



THE TOWN OF CENTREVILLE 101 LAWYERS ROW CENTREVILLE, MD 21617  
410-758-1180 FAX 410-758-4741 WWW.TOWNOFCENTREVILLE.ORG

### PLANNING COMMISSION APPLICATION

<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Major Subdivision
<input type="checkbox"/> Concept	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Sketch
<input type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Re-Subdivision	<input type="checkbox"/> Final
<input type="checkbox"/> Annexation	<input type="checkbox"/> Zoning Re-Classification	

Applicant Name: WALT MARCINIAK

Applicant Address: 126 TANYARD ROAD  
CENTREVILLE, MD. 21617

Phone #: 443-496-1292 Cell Phone #: 410-496-1292 Email: N/A

Proposed Name of Subdivision/Project: WALT AND AL, LLC

Property Address: 403 COMMENCE STREET  
CENTREVILLE, MD. 21617

Map: 44C Parcel: 625 Block: 19 Zoning: R-3

Brief Description of Project Location: PROJECT IS LOCATED AT WTK. OF LITTLE KIDWELL COMMENCE ST.

Brief Description of Project Proposal: APPLICANT IS PROPOSING TO SUBDIVIDE PROPERTY INTO 3 RESIDENTIAL LOTS.

Number of Existing Lots: 1 Number of Proposed Lots: 3

Has property involved ever been subject to previous application? NO

If so, give application number and date: \_\_\_\_\_

[Signature] KIRBY ASSOCIATES, INC 410-758-2726  
Signature of Applicant(s) or Agent/Attorney JKIRBY@gmail.com

OFFICE USE ONLY

**TOTAL PLAN REVIEW FEE**

Payment Date: \_\_\_\_\_

Amount: \_\_\_\_\_ Check Number: \_\_\_\_\_

Receivables Approved: \_\_\_\_\_ Date: \_\_\_\_\_

November 29, 2016

Steve Walls  
Town of Centreville  
Lawyers Row  
Centreville, Maryland 21617

RECEIVED  
NOV 29 2016

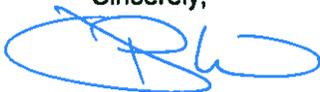
**Re: Subdivision of the lands of Walt & AI, LLC – Kirby & Associates, Inc. Job No. Q-16-047.**

Dear Steve;

Attached please find amended subdivision plats for the above referenced project. The plats have been revised pursuant to Chris Jakubiak's comments and the previous meeting between the town, Mr. Marciniak and myself. Mr. Marciniak has put the Deems property (Parcel 626) under contract and we have provided a Lot Line Adjustment sheet to combine the properties. We have incorporated the comments from our meeting to provide a 20' wide right-of-way to be conveyed to the Town and an additional utility easement. I will provide a PDF to email to Chris for his review.

We would like to be placed on the December Planning Commission agenda to be considered for Preliminary Approval. Should you have any questions or additional comments please feel free to contact me.

Sincerely,



John P. Kirby, Prof. L.S.



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## MEMORANDUM

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TO: Planning and Zoning Commission

FROM: John R. Fury, Zoning Administrator

RE: Lot line adjustment and Minor Subdivision of the lands of Walt and AI, LLC  
Tax Map 44C, Parcels 625 and 626

DATE: December 14, 2016

---

I have reviewed the above-referenced plat and supporting documentation submitted by the applicant and would like to offer the following findings and comments:

### **FINDINGS**

The subject site consists of two contiguous parcels (Parcels 625 and 626) located near the intersection of Commerce Street and Little Kidwell Avenue and adjacent to Pop Taylor Park. Three (3) lots comprising 25,451 square feet of land area are proposed to be subdivided from the combined parcels. An existing 10-foot Town right-of-way on the west side of the property would be expanded to 20 feet via conveyance to the Town. A 10-foot wide utility easement would be established along this widened 20-foot right-of-way.

The site is currently zoned R-3 Residential district and is designated as a "Redevelopment Area" in the Future Town Land Use Plan of the 2009 Centreville Community Plan. The proposed lots would be served by Town water and sewer.

The site is presently vacant and unimproved, with the exception of an existing driveway which serviced a single-family dwelling demolished earlier this year.

The property is not located in the Chesapeake Bay Critical Area.

### **COMMENTS**

1. The proposed consolidation of Parcels 625 and 626 as well as the proposed minor subdivision meet the requirements of the Subdivision Regulations as well as the bulk



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regulations for the R-3 district as codified in Section 170-21 of the Centreville Zoning Ordinance, with the exceptions listed below.

2. It should be noted for the record that proposed Lots 1 and 2 do not have frontage on an improved public street; however, the lots adjoin Lot 2 of Parcel 1165 which is Town of Centreville property serving as access and parking for Pop Taylor Park.
3. An area of concern is the lack of road access for proposed Lot 3, which would not have frontage on an improved street (or even an existing public access way as Lots 1 and 2 would have) but only on an unimproved 20-foot wide paper right-of-way. This would essentially create a landlocked situation should this right-of-way remain unimproved.
4. The proposed 10-foot strip conveyance would widen the existing 10-foot Town right-of-way on the west side of the site to the minimum 20-foot alley width per the Code.
5. The proposed utility easement is found to be generally acceptable. This easement shall be recorded separately and referenced on the final subdivision plat.
6. In accordance with the Subdivision Regulations, a note stating "Preliminary Plat - Not to be Recorded" shall be placed on the subject minor subdivision plat.



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### PLANNING COMMISSION APPLICATION

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Major Subdivision
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<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Re-Subdivision	<input type="checkbox"/> Final
<input type="checkbox"/> Annexation	<input type="checkbox"/> Zoning Re-Classification	

Applicant Name: MBID of Delaware, LLC (M. Brad Ingerman, Manager)

Applicant Address: C/O John Randolph, 5 Powell Lane  
Collingswood, NJ 08108

Phone #: 302-547-4656 Cell Phone #: 302-547-4656 Email: jrandolph@ingerman.com

Proposed Name of Subdivision/Project: The Willows at Centreville

Property Address: 521 Railroad Avenue  
Centreville, MD 21617

Map: 44C Parcel: 501 (P.D-L.1, P.H, P.I) Block: \_\_\_\_\_ Zoning: R-3

Brief Description of Project Location: East side of Little Hut Drive before the railroad tracks

Brief Description of Project Proposal: 70 apartment units with a community building and active and passive open space provided for the residents.

Number of Existing Lots: 3 Number of Proposed Lots: 3

Has property involved ever been subject to previous application? Yes

If so, give application number and date: Gravel Run Apartments, 2013 with Final Plan extension until 2015

  
Signature of Applicant(s) or Agent/Attorney

OFFICE USE ONLY

#### TOTAL PLAN REVIEW FEE

Payment Date: \_\_\_\_\_

Amount: \_\_\_\_\_

Receivables Approved: \_\_\_\_\_

Check Number: \_\_\_\_\_

Date: \_\_\_\_\_

ENGINEERS ■ SURVEYORS ■ PLANNERS  
20 Ridgely Avenue • Annapolis, Maryland 21401  
410.267.8621 • [annapolis@mccrone-engineering.com](mailto:annapolis@mccrone-engineering.com) • [www.mccrone-engineering.com](http://www.mccrone-engineering.com)

22 November 2016

**Mr. Steve Walls**

Town Manager  
Town of Centreville  
101 Lawyers Row  
Centreville, Maryland 21617

**RE: Concept Plan, Willows at Centreville, McCrone Job #C2160082**

Dear Mr. Walls:

The Willows at Centreville, a development proposed by MBID of Delaware, LLC and TRF Development Partners, Inc. is a proposed apartment community of ten (10) two-story wood frame buildings with 70 one, two, and three bedroom units. The project is a by-right use in R-3 Zoning (Residential District) served by public water and sewer. The site is designated as Multi-Family Residential on the Future Town Land Use Map in the 2009 Town of Centreville Community Plan. The site was previously proposed to be developed with Gravel Run Apartments, a 97 unit apartment complex.

The proposed development provides a community building and open space utilizing existing shade trees to remain on site to include an accessible route, dog park, play equipment, a barbeque area, and an active recreation area. The plan provides for 157 parking spaces, which includes five (5) standard accessible spaces and two (2) van accessible spaces. Sidewalks are proposed to connect the community to Centreville Plaza and other services in the vicinity.

The buildings are proposed to be constructed of cementitious siding, thin set cultured stone veneer, fiberglass composition 30 year architectural style shingles, standing seam metal roofing, energy star vinyl windows, and PVC trim. All buildings are proposed to have zero-step entrances to increase accessibility to the units.

This submittal contains five (5) copies of the following:

- Planning Commission Application
- Concept Plan
- Architectural Plans, including floor plans, elevations, and renderings of the proposed buildings
- Lighting cut sheet for site lighting

22 November 2016  
Mr. Steve Walls  
Willows at Centreville  
Page 2 of 2

- Concept Plan rendering

A check for the Concept Plan Review in the amount of \$1,000, consistent with a November 16, 2016 email from John Fury to John Randolph, is also included with this submittal.

We would like to schedule the project for the December 21, 2016 Planning Commission Agenda. A representative for the applicant and I will be present to discuss the project and answer questions. Please advise if additional documents or information is required to make this application complete for consideration.

If you have any questions, please contact me at 410.267.8621, extension 1011 or via email at [bwarnock@mccrone-engineering.com](mailto:bwarnock@mccrone-engineering.com). Thank you.

Very truly yours,  
McCrone



William R. Warnock, P.E.  
Vice President/Division Manager

encl.



A PHI Company

## Decorative Lighting

### Arlington

*Timeless Grace, Top Performance*

The Arlington blends the graceful symmetry and nostalgic appeal of the eight-sided lantern with precision optics and state-of-the-art lamp technology. The result is an aesthetically distinctive light that provides superior performance while delivering vital energy efficiency.

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**Applications** Parks, streets, open areas

---

**Lamp Source** High pressure sodium (HPS)

---

**Wattages** 100, 150

---

**Pole Style** Standard 12-foot aluminum Salem; optional 10- or 12-foot fiberglass or aluminum Wadsworth

---

**Lighting Distribution** IES Type III (asymmetrical)

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## MEMORANDUM

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TO: Planning and Zoning Commission

FROM: John R. Fury, Zoning Administrator

RE: Concept Plan—The Willows at Centreville

DATE: December 14, 2016

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I have reviewed the above-referenced concept plan and supporting documentation submitted by the applicant and would like to offer the following findings and comments:

### **FINDINGS**

The subject site consists of three (3) lots of record identified as Parcel D, Lot 1, Parcel H, and Parcel I, which are located in Grid 16 on Tax Map 44C. The property is located at the terminus of Little Hut Drive and the Maryland and Delaware Railroad right-of-way and comprises approximately 22.48 acres of land area, more or less. The site is vacant and has been proposed for redevelopment as a multifamily apartment community containing 70 units in ten (10) two-story apartment buildings with a maximum height of 29 feet and 157 onsite parking spaces and associated improvements, including a 2,420 sq. ft. community clubhouse.

The proposed improvements would be located on Lot 1, Parcel D and accessed directly from Little Hut Drive. The site would be serviced internally via a 40-foot wide “U-shaped” driveway. No improvements have been proposed on Parcel H or Parcel I.

The subject property is presently zoned R-3 Residential district as a result of the most recent Town of Centreville zoning map adopted September 4, 2014 and Lot 1, Parcel D has been designated for “multi-family residential” land uses in the Future Land Use Plan of the 2009 Centreville Community Plan. An existing water well would be abandoned and existing water and sewer lines onsite would be removed. The site would be served by Town water and sewer.

The site is not located in the Chesapeake Bay Critical Area; however, non-tidal wetlands and a perennial stream are located on Parcel I which would not be disturbed as a result of the project.



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## COMMENTS

1. Per Section 170-21A.(5) of the Centreville Zoning Ordinance, the proposed use is permitted by right as “multifamily dwellings” in the R-3 District.
2. Per the Development Design Standards, sidewalks are required for new development on all public roads. Accordingly, a sidewalk shall be provided along the Lot 1, Parcel D frontage on Little Hut Drive.
3. Section 170-32 of the Zoning Ordinance requires 1.5 parking spaces for each 1 BR unit, 2.25 spaces for each 2 BR unit, and 2.50 spaces for each 3 BR unit. As proposed, a total of 153 (152.50) spaces are required for this project and 157 onsite parking spaces have been proposed. Also, six standard handicapped accessible spaces and two van spaces have been provided.
4. Stormwater management (SWM) would be provided and all SWM plans will be subject to review by the Queen Anne’s County Department of Public Works.
5. A Queen Anne’s County Grading Permit will be required for the project.
6. The proposed residential density is within the Code limitation of 8 dwelling units/acre. 70 units have been proposed on Lot 1, Parcel D, and the maximum number of dwelling units permitted on Lot 1, Parcel D is 106 units.
7. Lot coverage is within the limitations of the Code (26% proposed, 40% allowed).
8. The 30% minimum open space ratio would be met by the project (74% proposed).
9. Regarding bufferyards, the required street buffer “Bufferyard A” is indicated along the Little Hut Drive road frontage, and “Bufferyard D” is shown along the south side lot line.
10. A majority of Parcel I (4.77 acres) would be placed in required forest conservation per the Town Code.
11. The lighting cut sheet depicts an “Arlington” post light which utilizes a 100-150w high pressure sodium lamp with a maximum height of 12 feet.
12. The following community facilities have been proposed onsite: clubhouse, garden, tot-lot, playground, dog park, active recreation area, and a barbeque area.
13. Further technical review/comments will be deferred to the Preliminary Site Plan stage.
14. Should the concept plan be approved, the applicant will be required to submit a Preliminary and/or Final Site Plan for review and approval by the Planning Commission. The site Plan may be approved as proposed, approved with conditions, or rejected by the Planning Commission.
15. In addition to a Town of Centreville Building Permit and a Zoning Use and Occupancy Permit, the applicant will be required to obtain a Queen Anne’s County Grading Permit for the project and submit any County required plans for erosion and sediment control and stormwater management to the appropriate reviewing agencies.
16. During preliminary/final site plan review the project will be required to demonstrate compliance with all applicable Town regulations, including the Development Design Standards.



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17. Concerning water and sewer, it is evident that the project will generate a very substantial demand for allocations over a multi-year time period; therefore, the Town would like to have the opportunity to review the project in context with the Capacity Management Plan. To date, no information has been provided by the applicant regarding allocations requested or phasing of the project.



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December 12, 2016

Elaine Cornick  
Director  
Multifamily Housing CDA  
Maryland Department of Housing and Community Development  
7800 Harkins Road  
Lanham, Maryland 20706

Re: The Willows at Centreville

Dear Ms. Cornick:

We received your letter dated November 4, 2016, regarding the above referenced project. Thank you for providing the Town Council of Centreville with the opportunity to provide comments.

The Town did receive a development application for this project in the last couple of weeks. The Town staff has begun to review the proposal. However, the Town has not had sufficient time with the application to fully evaluate the proposal from a design perspective. In addition to needing additional time to review the development proposal, the Town needs to have a better understanding of the infrastructure demands and timing for the project.

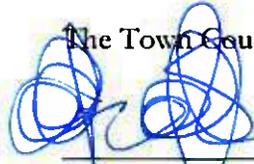
In the past, the Town's experience with Low Income Housing Tax Credit projects is that the favorable assessment given by the State Department of Assessments and Taxation generates a real estate tax payable to the Town that is less than the cost for the Town to provide municipal services to the property. This puts the Town in a position of subsidizing the project. Also, in the Town's past experience, we have found that there are insufficient jobs within the Town of Centreville that meet the target income qualification for the low income housing tenants. The teachers, police officers, emergency personnel, etc. within the Town have salaries that exceed the qualifications. Practically speaking, this means that the Town is being asked to subsidize a project which will not benefit many existing Town residents.

With respect to the water and sewer demand for the project, the Town has a Capacity Management Plan and Water and Sewer Allocation Policy, which provide for a certain number of allocations per year for a project. Those numbers would require that the project be built over a long period of time. While the Town does have the authority under the Capacity Management Plan and the Water and Sewer Allocation Policy to grant additional allocations and/or modify the payment mechanisms and/or timing and expiration of the allocations, that authority is reserved for exemplary projects with substantial benefits to the Town and that are subject to an agreement with the Town. The Town has not had sufficient contacts with the proposed developer to work out the terms for a proposed agreement yet.

In the absence of having a more complete understanding and acceptance of the major elements of this proposed project, the Town does not support the project at this time.

Thank you for your consideration of this letter. If you have any questions regarding this matter, please contact us.

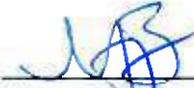
The Town Council of Centreville



George G. Sigler, President



Timothy E. McCluskey, Vice President



Jim A. Beauchamp, Member

cc: Sharon M. VanEmburch, Esquire, Town Attorney

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO 12-2016**

---

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE  
TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF  
THE TOWN CODE, TO MODIFY THE LOCATION OF OFF-STREET PARKING  
AREAS IN THE PBD DISTRICT AND TO PERMIT CERTAIN MULTI-FAMILY  
DWELLINGS IN THE PBD DISTRICT**

**WHEREAS**, the Town Council has the authority under Section 5-213 of the Local Government Article of the Annotated Code of Maryland, to adopt zoning regulations;

**WHEREAS**, Section 4-201 *et seq.* of the Land Use Article of the Annotated Code of Maryland enables the Town Council to divide the Town into districts and zones;

**WHEREAS**, the Town Council wishes to modify the permitted location of off-street parking areas for development within the PBD District and to permit certain multi-family dwellings in the PBD District;

**WHEREAS**, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and boundaries set forth in Chapter 170 of the Code.

**WHEREAS**, the Town Council received a \_\_\_\_\_ recommendation on the zoning amendment from the Centreville Planning and Zoning Commission; and

**WHEREAS**, the Town Council held a public hearing on the zoning amendment on \_\_\_\_\_, 2017.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Centreville:

1. Article III, Chapter 170 of the Centreville Town Code, Section 170-29 .F(1) – Permitted Uses is hereby amended to add subsection (q) thereto as follows:

***(q) Multifamily dwellings provided the dwellings are located on the same lot as an approved and licensed Assisted Living Facility or Continuing Care Facility and are designed for and rented to individuals over 55 years of age who are able to perform the activities of daily living or instrumental activities of daily living, but who may require occasional assistance with meal preparation, prescription management, housekeeping and adult day care. The number of multifamily dwellings shall not exceed the number of persons for which the assisted living or continuing care facility is licensed to provide care.***

2. Article III. Chapter 170 of the Centreville Town Code, Section 170-29 .F(2) is repealed and re-adopted as follows:

Section 170-29 .F(2) Minimum yard and lot requirements

(2) Minimum yard and lot requirements

(a) Adjacent to public streets. No portion of any building shall be erected closer than 60 feet to any public street. No off-street parking or loading space shall be permitted in areas between buildings and ~~public~~ **arterial and major collector** streets where vehicles in such spaces would be visible from said public streets. **Off-street parking may be located in areas between buildings and minor collector roads provided such parking areas are screened from minor collector roads as provided in Article III, § 170-29 (F)(4).**

3. Article III, Chapter 170 of the Centreville Town Code, Section 170-32(A) is amended to add the following parking standards:

Land Use	Minimum Required Parking (spaces)
Residences	
Single-family or 2-family dwelling	2.0
Apartment and Townhouses	
Efficiencies and 1-bedroom	1.5
<b>Section 170-20(F)(1)(q)units</b>	<b>1.0</b>
2-bedroom	2.25
3 or more bedrooms	2.5

(Language to be deleted from the existing Ordinance is indicated in ~~strikethrough~~ format and language to be added is indicated by **bold italics** text)

4. This Ordinance shall become effective twenty days after its enactment.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

\_\_\_\_\_  
Carolyn M. Brinkley  
Town Clerk

\_\_\_\_\_  
George G. Sigler, President

First Reading: \_\_\_\_\_

\_\_\_\_\_  
Timothy E. McCluskey, Vice President

Second Reading: \_\_\_\_\_

Enacted: \_\_\_\_\_

Effective: \_\_\_\_\_

(21st calendar day after enactment)

\_\_\_\_\_  
Jim A. Beauchamp, Member

LAW OFFICES

CHRISTOPHER F. DRUMMOND

119 LAWYERS ROW  
CENTREVILLE, MARYLAND 21617

Telephone: (410) 758-0030  
Facsimile: (410) 758-0032  
E-mail: [chrisdrummondlaw@gmail.com](mailto:chrisdrummondlaw@gmail.com)

December 14, 2016

By Email: [svanemburgh@ewingdietz.com](mailto:svanemburgh@ewingdietz.com) & U.S. Mail  
Sharon M. VanEmburch  
Ewing, Dietz, Fountain and Kaludis  
16 South Washington Street  
Easton, Maryland 21601

By Email: [swalls@townofcentreville.org](mailto:swalls@townofcentreville.org) & Hand-Delivered  
Steve Walls, Town Manager  
101 Lawyers Row  
Centreville, Maryland 21617

*Re: Ordinance 12-2016*

Dear Sharon and Steve:

First of all, we appreciate the Town Council's prompt introduction of Ordinance 12-2016. We will appear before the Planning Commission on December 21, 2016 to explain the purpose and effect of the proposed text amendments within the PBD District.

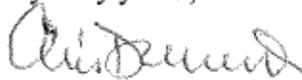
The location of Laser Drive presents unavoidable difficulties for land within Centreville Business Park that abuts the residentially zoned Symphony Village property. The 60' setback for off-street parking from the residential district boundary actually conspires to force more parking towards Laser Drive. We are trying to design the proposed assisted/independent living project with as much parking as possible in the side and rear yards. The 60' setback inhibits that effort. Consequently, I have attached a proposed amendment to Ordinance 12-2016 that reduces the parking setback to 30'. The additional 30' of parking in the rear yard will allow a reduction of parking spaces near Laser Drive.

We would like to present this concept to the Planning Commission next week in the hope that it will recommend the amendment to the Town Council. If you have an objection to proceeding in this manner, please let me know.

VanEmburch & Walls Letter  
December 14, 2016  
Page Two

Thank you for your ongoing cooperation.

Very truly yours,



Christopher F. Drummond

CFD/kf

Enclosure

cc: Jack Upchurch  
Thomas L. Callahan  
Thomas L. Callahan, Jr.

TOWN COUNCIL OF CENTREVILLE  
AMENDMENT TO ORDINANCE NO. 12-2016

2. Article III, Chapter 170 of the Centreville Town Code, Section 170-29.F(2) is repealed and re-adopted as follows:

Section 170-29.F(2) Minimum yard and lot requirements

(2) Minimum yard and lot requirements.

- (a) Adjacent to public streets. No portion of any building shall be erected closer than 60 feet to any public street. No off-street parking or loading space shall be permitted in areas between buildings and **public arterial and major collector** streets where vehicles in such spaces would be visible from said public streets. ***Off-street parking may be located in areas between buildings and minor collector roads provided such parking areas are screened from minor collector roads as provided in Article III, § 170-29 (F)(4).***
- (b) Adjacent to residential districts. No portion of any building shall be erected closer than 60 feet to any residential district boundary, and no off-street parking or loading space shall be closer than ~~60~~ **30** feet to any residential district boundary.

**ISSUED BUILDING PERMITS**  
July 1, 2016 - July 31, 2016

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-92-16	James Rayner	James Rayner	153 Meadow Brook Knoll	deck	7/5/2016
BP-93-16	K. R. Legg Construction LLC	Nancy Eyles	207 Encore Ct	deck	7/5/2016
BP-94-16	JSE Investment Properties	JSE Investments	114 Cool Meadow Dr.	RESIDENTIAL	7/5/2016
BP-95-16	Vivint Solar/Jessica Casey	Mary Conti	101 Fieldcroft Way	solar panels	7/5/2016
BP-96-16	Vivint Solar/Jessica Casey	Donald Zimmerman	104 East Brook Dr.	solar panels	7/5/2016
BP-97-16	Solar Energy/Andrew Honaker	Tina Squibb	154 Meadow Croft Dr.	solar panels	7/5/2016
BP-98-16	Krystina Zakrzewski	Krystina Zakrzewski	107 Brookfield Dr.	shed	7/7/2016
BP-99-16	Wayne Burgett	Wayne Burgett	123 Banbridge Ave.	picket fence	7/7/2016
BP-100-16	Solarcity	Larry Gilelmi	1006 Church Hill Rd	solar panels	7/7/2016
BP-102-16	Mark & Pamela Melvin	Mark & Pamela Melvin	101 Meadowbrook Way	shed	7/11/2016
BP-103-16	Henry Covington, Jr.	Centreville United Methodist	608 Church Hill Rd	Repave Parking	7/20/2016
BP-104-16	Gem Nails & Spa	Penn Station Joint Ven.	218 Pennsylvania Ave.	commercial tenant reno.	7/11/2016
BP-105-16	JSE Investments	JSE Investments	144 Cool Meadow	RESIDENTIAL	7/18/2016
BP-106-16	JSE Investments	JSE Investments	121 East Brooke Dr.	RESIDENTIAL	7/18/2016
BP-107-16	Shawn Jesse	Shawn Jesse	128 Autumn Lane	Fence	7/18/2016
BP-108-16	Christopher Killian	Christopher Killian	108 Providence Court	basement bathroom	7/20/2016
BP-110-16	Consuella Bowen	Consuella Bowen	618 Brookfield Dr.	fence	7/20/2016
BP-111-16	Mullan Contracting Co.	QAC Commissioners	132 N. Commerce	Demolition/Commercial	7/28/2016
BP-112-16	Mullan Contracting Co.	QAC Commissioners	134 N. Commerce	Demolition/Commercial	7/28/2016
BP-113-16	Mullan Contracting Co.	QAC Commissioners	200 N. Commerce	construction trailer	7/28/2016

\* based on the approval date by Zoning Administrator

**ISSUED BUILDING PERMITS**  
**August 1, 2016 - August 31, 2016**

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-101-16	Final Touch Exteriors	Quentin Kent	147 East Meadow Dr	replacement roof	8/3/2016
BP-109-16	QAC Commissioners/Circuit Court	QAC Commissioners	200 N. Commerce	Commercial building	8/5/2016
BP-114-16	Ashley & Michael Ciampo	Ashley & Michael Ciampo	139 Cool Meadow Dr	Shed	8/1/2016
BP-115-16	Amy Worthy & Bryan Palen	Amy Worthy & Bryan Palen	315 Chesterfield Ave	fence	8/1/2016
BP-116-16	JSE Investments	JSE Investments	148 Cool Meadow Drive	deck	8/3/2016
BP-117-16	JSE Investment Properties	JSE Investments	125 East Brook Dr	RESIDENTIAL	8/3/2016
BP-118-16	Scott Veil Construction	William Lord	130 Harmony Way	porch	8/10/2016
BP-119-16	Scott Veil Construction	Ray & Harriett Goodmuth	150 Harmony Way	porch	8/10/2016
BP-120-16	Scott Veil Construction	Pat St. Louis	154 Harmony Way	porch	8/10/2016
BP-121-16	JSE Investment Properties	JSE Investments	126 East Brook Dr.	RESIDENTIAL	8/17/2016
BP-123-16	Vivint Solar/Jessica Casey	Mark Darrah	117 Granard Ave.	solar panels	8/16/2016
BP-124-16	Robert Gunther	James Dorrell	127 Wharf Lane	driveway	8/18/2016
BP-125-16	Michael Ciampo	Michael Ciampo	139 Cool Meadow Dr	fence	8/18/2016
BP-126-16	Michael Brown/O'Shucks	Claiborne Farms	122 N. Commerce	Commercial/renovation	8/30/2016
BP-127-16	Jessica Casey/Vivint Solar	Mark Darrah	2932 4H Park Rd.	solar panels	8/22/2016
BP-128-16	Fred Beu	Fred Beu	510 Chesterfield Ave.	Workshop/Studio	8/18/2016
BP-129-16	Anthony Redman	Anthony Redman	129 King Court	Shed	8/22/2016
BP-130-16	Cecilia Mitchell	Cecilia Mitchell	229 Providence Lane	Fence	8/25/2016
BP-131-16	Robert Bullen	Blythe Larrimore	225 Providence Lane	Fence	8/25/2016
BP-132-16	Joseph Martina	Joseph Martina	105 Chestnut St	Fence	8/25/2016

\* based on the approval date by Zoning Administrator

**ISSUED BUILDING PERMITS**  
**September 1, 2016 - September 30, 2016**

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-133-16	Cortney Parker/Solar city	Michelle Dunkerly	216 Edenderry Ave.	solar panels	9/1/2016
BP-134-16	Ann Rattell	Jeff & Ann Rattell	163 Meadowbrook Way	Fence	9/16/2016
BP-135-16	Vivint Solar/Jessica Casey	Leonard Cantor	112 Brook Knoll Way	solar panels	9/16/2016
BP-136-16	Diana Griffin	Diana Griffin	313 N. Liberty St.	roof	9/16/2016
BP-137-16	Fence Connection Inc.	Robert Carroll	212 Northfield Way	replacement fence	9/21/2016
BP-138-16	Colleen Wolfe	Colleen Wolfe	233 Northfield Way	shed	9/21/2016
BP-139-16	Diane Shields	Diane Shields	126 Price St.	fence	9/22/2016
BP-141-16	Ashley Holdings, LLC.	Jack Ashley	107 S. Commerce	replace roof/commercial	9/21/2016
BP-142-16	Donald C. Rous, Jr.	Amy Worthy & Bryan Palen	315 Chesterfield Ave	deck	9/27/2016
BP-143-16	Kevin Leiby	Kevin Leiby	301 Oak Street	replace porch	9/27/2016
BP-144-16	Lins Construction, LLC	Kevin C. Clark	307 N Commerce St.	replace roof	9/23/2016
BP-145-16	Michael Donaldson	5253 LLC	2977 4-H Park Rd.	commercial fit out	9/29/2019

**ISSUED BUILDING PERMITS**  
October 1 - October 31, 2016

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-140-16	Brad Hall/Coastal Pools	Kevin Silvaggio	114 Long Creek Way	in ground pool	10/6/2016
BP-146-16	JSE Investment Properties	Melanie Spertl	305 North Brook	residential	10/4/2016
BP-147-16	Edgar Javier	Edgar Javier	167 Meadowbrook Way	fence	10/4/2016
BP-148-16	Jeremy Clancy	Russell Devilbiss	134 Opera Crt	deck	10/4/2016
BP-149-16	Edgar Javier	Edgar Javier	167 Meadowbrook Way	shed	10/4/2016
BP-150-16	Custom Design Remodeling	Bill Littleton	120 S. Commerce	basement renovation	10/6/2016
BP-151-16	Dale Walls/Echo 5 LLC	Dale Walls/Echo 5 LLC	403 N. Commerce	remodel	10/19/2016
BP-152-16	FA Hobson landscaping	CC Mitchell	229 Providence Lane	deck	10/6/2016
BP-153-16	Scott Veil Construction	Bernard & Brenda Doss	145 Orchestra Place	screen porch	10/12/2016
BP-154-16	William Demby	William Demby	304 Little Kidwell Ave	demolition	10/20/2016
BP-155-16	Final Touch Exteriors	Paul & Margo Creelman	204 Overture Way	roofing	10/20/2016
BP-156-16	Alexander Hamburger	Alexander Hamburger	120 Cool Meadow Dr.	patio/pergola	10/27/2016
BP-157-16	John Follum	John Follum	401 Kidwell Ave	replacement windows	10/24/2016
BP-158-16	Custom Design Remodeling	Young Hee Jun	442 Railroad Ave	level walls/replace sills	10/27/2016

\* based on the approval date by Zoning Administrator

**ISSUED BUILDING PERMITS**  
**November 1 - November 30, 2016**

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-159-16	George Yewell	G&G Distributing Inc.	2535 Centreville Rd	extension of cooler	11/4/2016
BP-160-16	SolarCity	Robert Lewis	306 Overture Way	solar panels	11/1/2016
BP-161-16	JSE Investments	JSE Investments	144 East Brook Dr.	RESIDENTIAL	11/4/2016
BP-162-16	Joh L. Walter	John L. Walter	104 Front St.	addition	11/9/2016
BP-163-16	Walt Marciniak	John Marchi	376 Overture Way	screen porch	11/9/2016
BP-164-16	FN MacCord Architect	ACME Market/Centreville Plaza, LLC	611 Railroad Ave	comm. interior reno.	11/18/2016
BP-165-16	SolarCity	Thomas Taylor	339 Overture Way	solar panels	11/8/2016
BP-166-16	SolarCity	Gil Hoffman	173 Symphony Way	solar panels	11/10/2016
BP-167-16	Alexander Hamburger	Alexander Hamburger	120 Cool Meadow Dr.	fence	11/15/2016
BP-168-16	Darryl R. Kries	Darryl R. Kries	228 Lurgan Lane	shed	11/15/2016
BP-169-16	Dan D'Andelet	Dan D'Andelet	203 Northfield Way	fence	11/15/2016
BP-170-16	J.W. Parks Home Improvement, Inc	Crossroads Community Inc.	300 Kidwell Ave.	interior wall addition	11/17/2016
BP-171-16	SolarCity	Stephen Sand	119 Near Brook Dr.	solar panels	11/17/2016
BP-172-16	Christopher DiFatta	Christopher DiFatta	220 Frederick Dr.	fence	11/18/2016
BP-173-16	Final Touch Exteriors	Luke Phipps	202 S Commerce St	roof replacement	11/29/2016

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