

**certificate of Appropriateness**

Department of Planning & Zoning

25 West Market Street 20176 ■ 703-771-2765 ■ Fax: 703-771-2724 ■ www.leesburgva.gov

January 9, 2014

John Voigt  
Sign-a-Rama of Leesburg  
525-D E. Market Street  
Leesburg, VA 20176

**Re: BAR Case TLHP-2013-0181; Habitat for Humanity, 700 Fieldstone Dr., Leesburg, VA 20176**

Dear Mr. Voigt:

This letter serves as your official notification of the action taken by the Leesburg administrative panel for signs in regards to BAR Case TLHP-2013-0181; Habitat for Humanity in the Exeter Shopping Center at 700 Fieldstone Dr, Leesburg, VA 20176. Based on the findings that:

- The additional signage and comprehensive sign plan change meets the purpose and intent of comprehensive sign plans in Zoning Section 15.1.1 and are compatible with the existing signage.

The administrative panel for signs approved the application subject to the documents submitted as part of the application package date stamped December 17, 2013 including photos and dimensions. This approval came with the condition that **all applicable Town and County Zoning and Building Permits must be obtained prior to beginning work.**

**Lapse of Approval:** In accordance with Leesburg Zoning Ordinance Section 3.10.12 this COA shall lapse and become void unless:

1. Construction is commenced within twenty-four (24) months from the date the COA was issued.
2. Prior to the sunset of the twenty-four month period in 1 above, the applicant has obtained a six-month extension from the Zoning Administrator in accordance with Zoning Ordinance Section 3.10.12.B.

**Appeals:** In accordance with Leesburg Zoning Ordinance Section 15.13.3.C. All comprehensive sign plans subject to administrative review outside of the (H) Overlay Districts shall, upon evaluation, be approved, approved with conditions, or denied by the administrative panel. An appeal of any administrative decision shall be forwarded to the Town Council for consideration and action

If it is necessary to make any modifications to your application, please contact me or any of the panel members, which includes Senior Planner Kevin Lawlor and Deputy Zoning Administrator, Brandon White to determine what action, if any, is required. I may be reached by telephone at 703-771-2773, or by email at [kdelrance@leesburgva.gov](mailto:kdelrance@leesburgva.gov).

Sincerely,

Kim K. Del Rance, M.Arch, LEED AP  
Preservation Planner

CC: Brandon White, Deputy Zoning Administrator  
Kevin Lawlor, Senior Planner

Attach: Revisions to Comprehensive Sign Plan for Exeter Shopping Center

File: THLP-2013-0181

December 20, 2013

Town of Leesburg, VA  
25 West Market Street  
Leesburg VA 20178

Re: Amendment to Comprehensive Sign Plan for Exeter Shopping Center (TLHP-2010-0001-Exeter-Neighborhood-Center)  
700 Fieldstone Drive  
Leesburg VA

To whom it may concern:

Please see the requested changes below to the existing CSP.

**Exeter Shopping Center: (Comprehensive Sign Plan).** The shopping center is composed of 23 independent stores, but may be less if some stores take two or more units. The typical tenant channel letter will not exceed 24" in height and one square foot per linear foot of store frontage. All letters will be red internally illuminated with dark bronze aluminum channel letter returns.

We propose to construct typical channel letter signs similar to "Nails Hair" already installed on one of the units. This would be a standard for all signs except the two anchor stores. Would you permit script text, serif/sans serif text and logos?

The two anchor tenants, one at each end of the building, will have different signs.

7-11 at one end of the building will have two box signs, with their corporate logo and colors: red, green and orange on white opaque plate. Box sides and top will be dark bronze aluminum. Box signs will be 9'x3' each or 27 SF, for a total of 54SF. Signs will be internally illuminated.

~~Zips Dry Cleaners, will be the second anchor store will be at the other end of the building, with two signs 7'-2" x 2'-7" for total of 36 SF, for both signs. Zips Dry Cleaners will have backlit 4 red circles with black letters and box sign under with white opaque letters on dark bronze aluminum plate.~~

~~The two anchor tenants, have 10 years lease with option to extend the lease. If case if any of the tenants closing in the future we will come to the board to revise comprehensive plan taking in the consideration new tenants in these spaces.~~

*Habitat for Humanity, the second anchor store, will be at the other end of the building, with two signs 2'-8" x 18'-0" for total of 90 SF, for both signs. Each Habitat for Humanity sign will consist of an internally illuminated logo box with the Habitat & ReStore logos and individually illuminated channel letters in the Habitat logo colors of blue and green. The returns on the channel letters and sign boxes will be dark bronze as per the other signs in the plan.*

*In the event of one or both of the anchor tenants leaving the center in the future, the replacement anchor tenant will be allowed similar signs in size, quantity and location not to exceed 2 total signs for each anchor tenant and a total combined size of 100SF for both.*

These are difficult times for the shopping centers and for retail business in general, therefore we ask you for understanding and flexibility in order to allow new business to open there store in our center.

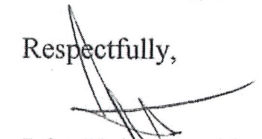
**Monument Sign:** Will be made of Aluminum grey box with opaque white panels with red letters internally illuminated. Box will be held by dark bronze "U" shape frame and will be installed on brick pedestal 18" high. Brick will be same as building brick. Sign size will be 8"x5" or 40 SF not counting brick base.

Find included samples of colors and materials.

Attached are designs for the new Habitat tenant.

If you have any questions or need anything further please call or e-mail.

Respectfully,



John Voigt, President  
Signarama of Leesburg  
525 East Market Street  
Suite D  
Leesburg VA 20176  
703-669-3333  
sales@leesburgsign.com



**SMI Sign Systems, Inc.**

2387 Lewis Ave, Rockville, MD 20851  
Tel. 301-468-1132 Fax. 301-230-9048

**PROJECT DESIGNER**

NAME FRANK  
PHONE Tel. 301-468-1132 (x112)  
E-MAIL FRANK@SMISIGNS.COM

**SALES REPRESENT.**

NAME MAX  
PHONE Tel. 301-468-1132 (x111)  
E-MAIL MAX@SMISIGNS.COM

**PROJECT DETAILS**

**COLORS** See Specs

**FORMATS** varied

**MATERIALS** See Specs

**FORMAT** 8-1/2" x 11"

**SCALE** 1/2" = 1' - 0"

**INSTALLATION** YES  NO

**DISCLAIMER**

SMI Signs will NOT be responsible for any errors in typesetting and/or layout after you the CUSTOMER have signed this art approval unless the typesetting and/or layout is different from what you proofed to the finished product. If for any reason, you should find any errors in artwork, layout and/or typesetting after this release has been signed, any additional cost for typesetting or design changes, new signs, reprints or any other aspect of production shall be the sole financial responsibility of the customer. Although rare and despite best efforts, should an error occur within our control, we shall make best efforts to immediately rectify the situation. SMI shall not be liable for any costs or damages beyond the costs associated with the correction of the sign(s).

I VERIFY THAT I HAVE RECEIVED ALL OF THE PAGES INDICATED ABOVE AND CHECKED ALL DETAILS IN TEXT, COPY AND LAYOUT INCLUDING SPELLING AND GRAMMAR ON EACH OF THOSE PAGES AND THAT THEY ARE CORRECT AND ACCEPTABLE TO ME HEREBY AUTHORIZE THIS JOB TO BEGIN PRODUCTION

**DESIGNED FOR**

**EXETER SHOPPING CENTER**

**APPROVAL**

DATE

NAME

SIGNATURE

**SPECIFICATIONS**

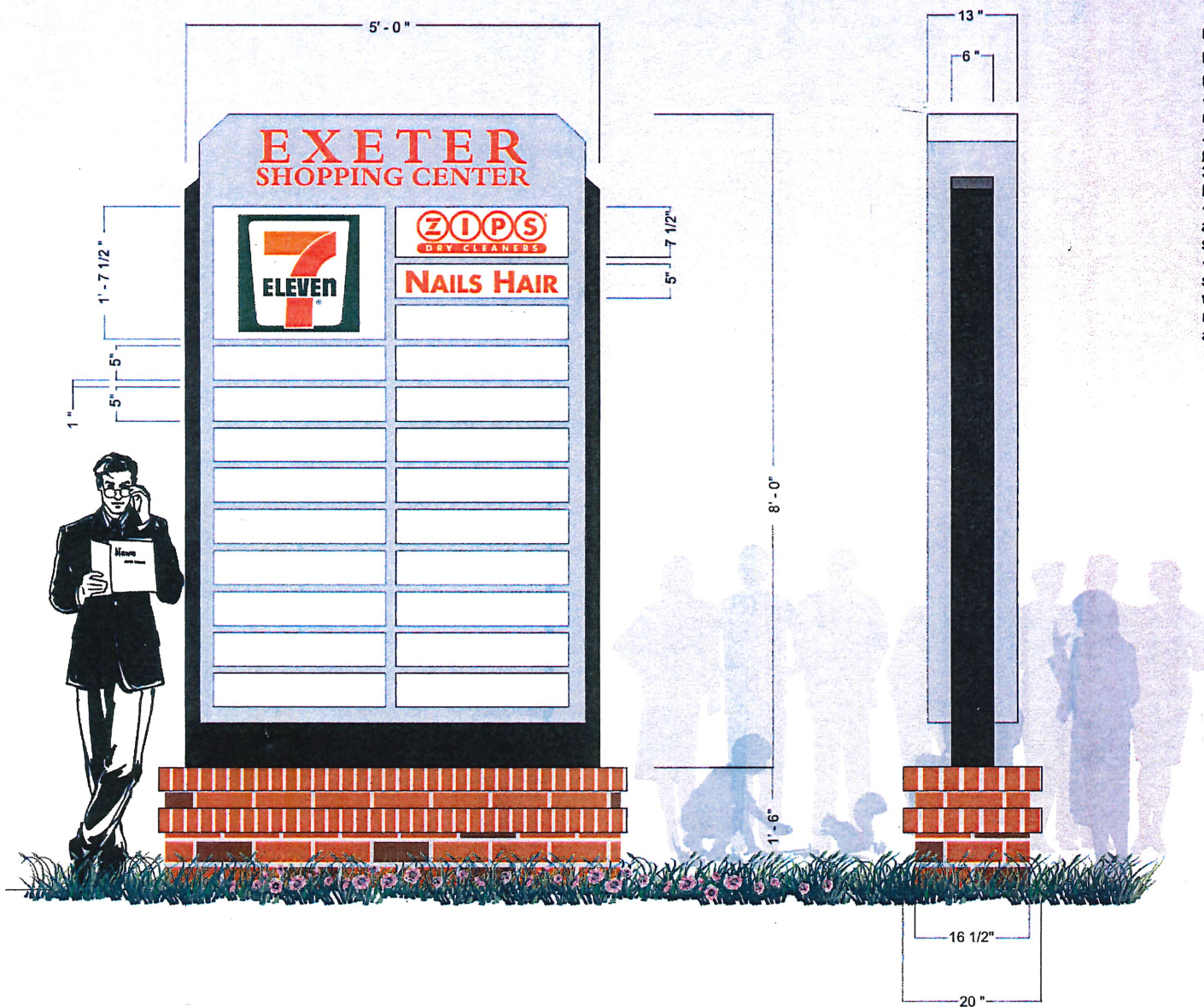
**DESCRIPTION:** Freestanding, internally illuminated, double face multi-tenant monument.

**QUANTITY:** x1

**OVERALL SIZE:** (96" x 60")

**COMPOSITION:**

- **MAIN CABINET:** Multi-tenant cabinet made from inner aluminum angle frame and .080 aluminum skin sprayed to match PMS cool grey 3c. Individual tenant panels made from 3/16" white acrylic with vinyl graphics and letters.
- **CABINET SHROUD:** Made from inner aluminum angle frame and .080 aluminum skin sprayed to match MP41313 dark bronze.
- **MOUNTING:** Structural supports of 4" square steel poles sunk into concrete footer with bar-cage. Brick base by others. Exact dimensions of footer TBD with permitting and approval of design.







59'-0"

9'-0"



27 SQ.FT.

SCALE: 3/8" = 1'-0"

PRELIMINARY DRAWINGS REQUIRE

7-11 APPROVAL      DATE

LANDLORD APPROVAL      DATE

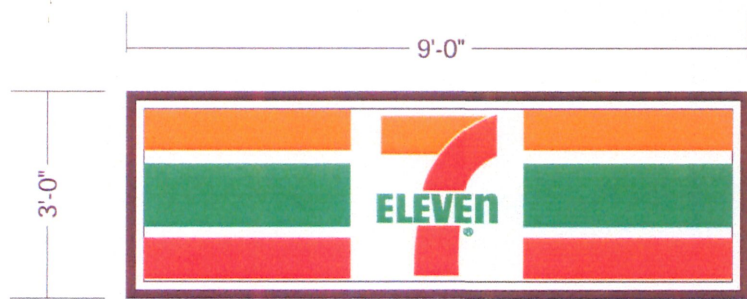
PERMITS APPROVED      DATE

	DATE:	7/24/09
	SALESMAN:	LARRY
	DRAWN BY:	SW
	FILE:	BATTLEFIELD
	SCALE:	NONE





SIGN BAND  
3'-9"



27 SQ.FT.


SCALE: 3/8" = 1'-0"

PRELIMINARY DRAWINGS REQUIRE

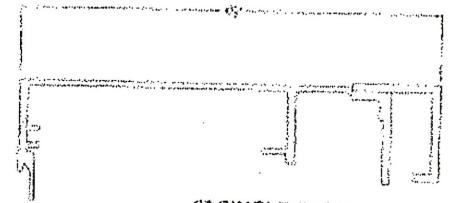
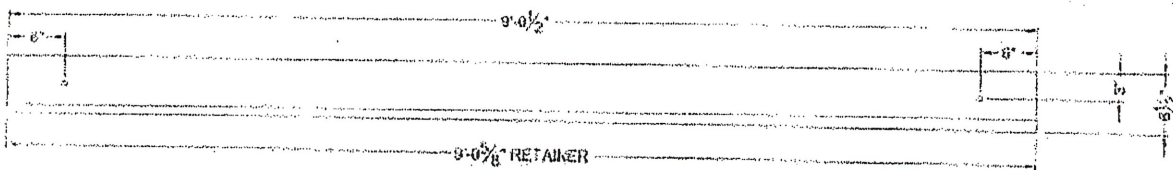
7-11 APPROVAL      DATE

LANDLORD APPROVAL      DATE

PERMITS APPROVED      DATE

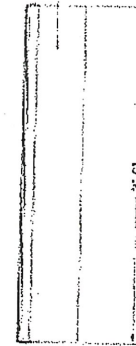
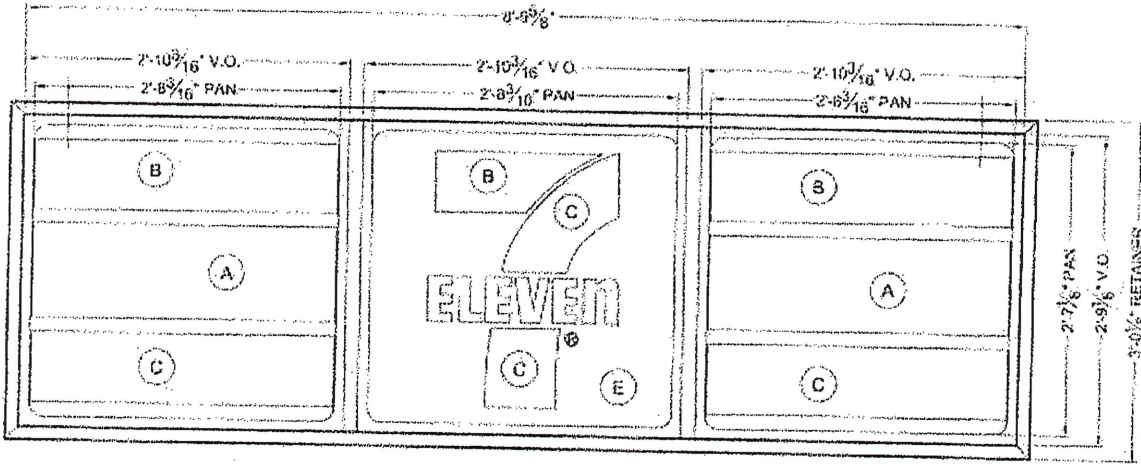
	DATE:	7/24/09
	SALESMAN:	LARRY
	DRAWN BY:	SW
	FILE:	BATTLEFIELD
	SCALE:	NONE





**CABINET SPECS:**  
 BODY: 6.5" EXTRUSION (PAINTED 313 BRONZE)  
 RETAINERS & T-BAR: 1-1/2" EXTRUSION (PAINTED 313 BRONZE)  
 BACK: .040 ALUMINUM FACE: .150 ACRYSTEEL 7328 WHITE

6" SINGLE FACE  
 BODY DETAIL  
 SCALE: NONE

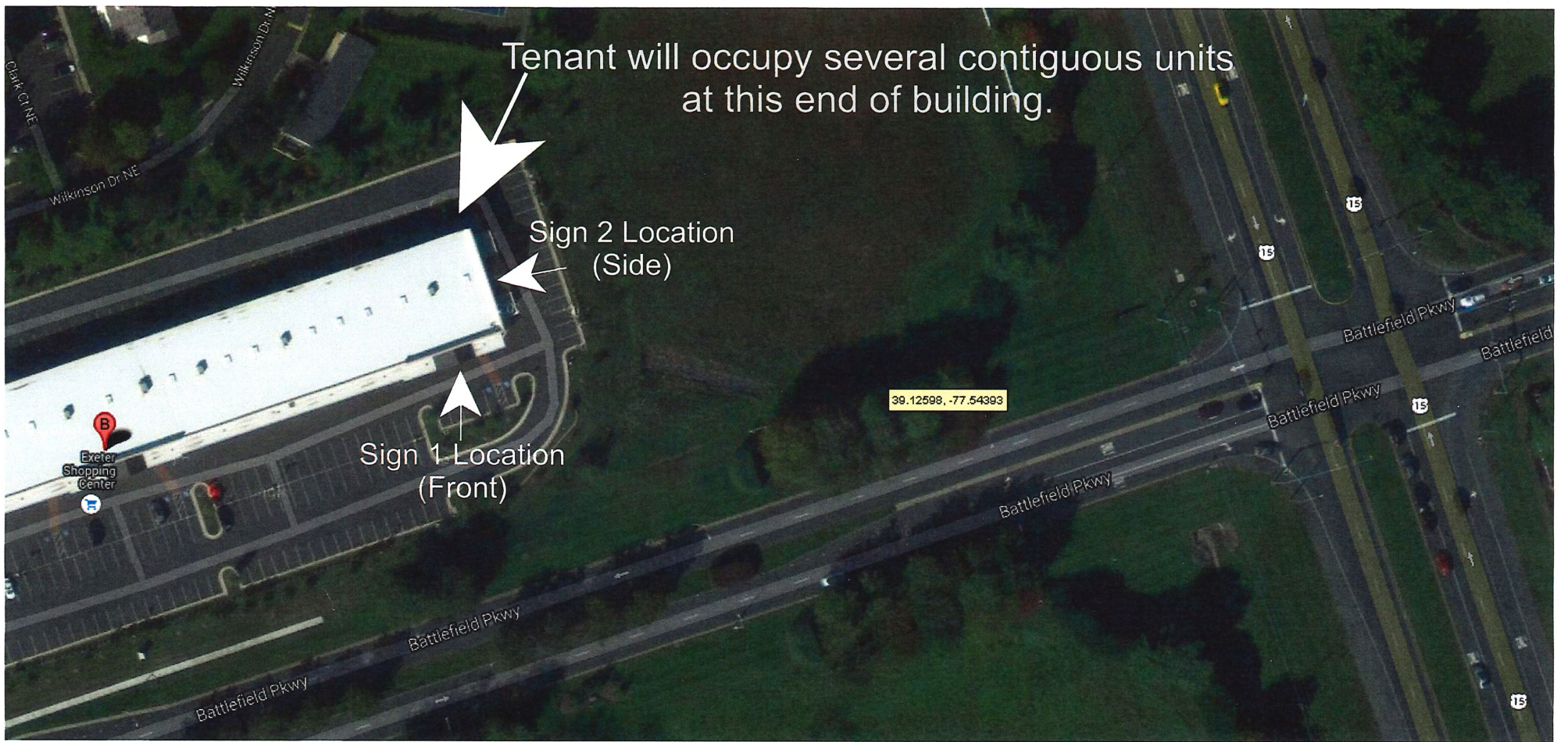


**ELECTRICAL NOTE:** Actual number of circuits to be determined by a Licensed Electrical Contractor.  
 TOTAL Amps - 3.30  
 NUMBER OF CIRCUITS - 1 20 AMP (RECOMMENDED)  
 VOLTAGE - 120V  
 ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L.) LABELS.

**COLOR NOTES:**  
 A) CABINET & RETAINERS - 313 DARK BRONZE  
 B) LOWER PAN & FLANGE AREA - 3630-26 GREEN  
 C) "ELEVEN" COPY - 3630-26 GREEN  
 D) TOP STROKE OF "7" - 3630-44 ORANGE  
 E) VERTICAL STROKE OF "7" - 3630-33 RED  
 ALL VINYL APPLIED FIRST SURFACE

 5101 WILSON ROAD JACKSONVILLE, FL 32206 904-555-9999 904-555-4001 FAX 904-555-4454 WWW.QUALITYSIGN.COM	PART NO: W27 DATE: 07-11-07 CHECKED: JAM PARRISH DESIGNED: JAM PARRISH QUANTITY: 1 UNIT: EACH WNS: 14501	<b>SEVEN ELEVEN</b> PRESENTATION PAGE 9'-0 1/2" X 3'-0" SIG WALL SIGN PANNED AND EMBOSSED FACE (VINYL GRAPHICS) MATERIAL: VARIOUS FINISH: BRONZE COLOR: GREEN TYPE: SIGNAGE ORDER BY: JAM PARRISH ORDER REF: JAM PARRISH ORDER WILLIAMS	ELE14501
	ELE14501	ELE14501	ELE14501





Front Elevation



Side Elevation





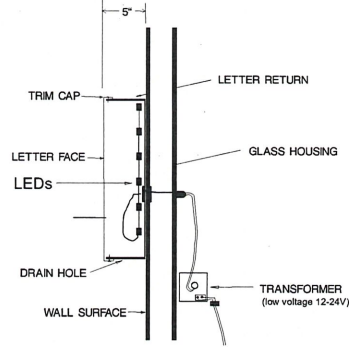
# ReStore

216 in

32 in

Individually mounted channel letters & logo box, internally illuminated with LED  
Qty: 2 (1 on front, 1 on side)

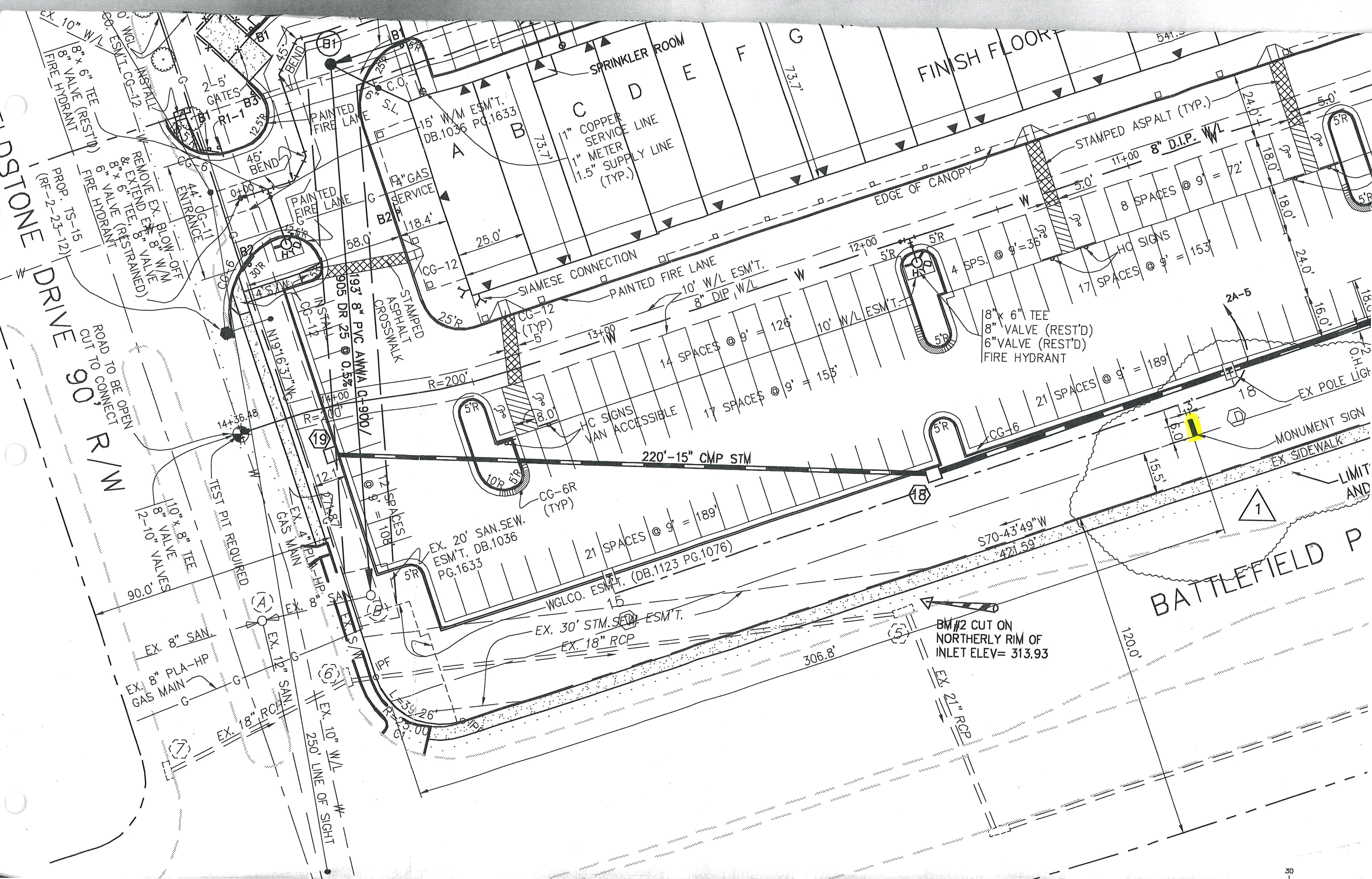
SIDE VIEW INDIVIDUAL CHANNEL LETTER





DRIVE 90' R/W

STONE DRIVE 90' R/W



SPRINKLER ROOM  
FINISH FLOOR

STAMPED ASPALT (TYP.)  
8" D.I.P. W/L

FINISH FLOOR

BATTLEFIELD P

REMOVE EX. BLOW-OFF  
& EXTEND EX. 8" VALVE  
(REST'D)

TEST PIT REQUIRED

BM #2 CUT ON  
NORTHERLY RIM OF  
INLET ELEV= 313.93