should be replaced with wood shutters of identical or substantially similar size and design. Wood shutters should be of louvered or paneled wood constructed to cover the respective window openings when completely closed.

Section 37 – Roofs

a. Roofs should be retained, with original features such as cresting, chimneys, finials and cupolas, and, if possible with original roof materials such as metal shingles or standing seam metal sheet roofing. "R-type" profile metal roofing is not permitted. "5-V" profile metal roofing may be allowed only if the owner establishes that the original roofing was "5-V". Buildings may be reroofed with similar substitute materials such as fiberglass reinforced asphalt shingles if the original materials are no longer present.

b. Roofs of new shingles should approximate the original materials as closely as possible and be in appropriate colors such as dark gray, black, brown or shades of dark red. Red or green may also be appropriate for Craftsman-Bungalow period buildings. New wood shingles (including new shake shingles) are appropriate for most early 19th Century buildings.

Section 19 – Gutters

a. In order to prevent water damage, gutters and downspouts should be designed to channel the water at least 4 to 6 feet from the building through the use of downspout extensions and splash blocks.

b. When installed, gutters and downspouts should not result in the removal of existing eave features and should be located away from significant architectural features of the associated building. Gutter straps should be nailed under and not on top of the roofing material.

c. Boxed or built-in gutters and downspouts should not be replaced but repaired as needed, adhering to the original design features and using original materials whenever possible.

d. Metal gutters and downspouts (other than copper or prefinished metal) should be maintained by painting all surfaces, including the inside of the gutters.

e. Hang-on type gutters and downspouts should be of painted metal or copper. Gutters should be half-round rather than "K" or ogee unless evidence indicates that "K" or Ogee is appropriate to the period, comparable style and age of structure. Downspouts should be round in cross section.

7. COA request: **Carl and Polly Mallory**, 112 E. Main St., Abingdon, VA 24210, **owner; Polly Mallory, representative;** request for COA to demolish unattached garage at 112 E. Main St.

Proposal:
The applicant proposes to demolish the unattached cinderblock garage at the rear of the home.

Staff Discussion:
The cinderblock unattached garage is not period-appropriate for this structure. Applicant wishes to demolish the garage to provide both parking and access to the rear of the home for maintenance.

Staff Recommendation:

Approve COA to demolish the white cinderblock garage as requested.

Applicable sections of the Historic District Guidelines:

Section 16 – Garages, Carriage Houses and Outbuildings

a. When original to the property or contributing to its historic character, these secondary buildings should be preserved, maintained and repaired as needed, adhering to the original design features and using original materials whenever possible.

b. Relocation to another part of the property should be avoided unless demolition is the only alternative.

c. Original doors should be preserved, maintained and repaired as needed, adhering to the original design features and using original materials to the greatest extent possible. In some instances, they may be retrofitted with appropriate hardware and custom garage door openers.

8. COA request; **Dee Hopkins**, 116 E. Main St., Abingdon, VA 24210, **owner; Robert Neeb, representative;** request for COA to install fences – one in front of property and one in rear.

Proposal:
The applicant proposes to install two fences along the western-most property line. The fence in the "front" of the property would be a white picket fence to match the existing fence. The "rear" fence would be a white wooden privacy fence 6' in height with a 2' lattice top (8' total).

Staff Discussion:
The proposed fence in the front yard appears to be appropriate with respect to design. The exception being that guideline 13 recommends that privacy fences not exceed 6 feet in height. Staff have some concern with the proposed placement of the fence. In this case, the applicant's property line extends over the shared driveway and is located very close to the building located at 112 E. Main St. It is the belief of staff that caution would have to be exercised to both ensure adequate space is preserved to continue to allow use of the driveway as well as to allow room for continued maintenance to the structure at 112 E. Main St.

Staff Recommendation:

Staff recommends tabling of this item until a survey can be performed to delineate exactly where the proposed fence will be located to ensure continuity of use of the driveway and access for maintenance at 112 E. Main St.

Applicable sections of the Historic District Guidelines:

Section 8 – Driveways, Parking Lots and Paving

b. Parking areas for private use should be located in the rear yard of the premises at a location nearer any existing alley than the principal building. If in the public view, such parking areas should be screened with hedges, shrubs or fences as may be appropriate. On corner lots, parking areas should be edged with landscape screening along both primary and secondary streets.

Section 11 – Fences in General

a. Cast iron or other original fence material should be preserved and may be added to buildings if appropriate to the architectural period and style of the construction and in some instances may be appropriate for buildings of later vintage.

b. Chain link fences, concrete block fences and fences of louvered, basket weave, horizontal board, stockade or shadowbox design are not acceptable.

c. Free-standing brick fences that obstruct visibility of the primary building are not acceptable in front yards but may be installed in rear or side yards.

d. Traditional plantings such as hedges and shrubs are acceptable alternatives for fences.

Section 12 – Fences in the Front Yard

a. Fences of cast iron or wood pickets, balusters or spindles are appropriate for front yards and should be painted or stained an opaque color. Solid board fences that obstruct visibility of the historic premises are not appropriate for use in front yards.

b. The open space between balusters should be no greater than 4 inches and be set between a top rail and a bottom baseboard and rail. If the wood pickets or balusters are more than 50% open, the height of the fence should not 6 exceed 42 inches. If the wood pickets or balusters are 50% open or less, the height of the fence should not exceed 36 inches. However, if there is evidence to show that a fence of construction contrary to such limitations formerly existed, any new fence should be constructed in accordance with the available evidence.

Section 13 – Fences in the Rear Yard

a. Low, decorative fence design specified in Design Review Guideline #12 is appropriate for rear yard fences and should be painted, stained, or left natural. Fences which enclose the rear yard for security, privacy and/or restricting pets are also acceptable at this location. Single row privacy fences of vertical flat top boards or planks are the most appropriate for the Old and Historic District, and boards or planks topped with a lattice or picket design are also acceptable.

b. Privacy fences should be no greater than 6 feet in height and set back from the front of the house at least half way back on its side dimension.

9. COA request; **Mark Hurt**, 159 W. Main St., Abingdon, VA 24210, **owner; Preston Edmondson, White Pine Developers, representative;** request for COA to perform exterior maintenance including repoint mortar, repair and paint shutters same color, repair and paint balcony same color, repair and repaint all doors same color, repair copper gutters.

Proposal:
The applicant proposes complete a large list of maintenance items including, repointing of the bricks with limestone mortar, repair and repaint shutters with same color, repair and repaint balcony with same color, repaint/repair doors with same color, and repair/replace copper gutters with same materials.

Staff Discussion:
This COA request is 100% maintenance related and no new materials, colors, or additions will be made to the structure.

Staff Recommendation:

Approve COA as presented.

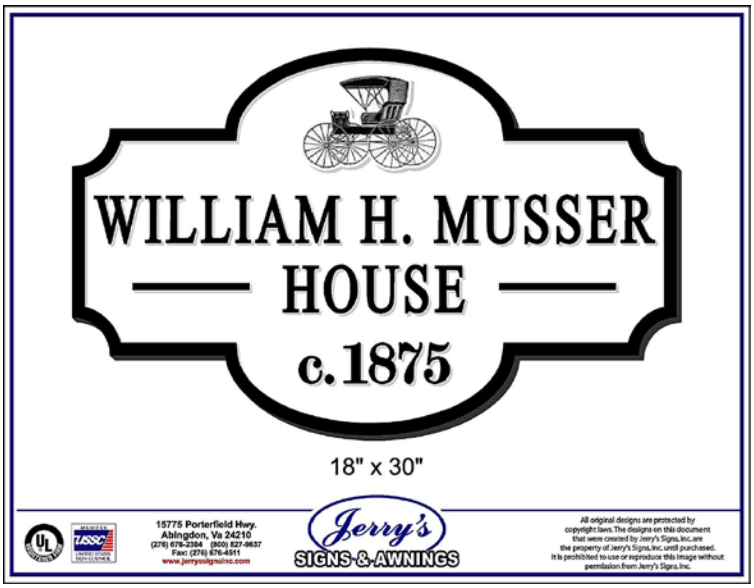
10. COA request: **Matthew Johnson,** 152 E. Valley St., Abingdon, VA 24210, **owner; Sean Taylor, representative;** request for 18" x 30" sign as attached.

Proposal:
The applicant proposes to install a sign to identify the historic nature of the home, the approximate year of construction and the name of the home as identified in the National Register Historic District.

Staff Discussion:
The proposed sign is in accordance with the district guidelines. The sign will be attached to the existing post and will NOT be lit. The sign will be used to identify the historic nature of the home.

Staff Recommendation:

Staff recommends approval of the COA as presented.



Applicable sections of the Historic District Guidelines:

Section 42 – Signs and Graphic Designs

Residential and Commercial Uses (The provisions of Article 21 of Abingdon's Zoning Ordinance also apply to such signs and graphic designs).

a. Signs indicating current use (as opposed to signs designating historic significance) may be used only for commercial buildings, churches and bed and breakfast establishments.

b. Signs should be kept to a minimum, with no more than two signs per building or one sign per business whichever is greater. Multi-tenant signs are limited to one per building, and all signage for that building should be located on said sign.

c. Signs should be appropriate to the size or location of the building. Individual signs should not exceed 4 square feet. Double-faced signs are permissible, and the size limitations will be calculated by measurement of a singleface only. Sign size restrictions do not apply to hotels, theaters, restaurants and churches. Board approval as to the size of these signs is required, and may be granted according to historic precedence.

d. Signs that are vintage 1945 or earlier (such as painted wall signs or those of metal and neon) should be preserved, maintained and repaired as needed. Accurate replications of signs (historic text excluded) which are established to have existed on the building in question may be permissible.

e. New signs should be fabricated to professional standards, out of traditional materials such as wood or polymer which closely replicates wood, with copper or bronze or other appropriate letters. Wood signs with sandblasted lettering may be appropriate. Signs of unfinished wood are not acceptable. The use of plywood is permitted so long as it is properly sealed from the elements with all visible edges of the plywood concealed.

f. Appropriate logos or symbols may be used. Colors should be coordinated with the overall building colors and have lettering appropriate to the size of the sign and the architecture of the building.

g. In the case of commercial buildings, signs should be freestanding, affixed to the face of the building or otherwise placed at traditional sign locations. Signs for churches or bed and breakfast establishments may be freestanding or attached to the face of the building.

h. When mounted on masonry walls, signs should be anchored into the mortar, not the masonry.

i. Lighting should be concealed and should not use visible bulbs, flashing lights or luminous paints. Spot or up-lit lighting for signs is recommended, but they should not be backlit or internally lit.

11. COA renewal request: **Betsy White**, 125 W. Valley St., Abingdon, VA 24210, **owner; Betsy White, representative;** request for renewal of previously approved COA from Aug. 5, 2015, HPRB meeting for porch maintenance.

Proposal:
The applicant wishes to renew her COA originally approved at the August 5, 2015, regular meeting to complete maintenance to her porch.

Staff Discussion:
This is simply a request to renew an already existing COA to allow the applicant time to complete the work.

Staff Recommendation:

Approve COA as presented.

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
JUNE 1, 2016 – 5:15 P.M.

The Regular meeting for the Historic Preservation Review Board was held on Wednesday, June 1, 2016, at 5:15 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mrs. White, Chairperson, called the meeting to order. Mr. Taylor called the roll.

ROLL CALL

Members Present:	Mrs. Betsy White, Chairperson Mr. Jeff Johnson, Vice-chairman Mr. S. Andrew Neese Comprising a quorum of the Board
Members Absent:	Councilperson Jayne Duehring Mr. Michael Weaver
Administrative Staff:	Mr. Sean Taylor, Assistant Town Planner Mrs. Jenny Carlisle, Planning Department Mr. John Dew, Director of Public Services
Visitors:	Mr. Byrum Geisler Mr. Cindy Patterson

* * * * * * * * * * * *

(2) Approval of Minutes: **Regular meeting, May 4, 2016**

Mr. Neese moved to approve the minutes from the regular meeting, May 4, 2016, as submitted. Mr. J. Johnson was not present at that meeting. Per Robert's Rules of Order the minutes are able to stand approved, as submitted, without a vote. It was noted that they will ask Mr. Weaver if he has any changes, submissions, or deletions at the next meeting.

Minutes stand approved as submitted.

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(3) Discussion Topic: **Town of Abingdon,** P.O. Box 789, Abingdon, VA 24212, **owner; John Dew, representative;** discussion of sidewalks and curbing. **Located at East Main Street between Court Street and Tanner Street.**

Mr. Byrum Geisler began the discussion of sidewalks and curbing along Main Street by mentioning that the Town had recently removed some limestone stones that are part of the original design of the street,

Not Yet Approved

and in fact, property owners were required to pay for the brick sidewalks and limestone stones upon original installation. He stated that if we expect property owners to take care of the original fabric of the Town then we should require the Town to do it as well. He asked what the Town's plan was as far as the limestone stones are concerned.

Mr. John Dew began by apologizing that the stones were removed by a contractor. The limestone stones were the actual curb at one time, not the concrete curb there now that is part of the modern road system. There is a small gap between them and the modern curb and it becomes irregular, uneven, and difficult to maintain. They are also tripping hazards. He stated that he'd like to start a conversation as to a compromise to maintain the historic value of the stones, but at the same time maintain the safety of the walk surface. He asked if it would be a possibility to move the stones from the front edge to the back edge of the sidewalk so their presence is still there but the tripping hazard is eliminated. He noted that doing that would remove their purpose, but that their original purpose has already been removed by the installation of the more modern curb and gutter system.

Mrs. White proposed everyone walk around and look at them come up with suggestions. Discussion ensued.

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(4) Discussion Topic: NAPC conference.

Discussion of the upcoming NAPC conference took place. Mr. Neese and Mr. Weaver will attend the conference with Mr. Taylor, who is trying to get a grant to help pay for it. It is July 27 – 31. Ms. Cindy Patterson, newly elected councilperson, will see if she can go, as well.

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(5) Planning Department report; 411 East Valley Street waiver.

Mr. Taylor mentioned a waiver that staff issued for 411 East Valley Street. They are redoing their rear door which is not visible from Valley Street and is not adjacent to the Historic District.

A Barter tent will be up today through this weekend. They will not have amplified music, and they did fill out a building inspection application.

* * * * * * * * * * * *

There being no further business, the meeting adjourned at 6:09 p.m.

_____ _____

Sean Taylor, Secretary Mrs. Betsy White, Chairperson

Not Yet Approved

APPLICATION FOR
WAIVER OF
CERTIFICATE OF APPROPRIATENESS

Application is hereby made for waiver of Certificate of Appropriateness under Article 8, section 8-4-1,b of the Zoning Ordinance of the Town of Abingdon. Such waiver is limited to the following under the Guidelines adopted on May 5th, 2004 by the Board of Architectural Review as follows:

The Zoning Administrator of the Town may determine that certain minor actions involving buildings and structures within the Old and Historic District will have no permanent effect on the character of the District, and, by written waivers exempt the minor actions from review by the Board of Architectural Review. Such minor actions shall be limited to the following:

A. Repainting in a paint scheme that duplicates the existing paint colors. Provided, however:
- The paint used should be of high quality to provide a long lasting finish.
- Paint colors should be appropriate for the building or structure's architectural style and design, as to which the Board of Architectural Review will provide recommendations at the owner's request.
- Unpainted masonry should be left unpainted.

B. Addition or deletion of storm windows and doors, window gardens, awnings, temporary canopies, window air conditioners or similar appurtenances.

C. Addition or deletion of television or radio antennas, skylights or solar collectors in locations not visible from a public street, right of way or place.

D. Any alterations or other changes within the building or structure which are not visible from a public street, right of way or place.

E. Relocation of heating and cooling systems on the property, provided they are screened per the Design Guidelines.

E. Planting of grass, trees or shrubs and other landscape improvements, excluding, however, any landscape treatment which would substantially alter the old and historic aspects of the particular building or structure or involve construction of fences, walls, walkways, pools, fountains and like improvements which might affect the appearance of the historic site.

G. Repair of roof or guttering using materials that replicate existing material.

Name of Owner: RICH BUDDINGTON
Name of Business (if applicable): N/A
Address: 229 E. VALLEY ST. Telephone: 276-356-1062
Item and number from list above that is the subject of this request: G
Tax Map Number: 013-1-15
Approved by the Zoning Administrator: (YES) / NO
Location in Historic District (Sub-district): 7A
Other comments: Repair/Replace cedar slate roof w/ same materials
Date and Signature of Property Owner: [signature] MD 6/20/16
Date and Signature of Zoning Administrator: [signature] 6/20/16

By signing this waiver request, the owner authorizes the Zoning Administrator or his/her designee to enter onto the premises during normal business hours for the purposes of investigating compliance with the waiver of Certificate of Appropriateness.

Each application for waiver should be on the form provided by the office of the Zoning Administrator and documented by appropriate drawings, plans or other depiction of the proposed addition, deletion or other alteration, together with samples of the materials and colors to be used in taking the minor actions.

Town of Abingdon, Virginia
Old and Historic District

APPLICATION FOR TAX ABATEMENT

133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Per Article II, Division 5 of the Abingdon, Virginia Code of Ordinances, you may be eligible for property tax credit and/or abatement.

Location of Property: 247 Valley Street NE	
Property Owner Name (PRINT): Sam F. Hurt, Jr.	Tax Map No: 013-1-17
Business Name (if applicable):	
Mailing Address: 247 Valley Street NE	
City: Abingdon	
State/Zip: VA 24210	
Phone/Fax Number: 276 676-1128	
Email: jan@bvu.net	

Required information to be submitted with the application:

- Approved Certificate of Appropriateness from the Historic Preservation Review Board
- Copies of itemized receipts/proof of payment for work performed on exterior, or a total of expenditures certified by a CPA
- Before and after photographs
- If you have been approved for state/federal tax credits, please provide your approval form

Property owners within the town pay a combination of County and Town taxes. Local Historic Tax Credits only apply to the town's portion of tax owed. Town taxes consist of both **improvement value** and **land value.** Credits will be issued against **improvement value** only. Tax credits are $2,500.00 as to town property taxes for every $2,500.00 of exterior maintenance, restoration, preservation, and rehabilitation work performed and documented on structures located within the Old and Historic District of town. Credits will be given toward the **assessed value on the structure.** The tax credit shall be allowed immediately following the tax year in which the work is complete.

EXAMPLE FOR $2500 SPENT	
Land Value $65,000 (Will change if new assessment year)	Billing for May $91.00 Billing for November $91.00
Improvement Value $189,400 (Will not change for up to 10 years)	Billing for May $265.16 Billing for November $265.16
ABATEMENT SCHEDULE	
2016 Year	$530.32
2017 Year	$530.32
2018 Year	$530.32
2019 Year	$530.32
1st half 2020 year	$265.16
2nd half of 2020 year	$113.56

To be Completed/Initialed by Planning Department Staff

COA was issued at the May 4, 2016 HPRB meeting. $ 12,550 is eligible for Historic Tax Abatement.
Signed: _____ Town Manager.

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 247 Valley St NE	Historic District?: ✓ Yes ☐ No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): Sam F Hurt, Jr.	Representative Agent(s) Name: Jan Hurt
Signature:	Firm:
Mailing Address: 247 Valley St NE	Mailing Address: same
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276 676-1128	Phone/Fax Number:
Email: jan@bvu.net	Email:

(Check the Appropriate Boxes - Check all that Apply)

✓	Exterior Change		Addition		Relocation
	Wall/Fence	✓	Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC, etc. screen		Other _____		Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ✓ Yes ☐ No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed Jan - electronic Date _____

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Rebuild steps to front porch

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [ ] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- [ ] Site plan or plat of property
- [ ] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project
- [x] $50.00 application fee if requesting tax credits
- [x] Are you requesting tax credits for this project?
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

==========PROPOSAL==========

Odd Jobs & More, LLC

12040 Garrett Creek Rd.
Abingdon, VA 24210
Cell: 276-608-7620 or Phone: 276-628-4587
Licensed and Insured
License No. 2705 092519

==========

Proposal Submitted to: Jan Hurt
Address: 247 Valley Street
Abingdon, VA

Date: March 30, 2016
Job Location: Valley Street

==========

Work to be done:

House #247 Valley Street
- Paint metal roof on house same color
- Tear out front steps at main entrance, rebuild same as before, and paint same color as before

House #254 Valley Street
- Tear off roof of house and re-roof with Independence Designer shingles (Burnt Sienna color)
- Paint trim on house same color as before
- Tear off roof of garage and barn style framing, reframe straight A style roof, and re-roof with Independence Designer shingles (Burnt Sienna color)

==========

Odd Jobs & More, LLC
12040 Garrett Creek Rd.
Abingdon, VA 24210
License No.: 2705 092519

Invoice

Date	Inv. No.
5/27/16	

Bill to:

Jan Hurt
247 Valley Street
Abingdon, VA

P.O. No.	Terms	Project

Quanitity	Description	Rate	Amount
	Advance on Roof Paint and Labor Estimate		$ 7500.00
		Total	$ 7500.00

Thank You

Odd Jobs & More, LLC
12040 Garrett Creek Rd.
Abingdon, VA 24210
License No.: 2705 092519

Invoice

Date	Inv. No.
6/30/16	

Bill to:

Jan Hurt
247 Valley Street
Abingdon, VA

P.O. No.	Terms	Project

Quanitity	Description	Rate	Amount
	Work Done at 247 Valley St. Paint Roof / Paint threshold on side Double Doors / Paint Front Porch Labor & Material		$ 2200.00
		Total	$ 2200.00

Thank You

Odd Jobs & More, LLC
12040 Garrett Creek Rd.
Abingdon, VA 24210
License No.: 2705 092519

Invoice

Date	Inv. No.
5/27/16	

Bill to:

Jan Hurt
247 Valley Street
Abingdon, VA.

P.O. No.	Terms	Project

Quanitity	Description	Rate	Amount
	Work done on Front Steps Tear out / Rebuild & Paint Labor & Material		$ 2850.00
		Total	$ 2850.00

Thank You

4084

SAM F. HURT / SPECIAL ACCOUNT

Odd Jobs & More, LLC

5/27/2016

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/27/2016	Bill		2,850.00	2,850.00		2,850.00
5/27/2016	Bill		7,500.00	7,500.00		7,500.00
					Check Amount	10,350.00

PAYMENT RECORD

Highlands Union

10,350.00

10065/10065 667472 (11/14)

100651

Rev 2/14

Town of Abingdon, Virginia
Old and Historic District

APPLICATION FOR TAX ABATEMENT

133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Per Article II, Division 5 of the Abingdon, Virginia Code of Ordinances, you may be eligible for property tax credit and/or abatement.

Location of Property: 254 Valley St. NE Abingdon	
Property Owner Name (PRINT): Hurt Properties	Tax Map No: 013-1-34
Business Name (if applicable): N/A	
Mailing Address: PO Box 1924	
City: Abingdon	
State/Zip: Va 24212	
Phone/Fax Number: 432 230-7074 (cell)	
Email: jan@bvu.net	

Required information to be submitted with the application:

- Approved Certificate of Appropriateness from the Historic Preservation Review Board
- Copies of itemized receipts/proof of payment for work performed on exterior, or a total of expenditures certified by a CPA
- Before and after photographs
- If you have been approved for state/federal tax credits, please provide your approval form

Property owners within the town pay a combination of County and Town taxes. Local Historic Tax Credits only apply to the town's portion of tax owed. Town taxes consist of both **improvement value** and **land value.** Credits will be issued against **improvement value** only. Tax credits are $2,500.00 as to town property taxes for every $2,500.00 of exterior maintenance, restoration, preservation, and rehabilitation work performed and documented on structures located within the Old and Historic District of town. Credits will be given toward the **assessed value on the structure.** The tax credit shall be allowed immediately following the tax year in which the work is complete.

EXAMPLE FOR $2500 SPENT	
Land Value $65,000 (Will change if new assessment year)	Billing for May $91.00 Billing for November $91.00
Improvement Value $189,400 (Will not change for up to 10 years)	Billing for May $265.16 Billing for November $265.16
ABATEMENT SCHEDULE	
2016 Year	$530.32
2017 Year	$530.32
2018 Year	$530.32
2019 Year	$530.32
1st half 2020 year	$265.16
2nd half of 2020 year	$113.56

***Note: If you are delinquent on any Town fee or license, you will not be eligible to accept benefit of this abatement.**

To be Completed/Initialed by Planning Department Staff

COA was issued at the May 4, 2016 HPRB meeting. $ 32,525 is eligible for Historic Tax Abatement.
Signed: _____ Town Manager.

Abingdon, Virginia

IMPORTANT NOTE:
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 254 Valley St NE	Historic District?: ✓ Yes ☐ No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): Hurt Properties	Representative Agent(s) Name: Jan Hurt
Signature:	Firm:
Mailing Address: 247 Valley St NE	Mailing Address: same
City: Abingdon	City:
State/Zip: Va	State/Zip:
Phone/Fax Number: 276 676-1128	Phone/Fax Number:
Email:	Email: jan@bvu.net

(Check the Appropriate Boxes - Check all that Apply)

✓	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC, etc. screen	✓	Other replace roof o	✓	Other rebuild garage rc

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ✓ Yes ☐ No

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Signed Jan - electronic Date 4/15/16

PLEASE READ:
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FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Replace shingle roof on house, repaint trim same color. Replace any trim necessary.
Rebuild garage roof to A frame, a more compatible style for an arts and crafts house than the Dutch revival barn roof. Replace shingles. Repaint and repair trim as necessary.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [✓] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- [ ] Site plan or plat of property
- [ ] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project
- [ ] $50.00 application fee if requesting tax credits
- [ ] Are you requesting tax credits for this project?
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

==========PROPOSAL==========

Odd Jobs & More, LLC

12040 Garrett Creek Rd.
Abingdon, VA 24210
Cell: 276-608-7620 or Phone: 276-628-4587
Licensed and Insured
License No. 2705 092519

==========

Proposal Submitted to: Jan Hurt
Address: 247 Valley Street
Abingdon, VA

Date: March 30, 2016
Job Location: Valley Street

==========

Work to be done:

House #247 Valley Street
- Paint metal roof on house same color
- Tear out front steps at main entrance, rebuild same as before, and paint same color as before

House #254 Valley Street
- Tear off roof of house and re-roof with Independence Designer shingles (Burnt Sienna color)
- Paint trim on house same color as before
- Tear off roof of garage and barn style framing, reframe straight A style roof, and re-roof with Independence Designer shingles (Burnt Sienna color)

==========

HURT PROPERTIES, LP. A PARTNERSHIP

3209

Odd Jobs & More, LLC

Date	Type	Reference	Original Amt.	Balance Due	5/27/2016 Discount	Payment
5/27/2016	Bill		11,625.00	11,625.00		11,625.00
5/27/2016	Bill		15,700.00	15,700.00		15,700.00
					Check Amount	27,325.00

Equilibria #0361

27,325.00

Odd Jobs & More, LLC
12040 Garrett Creek Rd.
Abingdon, VA 24210
License No.: 2705 092519

Invoice

Date	Inv. No.
5/27/16	

Jan Hurt

P.O. No.	Terms	Project

nitity	Description	Rate	Amount
	Advance on Material & Labor For Roofing & Painting Trim on 254 Valley Street House and Garage		$15,700.00
		Total	$15,700.00

Thank You

Odd Jobs & More, LLC
12040 Garrett Creek Rd.
Abingdon, VA 24210
License No.: 2705 092519

Invoice

Date	Inv. No.
5/27/16	

Bill to:

Jan Hurt

P.O. No.	Terms	Project

Quanitity	Description	Rate	Amount
	Work done at 402 Main Street Labor & Material		$ 525.00
	Down Payment on Storm Windows		$ 250.00
	Work done on 254 Valley St. Reframe Garage Roof / Paint Trim Touch up Ext. Walls Labor & Materials		$ 10,850.00
		Total	$ 11625.00

Thank You

HURT PROPERTIES, LP A PARTNERSHIP

3225

Odd Jobs & More, LLC

6/24/2016

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
6/24/2016	Bill		5,200.00	5,200.00		5,200.00
6/24/2016	Bill		1,475.00	1,475.00		1,475.00
					Check Amount	6,675.00

Equilibria #0361

6,675.00

Odd Jobs & More, LLC
12040 Garrett Creek Rd.
Abingdon, VA 24210
License No.: 2705 092519

Invoice

Date	Inv. No.
6/24/16	

Bill to:

Jan Hurt

P.O. No.	Terms	Project

Quanitity	Description	Rate	Amount
	Work done at 254 Valley St. Paint All Storm Windows Inside & out. Touch up Body & Foundation of House Clean and Paint Gutters Replace Broken Window Panes and replace Front Door Seal		
	Labor & Material		$ 5200.00
		Total	$ 5200.00

Thank You

Abingdon, Virginia

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 254 White's Mill Road	Historic District?: [✓] Yes [ ] No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): Joyce Hayter Ferratt	Representative Agent(s) Name:
Signature: Joyce Hayter Ferratt	Firm:
Mailing Address: 254 White's Mill Road	Mailing Address:
City: Abingdon,	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276-628-3273	Phone/Fax Number:
Email: joyce@shepherdsjoy.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

✓	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC, etc. screen		Other _____		Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? [✓] Yes [ ] No

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Signed Joyce Hayter Ferratt Date 7-20-16

PLEASE READ:
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FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

1. Replace existing shingles with Timberline HD Lifetime Architectural shingles on House

2. Replace tin roof on garage with above shingles to match house

3. Replace existing shutters on front of house, shutter all windows.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

☐ Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration

☐ Site plan or plat of property

☑ A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

Timberline HD shingles Color: Slate
Gutters will be replaced with 6" instead of 4"
Shutters: Black

☐ $50.00 application fee if requesting tax credits

☐ Are you requesting tax credits for this project?

☐ Other (please attach more sheets if necessary)

Adjoining property owners have been notified: Mike and Paulette Wartella, Robin Browning and Mary Bolt

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

Abingdon, Virginia

IMPORTANT NOTE:
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 112 E Main Street	Historic District?: ☑ Yes ☐ No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): Carl and Polly Mallory	Representative Agent(s) Name: n/a
Signature: Carl Mallory Polly Mallory	Firm:
Mailing Address: 112 E Main Street	Mailing Address:
City: Abingdon	City:
State/Zip: VA	State/Zip:
Phone/Fax Number:	Phone/Fax Number:
Email: gallery.mallory@gmail.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

☐	Exterior Change	☐	Addition	☐	Relocation
☐	Wall/Fence	☐	Deck/Porch	☑	Demolition
☐	Driveway/Parking Area	☐	New Structure/Building	☐	Grounds/Landscaping
☐	Dumpster/HVAC, etc. screen	☐	Other _____	☐	Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ☐ Yes ☑ No

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Signed: Date:

PLEASE READ:
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FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Property owners, Carl and Polly Mallory, request board approval to proceed with demolition of cement block garage located at the rear of their residence. See attached photos.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [x] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- [x] Site plan or plat of property
- [ ] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

  n/a
- [ ] $50.00 application fee if requesting tax credits
- [ ] Are you requesting tax credits for this project?
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

VIRGINIA:
IN THE CIRCUIT COURT OF WASHINGTON COUNTY

DEE HOPKINS,

Plaintiff and Counter-Claim Defendant,

and

ROBERT NEEB,

Counter-Claim Defendant,

v. Case No. CL13-330

CARL MALLORY and
POLLY R. MALLORY,

Defendants and Counter-Claim Plaintiffs.

FINAL ORDER

This day came the parties and advised the Court that the matters in dispute between them have been amicably resolved. In consideration whereof, it is

ADJUDGED AND ORDERED

that this action and all causes of action herein pending shall be and hereby are DISMISSED with full and final prejudice. This Court's Order of November 20, 2014, being temporary in nature, shall not survive entry of this Final Order.

The Clerk shall transmit a *teste* copy of this Final Order to counsel of record and Mr. Robert Neeb, Counter-Claim Defendant *Pro Se.*,

There remaining nothing further to be done, the Clerk shall strike this action from the active docket of the Court and place its papers among the ended causes.

Enter this 13th day of July, 2016:

Sage B. Johnson
JUDGE

WE ASK FOR THIS:

ROBERT NEEB
116 E. Main Street
Abingdon, VA 24210
Counter-Claim Defendant *Pro Se*

Brian M. Ely, Esq.
ELY LAW GROUP
Virginia State Bar No. 37370
597 East Main Street
Abingdon, VA 24210
(276) 628.1119
Counsel for Dee Hopkins

Thomas Dene
Virginia State Bar No. 40391
DENE & DENE, P.C.
138 Court Street, N.E.
Abingdon, VA 24210
(276) 628-8644
Counsel for Carl Mallory and Polly R. Mallory

ATTESTED COPIES PROVIDED TO:
PLT ATTY ___JDR ___VITAL RECORDS
DEF ATTY ___ GDC ___ VSP/CCR
___GENERAL RC ___GAL
___SPECIAL COMM ___OTHER:
DATE: 7-13-16 (B.MCCRACKEN)

A COPY TESTE:
CIRCUIT COURT WASHINGTON COUNTY, VA
PATRICIA S MOORE, CLERK
BY: _____ DEPUTY CLERK

Document Prepared by:
ELY LAW GROUP, P.C.
Brian M. Ely, VSB#37370
597 East Main Street
Abingdon, Virginia 24210

Title Insurance Underwriter: None *Tax Map No. 012-1-100 & 012-1-99*

THIS EASEMENT, made this the 5th day of July, 2016, by and between **DEE HOPKINS**, hereinafter "Grantor", and **CARL MALLORY** and **POLLY R. MALLORY,** husband and wife, hereinafter "Grantees".

WHEREAS, the Grantor is the owner of property located at 116 East Main Street, Abingdon, Virginia, being a 0.27 acre tract known as Lot 5 of the David Craig's Plan of the Town of Abingdon, as shown on the survey of record in Plat Book 63, page 97, in the Office of the Circuit Court Clerk of Washington County, Virginia; and

WHEREAS, the Grantees are the owners of property located at 112 East Main Street, Abingdon, Virginia, being a 0.19 acre tract as shown on the survey of record in Deed Book 1011, page 13, in the aforesaid Clerk's Office; and

WHEREAS, the parties are in litigation over (1) the existence of an express easement, across the Grantor's property for the benefit of the Grantee's property as described in Instrument Number 060010181, and shown on the survey of record in Deed Book 1011, page 13 and (2) the existence, extent and length of an implied easement alleged by Grantees running the entire length of the property line common to Grantor and Grantees; and

WHEREAS, the parties have reached an agreement regarding the disputed easements; and

NOW, THEREFORE, in consideration of the final resolution of the pending litigation, and for the purposes of finally resolving the nature and extent of Grantee's easement rights in and to Grantor's real property and establishing a permanent easement for the benefit of Grantees' real property over, across and through Grantor's property, the parties agree as follows:

Grantor hereby grants, conveys and transfers to Grantees and their successors in title, a permanent easement for ingress and egress, along the gravel drive as is specifically shown and depicted on the survey by John S. Rasnick, L.S., partially titled "PLAT SHOWING THE PROPERTY OF JAMES GORDON CRAIG (DECEASED) & MARGARET M. CRAIG...", of record in Deed Book 1011, page 13, in the aforesaid Clerk's Office and attached hereto as Exhibit A. Said easement shall be the exact width, length, and location as shown on said plat and labeled as "Gravel Drive over Adjoiner's Private Alley."

Grantor and her successors in title retain the right to use the gravel drive situate on Grantor's real property for any purpose, but shall not block or impede the use of the

above described easement by Grantees, their guests and invitees, for ingress and egress along the gravel drive as shown on the attached plat. Likewise, Grantees shall not block or impede the use of said gravel drive upon Grantor's real property by Grantor, her guests and invitees, for any reason, except as may be necessary for ingress or egress along the gravel drive as shown on the attached plat. Grantees' contractors may use said easement along said gravel drive as shown on the attached plat for maintenance and improvements to Grantees' realty so long as said contractors do not block Grantor's use of the gravel drive. Grantees shall be liable for any damage to Grantor's improvements and plantings caused by their contractors. Except in the event of emergencies Grantees shall provide Grantor with advanced notice prior to said contractor's use.

The parties shall equally divide the cost of maintaining the easement in its current condition, which includes snow removal and gravel replacement. Except in the event of emergencies, prior to undertaking any such maintenance each party shall provide the other with adequate advance notice and a reasonable opportunity to participate in deciding how the gravel replacement or snow removal is undertaken. Should any party damage the easement such party shall be solely responsible for repairing such damage. Reasonable use of the easement shall not constitute damage.

Grantees and Grantor sign this easement to signify their agreement to the above for themselves as well as their successors in title and further agree that this instrument is the controlling authority as to the Grantees' use of the easement.

IN WITNESS WHEREOF, by signature and seal.

Dee Hopkins (SEAL)
DEE HOPKINS

STATE OF VIRGINIA:
COUNTY OF WASHINGTON, to-wit:

I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that **Dee Hopkins,** whose name is signed to the foregoing writing, has acknowledged the same before me in my county and state aforesaid.

Given under my hand this 5th day of July, 2016.

BRIAN MANNING ELY
NOTARY PUBLIC
REG # 168709
MY COMMISSION EXPIRES 5/31/20 20
COMMONWEALTH OF VIRGINIA

Notary Public. Registration #: 168709
My Commission Expires: 05/31/20

IN WITNESS WHEREOF, by signature and seal.

_____(SEAL)
CARL MALLORY

_____(SEAL)
POLLY R. MALLORY

STATE OF: TN :
CITY/COUNTY OF: Davidson, to-wit:

I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that **CARL MALLORY,** whose name is signed to the foregoing writing, has acknowledged the same before me in my county and state aforesaid.

Given under my hand this 6th day of July, 2016.

_____
Notary Public. Registration #: _____
My Commission Expires: 3/31/2020

KRISTANN A. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF: VIRGINIA :
CITY/COUNTY OF: WASHINGTON, to-wit:

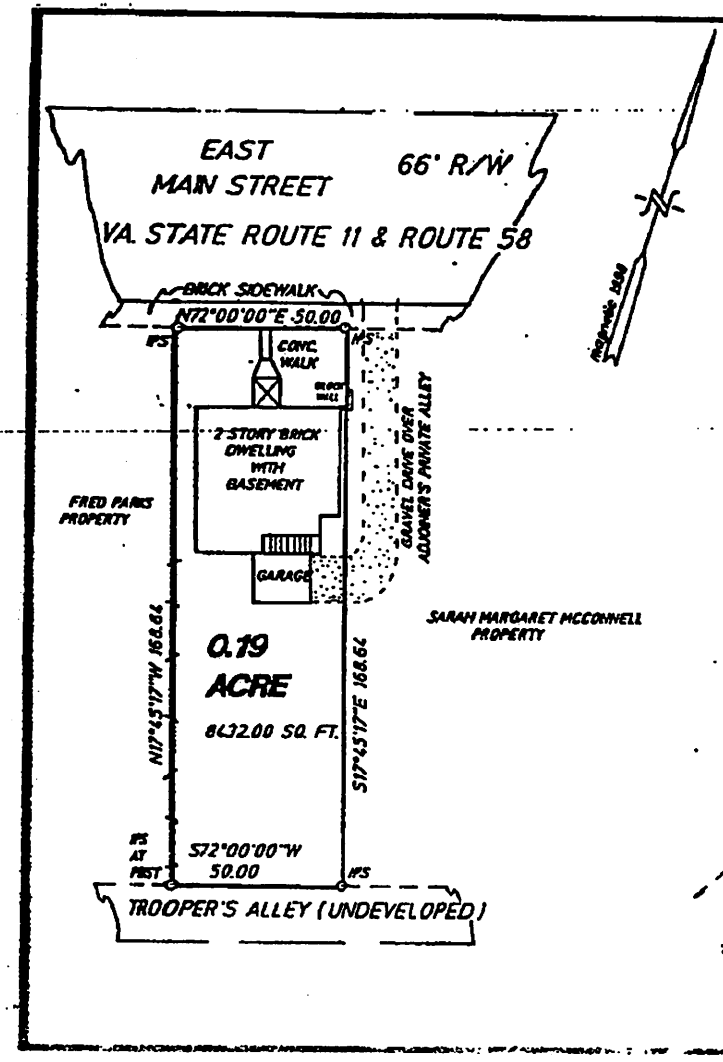
I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that **POLLY R. MALLORY,** whose name is signed to the foregoing writing, has acknowledged the same before me in my county and state aforesaid.

Given under my hand this 7th day of July, 2016.

_____
Notary Public. Registration #: 7659455
My Commission Expires: February 28, 2019

Thomas Dene
Notary Public 7659455
Commonwealth of Virginia
My Commission Expires February 28, 2019

Exhibit A



PLAT

SHOWING THE PROPERTY OF

JAMES GORDON CRAIG
& (DECEASED)
MARGARET M. CRAIG

AS REFERENCED IN D.B. 304 PG. 440
LOCATED IN THE TOWN OF
ABINGDON, VIRGINIA
AS SURVEYED BY JOHN S. RASNICK L.S.
OF BOUNDARY HUNTER LAND SURVEYING
13093 KINCANNON ROAD
GLADE SPRING VIRGINIA
ON JUNE 08, 1998
SCALE 1" = 40'
IPS = IRON PIN SET
+—+—+ = WOODEN RAIL FENCE
NOTE: NO TITLE REPORT FURNISHED
SUBJECT PROPERTY LOCATED OUTSIDE
F.I.R.M. 100 YEAR FLOODZONE

TO BE CONVEYED TO.

VIRGINIA D. SMITH

6-9-98

BOOK 1011 PAGE 12

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 116 EAST MAIN ST.	Historic District?: ☑ Yes ☐ No
Business Name (if applicable): —	Tax Map No:
Applicant/Property Owner Name (PRINT): DEE HOPKINS	Representative Agent(s) Name: ROBERT NEEB
Signature: Dee Hopkins	Firm: —
Mailing Address: 116E. MAIN	Mailing Address: 116 E. MAIN
City: ABINGDON	City: ABINGDON
State/Zip: VA 24210	State/Zip: VA 24210
Phone/Fax Number: 276-525-4245	Phone/Fax Number: 276-525-4245
Email: hopkinsdee@aol.com	Email: rfneeb@aol.com

(Check the Appropriate Boxes - Check all that Apply)

☐	Exterior Change	☐	Addition	☐	Relocation
☒	Wall/Fence	☐	Deck/Porch	☐	Demolition
☐	Driveway/Parking Area	☐	New Structure/Building	☐	Grounds/Landscaping
☐	Dumpster/HVAC, etc. screen	☐	Other _____	☐	Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ☐ Yes ☐ No ?

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed _____ Date _____

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

Build a fence between 116 E. Main and 112 E. Main. ① Front fence will be a picket fence like the one in front of 116 E. Main. ② back fence would be a privacy, "good neighbor" fence like around our patio area — a white painted 5'-6' fence with a 2' lattice work on top.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [x] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration — submitted at committee
- [x] Site plan or plat of property — submitted at committee
- [ ] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project
- [x] $50.00 application fee if requesting tax credits
- [ ] Are you requesting tax credits for this project? If applicable
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

Aug. 3rd @ 5:15pm - HPRB meeting
- Sean Taylor - Town of Abingdon.

Abingdon, Virginia

IMPORTANT NOTE:
The complete application must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 159 W. Main St. Abingdon VA 24211	Historic District?: [✓] Yes [ ] No
Business Name (if applicable): Law Office of Mark T Hurt	Tax Map No:
Applicant/Property Owner Name (PRINT): Mark Hurt	Representative Agent(s) Name: Preston Edmondson
Signature: [signature]	Firm: White Pine Developers
Mailing Address: 159 W. Main St	Mailing Address: 15207 Cedar Creek Rd
City: Abingdon	City: Meadowview
State/Zip: VA 24210	State/Zip: VA 24361
Phone/Fax Number: 276-623-0808	Phone/Fax Number: 276-608-4648
Email: markthurt@yahoo.com	Email: White Pine 1@comcast.Net

(Check the Appropriate Boxes - Check all that Apply)

[ ]	Exterior Change	[ ]	Addition	[ ]	Relocation
[ ]	Wall/Fence	[ ]	Deck/Porch	[ ]	Demolition
[ ]	Driveway/Parking Area	[ ]	New Structure/Building	[ ]	Grounds/Landscaping
[ ]	Dumpster/HVAC, etc. screen	[ ]	Other Exterior Maintance	[ ]	Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? [✓] Yes [ ] No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed [signature] Date 7/19/16

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

- Point morter joists with a Lime Base morter
- Repair all shutters and paint (SAme color)
- Repair and paint balcony (SAme color)
- Sand and paint all windows & DOOR
- Repair copper guttering and rehang

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

- [x] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration
- [ ] Site plan or plat of property Not applicable. doing maintance
- [ ] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project
- [ ] $50.00 application fee if requesting tax credits
- [ ] Are you requesting tax credits for this project?
- [ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

The Law Offices

Abingdon, Virginia

IMPORTANT NOTE:
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 152 Valley St. NE	Historic District?: ☑ Yes ☐ No
Business Name (if applicable):	Tax Map No: 013-1-51
Applicant/Property Owner Name (PRINT): Matthew & Jennifer Johnson	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: 152 Valley St. NE	Mailing Address:
City: Abingdon,	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276-492-2125	Phone/Fax Number:
Email: mjohnson@abingdon-va.gov	Email:

(Check the Appropriate Boxes - Check all that Apply)

☐	Exterior Change	☐	Addition	☐	Relocation
☐	Wall/Fence	☐	Deck/Porch	☐	Demolition
☐	Driveway/Parking Area	☐	New Structure/Building	☐	Grounds/Landscaping
☐	Dumpster/HVAC, etc. screen	☐	Other _____	☑	Other Sign

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? ☐ Yes ☑ No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed _____ Date July 15, 2016

PLEASE READ:
Applicants are encouraged to submit complete applications with sufficient information to allow a clear understanding of the proposal by the Historic Preservation Review Board members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

New 18" x 30" sign as attached.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

[✓] Sketch, drawing and/or elevations showing the proposed changes or improvements, and an adequate number of photographs to show the area of the proposed alteration

[N/A] Site plan or plat of property

[✓] A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

See rendering for colors (black and white)

[N/A] $50.00 application fee if requesting tax credits

[N/A] Are you requesting tax credits for this project?

[X] Other (please attach more sheets if necessary)

will be attached to existing post.

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400

WILLIAM H. MUSSER HOUSE

c.1875

18" x 30"

15775 Porterfield Hwy.
Abingdon, Va 24210
(276) 676-2304 (800) 827-9637
Fax: (276) 676-4511
www.jerryssignsinc.com

Jerry's SIGNS & AWNINGS

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Abingdon, Virginia

IMPORTANT NOTE:
The complete application, along with $50.00 administrative fee, must be filed with the Town of Abingdon's Office of Planning and Zoning no later than the third Monday of the month to be heard at the next month's Historic Preservation Review Board meeting. Applications received after the third Monday of the month will be heard at the following month's meeting. If an application is not complete, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants review the Old and Historic District's Design Guidelines found at www.abingdon-va.gov/announcements.htm#BAR and meet with Planning Department staff before the deadline to review their application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Town of Abingdon, Virginia

Historic Preservation Review Board
133 East Main Street • P.O. Box 789 • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property: 125 W. Valley Street	Historic District?: [✓] Yes [ ] No
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINT): Ramsey and Betsy White	Representative Agent(s) Name:
Signature: Betsy K. White	Firm:
Mailing Address: 125 W. Valley St. Ab.	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 276.628.5556	Phone/Fax Number:
Email: betsykwhite@gmail.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

[ ]	Exterior Change	[ ]	Addition	[ ]	Relocation
[ ]	Wall/Fence	[ ]	Deck/Porch roof + ceiling	[ ]	Demolition
[ ]	Driveway/Parking Area	[ ]	New Structure/Building	[ ]	Grounds/Landscaping
[ ]	Dumpster/HVAC, etc. screen	[ ]	Other _____	[ ]	Other _____

Per Abingdon, Virginia Code of Ordinances, you may be eligible for local tax credits/abatements. Are you requesting tax credits/abatements for this project? [✓] Yes [ ] No

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Review Board meeting, on the date assigned by staff, typically the first Wednesday of each month at 5:15 p.m., to present my proposal and that failure to attend may result in the denial of my proposal by the Review Board due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Review Board for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Historic Preservation Review Board the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness.

Signed Betsy K. White Date 7/19/15

PLEASE READ:
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FULL DESCRIPTION OF PROPOSAL: (please attach more sheets if necessary)

1. Repair/Replace if necessary flat vinyl roof of covered porch; East end of house. Replace with same material – not seen from street 2. Repaint ceiling below covered porch roof – White, same color. 3. Repair roof leak rear of house around/under gutter. 4. Repair/Replace roof shingles on back door overhang to match main roof shingle to match. 5. Spot paint on house where problems exist ie cornice around West porch – Same color, White. 6. Repair any loose shutter slats.
* All is general maintenance. Little, if any, can be seen from the street.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate "not applicable" and explain in the space provided why it is not necessary for this project.

___ Sketch, drawing and/or elevations showing the proposed changes or improvements

___ Site plan or plat of property

✓ Adequate number of photographs to show the area of the proposed alteration

___ A list of materials including color samples that identifies the type and quality of materials to be used in the Proposed Project

✓ $50.00 application fee

___ Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

___ COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

Code: 011/Budget line item: 100-3-13-030-0400