

BERRYVILLE ARCHITECTURAL REVIEW BOARD
Berryville-Clarke County Government Center
MINUTES OF REGULAR MEETING
Wednesday, September 1, 2010

The regular meeting of the Berryville Architectural Review Board was held on Wednesday, September 1, 2010 at 12:00 p.m. in the Berryville – Clarke County Government Center located at 101 Chalmers Court in Berryville, Virginia.

ATTENDANCE

The following members of the Board were present: Jim Barb, Chairman, Ken Livingston, Nancy Bishop, Susan Wolk and Sue Cooper.

The following staff members were present: Christy Dunkle, Town Planner and Nancy McGinnis, Recording Secretary.

Others present: Chris Jennings

The Chairman opened the meeting.

APPROVAL OF AGENDA

The Board approved the agenda by consent.

APPROVAL OF MINUTES

Mr. Livingston moved to amend the minutes of the August 5, 2010 meeting, seconded by Mrs. Bishop. The motion passed unanimously by voice vote.

Architectural Review

Chris Jennings, Agent, (Northwestern Community Services, Owner) is requesting a Certificate of Appropriateness to construct a handicapped accessible ramp on the front porch of the structure located at 213 North Buckmarsh Street, identified as Tax Map Parcel number 14A1-(A)-90, zoned R-2 Residential.

The Chairman recognized Mr. Jennings.

Mr. Jennings said that he has been contracted by Northwestern Community Services Owner to construct the proposed handicapped ramp for Grafton School (Tenants) in order to facilitate disabled clients accessing the Group Home. He said that presently the direct care staff has to lift and carry the clients in and out of the structure. Mr. Jennings said that the ramp would need to be installed on the front of the structure because the only other entrance, behind the residence, isn't large enough for a wheelchair to pass through. There was a general discussion concerning the required setbacks in relation to the proposed handicapped access ramp. Ms. Dunkle said that the setbacks submitted for the ramp are in compliance with Berryville Zoning Ordinance requirements.

Mr. Livingston asked Mr. Jennings if there was enough space to install the ramp on the north side of the structure. Mr. Jennings said that there is not an entrance on the north side of the structure. Mr. Jennings said that due to the economic recession and drastic cuts in funding the cost to build a third entrance on the side of the structure is not in Northwestern Community Services' current budget.

Mrs. Bishop asked Mr. Jennings if all of the existing railing on the front porch would be removed. Mr. Jennings said that only five (5) feet of the existing railing would be removed. Mrs. Bishop asked if the top level of the ramp would be built as an extension of the front porch. Mr. Jennings said yes.

Mr. Barb asked Mr. Jennings if the ramp railing and decking would be painted or stained to match the existing front porch railing and decking. Mr. Jennings said that the pressure treated lumber that will be used for the project requires two (2) years to dry out before it can be painted or stained. He said that he would comply with the Board's recommendation on the matter. There was a general discussion concerning local gardening groups that may volunteer to landscape the area in front of the ramp.

Mrs. Bishop said that the ramp is necessary for the safety and well-being of the clients of Grafton School. She said that left untreated without paint or stain the ramp would become unsightly in a very short period of time. There was a general discussion concerning the types of materials and finishes that should be used to construct the ramp.

There being no further comments, Mrs. Bishop moved, seconded by Mrs. Wolk, to approve the applicant's request with the following recommendations:

1. The handicapped ramp and railing be painted or stained to match the existing railing and decking on the front porch.
2. Grafton School personnel contact the local chapter of Master Gardeners, or a similar organization, who may volunteer to provide screening by landscaping the lawn in front of the ramp.

The motion passed unanimously by voice vote.

Architectural Review

Jose' Ramirez, Applicant, is requesting a Certificate of Appropriateness for an outside dining area for the Focaccia Italian Grill located at 15 Crow Street, identified as Tax Map Parcel number 14A5-((A))-19, zoned C General Commercial.

Ms. Dunkle gave an overview of the applicant's request. She said that the applicant has installed the proposed enclosure and two dining tables with chairs prior to approval. Ms. Dunkle said that the applicant is requesting approval to set up as many as four white plastic table and chair sets in the outdoor dining area. She said that there are product banners displayed on the outside of the building that have not been approved. There was a general discussion concerning properly maintained foliage being placed on top of the box supports that would enhance the atmosphere of the outside dining area.

There being no further comments, Mrs. Cooper moved, seconded by Mrs. Wolk, to approve the applicant's request as follows:

1. All banners that have not been approved on the building must be removed.
2. The Board recommended that plants be placed on top of the box supports to enhance the curb appeal of the outside dining area.

The motion passed unanimously by voice vote.

OTHER

Sign Review - Mike's Music Studio

Ms. Dunkle said that the applicant has modified his request from his original sign application reviewed by the Board at the March 18, 2010 meeting. She said that he has installed one 18" x 24" double-sided projecting sign on the front porch support post. Ms. Dunkle said that the applicant is requesting approval to install a professionally designed 3' x 8' metal sign on the west elevation of the structure to advertise his business. She said that the proposed wall sign will be the same design as the projecting sign. There was a general discussion.

There being no further comments, Mr. Livingston moved, seconded by Mrs. Cooper, to approve the applicant's request to install a professionally designed 3' tall x 8' wide metal sign on the west elevation of the principle structure as presented. The motion passed unanimously by voice vote.

Upcoming Events

Ms. Dunkle said that on Saturday, September 11, 2010 there will be a Town Yard Sale sponsored by downtown business owners, the Clarke County Farmers Market and Mike's Music Studio will be hosting a concert. There was a general discussion.

ADJOURNMENT

There being no further business, the Chairman called for a motion to adjourn the meeting.

Mr. Livingston moved to adjourn the meeting, seconded by Mrs. Bishop, the motion passed unanimously by voice vote. The meeting adjourned at 12:42 p.m.



Jim Barb, Chairman



Nancy L. McGinnis, Recording Secretary