TOWN OF ABINGDON, VIRGINIA
HISTORIC PRESERVATION REVIEW BOARD
REGULAR MEETING
WEDNESDAY, FEBRUARY 6, 2019 – 5:15 p.m.
ARTHUR CAMPBELL MEETING ROOM
MUNICIPAL BUILDING

Welcome to the Historic Preservation Review Board Regular Meeting. 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, identify your first and last name and give you complete mailing address.

A. WELCOME – Jeff Johnson, Chair

B. ROLL CALL – Jason Boswell, Interim Director of Planning

C. APPROVAL OF MINUTES
January 2, 2019

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Kenneth Buer, owner, 152 Valley Street NE. Don's Landscaping: representative. Application for Certificate of Appropriateness to turn gravel parking lot into residential back yard by adding grass, landscaping, pavers shrubs, a gazebo and toolshed. **Located at 152 Valley Street NE, Abingdon, VA 24210. Tax Map No. (013-1-51)**

2. Certificate of Appropriateness – Drew Hawkins/Kyle King, owner, 188 East Main St., Suite 2 Abingdon VA, 24210. Application for Certificate of Appropriateness to add street sidewalk sign for building identification. This sign would also identify office tenants occupying the 2nd and 3rd floor of the building. Additionally, the sign will assist with locating the entrance for the 2nd and 3rd floor of our building. The sign would be perpendicular to the building, similar to other business signs along Main Street. **Located at 188 East Main Street, Suite 2, Abingdon, VA 24210. Tax Map No. (013-1-107A)**

3. Certificate of Appropriateness – Robert and Donna Carneal, owner, 284 Valley Street NW, Abingdon VA 24210. Application for Certificate of Appropriateness to change exterior paint color from white to grey. **Located at 284 Valley Street NW, Abingdon, VA 24210. Tax Map No. (011-1-95)**

E. DISCUSSION

1. 160 E. Main Street, Renovations – Jim Bundy

2. 702 Muster Place, relocation of heating and cooling system

F. BUSINESS/MATTERS NOT ON THE AGENDA

G. ANNOUNCEMENTS

H. ADJOURNMENT

TOWN OF ABINGDON
HISTORIC PRESERVATION REVIEW BOARD
WEDNESDAY, JANUARY 2, 2019 – 5:15 P.M.
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING

A Regular meeting of the Historic Preservation Review Board was held on Wednesday, January 2, 2019 at 5:15 pm in the Arthur Campbell Meeting Room in the Municipal Building.

A. WELCOME by Jeff Johnson - Chairman

B. ROLL CALL – Jason Boswell, Interim Director of Planning

Members of the Board Present:	Mr. Michael Weaver Mr. Andrew Neese Mr. Jeff Johnson
Members of the Board Absent:	Mr. Bryum Geisler Mr. Derek Webb

Comprising a quorum of the Board

Administrative/Town Staff:	Mr. Jason Boswell, Interim Director of Planning Mrs. Janice Dornon, Administrative Assistant

C. APPROVAL OF MINUTES

On motion by Mr. Weaver, seconded by Mr. Neese, the Board approved the following minutes with corrections:

December 5, 2018 regular meeting

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Neese	**Aye**
Mr. Johnson	**Aye**

The board approved the December 5, 2018 regular meeting minutes as presented with corrections.

Mr. Johnson with permission from the board asked to move the agenda items around to the following order:

1.COA - Abingdon United Methodist Church, Jerry's Sign & Awnings Inc., 101 East Main Street
2. Tax Abatement – Doug Ellis, 301 East Valley
3. COA - Kenneth Buer, 152 Valley Street NE
4. COA - Ramsay & Betsy White, 133 East Main Street

D. CERTIFICATE OF APPROPRIATENESS

1. Certificate of Appropriateness – Abingdon United Methodist Church, owner, 101 East Main St., Abingdon VA, 24210. Jerry's Signs & Awnings Inc.: representative. Application for Certificate of Appropriateness to install a carved sign with 2 posts with brick base to match church. **Located at 101 East Main Street, Abingdon, VA 24210. Tax Map No. (012-1-88)**

Jerry Sign's representative came in to request changing the concrete caps to brick caps. Board recommended that a sample of the brick be brought into staff for final approval.

Mr. Neese made a motion to approve the COA request as presented. Second by Mr. Weaver

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Neese	**Aye**
Mr. Johnson	**Aye**

The board unanimously approved the COA revision for 101 East Main Street.

E. APPLICATION FOR TAX ABATEMENT

1. Tax Abatement: Doug and Lorie Ellis, owner, 301 E. Valley Street, Parcel No. (013-1-21)

Mr. Doug Ellis represent the property at 301 E. Valley Street. Tax Abatement amount is $10,753.62. Staff has approved all invoices submitted and verified that the work was completed.

Mr. Ellis asked if the Tax Abatement would follow the owner or the property. Staff is to research and let him know.

This property is currently on the market.

Mr. Weaver made a motion to approve the Tax Abatement and suggested that it be submitted to the Town Manager for approval, then onto the Treasurer. Second by Mr. Neese

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Neese	**Aye**
Mr. Johnson	**Aye**

The board unanimously approved the Tax Abatement for 301 E. Valley Street to have it submitted to Town Manager for approval.

F. CERTIFICATE OF APPROPRIATENESS

2. Certificate of Appropriateness – Kenneth Buer, owner, 152 Valley Street NE. Don's Landscaping: representative. Application for Certificate of Appropriateness to turn gravel parking lot into residential back yard by adding grass, landscaping, pavers shrubs, a gazebo and toolshed. **Located at 152 Valley Street NE, Abingdon, VA 24210. Tax Map No. (013-1-51)**

No representative was present; the board tabled this COA until the next HPRB Meeting on February 6, 2019.

3. Certificate of Appropriateness – Ramsey and Betsy White, owner, 133 E. Main Street, Abingdon, VA 24210. Application for Certificate of Appropriateness for exterior

change and grounds landscaping. **Located at 133 E. Main Street. Tap Map No. (012-1-93)**

Mrs. White represented the property located at 133 E. Main Street. Mark Hobbs came to represent Kennedy Construction, the Whites contractor. Peyton Boyd was there to represent the architectural part of the COA. Listed below is a list of proposed renovations and additions.

1. Add one dormer to the East side and a full dormer to the West side using Jefferson 100/200 series windows, wood lap siding, painted white to match existing paint color, roofing materials to match existing, and half round gutters. If new roofing materials are needed samples would have to be brought back before the board for approval.

2. Paint the shed at the rear of the property with the main color to be gray with white trim and green/black roof and doors. Sherwin William 255, 7623 and 9168 were submitted. Steel pavers with opening for grass may be added for parking.

3. Landscaping plan to enhance existing boxwood garden to form two garden rooms, add two water features (a classic urn with spill over water and a narrow rill). Add packed pebble walking path from the house to the shed. Add four columns around the rill to match pilasters on the front of the house. Add Little Gem magnolia and other small features to enhance the garden. The landscaping will need to have a setback of 8 to 10 feet from Plumb Alley.

4. Paint the house trim to duplicate existing colors as submitted. Colors being used would be green/black, bright white, and gray with matching gray on shed. Remove existing storm windows on the south side and replace with new full view aluminum frame storm windows that are compliant with the guidelines. Window should be a full view style; finish on window frames can be baked on enamel or anodized.

5. Moving the north garden door, which leads into the patio. Wall is cracked and the door needs to be moved about three feet to allow for a possible sunroom or covered porch.

They would like to remove a dormer window and replace it with French doors and add a small balcony, you would have to step over the raised windowsill to access the new balcony.

Section # 29 of the code specifies that a new addition shall be compatible with the original building in scale, placement and design including roof shape, material, color, location of windows, doors, cornice heights and other design elements.

Guttering will be half round to match existing guttering.

Columns to be used not in excess of 6 feet in height.

After discussing the renovations, it was decided to table the new balcony and moving the garden door/gate.

Mr. Neese made a motion to approve the COA request. Second by Mr. Weaver

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Neese	**Aye**
Mr. Johnson	**Aye**

The board unanimously approved the COA revision for 133 E. Main Street.

G. PUBLIC COMMENTS - None

H. DISCUSSION:

1. HVAC at Retirement

2. Proposed Walkways

The Retirement facility is in need of a new HVAC system. Paint is falling from the walls due to condensation. Staff currently has one quote submitted and are awaiting two others. Board would like to see plans when they are available.

I. OLD BUSINESS/MATTERS NOT ON THE AGENDA

J. ANNOUNCEMENTS

K. ADJOURNMENT

On Motion by Mr. Weaver, seconded by Mr. Neese, for the Board to adjourn the meeting.

The roll call vote was as follows:

Mr. Weaver	**Aye**
Mr. Neese	**Aye**
Mr. Johnson	**Aye**

Mr. Johnson declared the meeting adjourned.

Meeting 6:02 P. M.

Jeff Johnson, Chairman

Jason Boswell, Interim Director of Planning

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: 188 E Main Street	Historic District?: ☑ Yes ☐ No
Business Name (if applicable): Hawking Holdings LLC (Boucher Building)	Tax Map No: 013-1-107A
Applicant/Property Owner Name (PRINT): Drew Hawkins / Kyle King	Representative Agent(s) Name:
Signature:	Firm:
Mailing Address: 188 E. Main Street, Suite 2A	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 214-293-5909	Phone/Fax Number:
Email: HawkingHoldings@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 Sidewalk Sign	☐	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 1/9/2019

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)

We would like to add street sidewalk sign for building identification. The sign would also identify office tenants occupying the 2nd and 3rd floor of the building. Additionally, the sign will assist with locating the entrance for the 2nd and 3rd floor of our building.
The sign would be perpendicular to the building, similar to other business signs along Main Street.

Sign concept 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.

DH [✓] 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 N/A - Not affected by sign

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

The sign will be made of material similar to all signs on Main Street.

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

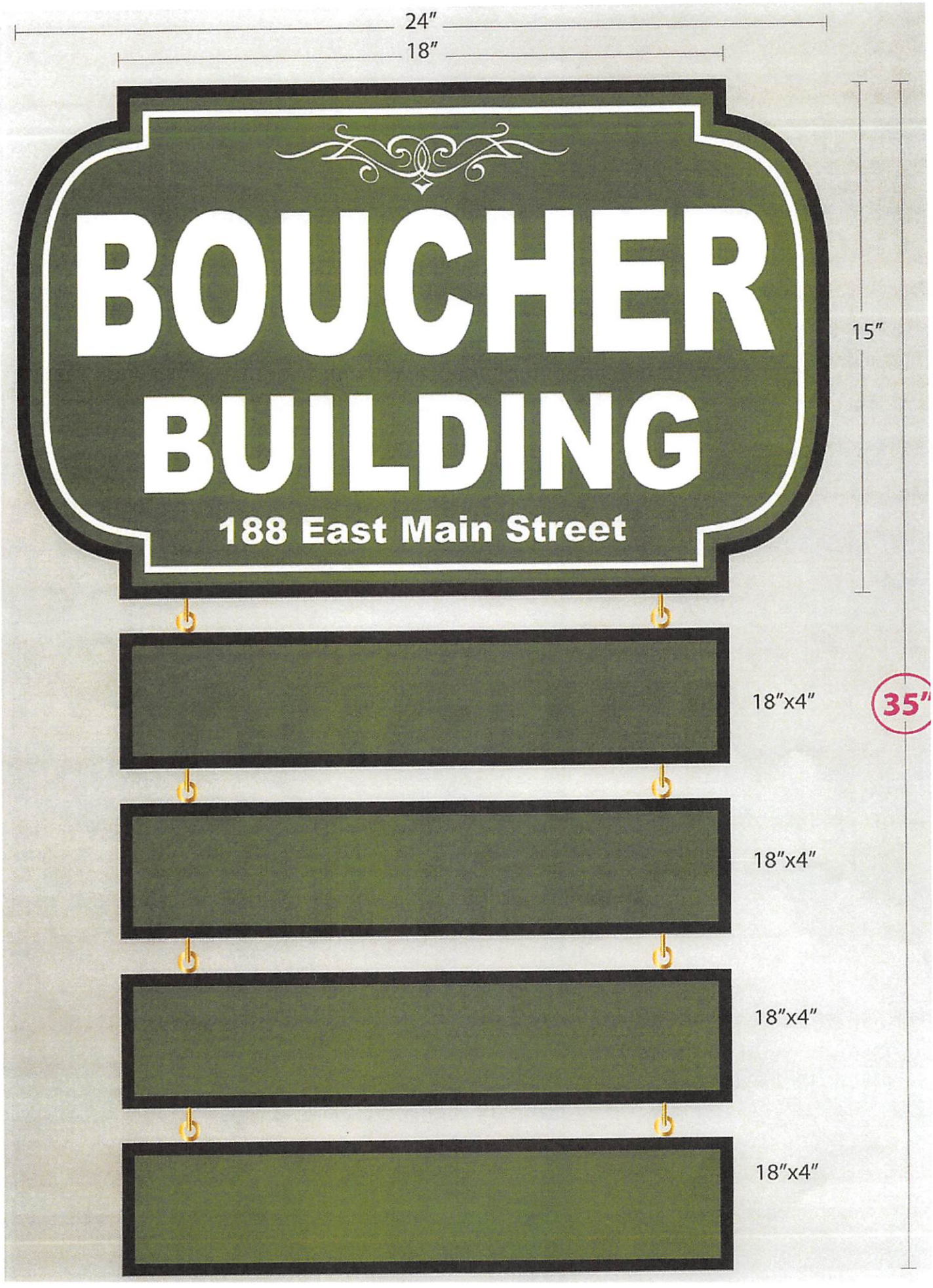
[ ] Are you requesting tax credits for this project? N/A

[ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

JG 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


24″
18″
BOUCHER
BUILDING
188 East Main Street
15″
35″
18″x4″
18″x4″
18″x4″
18″x4″

FOR
LEASE
(276)254-5450
MEDICARE
QUESTIONS

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: 152 Valley Street NE	Historic District?: ✓ Yes ☐ No
Business Name (if applicable):	Tax Map No: 013 - 1 - 51
Applicant/Property Owner Name (PRINT): Kenneth Buer	Representative Agent(s) Name: Don Lowe
Signature:	Firm: Don's Landscaping
Mailing Address: 152 Valley Street NE	Mailing Address: 2102 Carolina Ave
City: Abingdon	City: Bristol
State/Zip: VA 24210	State/Zip: TN 37620
Phone/Fax Number: 602-790-4096	Phone/Fax Number: 423-306-2268
Email: ken.buer@viasat.com	Email: donslandscaping@tn.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 12/10/18

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

The area between the back of the house and Plumb Alley is currently a gravel parking lot. This request is to turn that area back into a residential back yard by adding grass, landscaping, pavers, shrubs, a Gazibo and a toolshed

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

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

SEE ATTACHED

[x] $50.00 application fee if requesting tax credits

[x] Are you requesting tax credits for this project? Yes

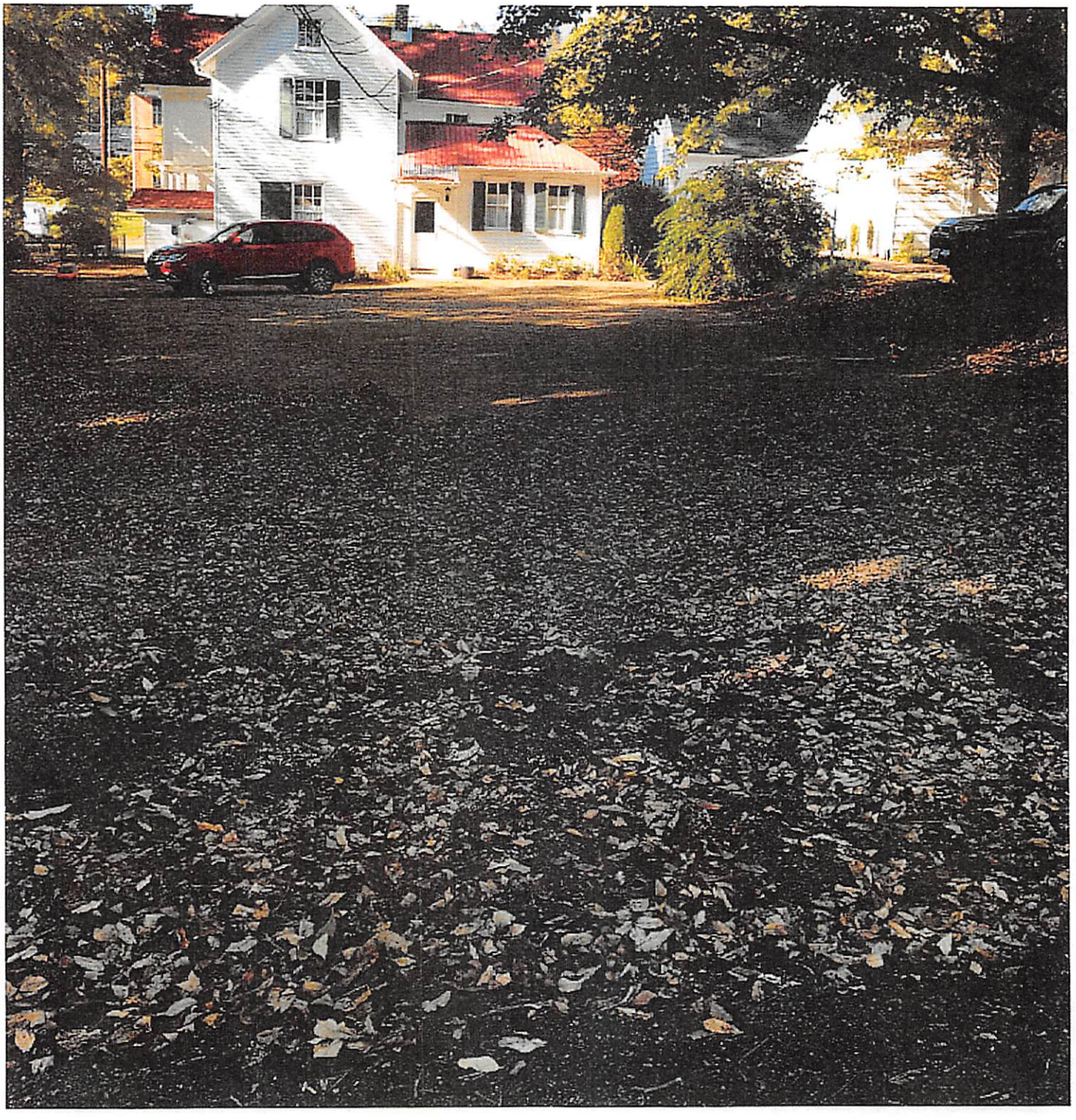
[ ] Other (please attach more sheets if necessary)

To be Completed/Initialed by Planning Department Staff

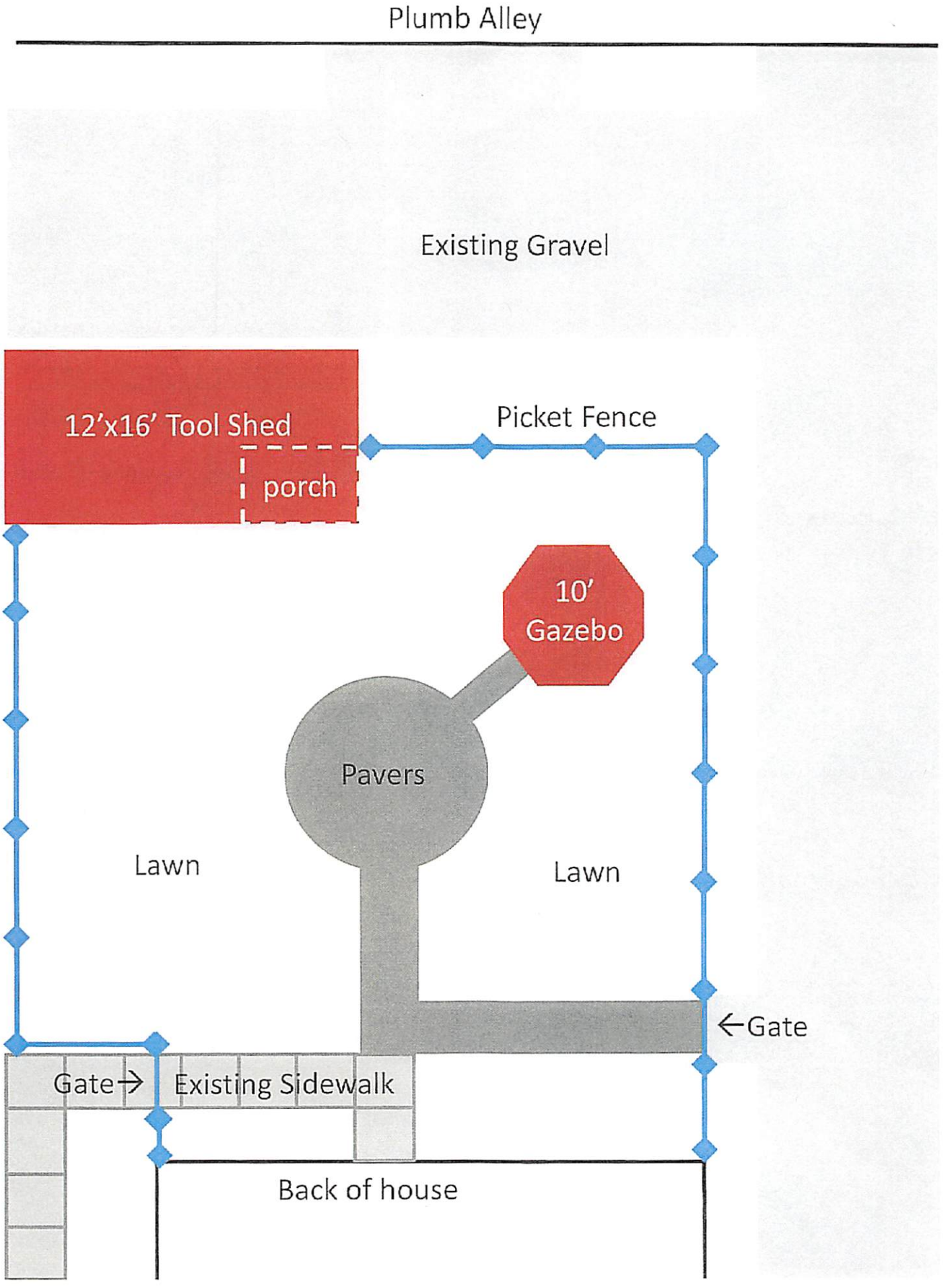
B COA application has been reviewed and deemed to be complete.
___ List of adjoining property owners notified of this COA application has been attached to this application.

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

View from Plumb Alley



View from the back of the house

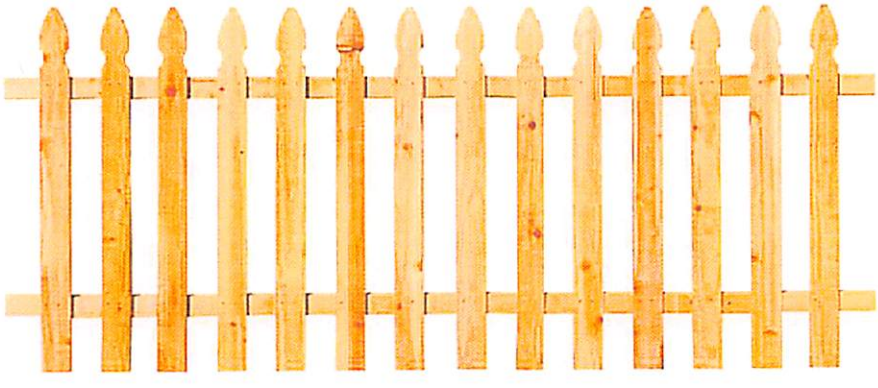

Plumb Alley
Existing Gravel
12'x16' Tool Shed
porch
Picket Fence
10' Gazebo
Pavers
Lawn
Lawn
←Gate
Gate→
Existing Sidewalk
Back of house

Picket Fence Detail

Newport white vinyl
gothic decorative fence
panel 2.83' x7.63'

Lowes item #77669
model # 73013948

Prefer vinyl fence materials if allowed
Alternatively white painted wood below



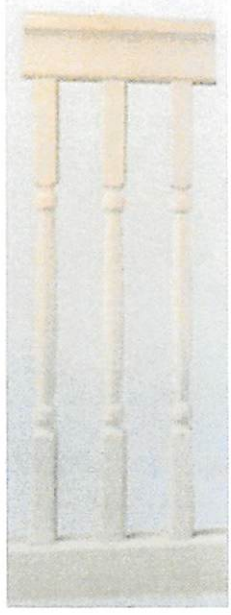
3-1/2 ft. x 8 ft. Cedar Spaced French
Gothic Fence Panel

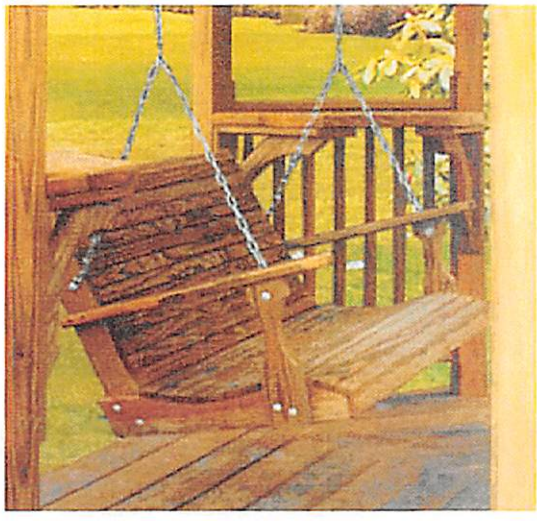
Home Depot Model # 318736
Store SKU #1002928636

Gazebo Detail

All wood with white paint
& Barn Red metal roof
that matches the house

Colonial
Style Rails



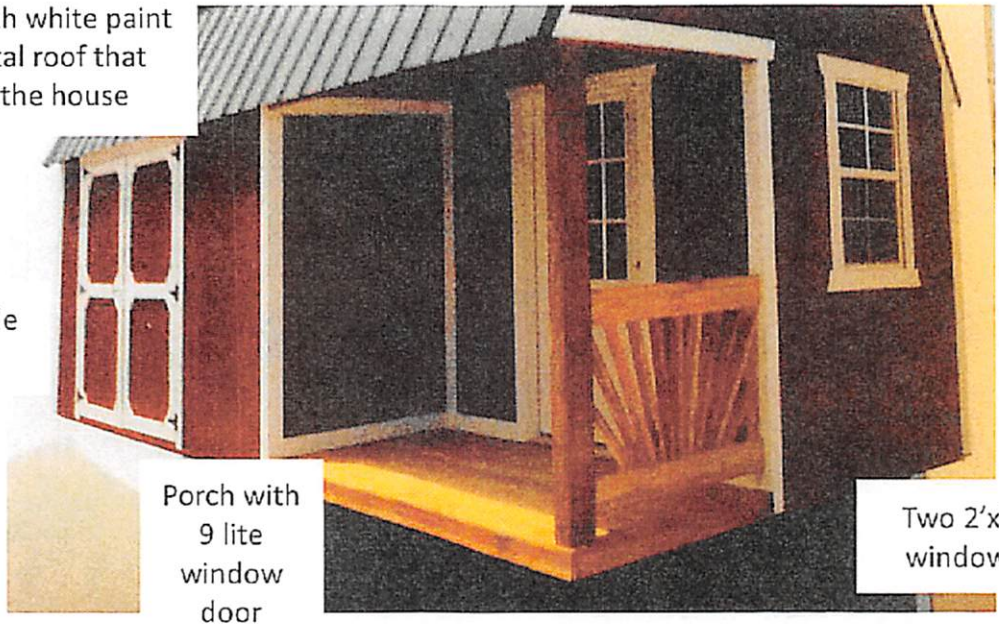


Will include bench
style double swing

Tool Shed Detail

All wood with white paint & Red metal roof that matches the house

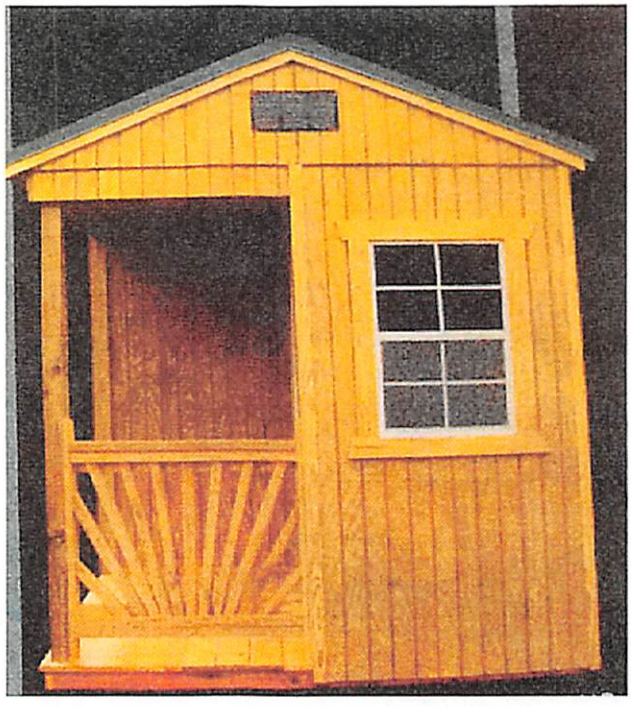
Double side doors



Porch with 9 lite window door

Two 2'x3' windows

Standard roof line style
8 ft wall height



Town of Abingdon

12/17/18 10:49 MISCELLANEOUS PERMIT

Owner: NUER
Property Location: 152 VALLEY STREET NE
BUER, KENNETH
CERT OF APPROPRIATENESS

Chk#: 1005
Batch Id: COUNTERB
Ref Num: 31311 Seq: 40 to 40

Cash Amount:	0.00
Check Amount:	50.00
Credit Amount:	0.00
Total:	50.00

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: 284 Valley St NW	Historic District?: Yes ☑ No ☐
Business Name (if applicable):	Tax Map No:
Applicant/Property Owner Name (PRINTED): Robert Carneal Donna Carneal	Representative Agent(s) Name:
Signature: Donna Carneal	Firm:
Mailing Address: 155 E Main St	Mailing Address:
City: Abingdon	City:
State/Zip: VA 24210	State/Zip:
Phone/Fax Number: 540. 623. 3876	Phone/Fax Number:
Email: dhcarneal2@aol.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, screen, etc.		Other _____		Other_____

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

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Signed: Donna Carneal Date: 1-25-19

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

changing outside paint color from white to grey

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

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

forthcoming — by Jan 30, 2019

☑ $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

JB 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

Town of Abingdon

01/28/19 15:41 MISCELLANEOUS PERMIT

CARNEAL ROBERT
155 E MAIN STREET

Batch Id: COUNTERA
Ref Num: 31879 Seq: 48 to 48

Cash Amount:	0.00
Check Amount:	0.00
Credit Amount:	50.00
Total:	50.00

284

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 Town of Abingdon

Name of Business (if applicable) _____

Address 702 Muster Pl Telephone 276-492-2137

Item and number from list above that is the subject of this request: E. Relocation of heating and cooling system

Tax Map Number 017-1-37

Approved by the Zoning Administrator YES / NO

Location in Historic District (Sub-district) 15

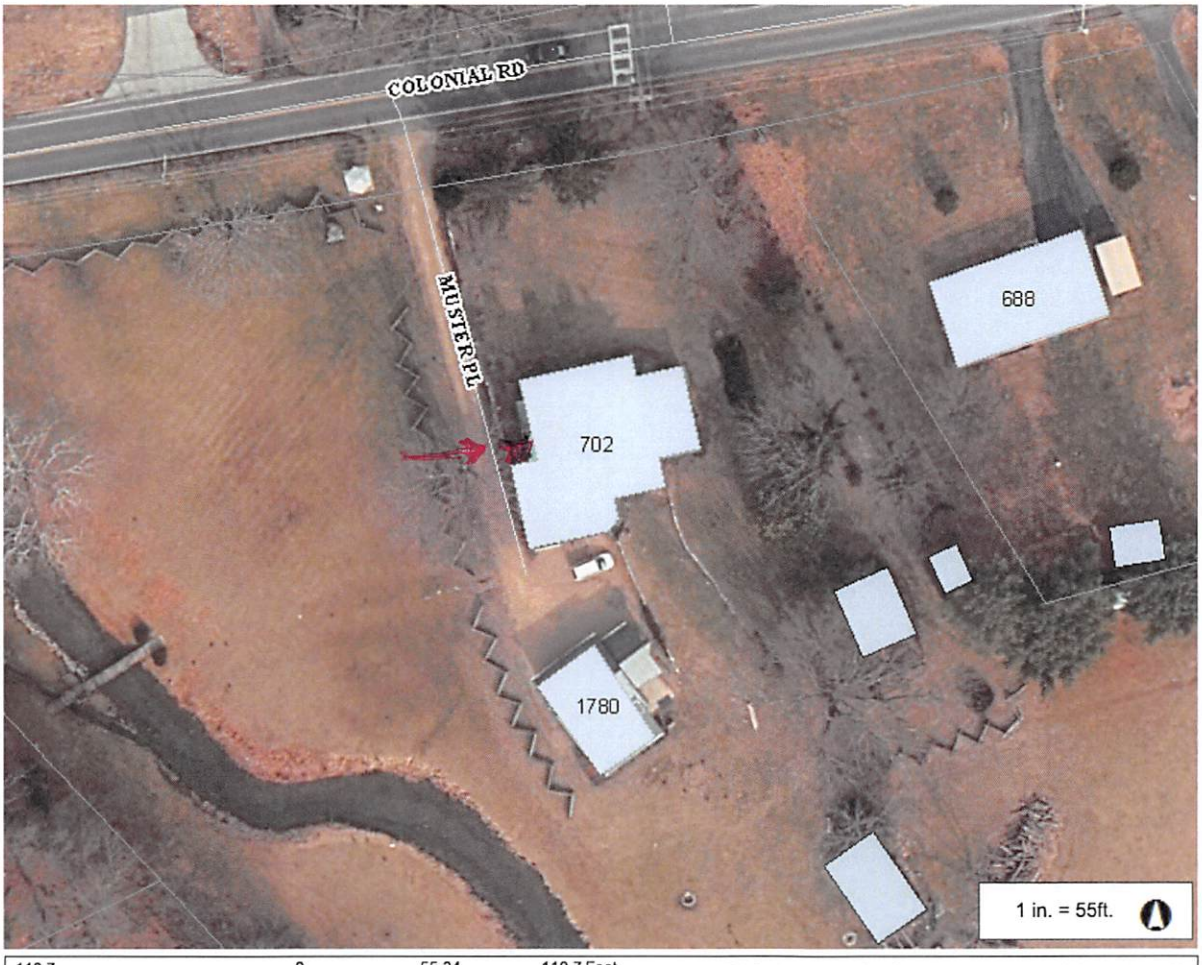
Other comments Waiting on approval from DHR

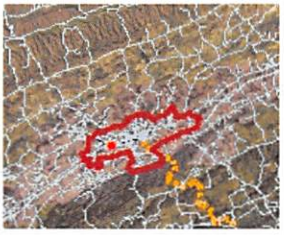
Date and Signature of owner 01/30/19

Date and Signature of Zoning Administrator 01/30/19

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.

Abingdon, VA





Legend

- Unaddressed
- Structures
- Parcels
- Corporate Limits
- Roads
- Railroad
- Creeper Trail
- Urban Pathway

Notes

110.7 0 55.34 110.7 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION