

The Town of
**Leesburg,
Virginia**

25 West Market Street ■ P.O. Box 88 ■ 20178 ■ 703-777-2420 ■ Metro: 703-478-1821 ■ FAX: 703-771-2727 ■ www.leesburgva.org

26 June 2009

Joe Ratner
Uniwest Commercial Realty
8191 Strawberry Lane
Falls Church, Virginia 22042

Re: BAR Case TLHP-2009-0079 (Amendments to TLHP-2006-0046); Conditional Approval, Fort Evans Plaza II, Comprehensive Sign Plan

Dear Mr. Ratner,

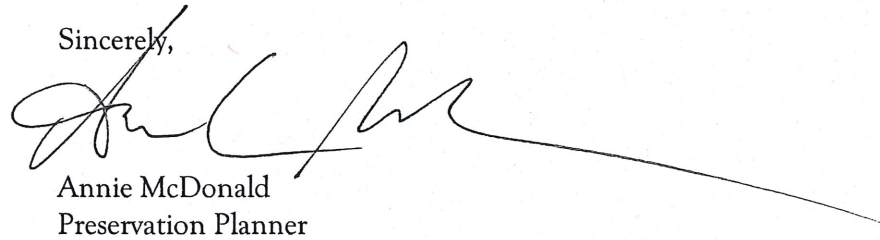
This letter serves as your official notification of the action taken by the Leesburg Board of Architectural Review (BAR) at the 15 June 2009 public hearing on BAR Case TLHP-2009-0079 for amendments to the existing Fort Evans Plaza II Comprehensive Sign Plan (TLHP-2006-0046) as it pertains to the two three-story office buildings in the development.

The BAR approved TLHP-2009-0079 with the following **conditions** and clarifications:

1. The number of signs between the first and second stories of the office buildings will be increased from three (3) to six (6), and their placement will be symmetrical on the two elevations in accordance with the plans dated 14 May 2009. The type of sign to be used in this location will be as approved in the original CSP approved on 15 May 2006.
2. The signs on the cornice level will not be illuminated.
3. The number of signs at the cornice level will be increased from two (2) to four (4), and their placement will be in accordance with the plans dated 14 May 2009. The type of sign to be used in this location will be as approved in the original CSP approved on 15 May 2006.
4. A revised illustration will be provided to staff.
5. The BAR's motion and conditions are based on the following facts, which were outlined in the staff report dated 15 June 2009:
 - The design guidelines for signs recommend against creating visual clutter;
 - The change in the cornice-level signs from unilluminated to internally illuminated channel letters will create visual clutter;
 - The increase in the number of signs between the first and second stories will result in symmetrical placement and will maintain horizontal alignment consistent with the treatment of the multi-tenant retail buildings;

Enclosed is a copy of the approved amendments. Any sign designed in accordance with these amendments need not obtain prior approval from the BAR; only sign permits will be necessary. In the event that a tenant requests a sign that does not conform to this sign plan, the tenant should file an application, including the necessary attachments, to the BAR for formal review of the project. I may be reached at 703.771.2773 or amcdonald@leesburgva.gov if you need any additional assistance.

Sincerely,



Annie McDonald
Preservation Planner

enclosures: approved sign plan amendments (2 pages)

cc: Wade Burkholder, Deputy Zoning Administrator w/ enclosures

CASE # TLHP - 2009-0079
 AMENDMENTS TO TLHP-2006-0046

- ADMINISTRATIVE APPROVAL
- H-1 OVERLAY DISTRICT
- H-2 CORRIDOR OVERLAY DISTRICT / PROFFER

Notes: See conditions listed below

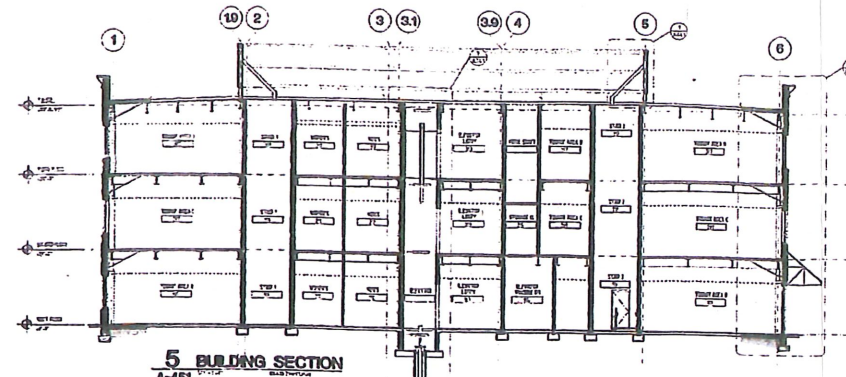
[Signature]
 STAFF BOARD OF ARCHITECTURAL REVIEW

06/15/2009
 APPROVAL DATE

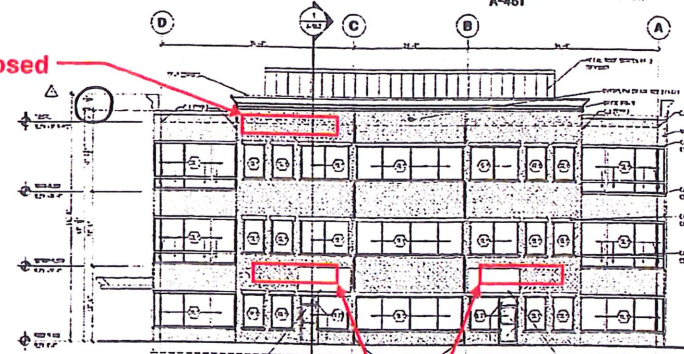
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*Allow (4) signs on top 3 sides of building with the ability to place 2 signs on one elevation

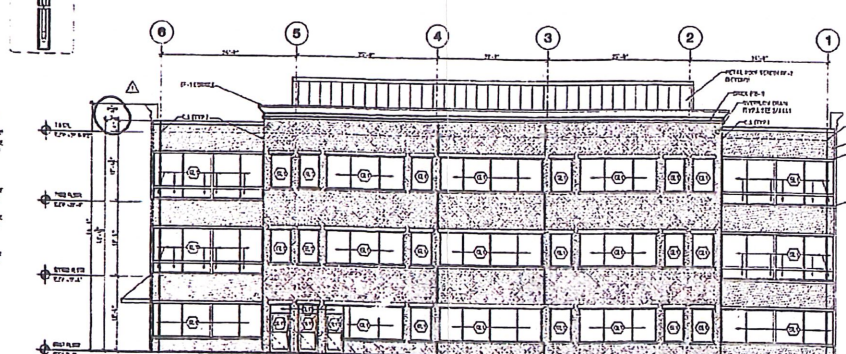
OFFICE BUILDING 1



*Proposed sign

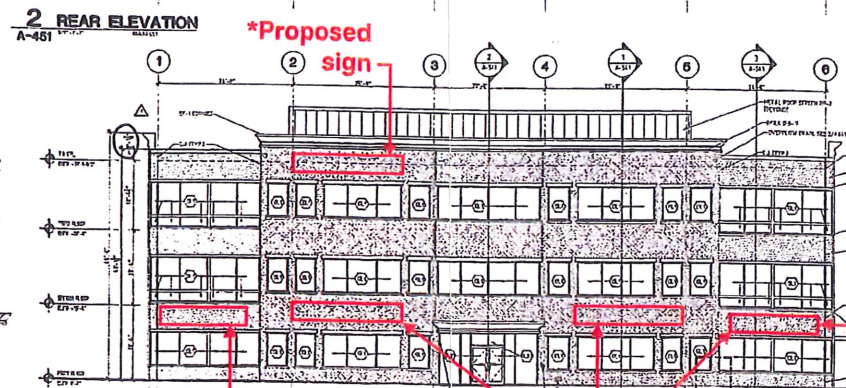
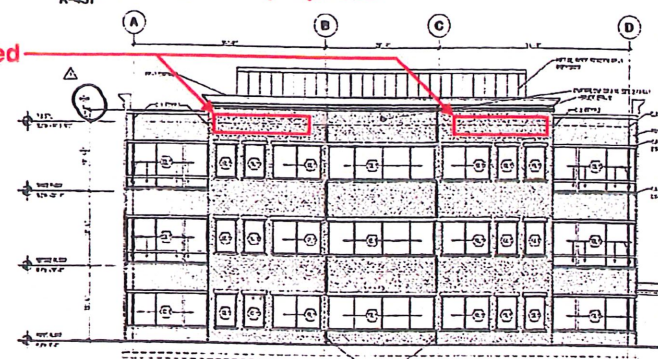


(2) additional signs proposed



*Proposed sign

*Proposed signs



Proposed additional sign single or double line

(3) signs approved per existing CSP

1. The number of signs between the first and second stories of the office buildings will be increased from three (3) to six (6), and their placement will be symmetrical on the two elevations in accordance with the plans dated 14 May 2009. The type of sign to be used in this location will be as approved in the original SCP approved on 15 May 2006 (TLHP-2006-0046)
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4. A revised illustration will be provided to staff.
5. The motion and conditions are based on the findings stated in the staff report dated 15 June 2009.



Revision:
 R1 5/15/09 Revised notes for SIDE ELEVATION "A".
 R2 5/18/09 Revised notes for SIDE ELEVATION "A" and FRONT ELEVATION.

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 Date: 5-14-2009
 Drawing No: A5213
 Pg. 1 of 2

CASE # TLHP-2009-0079

AMENDMENTS TO TLHP-2006-0046

ADMINISTRATIVE APPROVAL

H-1 OVERLAY DISTRICT

H-2 CORRIDOR OVERLAY DISTRICT / PROFFER

Notes: See conditions listed below

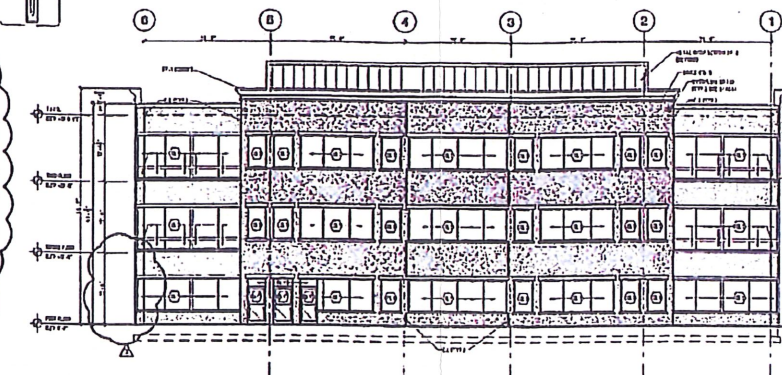
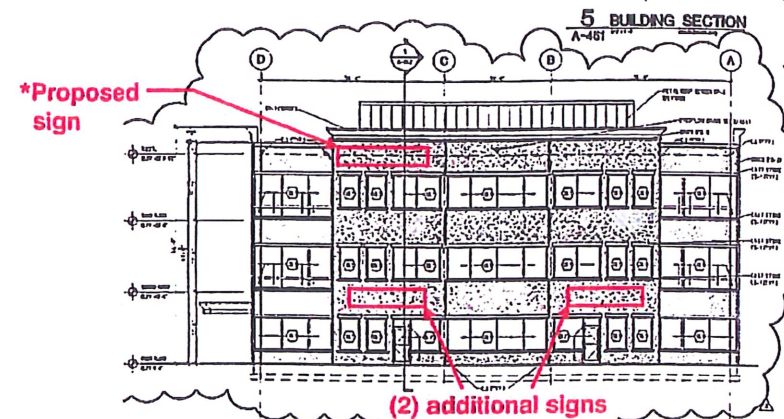
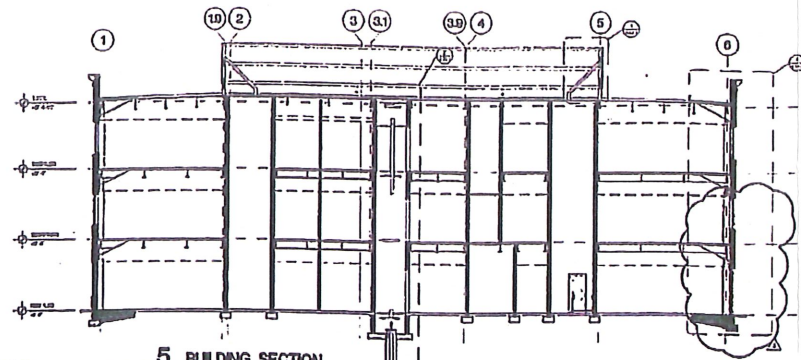
[Signature]
STAFF, BOARD OF ARCHITECTURAL REVIEW

06/15/2009
APPROVAL DATE

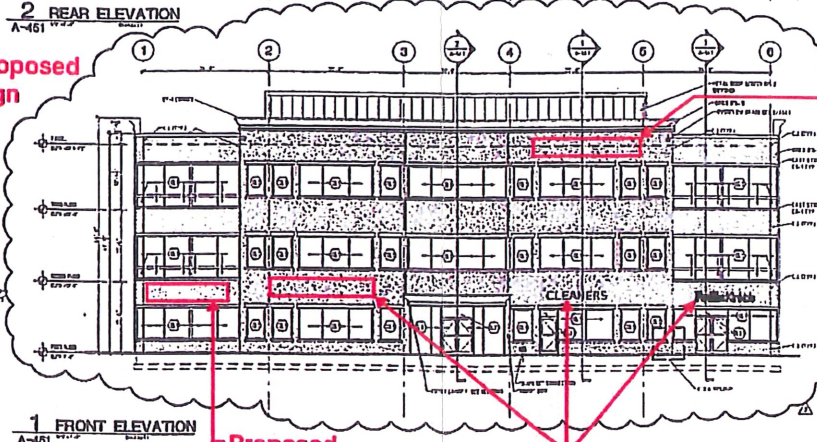
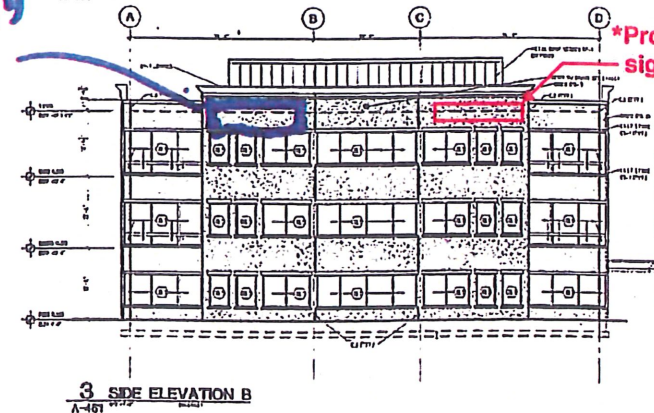
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OFFICE BUILDING 2

*Allow (4) signs on top 3 sides of building with the option to install 2 signs on one elevation



*Proposed sign



1. The number of signs between the first and second stories of the office buildings will be increased from three (3) to six (6), and their placement will be symmetrical on the two elevations in accordance with the plans dated 14 May 2009. The type of sign to be used in this location will be as approved in the original SCP approved on 15 May 2006 (TLHP-2006-0046)
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Revision:
R1 5/18/09 Revised SIDE ELEVATION "A".

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Pg. 2 of 2 A5213