

PUBLIC HEARING
TOWN OF PURCELLVILLE PLANNING COMMISSION
New Historic Preservation Overlay Zone
Amendments to the existing Historic Corridor Overlay Zone

The Planning Commission of the Town of Purcellville will conduct a public hearing on THURSDAY, NOVEMBER 18, 2021, at 7:00 PM for the purpose of receiving comments on, considering, and possibly voting on an amendment to the Purcellville Zoning Ordinance, to include the Official Zoning Map, which would:

1. Create a new zoning district called the Historic Preservation Overlay Zone (“HPOZ”), and adopt new regulations governing properties within the HPOZ. The new regulations would be located in newly-created Articles 14B and 14C of the Zoning Ordinance.

The HPOZ would encompass the properties identified in the table below and shown on the map published with this advertisement. These properties were selected for the HPOZ because they were identified as properties on which one or more historic resources is located. All properties located within the HPOZ will be subject to the HPOZ regulations, which, as proposed, require that the property owner obtain consent from the Town’s Board of Architectural Review (“BAR”) prior to demolishing or relocating a historic resource that is also a principal building on the property. The proposed HPOZ regulations set forth: the criteria by which the BAR will review applications for demolition or relocation of a historic resource, the property owner’s rights of appeal from the BAR decision, and the property owner’s rights to demolish a historic resource should the BAR deny the application and all appeals be lost.

2. Amend the existing regulations of the Town’s Historic Corridor Overlay District (“HCOD”), currently located at Article 14A of the Zoning Ordinance.

The proposed amendment would delete both the definitions and demolition regulations currently contained in Article 14A, Sections 2.4 and 2.7, of the Zoning Ordinance, and would replace them with the same definitions and demolition regulations proposed for the new HPOZ.

Under the proposed regulations, the BAR would be required to consider the following when acting upon an application for the demolition or relocation of a historic resource located in either the HPOZ or HCOD:

- a) How the demolition or relocation will impact the historic integrity of the site and any remaining on-site historic resources on the same property based on the integrity considerations in National Register Bulletin 15.
- b) How the loss of the historic resource will impact the historic integrity of any adjacent historic property based on the integrity considerations contained in National Register Bulletin 15;
- c) The impact the loss of the historic resource will have on the overall integrity to any historic district that the historic resource is located in, based on the historic integrity considerations contained in National Register Bulletin 15;
- d) The ability of the historic resource to be adaptively re-used as part of a new on-site development which would not adversely impact the historic resource’s ability to convey its historic significance through its integrity of location, setting, feeling, association, design, materials and workmanship, as described in National Register Bulletin 15;
- e) Whether any monies or assistance to facilitate the on-site preservation of the historic resource could be made available to the property owner within 180 days of the owner’s request to demolish or relocate the historic resource; and
- f) The structural soundness of the historic resource.

The properties proposed to be included in the new HPOZ are listed by parcel identification number in the table below, and are also shown on the map accompanying this notice, entitled, “*Proposed Historic Corridor and Overlay Zone.*”

Parcel Number	Street Number	Street Name	Parcel Number	Street Number	Street Name
488201513000	400	11th Street South	488379880000	161	Hatcher Avenue North
488201506000	410	11th Street South	488270453000	201	J Street West
488201480000	410	11th Street South	488270753000	201	J Street West
488298807000	411	11th Street South	488269947000	209	J Street West
488101490000	420	11th Street South	488267830000	230	J Street West
488101474000	430	11th Street South	488266247000	241	J Street West
488198767000	511	11th Street South	488266042000	241	J Street West
488199254000	521	11th Street South	488266245000	241	J Street West
488101350000	530	11th Street South	488266242000	241	J Street West
488396003000	110	12th Street South	488266855000	241	J Street West
488296096000	120	12th Street South	488266857000	241	J Street West
488294097000	121	12th Street South	488266860000	241	J Street West
488294091000	131	12th Street South	488266250000	245	J Street West
488296484000	140	12th Street South	488264240000	301	J Street West
488293982000	141	12th Street South	488264643000	311	J Street West
488295675000	150	12th Street South	488263548000	321	J Street West
488293473000	151	12th Street South	488258827000	410	J Street West
488296850000	220	12th Street South	488256426000	500	J Street West
488293456000	221	12th Street South	488272691000	171	K Street West
488295556000	222	12th Street South	488273086000	171	K Street West
488293342000	301	12th Street South	488273180000	171	K Street West
488297007000	310	12th Street South	488270968000	200	K Street West
488296331000	320	12th Street South	488270984000	201	K Street West
488293332000	321	12th Street South	488270289000	211	K Street West
488296324000	330	12th Street South	488269389000	221	K Street West
488293323000	331	12th Street South	488268689000	231	K Street West
488296208000	350	12th Street South	488264066000	300	K Street West
488196296000	410	12th Street South	488264064000	300	K Street West
488196289000	420	12th Street South	488264069000	300	K Street West
488193893000	441	12th Street South	488264161000	300	K Street West
488292407000	441	12th Street South	488257462000	420	K Street West
488385457000	110	18th Street North	489474306000	200	Locust Grove Drive
488383759000	111	18th Street North	488282086000	148	Main Street East
488385564000	120	18th Street North	488377002000	100	Main Street West
488385564000	120	18th Street North	488377002000	100	Main Street West
488385573000	130	18th Street North	488207475000	150	Maple Avenue South
488383870000	131	18th Street North	488207570000	150	Maple Avenue South
488383979000	141	18th Street North	488207572000	150	Maple Avenue South
488383986000	151	18th Street North	488207764000	200	Maple Avenue South
488378701000	130	20th Street South	488207856000	210	Maple Avenue South
488279695000	140	20th Street South	488204743000	221	Maple Avenue South
488279690000	140	20th Street South	488208240000	300	Maple Avenue South
488279383000	150	20th Street South	488208145000	300	Maple Avenue South
488277684000	151	20th Street South	488208236000	300	Maple Avenue South
488279979000	200	20th Street South	488209555000	300	Maple Avenue South
488277873000	201	20th Street South	488209645000	300	Maple Avenue South
488278461000	211	20th Street South	488204228000	311	Maple Avenue South
488280455000	220	20th Street South	488208027000	320	Maple Avenue South

488277258000	221	20th Street South	488208226000	320	Maple Avenue South
488280544000	300	20th Street South	488208228000	320	Maple Avenue South
488278340000	301	20th Street South	488205124000	321	Maple Avenue South
488278250000	301	20th Street South	488208518000	400	Maple Avenue South
488280630000	310	20th Street South	488208616000	400	Maple Avenue South
488280617000	320	20th Street South	488205410000	401	Maple Avenue South
488280710000	330	20th Street South	488203308000	401	Maple Avenue South
488280703000	340	20th Street South	488208614000	410	Maple Avenue South
488179042000	501	20th Street South	488208711000	410	Maple Avenue South
488179038000	501	20th Street South	488105699000	415	Maple Avenue South
489384947000	17760	20th Street South	488103594000	415	Maple Avenue South
489384860000	17760	20th Street South	488208902000	420	Maple Avenue South
488264597000	121	26th Street South	488108791000	430	Maple Avenue South
488264588000	131	26th Street South	488108789000	430	Maple Avenue South
488264159000	213	26th Street South	488106090000	431	Maple Avenue South
488264222000	311	26th Street South	488109388000	440	Maple Avenue South
488264416000	321	26th Street South	488108957000	440	Maple Avenue South
488264413000	321	26th Street South	488109181000	450	Maple Avenue South
488264318000	321	26th Street South	488106180000	451	Maple Avenue South
488360854000	200	28th Street North	488109176000	460	Maple Avenue South
488357019000	100	29th Street South	488109175000	460	Maple Avenue South
488357007000	110	29th Street South	488106339000	461	Maple Avenue South
488257697000	120	29th Street South	488106244000	461	Maple Avenue South
488255895000	121	29th Street South	488109070000	500	Maple Avenue South
488255295000	121	29th Street South	488106964000	501	Maple Avenue South
488257692000	126	29th Street South	488107456000	511	Maple Avenue South
488255884000	131	29th Street South	453150738000	600	Maple Avenue South
488257375000	140	29th Street South	488355673000	510	N Street West
488255776000	141	29th Street South	488355890000	511	N Street West
488255771000	141	29th Street South	488354974000	520	N Street West
488255657000	201	29th Street South	488355091000	521	N Street West
488257549000	210	29th Street South	488167799000	341	Nursery Ave South
488257554000	210	29th Street South	488167099000	341	Nursery Ave South
488353970000	110	31st Street North	488167297000	341	Nursery Ave South
488352465000	111	31st Street North	488267001000	341	Nursery Ave South
488353977000	120	31st Street North	488376110000	121	Nursery Avenue South
488352678000	121	31st Street North	488375704000	131	Nursery Avenue South
488354187000	200	31st Street North	488276081000	140	Nursery Avenue South
488352689000	211	31st Street North	488274289000	141	Nursery Avenue South
488354195000	220	31st Street North	488275672000	200	Nursery Avenue South
489399057002	37489	E A Street	488272772000	201	Nursery Avenue South
488174543000	160	F Street West	488275563000	210	Nursery Avenue South
488173541000	170	F Street West	488272566000	211	Nursery Avenue South
488376792000	171	F Street West	488275053000	220	Nursery Avenue South
488172841000	180	F Street West	488272159000	221	Nursery Avenue South
488172861000	181	F Street West	488275623000	250	Nursery Avenue South
488172140000	190	F Street West	488270723000	311	Nursery Avenue South
488172161000	191	F Street West	488168881000	340	Nursery Avenue South
488171560000	195	F Street West	488167193000	341	Nursery Avenue South
488171239000	200	F Street West	488167470000	360	Nursery Avenue South
488170959000	201	F Street West	488166961000	370	Nursery Avenue South
488170538000	210	F Street West	488166451000	380	Nursery Avenue South
488170359000	211	F Street West	488166141000	400	Nursery Avenue South
488169938000	220	F Street West	488166830000	410	Nursery Avenue South
488169859000	221	F Street West	488375982000	100	O Street East
488169338000	230	F Street West	488369279000	216	O Street West
488169159000	231	F Street West	488368679000	220	O Street West
488168642000	240	F Street West	488367880000	230	O Street West
488168558000	241	F Street West	488262097000	130	Orchard Drive South
488168042000	250	F Street West	488362002000	130	Orchard Drive South
488167854000	251	F Street West	488259798000	131	Orchard Drive South
488167341000	260	F Street West	488261679000	150	Orchard Drive South
488182075000	100	G Street East	488259975000	151	Orchard Drive South
488181372000	100	G Street East	488262261000	200	Orchard Drive South
488183480000	110	G Street East	488259763000	201	Orchard Drive South
488185677000	200	G Street East	488262355000	210	Orchard Drive South
488282972000	201	G Street East	488262352000	210	Orchard Drive South
488283712000	211	G Street East	488262350000	210	Orchard Drive South
488186187000	220	G Street East	488262258000	210	Orchard Drive South
488284815000	221	G Street East	488259953000	211	Orchard Drive South
488187085000	300	G Street East	488262347000	230	Orchard Drive South
488188087000	310	G Street East	488263513000	300	Orchard Drive South
488189288000	320	G Street East	488260230000	301	Orchard Drive South
488286219000	321	G Street East	488262522000	310	Orchard Drive South
488190189000	330	G Street East	488262525000	310	Orchard Drive South
488287322000	331	G Street East	488262520000	310	Orchard Drive South
488191191000	400	G Street East	488262515000	320	Orchard Drive South
488191692000	410	G Street East	488262512000	320	Orchard Drive South
488192787000	430	G Street East	488262517000	320	Orchard Drive South
488193180000	440	G Street East	488262607000	330	Orchard Drive South
488193474000	450	G Street East	488262605000	330	Orchard Drive South
488196469000	501	G Street East	488262510000	330	Orchard Drive South
488198886000	501	G Street East	488259904000	331	Orchard Drive South
488198941000	551	G Street East	488162697000	340	Orchard Drive South
488105753000	651	G Street East	488162692000	350	Orchard Drive South
488365567000	121	Hall Road North	488159583000	351	Orchard Drive South
488382450000	120	Hatcher Avenue North	488161071000	361	Orchard Drive South
488380249000	121	Hatcher Avenue North	488161136000	501	Orchard Drive South
488382158000	130	Hatcher Avenue North	488165996000	211	School Street West
488380257000	131	Hatcher Avenue North	488164592000	301	School Street West
488382366000	140	Hatcher Avenue North	488163756000	320	School Street West
488380263000	141	Hatcher Avenue North	488207949000	210	South Maple Avenue
488382374000	150	Hatcher Avenue North	488207951000	210	South Maple Avenue
488380172000	151	Hatcher Avenue North	488109396000	430	South Maple Avenue
488381880000	160	Hatcher Avenue North			

A full and complete copy of the proposed amendments to the Purcellville Zoning Map and Purcellville Zoning Ordinance, including an enlarged map of the proposed HPOZ, is available for review on the town’s website at <https://purcellvilleva.gov/829/Hot-Topics-and-Important-Issues>, and also in-person at the office of the Town Clerk, or at the office of the Planning Department, both located within the Purcellville Town Hall, 221 S. Nursery Avenue, Purcellville, Virginia from 9:00 AM to 4:00 PM, Monday through Friday, holidays excepted. For questions, please call (540) 338-7421.

At this public hearing, all persons desiring to present their views concerning this matter will be heard. Hearing assistance is available for meetings in the Town Council Chambers. If you require any type of reasonable accommodation to partic-

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-pate in this meeting as a result of a physical, sensory or mental disability, contact the Town Clerk at 240-751-2334; please provide notice of the accommodation at least three days in advance of the meeting.

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Email

In addition, all persons have the option of sending an email to the Town Clerk, Diana Hays, at dhays@purcellvilleva.gov, with written comments or questions concerning the proposed project. Emails may be sent by 6:00 PM the day of the Public Hearing. The Town Clerk, or another employee or officer of the Town, will read those emails into the public record before the Planning Commission Public Hearing on the project is closed.

Nedim Ogelman, Chair
Purcellville Planning Commission

