



# Historic Landmarks Commission Agenda

Regular Meeting & Public Hearing

**Monday, April 8, 2024**

**5:00 p.m.**

<b>A. Call to Order:</b>			
<b>B. Approval of Previous Months' Minutes:</b>		<a href="#">2/12/2024</a>	<a href="#">3/11/2024</a>
<b>C. Visitors:</b>			
<b>D. Conflicts of Interest:</b>			
<b>E. Applications</b>			
Application	Name	Address	Description
<b>Previous Applications:</b>			
N/A			
<b>New Applications:</b>			
<b>23-29</b>	Robert Smiles	331 W. High Street	Addition of roof-mounted solar array to rear addition and garage...west facing.
<b>24-08</b>	Robin & Frank Von Fintel	310 W. German Street	Demolition of rear 1.5 story and single story run-in shed additions. Construct new 2-story and step-down single-story additions with rear & side porches.
<b>F. Workshop Sessions:</b>			
	<b>Elizabeth Reinhart &amp; Charles Morris</b>	218 S. Duke Street	Construction of a 2-story garage / workshop / guest suite with no cooking facilities.
	<b>Justin Roedy</b>	103 W. New Street	Alter rear roof pitch on west side dining room addition and recenter windows. Wrap rear east side covered porch further around the back of the house altering roof pitch to match the west side. Ultimate goal is to create symmetry.
<b>G. Continuing/New Business:</b>			
<b>H. President's Report</b>			
<b>I. Administrative:</b>			
<b>J. Adjournment</b>			



Application Number 23-29

## Application for Project Permit

### Corporation of Shepherdstown, West Virginia

Should you have any questions regarding this application, please contact:

Andy Beall (Phone 304-876-6858, E-Mail [abeall@shepherdstown.us](mailto:abeall@shepherdstown.us))

PLEASE PRINT OR TYPE CLEARLY

**Applicant's Name:** Robert Smiles  
(Must be Property Owner)

**Mailing Address:** PO Box 1650  
Shepherdstown, WV 25443

**Day Time Telephone Number:** 302-752-6307

**E-Mail Address:** Bigrins@yahoo.com

**Street Address of Proposed Work:** 331 West High Street, Shepherdstown, WV 25443

**Lot Number/Legal Description:** Parcel 19-10-0002-0137-0000  
(If no address exists)

**Current Zoning:** Residential **Current Land Use:** Residential

Note: See zoning maps at Town Hall for correct zoning classification

**Description of Work:** 5.88 kW roof-mount solar PV system  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cost Estimate:** \$19,300.00 **Project Category** (Descriptions on Next Page): Category 1

**Contractor performing work:** Milestone Solar Consultants, LLC

**Contractor's Business License #:** WV 046827, Shepherdstown # 2024-004, 693

A copy of the contractor's Shepherdstown business license or license application **MUST** be attached. The applicant is responsible for making sure all contractors working on this project have a Shepherdstown business license (which can be applied for at town hall). Work started without a business license could result in a stop work order on the project.



Application Number 23 - 29

**Application for Project Permit**  
**(Checklist of Required Information for Applications)**

Provide information required for appropriate category of work. Staff will ensure completion of checklist material prior to applications' inclusion on meeting agenda.

**Category I-** Minor Projects such as awnings, porch railings, window boxes, satellite dishes, propane tanks, solar panels, signs or other minor changes.

- PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.
- MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II-** Accessory Buildings, sidewalks, driveways, decks, garages, storage buildings, or carports.

**Category III-** Major changes including roof, window or siding changes but excluding additions.

**Category IV-** New Construction Commercial/Industrial, Residential and/or additions.

**(Categories II thru IV):**

- SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawing shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting. (SAMPLE ATTACHED)
- Gross & net land area of property
- Setback from property boundaries
- Existing & proposed topography (only if regrading of the property is required)
- Existing & proposed accessory structures
- Existing & proposed street right-of-way & entrance
- Sidewalk, handicap access, Category IV only
- MATERIAL AND COLOR SAMPLES for exterior finishes
- ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements
- ZONING INFORMATION shall be defined in the application as required:
  - Dwelling density- net (residential application only)
  - Flood plain designation if any (mapping available in Town Hall)
  - Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions

**Category V- Demolitions:**

- Historic designation of structures to be demolished (documents available in Town Hall)
- Complete description of structure(s) or part(s) of structure(s) to be demolished.
- At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.



Application Number 23-29

**Checklist of Required Information for Applications Continued**

**All Categories:**

X Copy of general contractor's Shepherdstown business license or license application.

**Section 9-905 Remedies and penalties**

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense.

**Please read the following paragraph carefully and sign.**

Attach documents specified in the checklist on the back of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time in order to determine compliance with the Commission's approval. I understand that my presence at the assigned application review meeting is required. Application must be signed by owner or his/her agent.

Date: Nov 29, 2023

Owner's Signature: Robert G Smiles  
Robert G Smiles (Nov 29, 2023 12:09 EST)

Print Name: Robert Smiles

**Fees shall be paid to the Town Treasurer/Clerk and must accompany the application. If work begins without the required permit, double the cost of said permit will be applied.**

Zoning Officer Comments:

Fee Paid \$ 50  
Date Paid 12/5/2023

CHK # 5636



Application Number 23 - 29

**THE SHEPHERDSTOWN TOWN COUNCIL ORDAINS:**

Section 9-902 of Chapter 8 paragraph XIV be amended as follows:

*Please check all boxes that may apply (Application Fees Due Upon Submittal):*

X	<p><b><u>Category I:</u></b></p> <p>Minor projects such as murals, awnings, porch railings, window boxes, satellite dishes, solar panels, gutters &amp; downspouts, patios, sidewalks, hardscaping, signs, fences, storage sheds (not attached to the ground) and other minor changes and permit extensions.</p> <p style="text-align: right;"><b>\$50.00</b></p>
	<p><b><u>Category II:</u></b></p> <p>Window replacement, roof replacement, siding replacement, porch enclosure, driveways, carports and decks.</p> <p style="text-align: right;"><b>\$100.00</b></p>
	<p><b><u>Category III:</u></b></p> <p>New construction of and/or additions to residential, commercial, and industrial structures.</p> <p style="text-align: right;"><b>\$300 + \$0.50 per sq. ft.</b></p> <p>New construction of garages &amp; other accessory buildings (permanently attached to the ground).</p> <p style="text-align: right;"><b>\$50 + \$0.10 per sq. ft.</b></p>
	<p><b><u>Category IV:</u></b></p> <p><b>Demolition or Relocation of a Structure:</b> Removal of any building feature(s) or razing of any structure(s) or relocation of a structure to new location. For either project, the applicant must submit the following in writing (in addition to an application):</p> <ol style="list-style-type: none"> <li>1. Reason for the demolition/relocation (including historic documentation).</li> <li>2. Describe the structure's condition in detail.</li> <li>3. Describe the proposed reuse of the site, including full drawings of new structure &amp; landscaping.</li> <li>4. Evidence of relevant funding or financial concerns.</li> <li>5. Timeframe for project</li> </ol> <p><b>\$50.00</b> Accessory Buildings  <b>\$150.00</b> Non-Contributing Structures (&lt; 50 years old)  <b>\$500.00</b> Contributing Structures (≥ 50 years old)</p>
<p>The Planning &amp; Zoning Administrator shall categorize any request not specifically listed in the above categories.</p>	







# Application-For-Project-Permit-2023\_Smiles Residence

Final Audit Report

2023-11-29

Created:	2023-11-28
By:	Rachel Shirley (rachel@milestonesolar.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAb42BauLJVelYknwxsjcZr4g0tGGZpUbl

## "Application-For-Project-Permit-2023\_Smiles Residence" History

-  Document created by Rachel Shirley (rachel@milestonesolar.com)  
2023-11-28 - 5:41:52 PM GMT- IP address: 50.110.172.137
-  Document emailed to bigrins@yahoo.com for signature  
2023-11-28 - 5:43:45 PM GMT
-  Email viewed by bigrins@yahoo.com  
2023-11-29 - 4:55:10 PM GMT- IP address: 69.147.93.139
-  Signer bigrins@yahoo.com entered name at signing as Robert G Smiles  
2023-11-29 - 5:09:43 PM GMT- IP address: 73.191.125.37
-  Document e-signed by Robert G Smiles (bigrins@yahoo.com)  
Signature Date: 2023-11-29 - 5:09:45 PM GMT - Time Source: server- IP address: 73.191.125.37
-  Agreement completed.  
2023-11-29 - 5:09:45 PM GMT




Signature with seal  
 BILL ANDERSON, PMP  
 NARCEP PROFESSIONAL &  
 CONSULTANT  
 ELECTRICAL ENGINEERS,  
 WEST VIRGINIA

Smiles Residence  
 331 West High Street in  
 Shepherdstown, WV

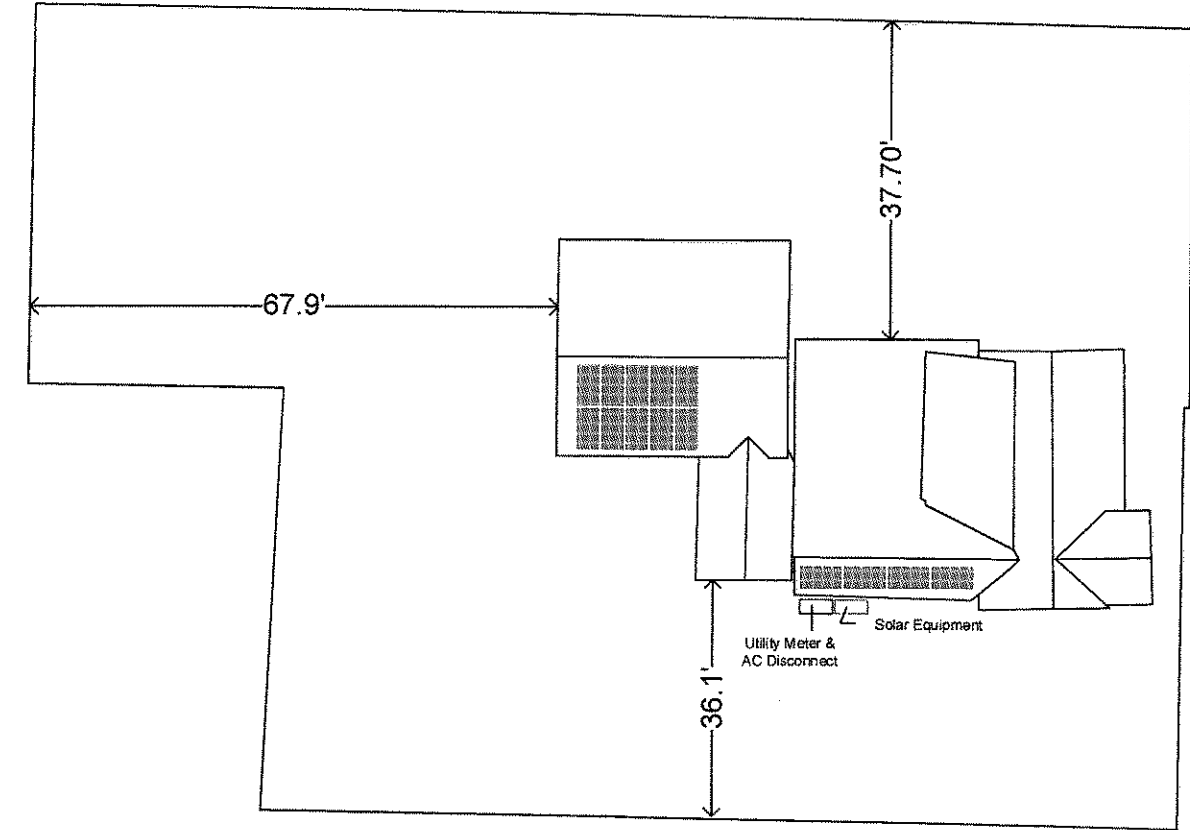
SHEET NAME  
 SITE PLAN

SHEET SIZE  
 A4

SHEET No.  
 02

**SITE PLAN**  
 Scale: NTS

WEST HIGH STREET











SOLAR'S MOST TRUSTED



# REC ALPHA PURE-R SERIES PRODUCT SPECIFICATIONS

COMPACT PANEL SIZE

9 A MODULE CURRENT  
COMPATIBLE WITH MLPE

430 WP  
20.7  $\frac{W}{FT^2}$   
22.3% EFFICIENCY



LEAD-FREE  
ROHS COMPLIANT

EXPERIENCE  
 $\alpha$   
PERFORMANCE

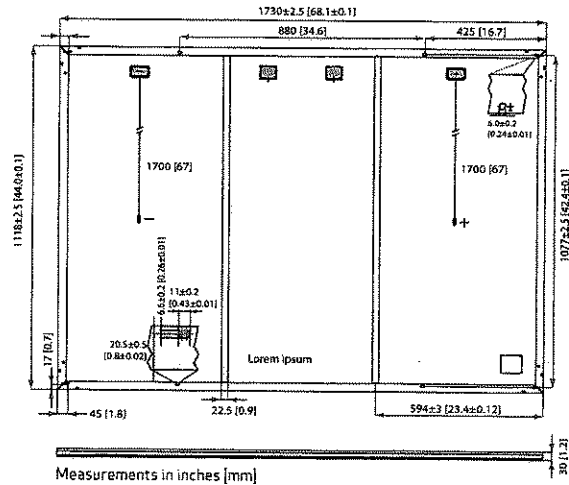
# REC ALPHA PURE-R SERIES

## PRODUCT SPECIFICATIONS



### GENERAL DATA

Cell type:	80 half-cut REC bifacial, heterojunction cells with lead-free, gapless technology
Glass:	0.13 in (3.2 mm) solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	4-part, 4 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (12 AWG) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm <sup>2</sup> ) PV wire, 67 + 67 in (1.7 + 1.7 m) in accordance with EN 50618
Dimensions:	68.1 x 44.0 x 1.2 in (20.77 ft) / 1730 x 1118 x 30 mm (1.93 m <sup>2</sup> )
Weight:	47.4 lbs (21.5 kg)
Origin:	Made in Singapore



### ELECTRICAL DATA

Product Code\*: RECxxxAA PURE-R

STC

Power Output - P <sub>MAX</sub> (Wp)	400	410	420	430
Watt Class Sorting - (W)	0/+10	0/+10	0/+10	0/+10
Nominal Power Voltage - V <sub>MPP</sub> (V)	48.8	49.4	50.0	50.5
Nominal Power Current - I <sub>MPP</sub> (A)	8.20	8.30	8.40	8.52
Open Circuit Voltage - V <sub>OC</sub> (V)	58.9	59.2	59.4	59.7
Short Circuit Current - I <sub>SC</sub> (A)	8.80	8.84	8.88	8.91
Power Density (W/ft <sup>2</sup> )	19.26	19.74	20.22	20.70
Panel Efficiency (%)	20.7	21.2	21.8	22.3

NMOT

Power Output - P <sub>MAX</sub> (Wp)	305	312	320	327
Nominal Power Voltage - V <sub>MPP</sub> (V)	46.0	46.6	47.1	47.6
Nominal Power Current - I <sub>MPP</sub> (A)	6.64	6.70	6.80	6.88
Open Circuit Voltage - V <sub>OC</sub> (V)	55.5	55.8	56.0	56.3
Short Circuit Current - I <sub>SC</sub> (A)	7.11	7.16	7.20	7.24

Values at standard test conditions (STC: air mass AM1.5, irradiance 1075 W/sq ft (1000 W/m<sup>2</sup>), temperature 77°F (25°C), based on a production spread with a tolerance of P<sub>MAX</sub>, V<sub>OC</sub> & I<sub>SC</sub> ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m<sup>2</sup>, temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). \*Where xxx indicates the nominal power class (P<sub>NOM</sub>) at STC above.

### MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
System voltage:	1000 V
Test load (front):	+7000 Pa (146 lbs/ft <sup>2</sup> )*
Test load (rear):	-4000 Pa (83.5 lbs/ft <sup>2</sup> )*
Series fuse rating:	25 A
Reverse current:	25 A

\* See installation manual for mounting instructions.  
Design load = Test load / 1.5 (safety factor)

### WARRANTY

	Standard	REC ProTrust
Installed by an REC Certified Solar Professional	No	Yes
System Size	All	<25 kW 25-500 kW
Product Warranty (yrs)	20	25
Power Warranty (yrs)	25	25
Labor Warranty (yrs)	0	25
Power in Year 1	98%	98%
Annual Degradation	0.25%	0.25%
Power in Year 25	92%	92%

See warranty documents for details. Conditions apply

Available from:

### CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	



### TEMPERATURE RATINGS\*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P <sub>MAX</sub> :	-0.24 %/°C
Temperature coefficient of V <sub>OC</sub> :	-0.24 %/°C
Temperature coefficient of I <sub>SC</sub> :	0.04 %/°C

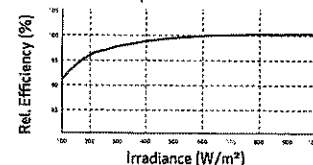
\*The temperature coefficients stated are linear values

### DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	858 (26 pallets)
Panels per 53 ft truck:	858 (26 pallets)

### LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.  
20 Tuas South Ave. 14  
Singapore 637312  
post@recgroup.com  
www.recgroup.com

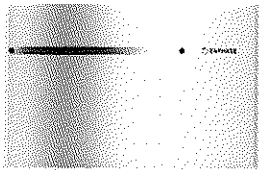


Specifications subject to change without notice. Ref: PD-DS-AAPR Rev 3.1 03.23

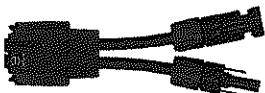


## IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MCA connectors.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

### Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

### High productivity and reliability

- Produce power even when the grid is down
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

### Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

# IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings <sup>1</sup>	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current <sup>2</sup> [module Isc]	A		15
Overvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range <sup>3</sup>	V		240 / 211 – 264
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz		60
Extended frequency range	Hz		50 – 68
Max units per 20 A (L-L) branch circuit <sup>4</sup>		16	13
Total harmonic distortion			<5%
Overvoltage class AC port			III
AC port backfeed current	mA		30
Power factor setting			1.0
Grid-tied power factor (adjustable)			0.85 leading – 0.85 lagging
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW		60
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Acoustic noise at 1 m		<60 dBA	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 1071-01	
Certifications		This product is UL L listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility> (2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



Application Number 24-08

## Application for Certificate of Appropriateness & Project Permit

### Corporation of Shepherdstown, West Virginia

Should you have any questions regarding this application, please contact:  
Andy Beall (Phone 304-876-6858, E-Mail [abeall@shepherdstown.us](mailto:abeall@shepherdstown.us))

PLEASE PRINT OR TYPE CLEARLY

Applicant's Name: FRANK & ROBIN VON FINTEL  
(Must be Property Owner)

Mailing Address: 149 GENERAL MCCLELLAN COURT  
HARPERS FERRY, WV 25425

Day Time Telephone Number: 304-657-7970

E-Mail Address: ROBINVONFINTEL@GMAIL.COM

Street Address of Proposed Work: 310 W GERMAN STREET, SHEPHERDSTOWN, WV 25443

Lot Number/Legal Description: \_\_\_\_\_  
(If no address exists)

Current Zoning: RESIDENTIAL Current Land Use: RESIDENTIAL

Note: See zoning maps at Town Hall for correct zoning classification

Description of Work: \_\_\_\_\_  
Demolish existing 1.5-story kitchen addition, including attached shed and rear sunroom, with a combined footprint of approximately 570 sqft, approved by previous homeowners Melanie Jesteadt & Chris Cafiero under application 21-42. Construct a new 2-story addition with a footprint of 956 sqft. The first floor will feature a guest bedroom and full bathroom, a new kitchen and dining area, and a family room. The second floor (635 sqft) will comprise the master bedroom and bathroom, laundry facilities, a linen closet, and an additional bedroom. The additional will be built on a crawlspace foundation.

Cost Estimate: \$300,000 Project Category (Descriptions on Next Page): IV

Contractor performing work: Brian Miller, Miller Residential Creations

Contractor's Business License #: WV047751

A copy of the contractor's Shepherdstown business license or license application MUST be attached. The applicant is responsible for making sure all contractors working on this project have a Shepherdstown business license (which can be applied for at town hall). Work started without a business license could result in a stop work order on the project.





Application Number \_\_\_\_\_ - \_\_\_\_\_

**Application for Project Permit**  
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Provide information required for appropriate category of work. Staff will ensure completion of checklist material prior to applications' inclusion on meeting agenda.

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\_\_\_\_\_ PHOTOGRAPHS OR DRAWN ELEVATION VIEWS OF THE PROPOSED WORK SITES (clearly labeled), at reasonable scales, of the parts of the structure to be altered (again, clearly labeled in terms of which side of the structure, etc.) are needed.

\_\_\_\_\_ MATERIAL AND COLOR SAMPLES for exterior finishes

**Category II- Driveways, decks, carports, porch enclosures and window, roof or siding replacement.**

**Category III- New construction of and/or additions to residential, commercial, and industrial structures.**

**Category IV- Demolition or Relocation of a Structure**

**(Categories II and III):**

SITE PLAN is required at common engineering (1" = 10' or 1" = 20', etc.) or architectural scales (1/4" = 1' or 1/8" = 1'). Specifically, these drawings shall include: North point, scale, date, property boundaries (lot lines), existing trees and/or significant planting (if work will disturb surroundings), street & parking lighting. (SAMPLE ATTACHED)

\_\_\_\_\_ Gross & net land area of property

\_\_\_\_\_ Setback from property boundaries

\_\_\_\_\_ Existing & proposed topography (only if regrading of the property is required)

\_\_\_\_\_ Existing & proposed accessory structures.

\_\_\_\_\_ Existing & proposed street right-of-way & entrance

\_\_\_\_\_ Sidewalk, handicap access, Category IV only

MATERIAL AND COLOR SAMPLES for exterior finishes

ELEVATIONS, drawings indicating height of proposed structures, materials, and window and door arrangements

\_\_\_\_\_ ZONING INFORMATION shall be defined in the application as required:

\_\_\_\_\_ Dwelling density- net (residential application only)

\_\_\_\_\_ Flood plain designation if any (mapping available in Town Hall)

\_\_\_\_\_ Cost estimates and property appraisals for applications seeking exemptions from Chapter 12- Floodplain provisions

**Category IV- Demolitions:**

\_\_\_\_\_ Historic designation of structures to be demolished (documents available in Town Hall)

\_\_\_\_\_ Complete description of structure(s) or part(s) of structure(s) to be demolished.

\_\_\_\_\_ At least one (1) structural report by a certified structural engineer. Applies to demolition requests for structures fifty (50) years or older.



Application Number \_\_\_\_\_ - \_\_\_\_\_

**Checklist of Required Information for Applications Continued**

**All Categories:**

\_\_\_\_\_ Copy of general contractor's Shepherdstown business license or license application.

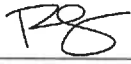
**Section 9-905 Remedies and penalties**

The owner or agent of a building or premises in or upon which a violation of any provision of the Planning and Zoning Title has been committed or shall exist, or the leasee or tenant of an entire building or entire premise in or upon which violation has been committed or shall exist, or the agent, architect, building contractor or any other person who commits, takes part or assists in any violation or who maintains any building or premises in or upon which such violation shall exist, shall be guilty of a misdemeanor and shall be punished by a fine not to exceed one hundred (100) dollars. Each and every day that such violation continues may constitute a separate offense.

**Please read the following paragraph carefully and sign.**

**Attach documents specified in the checklist on the back of this application. I hereby certify that all information herein provided is true and accurate. I hereby authorize the inspection of the above premises by authorized agents of the Shepherdstown Planning Commission at any reasonable time in order to determine compliance with the Commission's approval. I understand that my presence at the assigned application review meeting is required. Application must be signed by owner or his/her agent.**

Date: 3/18/2024

Owner's Signature: 

Print Name: Frank & Robin von Fintel

**Fees shall be paid to the Town Treasurer/Clerk and must accompany the application. If work begins without the required permit, double the cost of said permit will be applied.**

Zoning Officer Comments:

Fee Paid \$1,245.50  
Date Paid 3/18/2024

CHK # 124



Application Number \_\_\_\_\_ - \_\_\_\_\_

**THE SHEPHERDSTOWN TOWN COUNCIL ORDAINS:**

Section 9-902 of Chapter 8 paragraph XIV be amended as follows:

*Please check all boxes that may apply (Application Fees Due Upon Submittal):*

	<p><b><u>Category I:</u></b></p> <p>Minor projects such as murals, awnings, porch railings, window boxes, satellite dishes, solar panels, gutters &amp; downspouts, patios, sidewalks, hardscaping, signs, fences, storage sheds (not attached to the ground) and other minor changes and permit extensions.</p> <p style="text-align: right;"><b>\$50.00</b></p>
	<p><b><u>Category II:</u></b></p> <p>Window replacement, roof replacement, siding replacement, porch enclosure, driveways, carports, and decks.</p> <p style="text-align: right;"><b>\$100.00</b></p>
	<p><b><u>Category III:</u></b></p> <p>New construction of and/or additions to residential, commercial, and industrial structures.</p> <p style="text-align: right;"><b>\$300 + \$0.50 per sq. ft.</b></p> <p>New construction of garages &amp; other accessory buildings (permanently attached to the ground).</p> <p style="text-align: right;"><b>\$50 + \$0.10 per sq. ft.</b></p>
	<p><b><u>Category IV:</u></b></p> <p><b>Demolition or Relocation of a Structure:</b> Removal of any building feature(s) or razing of any structure(s) or relocation of a structure to new location. For either project, the applicant must submit the following in writing (in addition to an application):</p> <ol style="list-style-type: none"> <li>1. Reason for the demolition/relocation (including historic documentation).</li> <li>2. Describe the structure's condition in detail.</li> <li>3. Describe the proposed reuse of the site, including full drawings of new structure &amp; landscaping.</li> <li>4. Evidence of relevant funding or financial concerns.</li> <li>5. Timeframe for project</li> </ol> <p><b>\$50.00</b>      Accessory Buildings  <b>\$150.00</b>     Non-Contributing Structures (&lt; 50 years old)  <b>\$500.00</b>     Contributing Structures (≥ 50 years old)</p>
<p>Certificate of Appropriateness Advertisement Fee: <span style="float: right;"><b>\$15</b></span></p>	

## **Project Address**

Frank & Robin Von Fintel  
310 W German Street  
Shepherdstown, WV 25443

## **Main Scope of Work**

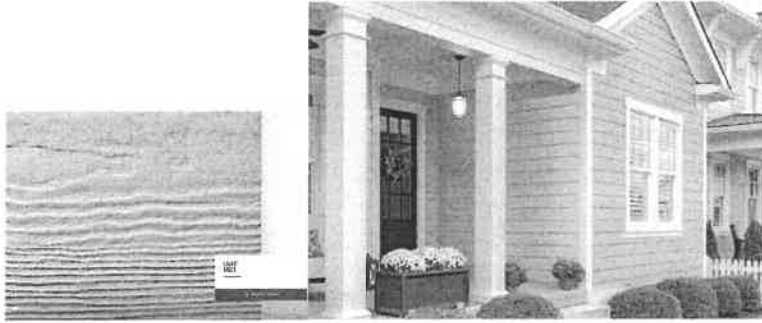
- Demolish existing 1.5-story kitchen addition, including attached shed and rear sunroom, with a combined footprint of approximately 570 sqft, approved by previous homeowners Melanie Jesteadt & Chris Cafiero under application 21-42.
- Construct a new 2-story addition with a footprint of 956 sqft. The first floor will feature a guest bedroom and full bathroom, a new kitchen and dining area, and a family room. The second floor (635 sqft) will comprise the master bedroom and bathroom, laundry facilities, a linen closet, and an additional bedroom.
- Finish the attic space, previously fitted with stairs by the previous homeowner, for use as additional living space such as a reading area or office.
- Develop the basement as an unfinished crawlspace designated for storage purposes.
- Establish connections: The first-floor addition will link via an existing door off the living room, while the second-floor addition will connect to the existing landing where the current A/C is located.

## **Additional Restoration, Maintenance and Repair:**

- Replace the original metal roof of the structure with a matching and suitable standing seam metal roofing material.
- Repaint the original brick structure using a color that matches the Hardie Board siding to be utilized on the rear addition.
- Refurbish the original window trim by repainting it white to harmonize with the trim color of the new addition.
- Address the damaged condition of the current front door, which exhibits cracks and signs of water and sun damage. If restoration proves impractical, consider painting the door with a complementary accent color.
- Restore and reinstall existing one attic gable window. The window was replaced with attic fan, original window sash has been found in basement.

## Materials

James Hardie Lap siding (Light Mist) with white trim to match windows and doors on the Main 2-Story Addition.



James Hardie Lap Vertical Siding (Artic White) on 1-Story Family Room addition.



Standing seam metal roof on original brick structure, side porch, and rear porch with snowbirds in dark bronze.



Proposed additions to the:  
**Von Fintel Residence**  
 310 W. German Dr., Shepherdsboro WV 25443  
 Town of Shepherdsboro WV

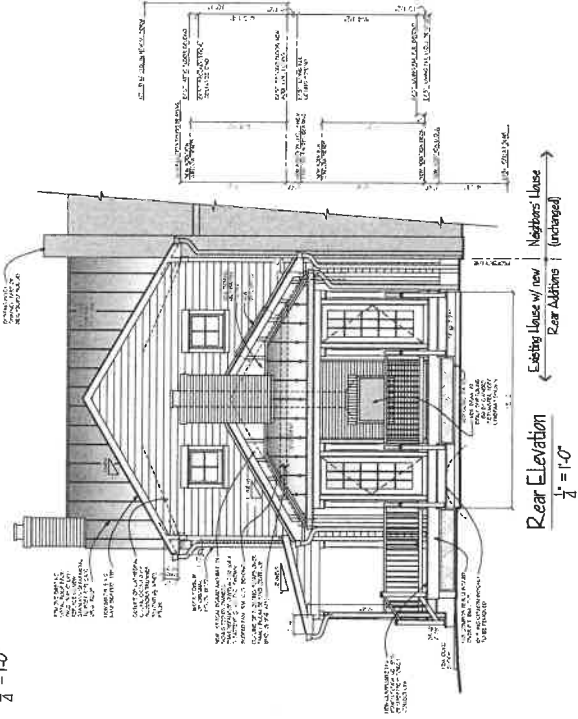
• Left & Rear Elevations



DATE:	11/11/14
PROJECT:	VON FINTEL RESIDENCE
CLIENT:	MR. & MRS. JAMES VON FINTEL
DESIGNER:	THE LANE HOME DESIGN, LLC
SCALE:	AS SHOWN

Residential design & drafting by:  
**The Lane Home Design, LLC**  
 1111 E. 10th Street, Shepherdsboro, WV 25443  
 www.thelanehomedesign.com

Drawings for LLC approval  
 - not for construction

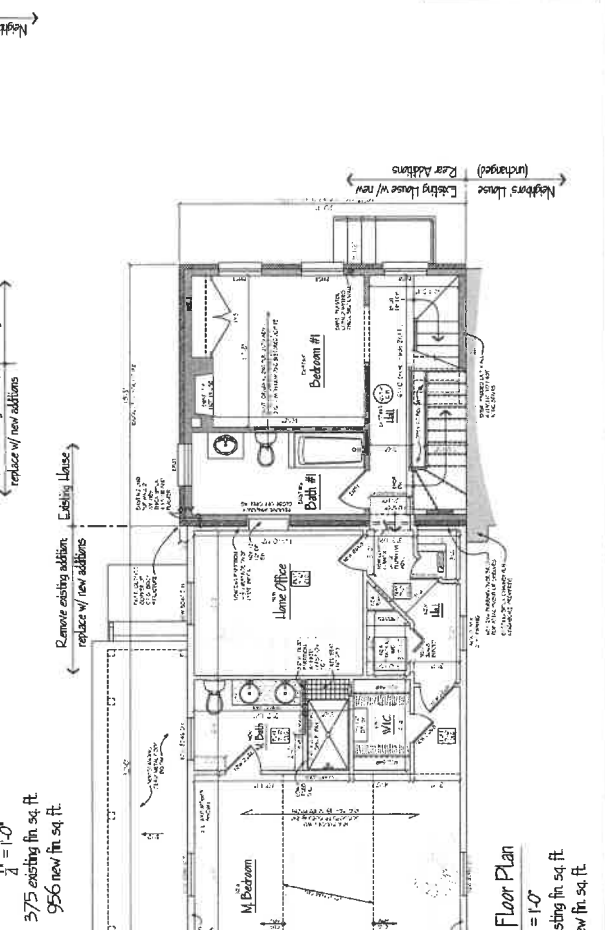
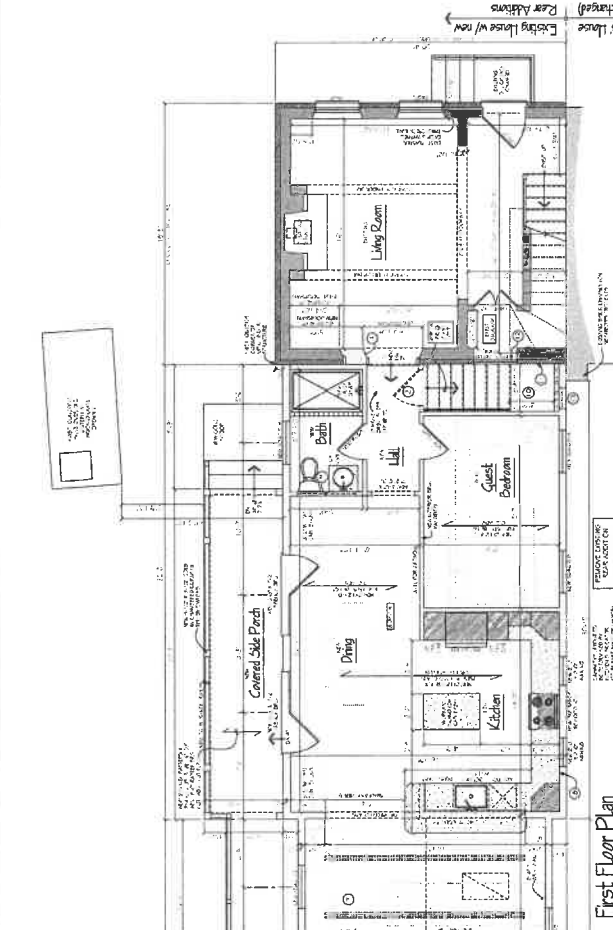


**NOTES:**  
 DIMENSIONS ARE FROM CORNER OF  
 DIMENSION LINE UNLESS OTHERWISE  
 NOTED. DIMENSIONS ARE TO FACE UNLESS  
 NOTED OTHERWISE. DIMENSIONS TO  
 CENTERLINE OF WALLS OR PARTITIONS  
 UNLESS OTHERWISE NOTED. DIMENSIONS  
 TO FACE OF PARTITIONS UNLESS  
 OTHERWISE NOTED. DIMENSIONS TO  
 CENTERLINE OF WALLS OR PARTITIONS  
 UNLESS OTHERWISE NOTED. DIMENSIONS  
 TO FACE OF PARTITIONS UNLESS  
 OTHERWISE NOTED.

**Legend**  
 EXISTING PARTITIONS TO REMAIN  
 EXISTING OR NEW SCHEDULE  
 EXISTING PARTITIONS TO BE REMOVED  
 NEW 2x4 @ 16" O.C. PARTITIONS

**First Floor Notes**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK (IMC/MEC).  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOK (IMC/MEC).  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMBC/IMC/MEC).  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE BOOK (IFSC/IFSCB).  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEECB).  
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE BOOK (ISACB).  
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE BOOK (IAMCB).  
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE BOOK (IGBCB).  
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN CODE BOOK (ISDCB).  
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELLNESS CODE BOOK (IWCB).  
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE BOOK (IHSCB).  
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE BOOK (IECB).  
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY CODE BOOK (IQCB).  
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION CODE BOOK (IICB).  
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL LEADERSHIP CODE BOOK (ILCB).  
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BEST PRACTICES CODE BOOK (IBPCB).  
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EXCELLENCE CODE BOOK (IECB).  
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PERFORMACE CODE BOOK (IPCB).  
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUCCESS CODE BOOK (ISCB).  
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WINNING CODE BOOK (IWCB).

**First Floor Plan**  
 1/4" = 1'-0"  
 375 existing ft. sq. ft.  
 956 new ft. sq. ft.



**Second Floor Plan**  
 1/4" = 1'-0"  
 375 existing ft. sq. ft.  
 655 new ft. sq. ft.

Drawings for LLC approval  
 - not for construction



**HARVEY**  
WINDOWS + DOORS

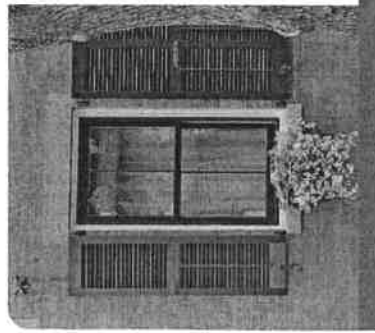


## MAJESTY WOOD PRODUCTS GUIDE



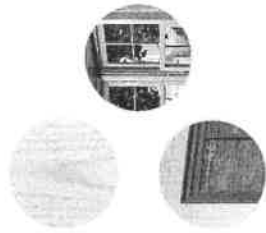


## MAJESTY WINDOW FEATURES



### AT A GLANCE

- ▶ The solid Ponderosa Pine wood components of Majesty products have been specially treated to resist rot, degradation, spilling, warping, and mildew.
- ▶ The extruded aluminum exterior cladding is precision formed to protect the sashes from outdoor conditions, and includes attractive beveling to match the aesthetics of wood windows. The aluminum on the frame provides extra strength.

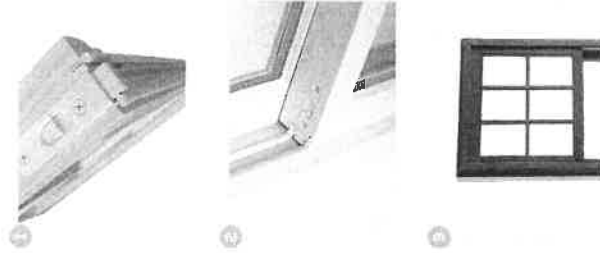


## MAJESTY COMPONENTS

- 1 Majesty weathersaels are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window operation. An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.

- 2 The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.

- 3 An electrostatic paint process adheres paint evenly onto exterior surfaces for an extremely durable finish that resists fading.



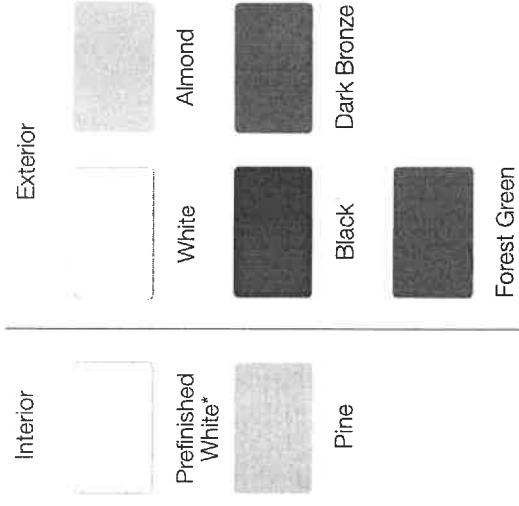
## CUSTOMIZATION OPTIONS

### MAJESTY FINISHES

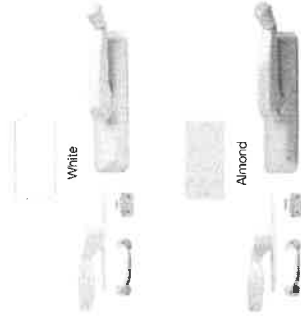
Majesty Wood windows and patio doors feature a precision molded aluminum exterior that protects wood components from environmental conditions.

An electrostatic paint process adheres color evenly onto the aluminum clad surfaces, ensuring an extremely durable finish that resists fading. Majesty products come in your choice of 5 exterior finishes, at no additional charge.

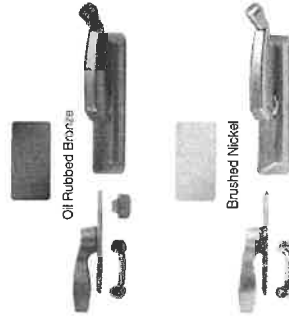
The interior can be left as warm, unfinished pine to be painted or stained after installation, or professionally prefinished in white for no mess or hassle post-installation.



### STANDARD HARDWARE FINISHES



### PREMIUM HARDWARE FINISHES



# CUSTOMIZATION OPTIONS

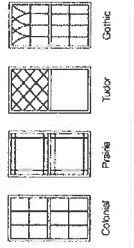
## GRIDS

Both 5/8" and 1" grids in either contoured or flat are available for most products. Grids can also be painted. See product pages for grid options per window/doors style.



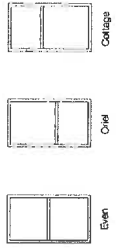
## CONFIGURATIONS

Fully customize any grid design. Choose Colonial, Prairie, or other unique styles like Tudor or Gothic.



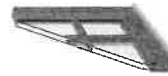
## SASH ORIENTATION

Even sashes are nice, but you can also select Oriel, Cottage, or a custom orientation.



## SIMULATED DIVIDED LITES (SDL)

For a dramatic and upscale look, choose the SDL grid system which utilizes a pewter in-glass grid with grids applied on both the interior and exterior. Available for most Majesty Wood windows.



## GRIDS BETWEEN GLASS (GBG)

Contoured or flat grids are positioned between the glass, allowing for easy cleaning. Available for most Majesty Wood windows.



## EXTERIOR APPLIED/ INTERIOR SNAP-INS

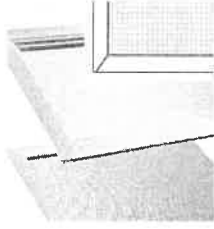
Exterior applied grids provide a more defined architectural style on the exterior, with the ease of grids between glass on the inside. Fine interior snap-in grids are also available for Majesty Wood windows.



## SCREENS

An often overlooked selection in the window buying process, the right screen can make a big difference when it comes to insect protection, durability, and of course, what a view looks like. Engage with homeowners to help them choose the screen options that will enhance their project.

### FRAMES



#### EXTRUDED ALUMINUM

Superior in strength to Roll Form frames, extruded aluminum frames are tough, sturdy and easy to remove and install, with hidden metal corners that won't become brittle over time as exposed plastic corners can.



#### ROLL FORM

Aluminum Roll Form screens are a lightweight, value option available for certain windows only. Ideal for smaller window openings.

## FLEXSCREEN FRAME

This barely visible frame is almost completely hidden by the screen track, and its innovative, flexible construction makes it effortless to remove or install.

### Durable:

FlexScreen frames are made from dent and break resistant high performance steel, with a tough powder coating that resists scratching.



### Easy to Use:

FlexScreen springs into an opening, making storing, installing and removing the screens easy.

### Elegant:

Without a bulky screen frame, FlexScreen disappears into the screen box of the window so there's less to get in way of the view. Plus, since FlexScreen's edges are hidden, there's no need to worry about matching a frame color to the window. Combine with VIEWWS mesh for the clearest view.

Screens come in half and full sizes. See product pages for screen options per window/doors style.

## MESH



### VIEWWS



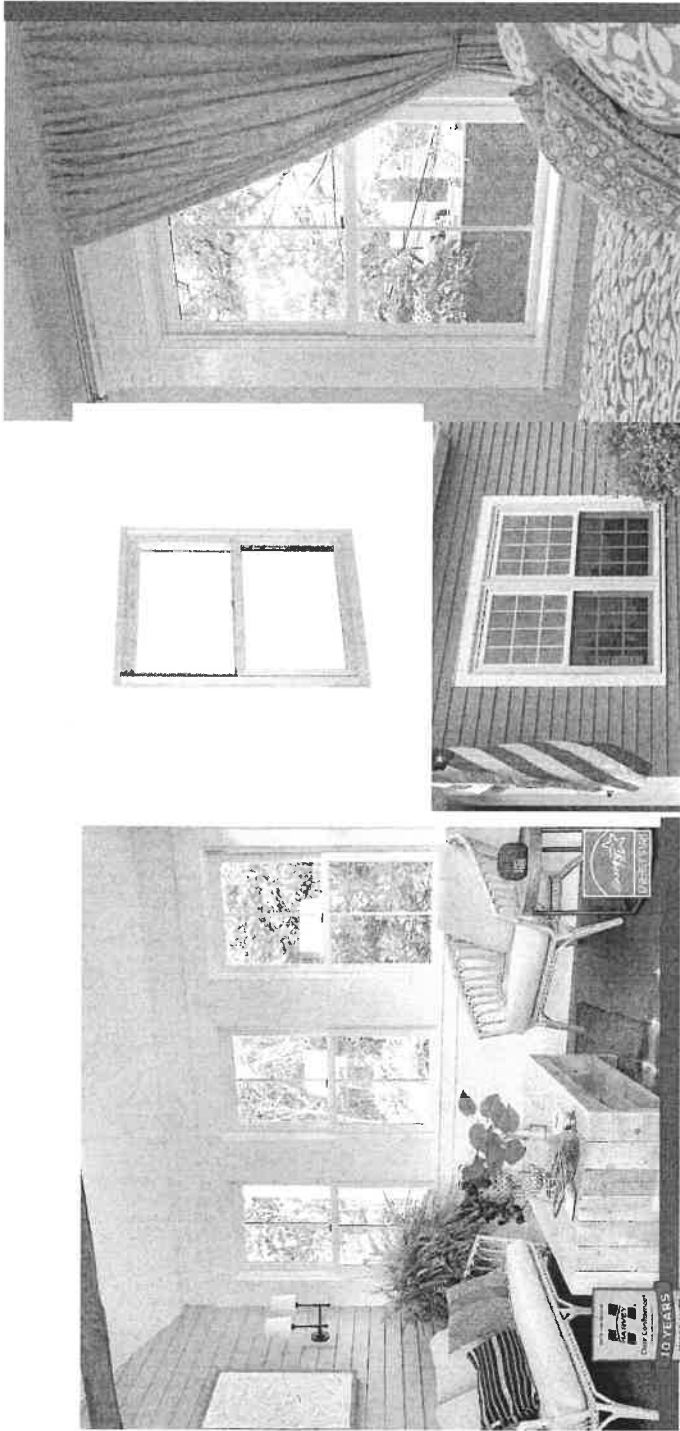
Upgrade to Virtually Invisible Screens for a brighter view, 25% better airflow, and maximum protection against small insects.

### FIBERGLASS



A popular choice for its durability, fiberglass is flexible and does not crease, dent, or unravel.

# MAJESTY WOOD DOUBLE HUNG

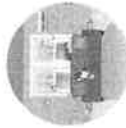


## OPTIONS

### GLASS PACKAGES



SunShield PLUS SunShield



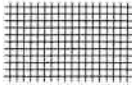
ThermalLock

### SCREEN | FRAME



FlexScreen

### SCREEN | MESH



Fiberglass

### VIEWS

### GRID | TYPE



GBG Exterior Applied/Interior Snap-In SDL

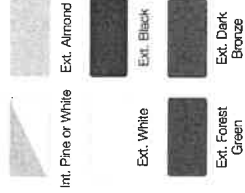
### GRID | STYLE



Colonial

Prairie

### COLORS | INT/EXT.



White

CopperTone

Brushed Nickel

Oil-Rubbed Bronze

Ext. White

Ext. Almond

Ext. Black

Ext. Dark Bronze

Ext. Forest Green

Ext. Dark Bronze

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. The top and bottom sash have weatherstripping around them that prevents air infiltration and both tilt in for easy cleaning.

### RECESSED SASH LOCK



### LIFT OPTIONS



Routed Bottom Sash



Hook and Loop

## MORE OPTIONS & FEATURES

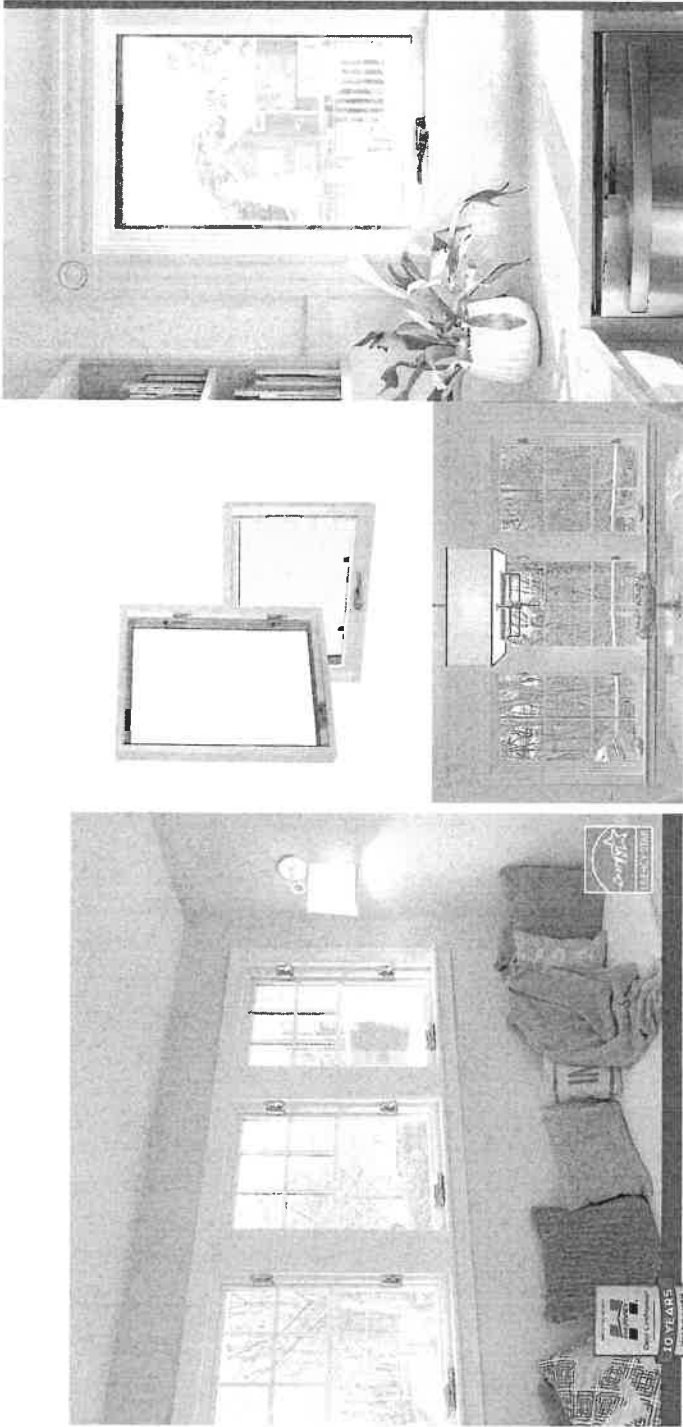
- Grids come in 5/8" and 1" sizes
- Custom grid configurations plus ornate & cottage sash options
- Obscured, Bronze or Tempered glass available
- Full size screens
- Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)

## FEATURES

- Solid pine interior with aluminum clad exterior
- Recessed hardware provides unobstructed views and elegant, streamlined appearance
- Jamb liner is standard in Almond; also available in White

Subject to change. Please visit [harveywindows.com](http://harveywindows.com) for the latest product information. Effective 4.1.23.

# MAJESTY CASEMENT & AWNING



## OPTIONS

### GLASS PACKAGES



SunShield PLUS SunShield



ThermaLock



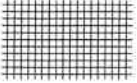
ThermaGuard

### SCREEN | FRAME

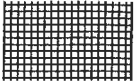


Roll Form

### SCREEN | MESH



VIEWS



Fiberglass

### GRID | TYPE



GGG

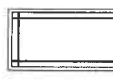


Interior Snap-In



SDL

### GRID | STYLE



Colonial



Prairie

## FEATURES

Solid pine interior with aluminum clad exterior

**Casements:** tandem locks standard on units at or over 36" in height. For ease of operation, tandem locks engage/disengage with operation of just the lower lock\*.

**Awning:** hinge at the top and open outward to let in fresh air and deflect away rain

## OTHER OPTIONS CASEMENT & AWNING

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glazing available

Full size screens

Interior options include warm, unfinished pine or professionally finished white (includes 10-year paint warranty)

## COLORS | INT./EXT.



Int. Pine or White



Ext. Almond



White



Copperstone



Ext. White



Ext. Black



Brushed Nickel



Oil-Rubbed Bronze



Ext. Forest Green



Ext. Dark Bronze

### COMPACT FOLDING HANDLE CASEMENT



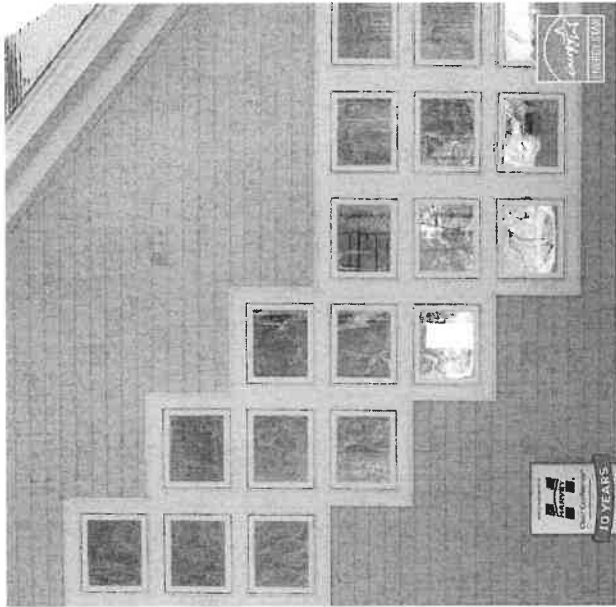
### HANDLE AWNING



\*Some hardware not available

Subject to change. Please visit [www.honeywinds.com](http://www.honeywinds.com) for the latest product information. Effective 4.1.23.



# MAJESTY PICTURE & SHAPES

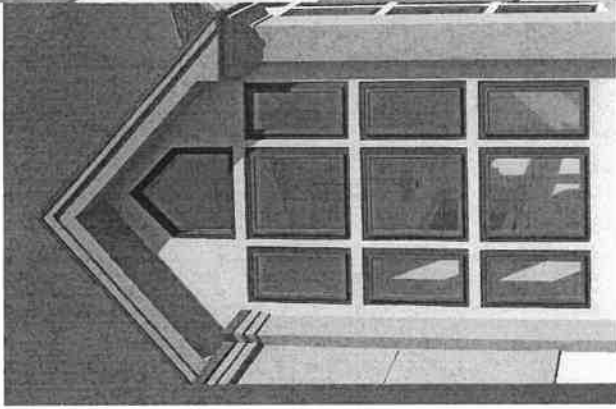


If you are opening up a room to a spectacular view, consider Majesty picture windows. Perfect for new construction or replacement projects, they are available in ENERGY STAR, obscured, bronze or tempered glazing. Or, for a dramatic design, pair them with Majesty shape windows.



All Grid Styles

	Int. Pine or White	Ext. White	Ext. Almond
	Ext. Dark Bronze	Ext. Forest Green	Ext. Black



## FEATURES

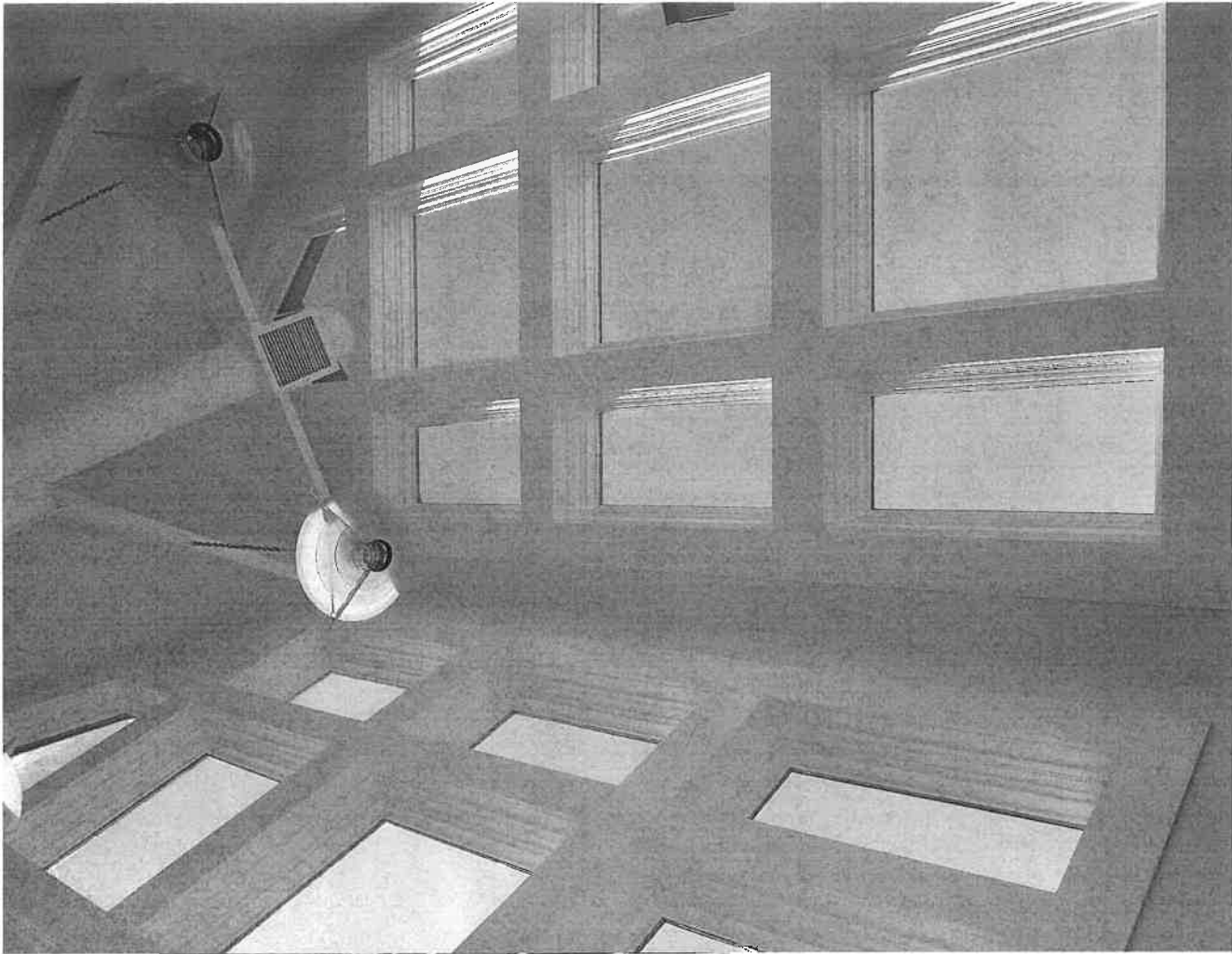
ENERGY STAR glass packages available

Solid pine interior with aluminum clad exterior

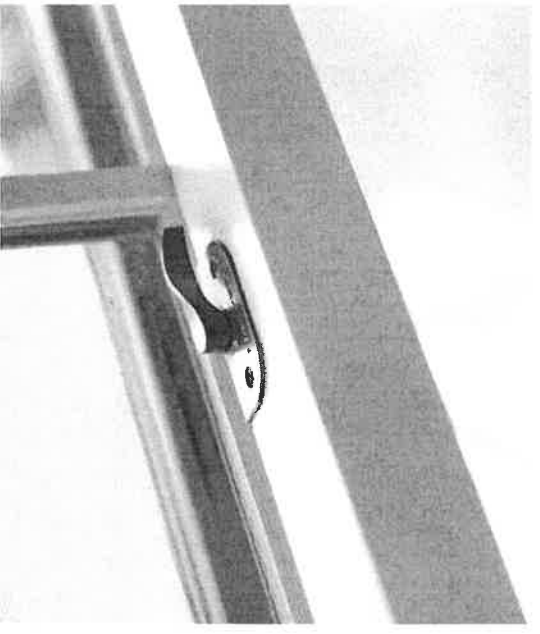
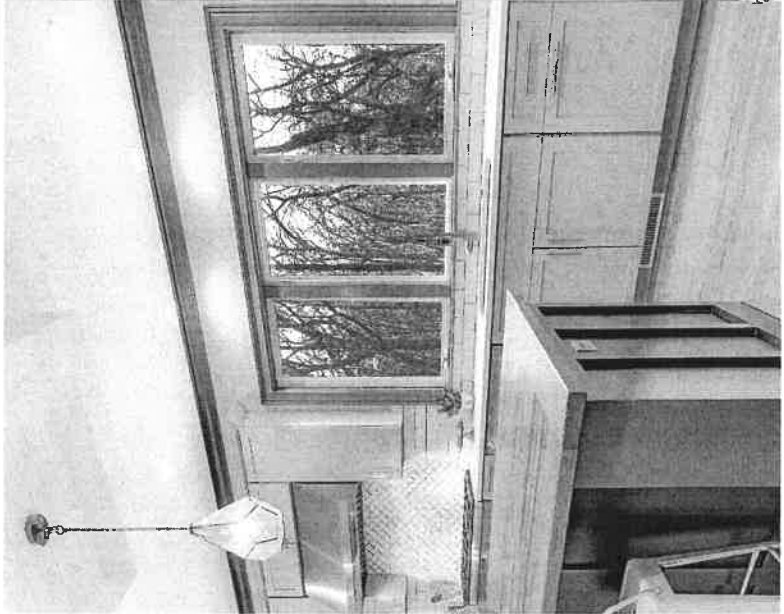
## OTHER OPTIONS

Grids come in 5/8" and 1" sizes as well as custom configurations

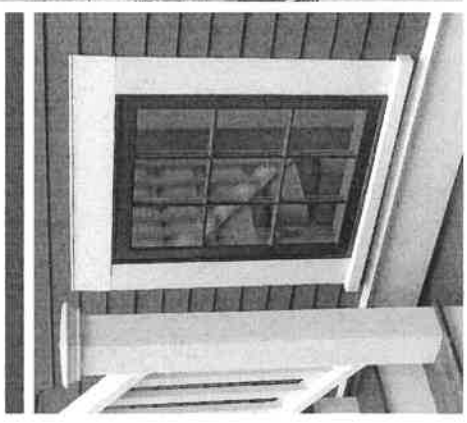
Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)



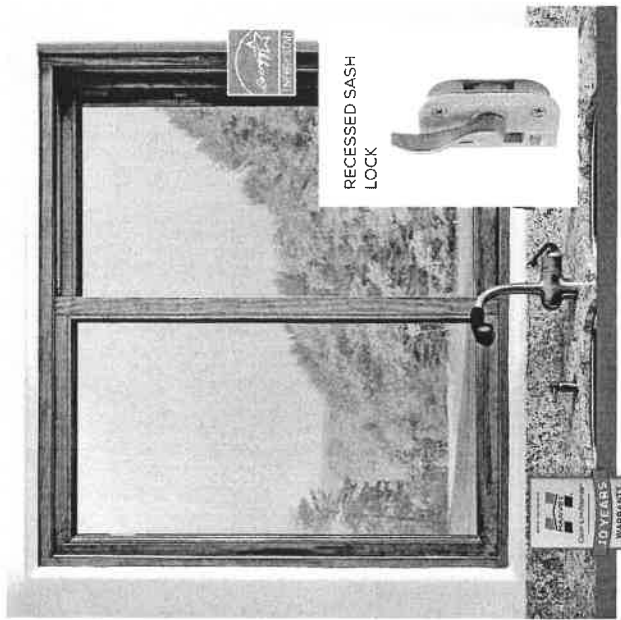
Subject to change. Please visit [harveywindows.com](http://harveywindows.com) for the latest product information. Effective 4.1.23.



Harvey Majesty Wood  
Windows can be customized  
to fit any design aesthetic  
and performance level, with  
a lineup that include double  
hung, casement, awning,  
picture, shapes, bay, bow,  
and gliding windows.



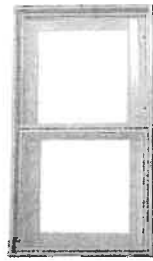
## MAJESTY GLIDING



RECESSED SASH LOCK



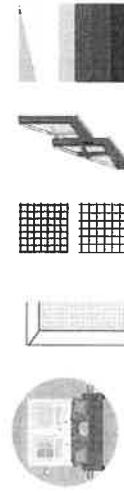
INTERIOR



EXTERIOR (ALMOND)

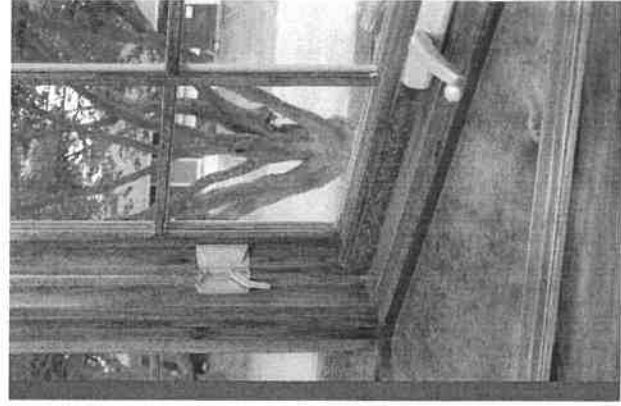
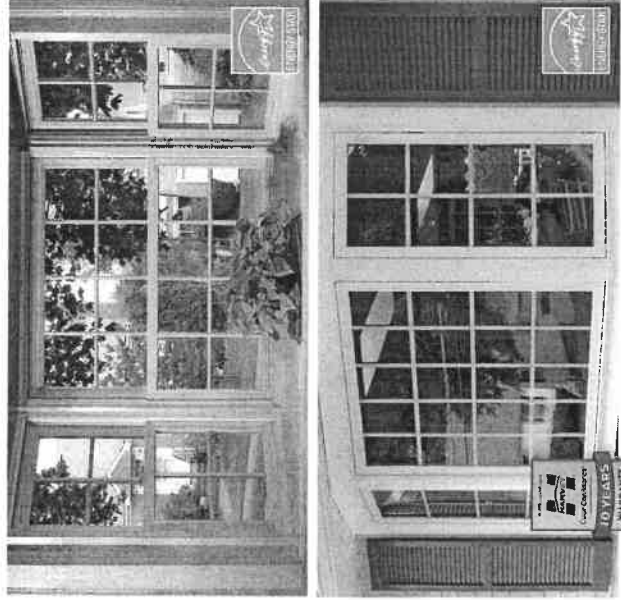
Optimize fresh air and sunlight without compromising space or energy efficiency. The interior sash of a Majesty gliding window horizontally slides by the fixed exterior sash, making them ideal when an outward swinging window cannot be used. Obscured and tempered glazing available.

### OPTIONS



ThermalLock (included)  
Fiberglass or VIEWS Mesh  
Aluminum  
All Color Options

## MAJESTY BAY & BOW



Harvey's Majesty bay and bow are beautiful and functional. They can be made from casement, picture, or double hung windows, with the same glass, screen, grid and color options. There are no exposed joints or caulking on the exterior of the unit.

### FEATURES

- Solid pine interior
- Aluminum clad exterior
- Double locks on frame heights greater than 34.5"

### OTHER OPTIONS

- Grids come in 5/8" and 1" sizes as well as custom configurations
- Interior options include warm, unfinished pine or primed white

### FEATURES

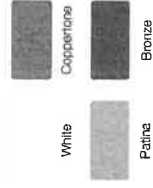
- ENERGY STAR glass packages available
- Solid pine interior with aluminum clad exterior
- Custom manufactured to fit virtually any opening

### CUSTOM ROOFS

All roof systems are fully framed and sheathed in 1/2" plywood; custom roof height includes flange. They are available in 16 oz. copper or solid aluminum and are also compatible with several other manufacturers.

\*Seat board standard with white aluminum face only, color matched caps finish the outside edge.

### ALUMINUM ROOF COLORS



## PATIO DOOR MAJESTY WOOD GLIDING

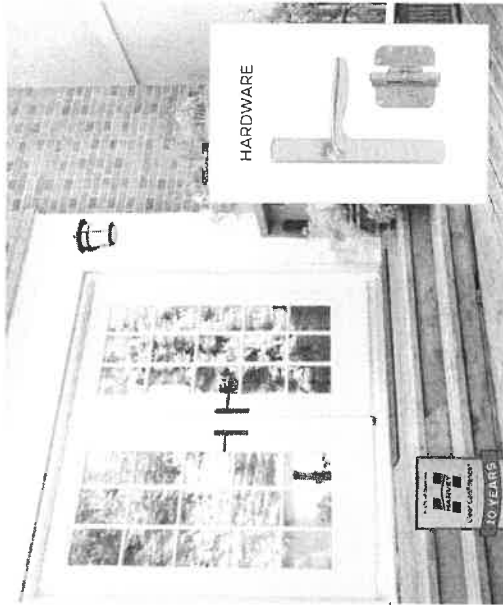


Harvey Majesty wood gliding patio doors offer contemporary hardware options, and narrow door stiles save space while delivering a sleek, casual look.

Available in 2, 3 and 4-Lite design options, they glide effortlessly along a continuous fiberglass sill. The heavy-duty weatherstripping ensures the patio door will open without a hitch, regardless of the season.

Sturdy and well crafted, Majesty wood gliding patio doors have two tandem, heavy-duty, end-adjustable rollers for fluid and smooth operation for years to come, and they pair beautifully with Majesty windows.

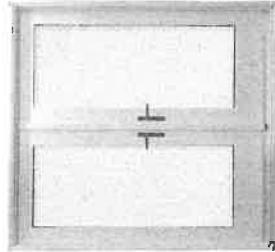
## PATIO DOOR MAJESTY WOOD HINGED



Majesty Hinged Patio Doors' classic hardware and French panel design offer accessible entryways that swing in, inviting in the outdoors, or swing out, extending the space into the outdoors.

Hinged patio doors offer a traditional, elegant style and are available in 1, 2, 3 or 4-Lite panel design options. The integral frame drip edge enhances water protection and a dual seal frame weatherstripping optimizes air and thermal performance.

The contemporary handleset and adjustable hinge system protect against high-traffic wear and tear. The elegant panels have a sturdy 8" bottom rail for added durability.



## FEATURES

ENERGY STAR glass packages available

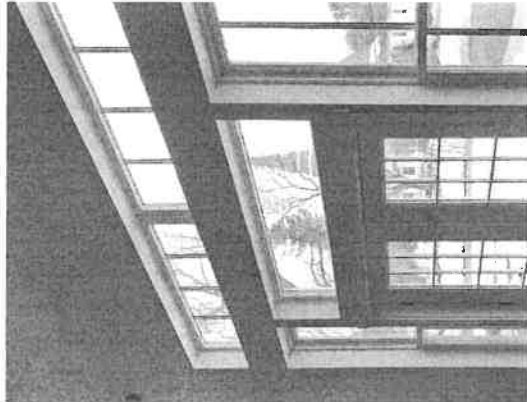
Solid pine interior with aluminum clad exterior

Extruded aluminum screen frame with fiberglass wire available

2, 3, and 4-Full lite, in-swing and out-swing design options

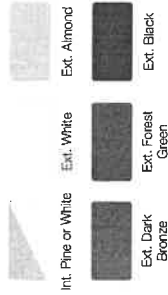
Gray wept sill system



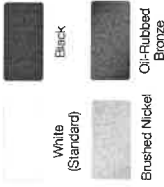


## OPTIONS

### COLORS | INTERIOR AND EXTERIOR FINISHES



### COLORS | HARDWARE



### GLASS PACKAGES



### MORE OPTIONS & FEATURES

Grids come in 3/4" or 1" for GGG and 7/8" or 1-1/4" for SDL.

Foot bolt (Gliding)

Bronze sill

Colonial, Prairie and custom grid configuration available

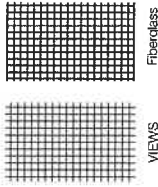
Seacoast Hardware option for corrosion resistance; available in white or almond color-matched; powder coat finish handle and includes Stainless Steel:

- ▶ Panel and screen rollers and roller track cover
- ▶ Fasteners, latch mechanism, offset keeper

### SCREEN | FRAME



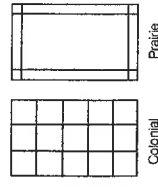
### SCREEN | MESH



### GRID | TYPE



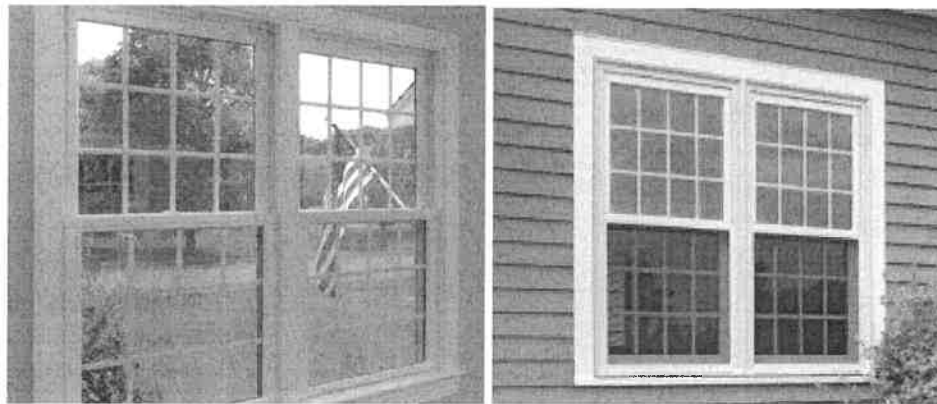
### GRID | STYLE





New windows will be aluminum-clad wood, white, with simulated divided lites, 6/6 grille pattern (Harvey Windows)

Harvey Majesty Wood Windows – Double-Hung



Side patio doors will be from Harvey Majestic Wood hinged series.



## Skylights on Family Room Addition

VELUX  
21 in. x 45-3/4 in. Fixed Deck-Mount Skylight with Laminated Low-E3 Glass  
★★★★★ (48) Questions & Answers (44)



## Porch Posts and Railing

We are looking for a square porch post with a chamfered edge. This may need to be constructed out of pressure treated wood.

In lieu of chamfered edges, this is an alternative porch post that is maintenance free that we have considered.



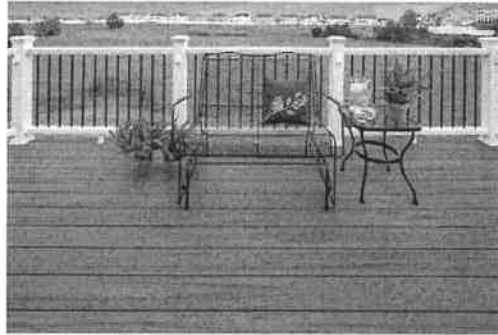
Railings will be made of synthetic rails to mimic wood (manufacturer TBD).

## Decking Material

Trex Enhance Naturals 8-ft Toasted Sand Square Composite Deck Board

Item #127327 / Visual #753125082501

Shop Trex ★★★★ 2419



## Exterior Lighting





We, the owners and residents of 218 South Duke Street, Shepherdstown, are submitting this informal package of information as a starter discussion point for the potential construction of a two-car garage on our property.

This packet will provide background information on the property and two preliminary ideas for garage orientation before submitting a formal permit/application request. Specifically, we would like to obtain guidance on the orientation of the garage.

We request preliminary guidance from the commissions due to some peculiar circumstances in our property faces. This will help us to better understand the town's viewpoints before spending thousands of dollars on architectural plans. We understand that Title 9 stipulates garage doors should not face the street but rather the alley. Our property has a side alley and no rear – presenting some difficulties in our planning process.

#### **Background information on 218 South Duke Street:**

- Union Alley bifurcates the property to the side of the house. This area is not used functionally as an alley and currently serves as the driveway and part of a side yard for 218 South Duke Street. There is no rear alley to this property. Directly behind this address is parking for the apartment building located at 220 South Duke Street. In the summer of 2022, the town kindly agreed that we could pave the area for parking (due to extreme erosion that the gravel was experiencing due to the weather), making it impossible to get our vehicles in and out safely. We, the owners, paid for most of the paving, which expanded into the second parcel, and the town paid a portion that impacted "Union Alley".
- Because historically the property has been split into two lots due to Union Alley: Owners of this property must purchase the lot with the house, and a secondary lot on the other side of Union Alley. Without the purchase of the second lot, owners of this house would have no place to park, as there is no street parking and no back alley. We pursued a land consolidation in August and September of 2023 to combine the 2 lots under our ownership. We were represented by D. Frank Hill, III, Attorney. We pursued the consolidation for two express purposes:
  - 1) To simplify tax records/ plats so that we, and future owners of this property, are taxed on one parcel instead of two; and
  - 2) To combine the square footage of the two parcels so that it is deemed a sufficient area for the town commissions to allow for constructing a secondary structure for our house.

The Shepherdstown Planning Commission approved the consolidation in its August 2023 meeting, and the Shepherdstown Town Council approved it in its September 2023 meeting. Edward Johnson Jr. is redrawing the plate, and a new deed will be completed.

- The building location does not have public works concerns (no electrical lines, etc.). We have an external sewer line connecting to a main town sewer line behind the house. All of this is confirmed, as last summer, there was a complete collapse of the old terracotta lines. The

plumber researched public utility locations and found none anywhere on the side house we are proposing to place the garage.

- The home is not in its historic provenance. The August 28, 1959 plat survey (attachment) shows the historic location, which sat approximately 50 feet closer to South Duke Street than its current location. The house was moved back around the year 1960.
- We are very excited to work with the town on the construction and planning of the secondary structure/garage and are humbly asking for suggestions so that all parties are happy with the result. Our primary reason for reaching out early in the process is that we understand that Title 9 stipulates garage doors should not face the street but rather the alley. Our property has a side alley and no rear – presenting difficulties in our planning process.

We are happy with either scenario that gets us to the finish line. We are submitting our thoughts as discussion points...pros and cons as we see them.

Of note: the external general shape/footprint would be remarkably similar in both scenarios despite the orientation. The main difference would be garage door placement and how that relates to Title 9 requirements.

**VERTICAL PLACEMENT (One Garage Door would be street-facing)**

**Our preferred choice: please see the general mockup plans for details.**

**Pros:**

- This would be a tandem-style garage; with parking front to rear and not side by side. This would result in a longer structure, but smaller width, and would therefore not encroach on Union Alley as much.
- The pull-in and out area would be safer for the historic house.
- More green space would be preserved, as pavement would not be as deep into the property. Because the needed pavement space is already done, a minimal area would need to be additionally paved. The impact would only be on our property and not Union Alley.

**Cons:**

- Does not <sup>f</sup>follow Title 9, but we were advised we might be able to lessen the impact of visibility by creating a “Green Wall” of trees, etc. so that it is less visible from the street. We are happy to do that.



**HORIZONTAL PLACEMENT (Garage Doors facing house)**

**Plans would need extensive revisions, but the main concept is similar to the attached mockup plans in general feel.**

**Pros:**

- Follows Title 9 Requirements

**Cons:**

- The entirety of the town-owned Union Alley would need to be paved to provide a blacktop for this orientation.
- Tight space to turn in and pull out of the garage. Preliminary calculations (dependent on the final plan) are about 20 feet, which is in the lower range of usable space.
- Backing out of the garage would be toward the house, jeopardizing the historic structure.
- Two garage doors would be needed, making it a more obvious garage structure.

**Thanks so much for your time and advice!**

**Liz and Charles**

*76violets@gmail.com*  
*(304) 886-9314*

Parking for  
220 S. Duke

Property Line

House

would  
need to  
be paved  
if horizontal  
plan chosen  
by town

Door placement  
horizontal  
plan

GARAGE

end current  
pavement

currently  
paved

Currently  
Paved

Proposed  
Forward  
Facing  
Plan

Front Yard  
Fenced

"Union  
Alley"

Green  
Space

Sidewalk

Sidewalk

S. Duke St.



# STONEHAVEN GARAGE

SKU: SL-345

*This is the baseline plan-we intend to modify slightly.*

- proposed exterior stucco*
- windows- wood and similar in shape but identical (not like above)*
- garage doors- wood*
- roof - either metal or tile shingle*

5:23

5G

houseplans.southernliving.com

# Plan Details

## Specifications

**Floors:** 2

**Bedrooms:** 1

**Bathrooms:** 1

**Foundations:** Slab

## Construction

**Wall Construction:** 2x4

## Square Feet

**Upper Floor:** 553

**Total Conditioned:** 553

**Garage:** 608

## Dimensions

**Width:** 23'-4"

**Depth:** 27'-10" *We would like to extend longer in order to create a tandem*

**Height:** 22'-4" *2 car garage  
might be slightly higher*

**House Levels:** Main Floor - 9'-0", Upper Floor - 9'-0"

ADD TO SHOPPING CART



# STONEHAVEN GARAGE

SKU: SL-345



# STONEHAVEN GARAGE

SKU: SL-345