



AGENDA
PURCELLVILLE BOARD OF ARCHITECTURAL REVIEW REGULAR MEETING
TUESDAY, FEBRUARY 21, 2023, 7:30 PM
Town Hall Heritage Room

- 1. CALL TO ORDER**
- 2. AGENDA AMENDMENTS (BOARD MEMBERS AND STAFF)**
- 3. BOARD MEMBER DISCLOSURES**
- 4. PUBLIC COMMENTS- CITIZENS WHO ARE NOT REPRESENTING AN APPLICATION BEFORE THE BOARD WILL BE GIVEN AN OPPORTUNITY TO SPEAK (3 MINUTE LIMIT PER SPEAKER).**
- 5. ACTION ITEMS**
 - a. Certificate of Design Approval (CDA) 23-02**
- 6. ADJOURNMENT**



STAFF REPORT **ITEM**

Item # 5.a.

SUBJECT: Certificate of Design Approval (CDA) 23-02

DATE OF MEETING: February 21, 2023

STAFF CONTACT(S): Jordan Andrews, Planning Operations Coordinator

ATTACHMENTS:

STAFF REPORT CDA23-02
APPLICATION CDA23-02
PLAN SET CDA23-02



BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
ACTION ITEM

SUBJECT: CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court

DATE OF MEETING: February 21, 2023

STAFF CONTACTS: Jordan Andrews, Planning Operations Coordinator

SUMMARY and RECOMMENDATIONS:

CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court. Brook Rental Center, Inc. is the property owner. The property is located at 280 Shephardstown Court, which is Lot #9 of the Mayfair Industrial Park. The authorized agent for the application is Ron Mizerak.

The applicant requests a Certificate of Design Approval for a 58' wide by 160' deep by 30' high pre-manufactured metal building. The 9,280 square foot building is to contain a showroom and 2nd floor offices as well as 158' by 56' storage area for an event rentals business. The property is further identified as Loudoun County Parcel Identification Numbers 487-36-2439.

Staff recommends approval of the Certificate of Design Approval for the proposed industrial park building, with possible conditions relative to dumpster and propane tank screening.

BACKGROUND:

The subject parcel is situated at the end of a cul-de-sac, within the outer edge of the industrial park. The industrial park is separated from the adjacent Mayfair residential community by Mayfair Crown Drive. There is no vehicular connection between the industrial park and residential uses at this point.

This property does not lie within the Historic Corridor Overlay Zoning District, as it is not located on an entrance corridor to the Town and there are no identified structures of historical significance in the area. The property is not included in the “Purcellville Historic District National Register Nomination” surveys conducted in 2005-2008. The underlying zoning district is M-1, Limited Industrial, with Mayfair Industrial proffers.

The proposed design for the industrial building appears to satisfy the requirements of the M-1, Limited Industrial zoning district and Mayfair Industrial proffers. The proposed site improvements will have to be approved through a site plan process (separate from this BAR application).

The pre-manufactured metal building is to be “polar white” in color, in both vertical and horizontal board and batten-like pattern. The front and rear facing elevations depict 3’x5’ windows with “Hawaiian Blue” shutters front facing matching the front awning/entrance. The metal roof panels are to be “burnished slate gray” color.

Relative to dumpster enclosures, M-1 Limited Industrial District regulations state (*11.7.5 Special regulations for manufacturing and commercial buildings*):

“Refuse. Refuse containers or refuse storage shall be located in a paved area and hidden from general public view, either from within or outside the premises, by means of fences, walls, or landscaping planting.”

The full submission of CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court consists of:

- Certificate of Design Approval application form
- Plan Set (full sized B&W; reduced color), including Plan View and Architectural Elevations

GUIDELINES ANALYSIS:

The following aspects, as described in the Design Guidelines for the Town of Purcellville, should be considered by the BAR in evaluating CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court.

Design Category	Sub Category	Applications Conforms to Guidelines?	Explanation/Notes
Submission Requirements	--	Yes	Complete CDA application form,
Site Development		Yes	Site Plan depicts proposed improvements.
General Design Requirements		Yes	Design Guidelines considered.
Signage		Yes	Signage has been conceptually shown in the current proposal. Although the signage will be approved through a separate application, it is recommended that the sign locations and types be discussed with the BAR
Lighting		TBD	The plans and specifications do not note the exterior lighting.
Landscaping; Fencing; Demolition Guidelines		Yes	Landscaping is depicted conceptually in the plans. Additional screening may be required for dumpster/propane tank location.

FINDINGS:

1. The proposed design for the CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court, for a building to house office, warehouse and showroom areas, appears to generally satisfy the requirements of the M-1, Limited Industrial zoning district and Mayfair Industrial proffers.
2. The proposed design is generally consistent with the Design Guidelines for the Town of Purcellville.

MOTION(S):

I move the Board of Architectural Review approve CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court as presented.

Alternatively:

I move the Board of Architectural Review approve CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court subject to the following condition(s) and/or the following recommendations.

1. _____
2. _____

Alternatively:

I move the Board of Architectural Review disapprove CDA23-02 Brooke Rental Center, Inc. @ 280 Shephardstown Court, due to the following findings: _____

ATTACHMENT(S):

1. Certificate of Design Approval application form
2. Plan Set (nine sheets), including Plan View and Architectural Elevations



CERTIFICATE OF DESIGN APPROVAL

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

CDA # 23-02

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

Street Address of Property: 280 Shephardstown Court, Purcellville, VA Parcel #: Lot #9 Mayfair Industrial Park
Owner Name: Brooke Rental Center Inc.
Business Name: Brooke Rental Center, Inc.
Authorized Agent (if applicable): Ron S. Mizerak, NCARB
Mailing Address: 11272 Georges Mill Road, Lovettsville, Virginia 20180
Daytime Telephone Number (s): 703.881.2360

Project Description

☒ New construction ☐ Addition ☐ Alteration ☐ Accessory Structure ☐ Demolition
☐ Repainting ☐ Minor Landscaping Structure ☐ CDA Amendment ☐ Other: _____

Contractor: Ed Ankers, owner of Mister Pumper, Incorporated
Address: 5344 Gatewood Road, Woodford, Virginia 22580 Phone: 703.400.6499

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:
58' wide x 160' long x 30' high (to eave) prefabricated metal building with metal siding and roof. The front entry will also have a 10' deep x 38' long covered porch entry feature with metal roofing and decorative square columns with cap and base trim. There will be a parking lot and three bay loading dock on the Northeast side of the building (away from the street view). The elevation facing the street will have the covered porch and 3'x5' fixed windows with shutters to give the building less of an industrial look. Additionally vertical trim has been added to break the building into thirds to lessen the length visually.

Acknowledgement of Responsibility

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

Signature of Owner or Authorized Agent: 

Printed name: Ron S. Mizerak

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

CDA APPLICATION FORM (page 2 of 3)

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

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

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

X Architectural Drawings ~~*12 full size copies and one 11"x17" copy.*~~ Per BAR Chair approval 8 full size B&W copies and 8 half size color sets are acceptable.

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

X Dimensioned outline of the building See Sheet A2.0

X Dimensioned elevation of new construction and adjacent existing elevations See Sheet A5.0

X Site Plan(s) (for new construction and additions) See Civil Drawings

 Site Section(s) (when requested by BAR)

X Photographs – *Provide at least 3 views of building site and adjacent area.* See Sheet A1.0

X Specifications of Exterior Materials – *Please complete the attached Architectural Materials Checklist.*
Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include color copies of manufacturer's specification sheets.)

See Sheets A3.0, A4.0, A4.1, A5.0. Actual color samples will be available for the BAR meeting on the third Tuesday.

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

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

OFFICE USE ONLY: Date of Application: 02-07-23 CDA#: 23-01 Fee: 350⁻ Paid: CK # 53166

BAR Action: ☐ Approval ☐ Conditional Approval ☐ Denial Date: _____

BAR Comments/Conditions: _____

Application Approved: _____ **Date:** _____

BAR Chairman

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

Town Council Conditions: _____

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

FOR MINOR PROJECTS ONLY

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

Zoning Administrator

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

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

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

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) Concrete which will be covered by rigid insulation to meet building code and energy efficiency code requirements, and then covered with aluminum break metal finished in dark gray to match cornerboards.

Color: Dark Gray

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) Metal roofing panels. Dark gray on the main roof which is not visible from the street, and soft blue on the porch roof and loading dock awning roof which is visible from the street.

Color: (example: copper, prefinished, painted, etc.) Prefinished and Factory painted dark gray and blue.

Exterior Wall Surfaces:

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

Ribbed metal panels, primarily vertically installed. The center third of the building will have horizontally installed panels between dark gray vertical metal trim to break up the length of the wall facing the street. This will also allow the gutters to be less noticable.

Color(s): White, with dark gray metal cornerboards and metal vertical trim.

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)

Fixed metal windows with blue exterior trim to match porch roof and loading dock awning roof.

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)

Aluminum storefront at the entry in blue to match the windows. Rear egress doors will be factory painted steel in white to match walls.

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

Simulated divided light with a Craftsman muntin pattern.

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

Material(s): Loading dock coiling doors, factory painted to match wall color.

Color(s): White to match the wall siding color.

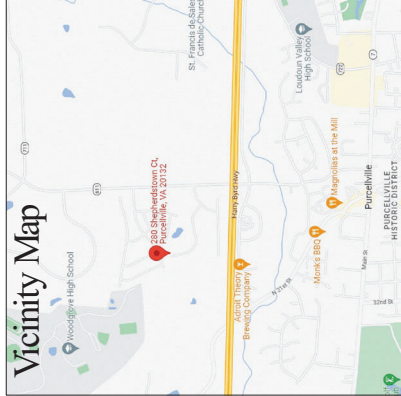
For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

Brooke Rental Center Warehouse & Showroom

280 Shephardstown Court (Lot #9 Mayfair Industrial Complex) , Purcellville, Virginia 20132



Perspective for illustration purposes only



List of Drawings

CS	COVER SHEET
05 26	CIVIL SITE PLAN
18 26	CIVIL LANDSCAPE PLAN
A1.0	EXISTING SITE PHOTOS
A2.0	FLOOR PLAN
A3.0	ROOF PLAN
A4.0	PERSPECTIVES WITHOUT STREET TREES
A4.1	PERSPECTIVES WITH STREET TREES
A5.0	EXTERIOR ELEVATIONS

Owner

Brooke Rental Center, INCORPORATED
321 Mill Street, Northeast
Vienna, Virginia 22180
Contact: Jim Brooke
Telephone: 703.938.1273
Email: job@brookrental.com

Civil Engineer

J2 Engineers, INCORPORATED
17739 Main Street, Suite 180
Dumfries, Virginia 22026
Contact: Jamie Conard
Telephone: 703.361.1550
Email: jonard@j2engineers.com

Contractor

Mister Pumper, INCORPORATED
5344 Gatewood Road
Woodford, Virginia 22580
Contact: Ed Ankers
Telephone: 703.400.6499
Email: eeaners2@gmail.com

Metal Building Manufacturer

General Steel Buildings, INCORPORATED
10639 Bradford Road
Littleton, Colorado 80127
Contact: Ryan Burgess
Telephone: 800.406.5126
Email: ryan.b@gensteel.com

Architect

Mizerak Architectural Design Studio, LLC
11272 Georges Mill Road
Lovettsville, Virginia 20180
Contact: Ron S. Mizerak
Telephone: 703.881.2360
Email: ron@mizarachdesign.com

Structural Engineer

Potomac Engineering Group, PLLC
43008 Running Ridge Way
Leesburg, Virginia 20176
Contact: Lori Levine
Telephone: 703.622.4944
Email: lori@potomacengineering.com

Mechanical & Electrical Engineer

SCAA Engineers, PLLC
5906 Wood Sorrels Court
Burke, Virginia 22015
Contact: Afshin Amiri
Telephone: 703.201.3132
Email: aamiri@scaaeengineers.com

CS

Cover Sheet

Project Number: 2214.01

Showroom and Warehouse

Brooke Rental Center, INCORPORATED
862 Mill Road SE, Vienna, VA 22180

Mizerak Architectural Design Studio

Revisions: NO DATE DESCRIPTION 5 FEBRUARY 2023



JZ Engineers, Inc.
10000 Old Forge Road
Dulles, VA 22026
703.341.1950 (office)
703.341.1950 (cell)
www.jzeng.com



PLAN DATE: 01/11/2023
DATE: JANUARY 2023
CONTOUR INT. = 2'
SCALE: 1" = 20'

PLAN DATE: 01/11/2023

MAYFAIR INDUSTRIAL - LOT 9

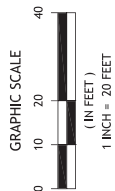
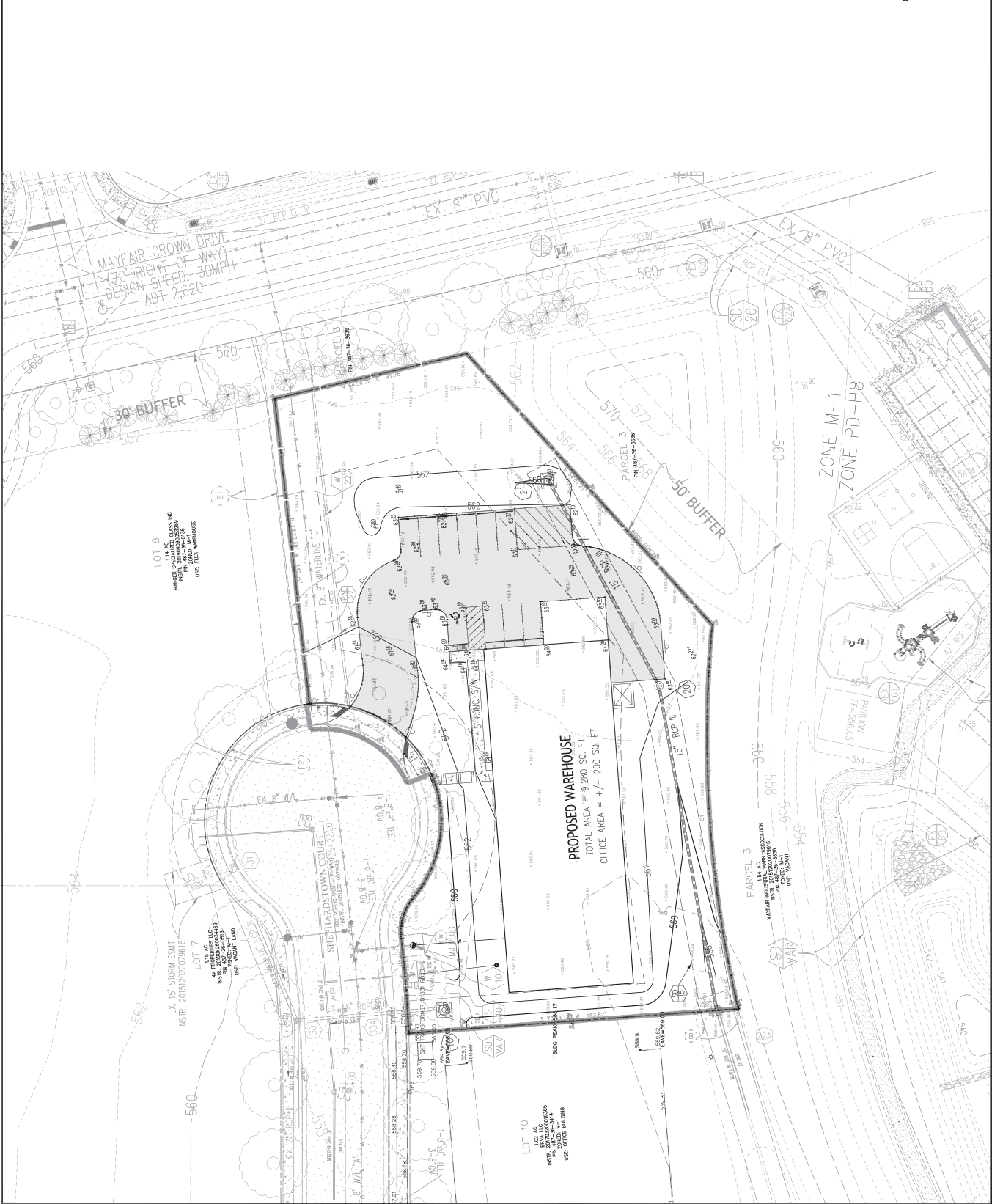
SITE PLAN

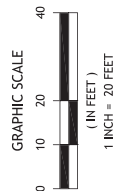
GRADING PLAN

REVISIONS	
NO.	DESCRIPTION

SHEET
05
OF
26

- #### GEOMETRY LEGEND
- EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - PROPOSED WATERLINE
 - 4" SANITARY LATERAL
 - 5" WATER METER
 - CLEAN OUT
 - EXISTING MAJOR CONTOUR
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- #### PAYMENT HATCH LEGEND
- PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING ROADWAY
 - EXISTING SIDEWALK
- #### NOTES
1. PROPOSED GRADES ARE TO MATCH EXISTING SHEPARDSTOWN COURT. CONTRACTOR TO NOTIFY JZ ENGINEERS IMMEDIATELY, IN WRITING, IF ANY GRADE BREAKS ARE IDENTIFIED DURING CONSTRUCTION.





* PURCELLVILLE BAR SUBMISSION ** NOT FOR CONSTRUCTION *



02 View from Rear of Applicant's Lot
NOT TO SCALE



03 View from Neighbor's Lot
NOT TO SCALE

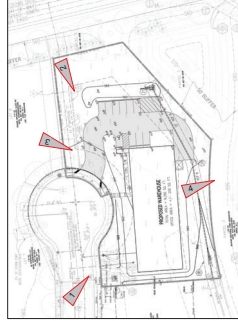
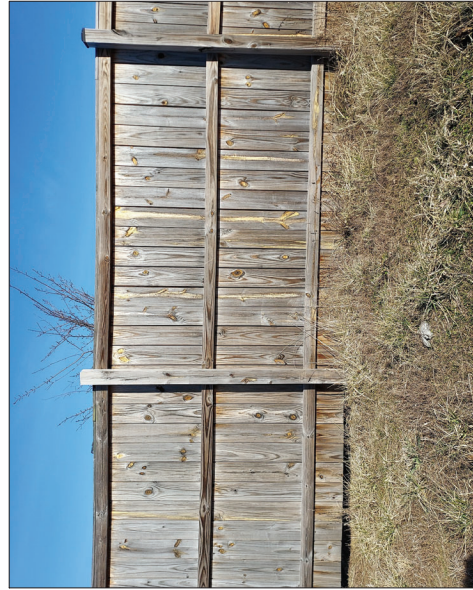


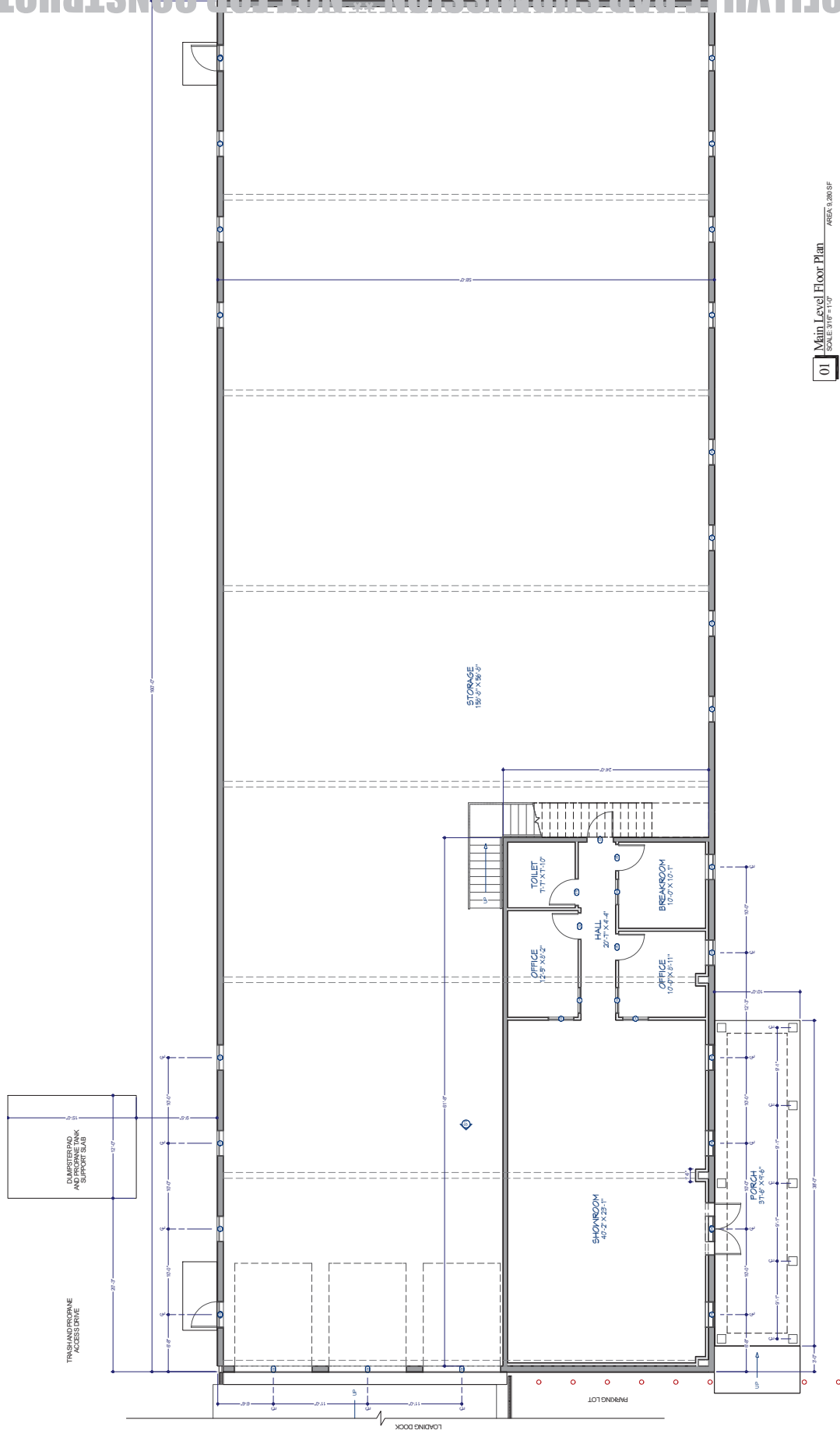
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01 View from Street
NOT TO SCALE



04 Detail of Existing Fence
NOT TO SCALE



04 Roof Plan
SCALE: 1/4" = 1'-0"

ROOF NOTES:
1. PROVIDE METAL PANEL ROOFING BY METAL BUILDING MANUFACTURER, UNLESS NOTED OTHERWISE.
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STOOP
BELOW

STOOP
BELOW

ACCESSIBLE
RAISE BELOW

PBR
The PBR panel is commonly used for a wide variety of architectural, commercial and industrial applications. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is 1/2.

PBR Product Information

- Coverage Width - 36"
- Rib Spacing - 12" on center
- Rib Height - 1 1/2"
- Panel Thickness - 1/4"
- Panel Attachment - Exposed Fastening System
- Gauge - 24 (Standard), 20, 22 (Optional)
- Finish - Galvalume (Standard), Galvalume 55 (Optional)
- Coatings - Galvalume (Standard), Galvalume 55 (Optional)
- Signatures 300



Panel Profiles



ACCESSIBLE
RAISE BELOW
AND RISE FROM
SUPPORT SURF BELOW



* PURCELLVILLE BAR SUBMISSION ** NOT FOR CONSTRUCTION *

Project Number:	2214.01
Perspectives without Street Trees	

Showroom and Warehouse
(Lot #9 Mayfair Industrial Complex)
290 Shepherdstown Court
Purcellville, VA 20132
for
BRUKE RENTAL CENTER,
862 Mill Road SE, Vienna, VA 22180

Mizerak

Architectural
Design Studio

Revisions:

NO

DATE

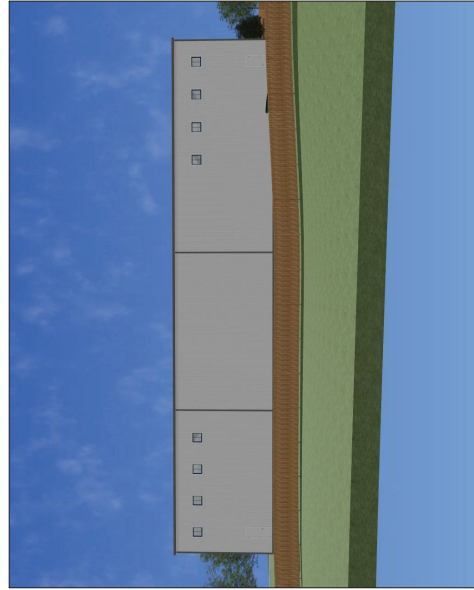
DESCRIPTION

5 FEBRUARY 2023

* PURCELLVILLE BAR SUBMISSION ** NOT FOR CONSTRUCTION *



02 Street View from Mayfair Court
NOT TO SCALE



04 Grade View from Rear of Building
NOT TO SCALE

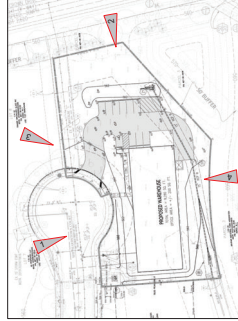
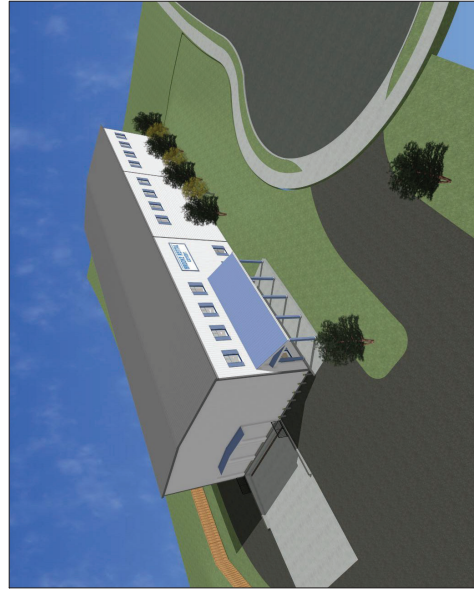


Photo Location Key
NOT TO SCALE



01 Street View from Shepherdstown Court
NOT TO SCALE



03 Birds Eye View from Shepherdstown Court
NOT TO SCALE

Project Number:	2214.01
Perspectives with Street Trees	

Showroom and Warehouse
(Lot #9 Mayfair Industrial Complex)
290 Shepherdstown Court
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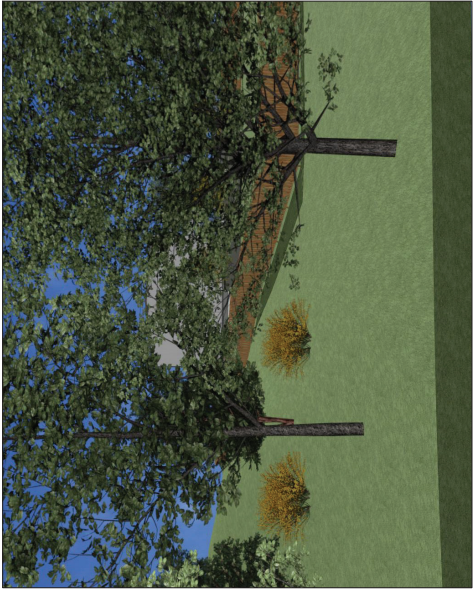
Mizerak
Architectural
Design Studio

Revisions:

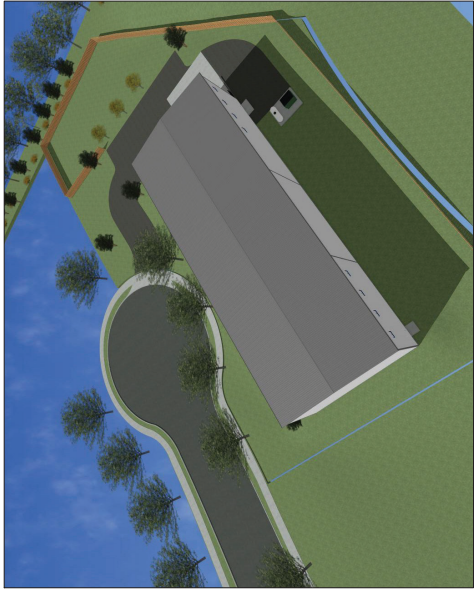
NO	DATE	DESCRIPTION
5	FEBRUARY 2023	

11777 Glasgow Road, Leesville, Virginia 22089
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* PURCELLVILLE BAR SUBMISSION ** NOT FOR CONSTRUCTION *



02 Street View from Mayfair Court
NOT TO SCALE



04 Birds Eye View of Rear of Building
NOT TO SCALE

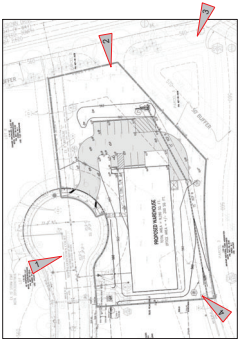


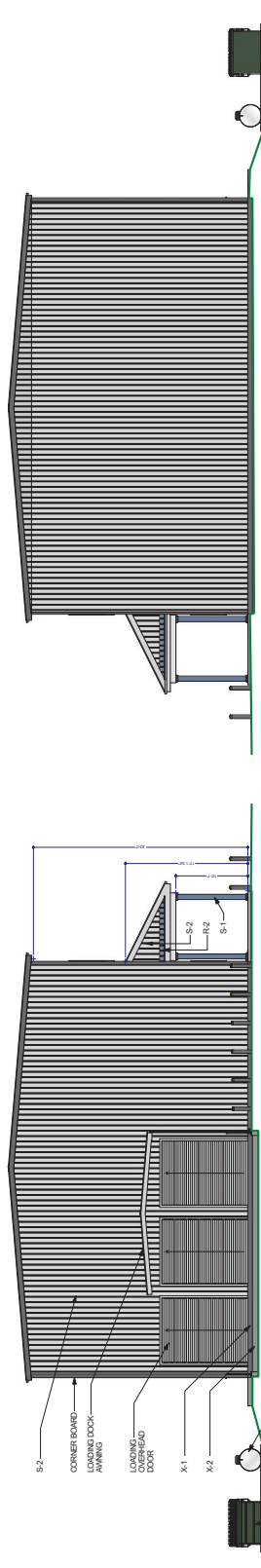
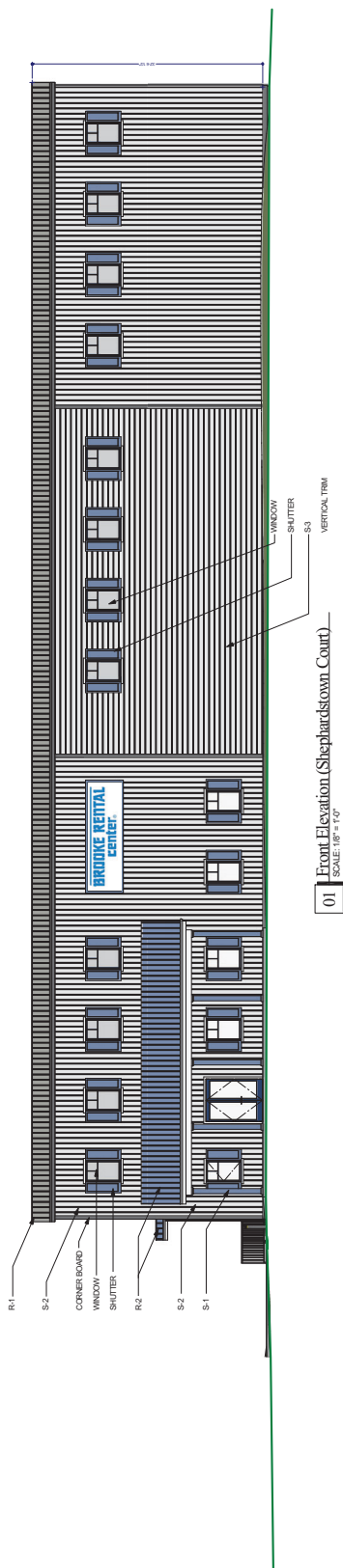
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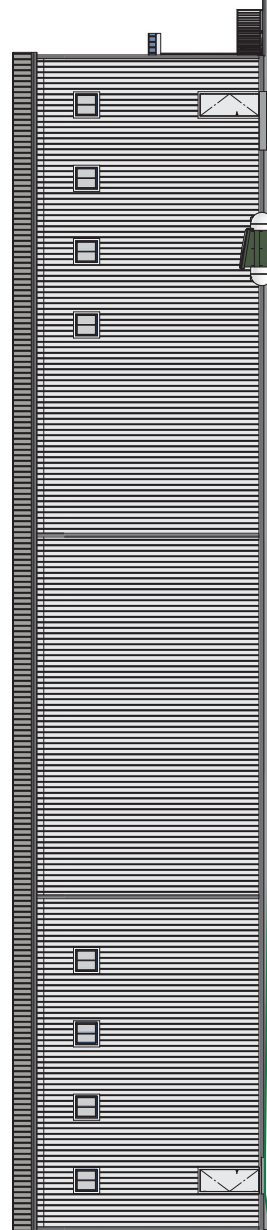
01 Street View from Shepherdstown Court
NOT TO SCALE



03 Birds Eye View from Mayfair Court to Rear
NOT TO SCALE



02 Left Elevation (Mayfair Court)
SCALE: 1/8" = 1'-0"

[illegible]

04 Rear Elevation
SCALE: 1/8" = 1'-0"